

County of Los Angeles Communities of the East San Gabriel Valley

Historic Context Statement

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Acronyms and Abbreviations

ACLU	American Civil Liberties Union
APN	Assessor's Parcel Number
BERD	Built Environment Resource Directory
Cal Poly	California State Polytechnic College
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
County	County of Los Angeles
County Assessor	Los Angeles County Assessor
CPHI	California Points of Historical Interest
CRHR	California Register of Historical Resources
ESGV	East San Gabriel Valley
ESGV Planning Area	East San Gabriel Valley Planning Area
ESGVAP	East San Gabriel Valley Area Plan
FHA	Federal Housing Administration
HCS	historic context statement
HOLC	Home Owners' Loan Corporation
HPO	Historic Preservation Ordinance
HPP	Historic Preservation Program
LA County Planning	County of Los Angeles Department of Regional Planning
LABI	Latin American Bible Institute
LACDPW	Los Angeles County Department of Public Works
MFR	Memorandum for the Record
NAACP	National Association for the Advancement of Colored People
NAHC	Native American Heritage Commission
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
SCCIC	South Central Coastal Information Center
SEA	Significant Ecological Area
SEI	Sapphos Environmental, Inc.
SR	State Route
Standards, Guidelines	The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings
UCSB	University of California, Santa Barbara
USGS	U.S. Geological Survey
YSMN	Yuhaaviatam of San Manuel Nation

Executive Summary

Purpose

The County of Los Angeles (County) Department of Regional Planning (LA County Planning) has engaged Sapphos Environmental, Inc. (SEI) to prepare a historic context statement (HCS) for the East San Gabriel Valley (ESGV) Planning Area (Planning Area). The purpose of preparing an HCS is to provide the information needed to: 1) make informed planning decisions, 2) prioritize preservation goals and objectives, 3) develop and implement land use policies, 4) inform environmental reviews pursuant to the California Environmental Quality Act (CEQA), 5) develop adaptive reuse and heritage tourism initiatives, 6) educate the public, and 7) increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history. The research and findings presented in the HCS and a supporting windshield survey will inform, enhance, and streamline the historic preservation program for the County by bringing consistency to preservation planning efforts as they pertain to unincorporated ESGV.

What is a Historic Context Statement?

An HCS provides the foundation for identifying and evaluating historical resources and establishes a framework for grouping information about resources that share common themes and patterns of historical development. The organization of the document is based on the preferred format and content developed by the National Park Service (NPS) and California's State Office of Historic Preservation (OHP).^{1,2,3,4,5} An HCS is a technical document that consists of specific sections recommended by the NPS and OHP. The document organizes information about historic properties by theme, place, and time. Historic context is linked with tangible historic resources through the concept of property type. A property type is a group of individual properties that share physical or associative characteristics. An HCS provides a framework for determining the relative significance of properties and evaluating their eligibility for landmark designation.

¹ National Park Service, U.S. Department of the Interior. [1990] 1997. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Accessed January 2025. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

² National Park Service, U.S. Department of the Interior. [1977] 1997. *National Register Bulletin 1A: How to Complete the National Register Registration Form*. Accessed January 2025. Available at: <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

³ National Park Service, U.S. Department of the Interior. [1991] 1999. *National Register Bulletin 15: How to Complete the National Register Multi-Property Documentation Form*. Accessed January 2025. Available at: <https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>

⁴ Derry Anne, H. Ward Jandl, Carol D. Shull, and Jan Thorman. [1977] 1985. *National Register Bulletin 24: Guideline for Local Surveys: A Basis for Preservation Planning*. Revised by Patricia L. Parker. National Park Service, U.S. Department of the Interior. Accessed January 2025. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1t.pdf

⁵ State of California Office of Historic Preservation. *OHP Preferred Format of Historic Context Statements*. Accessed January 2025. Available at: <https://ohp.parks.ca.gov/pages/1072/files/Format-for-Historic-Context-Statements.pdf>

East San Gabriel Valley Historic Context Statement

The East San Gabriel Valley Area Plan (ESGVAP) HCS presents the history of the built environment of the community from the rancho era through 1979.⁶ The unincorporated communities of the ESGV Planning Area correspond to and are scattered throughout the eastern portion of the San Gabriel Valley. The ESGV Planning Area is bounded by the San Gabriel Mountains and Angeles National Forest to the north, the San Bernardino County line to the east, the Puente Hills and Orange County line to the south, and the San Gabriel River and 605 Freeway to the west (see Figure 1.1-1). As the land which currently supports these communities had been inhabited by Indigenous peoples for centuries prior to the mission and rancho periods, a summary of pre-European occupation is provided to acknowledge and honor this antecedent use of the land. The document identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. This document will also provide a Study List (Appendix A) identifying important buildings and structures with potential historical significance, as well as historical significance and integrity requirements specific to the eligibility criteria established by the County for historical resources. Finally, this document will conclude with a discussion of recommendations for future study and action by the County to facilitate its historic preservation program.

Themes Identified for the East San Gabriel Valley

The ESGVAP HCS presents significant themes that shaped the development of the unincorporated communities of the ESGV Planning Area and had an impact on the built environment. The following themes were identified as significant throughout the community: 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, and Civic Development.

Public Outreach and Methodology

Research for the ESGVAP HCS and windshield survey was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Primary sources consulted for this project included historical maps, historic aerial photographs, historical traveler's guides, census data, directories, contemporary historical accounts, and historical photographs. Secondary sources included books, newspaper articles, historical reports, surrounding area historic contexts, SurveyLA documentation for selected architectural styles, and online repositories.

An automobile-centered canvassing technique known as a windshield survey was completed to inform the development of the ESGVAP HCS. During this survey, descriptive information about buildings, general development patterns, and property types in the community was collected. Photographs were taken of representative properties, and specific locations were identified through community outreach and research.

⁶ The ESGVAP HCS criteria limited the built environment to properties that were over forty-five (45) years old.

As part of the community engagement for the ESGVAP HCS, a draft version of the document was made available to the public to provide feedback including comments, suggestions, and additional historic images. The County received comments from two tribal entities, the Quechan Tribe of the Fort Yuma Reservation (Ms. Jill McCormick) and Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians; Ms. Kristen Tuosto). Ms. McCormick informed the County that the Quechan Tribe of the Fort Yuma Reservation was not interested in participating. Ms. Tuosto requested information regarding the proposed project. SEI responded to the tribal entities with an assurance of participation and an offer of assistance in providing information to the tribes. Ms. Tuosto responded with comments which have been incorporated into the ESGVAP HCS. No further input from the identified Most Likely Descendants was received during preparation of the ESGVAP HCS.

The LA County Planning Community Studies East team conducted five public workshops in October 2024—four were conducted in-person across the ESGV Planning Area and one was conducted virtually. During community engagement meetings, the project team provided background information regarding the process and scope of information to be addressed in the ESGVAP HCS and encouraged the public to share knowledge of local history and culture and such as information to be used to develop the ESGVAP HCS, and identify important known local resources. Among the local stakeholders who provided input were tribal entities, the Workman and Temple Family Homestead Museum, Claremont Heritage, the John Rowland Mansion, the Equestrian Joint Council of Avocado Heights, Los Angeles Conservancy, and other interested individuals and groups.

Windshield Survey

There are 57,979 parcels that comprise the ESGV Planning Area including 45,830 parcels with at least one building constructed in or before 1978. SEI completed a windshield survey spanning these parcels within the 24 unincorporated communities of the ESGV Planning Area. SEI identified 284 historic-age resources that held potential significance, either as distinctive examples of an architectural style, or as culturally significant buildings, structures, or places within the community. The results from the windshield survey helped SEI write the ESGVAP HCS, as well as inform the brief lists of important buildings and structures that hold potential historical significance (Appendix A).

Recommendations

SEI developed recommendations intended to build upon current regulations and guide future planning and preservation efforts for the County of Los Angeles and inform Land Use policies specific to the ESGV Planning Area. The following recommendations, for the purposes of this project, include: 1) identify properties and buildings that may be designated historic resources, 2) conduct more in-depth studies of priority communities, 3) facilitate designations related to broad patterns of development and historically significant people, 4) pursue a cultural thematic study of an Asian American context, 5) utilize technology to improve internal plan review procedures, 6) increase community knowledge of local history to inspire the preservation of the built environment, 7) promote education and advocacy for preservation in the ESGV Planning Area, and 8) promote future study.

How to Use This Document

The HCS and windshield survey for the unincorporated communities within the ESGV (Project) presents a detailed context that identifies important themes and patterns of development, property types, architectural styles, registration requirements, and historic resources survey findings. The Project study area is the unincorporated communities of the ESGV Planning Area. This document is designed to function as a tool for use by the County, its residents, and property owners to better understand, interpret, evaluate, and protect the County's historical resources located in the Project study area. This document is organized into the following major sections:

1. **Introduction** provides an overview of the Project's background including descriptions of the ESGV Planning Area, location, project team, previously conducted studies, and methodology.
2. **Study Methods** provides an overview of the process for researching and developing the ESGVAP HCS and conducting the windshield survey for historic resources. This section includes a breakdown of all methodologies used throughout the Project.
3. **Regulatory Setting** provides an overview of the national, state, and local guidelines for evaluating properties in the County for historical significance and integrity.
4. **Historical Background** provides a concise summary of prehistoric occupation of what is now the ESGV and a summary of post-European occupation. This section serves as a framework for future property evaluations by providing an overview of significant themes and guidelines for the evaluation of historic significance and integrity. A Project area timeline as well as a summary table of historical events and resulting current issues is included in this section. Additionally, this section serves as a detailed narrative of the Project study area's history divided into major chronological periods of development that are supported by important themes and patterns of development. The registration requirements of this section provide a discussion of the national, state, and local designation criteria and integrity requirements and identifies associated property types, and registration requirements for assessing historical significance in the ESGV.
5. **Architectural Styles** provides an overview of all major architectural styles identified as a result of the windshield survey for historic resources. This section includes a representative photograph of each style (organized by property type), the style's associated period of significance in the ESGV Planning Area, and a list of major character-defining features for each architectural style. This section provides a discussion of the national, state, and local designation criteria and integrity requirements and identifies architectural styles, and registration requirements for assessing historical significance in the ESGV.
6. **Recommendations** provides recommendations that are intended to guide and educate future preservation efforts by identifying standards for repair and modification of historic buildings and structures for the County and inform policies specific to the ESGV Planning Area.
7. **Bibliography** provides a complete list of references for sources cited throughout the document.

1. Introduction

1.1 Project Description

The County of Los Angeles (County) Department of Regional Planning (LA County Planning) has engaged Sapphos Environmental, Inc. (SEI) to prepare a historic context statement (HCS) for the East San Gabriel Valley Planning Area (Planning Area). The purpose for preparing the HCS and a supporting windshield survey is to document historic resources in these unincorporated communities and to inform, enhance, and streamline the implementation of the County Historic Preservation Ordinance (HPO) by bringing consistency to preservation planning efforts. An HCS provides the foundation for identifying and evaluating historical resources and establishes a framework for grouping information about resources that share common themes and patterns of historical development.

The scope of the project was based on the boundaries of 24 unincorporated communities identified in LA County Planning's East San Gabriel Valley Area Plan (ESGVAP) (Figure 1.1-1, *ESGV Survey Area*). The HCS documents the unincorporated ESGV's built environment from the Rancho Period to 1979; identifying important themes, events, and patterns of development; and describing the different property types and architectural styles associated with these important periods and themes. The HCS also develops registration requirements for the evaluation of resource that are specific to the County, in consideration of both historical significance and integrity requirements. The County Historic Preservation Program (HPP) is comprised of the County HPO (adopted on September 1, 2015) that establishes criteria and procedures for the designation, preservation and maintenance of landmarks and historic districts; and the County's Mills Act Historical Property Contract Program (adopted on November 26, 2013) that provides property tax relief to owners of historic properties who are willing to restore and maintain their properties.¹ This HCS provides recommendations for future study/action by the County to facilitate and streamline implementation of the HPP.²

¹ Los Angeles County Department of Regional Planning. "Historic Preservation Program." Accessed January 2025. Available at: <https://planning.lacounty.gov/long-range-planning/historic-preservation-program/>

² Los Angeles County Department of Regional Planning. "Historic Preservation Program." Accessed January 2025. Available at: <https://planning.lacounty.gov/long-range-planning/historic-preservation-program/>

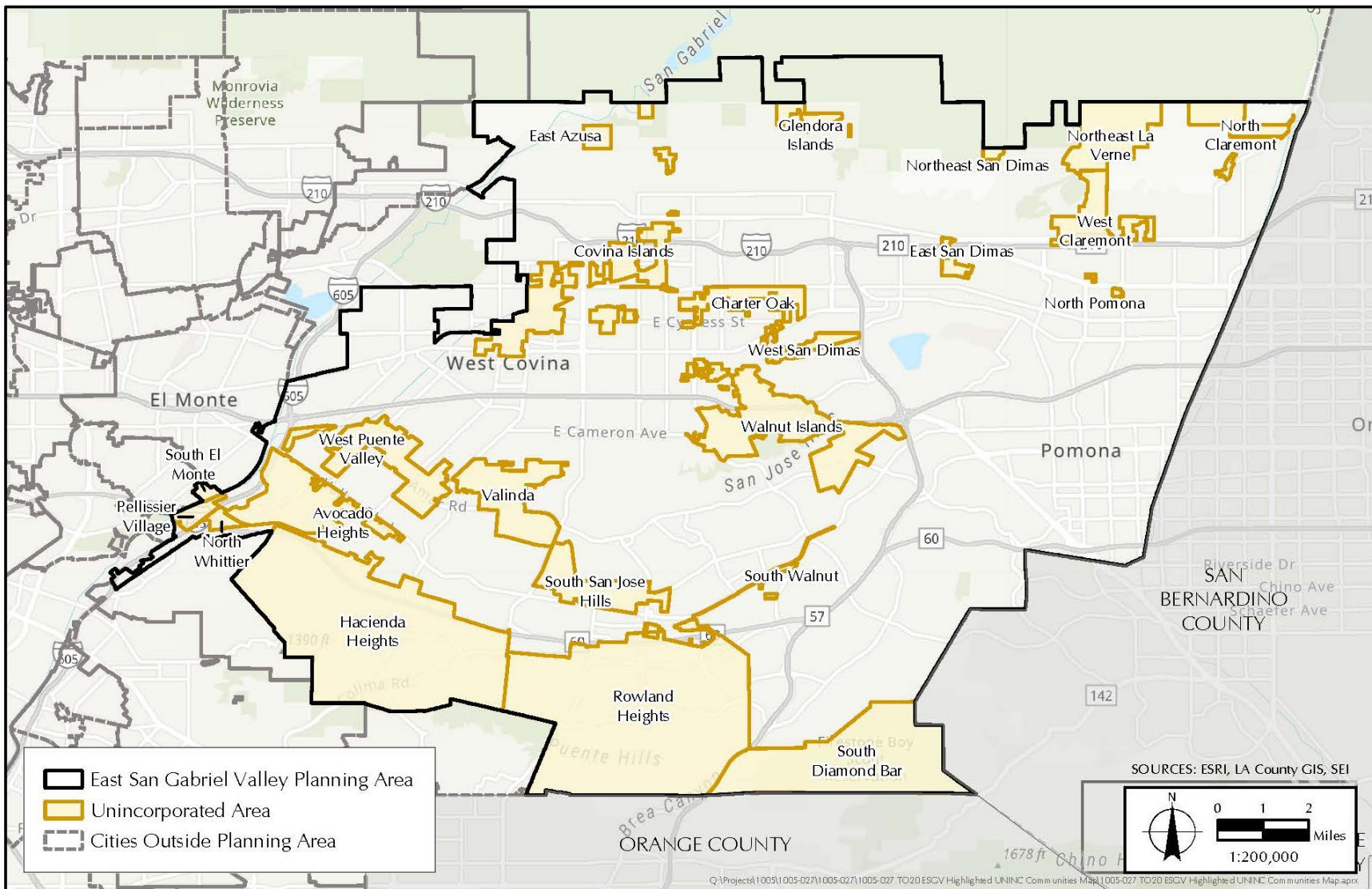


Figure 1.1-1. ESGV Survey Area
 SOURCE: Sapphos Environmental, Inc., 2024

1.2 Survey Area and Location

The ESGVAP HCS and supporting windshield survey study area includes the 24 unincorporated communities of the ESGV (Figure 1.1-1). The ESGV Planning Area is one of the eleven (11) Planning Areas identified in the County General Plan.³ The ESGV Planning Area is administered pursuant to the ESGVAP, a comprehensive long-range plan to guide development in the ESGV. The ESGVAP was created to achieve the communities' shared vision of the future through specific goals, policies, and land use and zoning maps. The ESGV Planning Area includes the easternmost part of Los Angeles County, totaling approximately 51.3 square miles.⁴ The ESGV Planning Area is bounded by the San Gabriel Mountains and Angeles National Forest to the north, the San Bernardino County line to the east, the Puente Hills and Orange County line to the south, and the San Gabriel River and the 605 Freeway to the west. The San Gabriel River largely demarcates the western and eastern halves of the San Gabriel Valley, though the unincorporated community of South El Monte is located to the west of the river.

The ESGVAP groups the smaller geographically proximate islands into clusters. The HCS organizes the 24 unincorporated communities into the same 15 clusters:

- Avocado Heights
- Charter Oak
- East San Dimas
- Hacienda Heights
- North Pomona
- Pellissier Village
- Rowland Heights
- South Diamond Bar
- South Walnut
- Unincorporated North Whittier
- Unincorporated South El Monte
- San Jose Hills Communities
 - Walnut Islands
 - West San Dimas
- Northwestern Communities
 - Covina Islands
 - East Irwindale
- Southwestern Communities
 - South San Jose Hills
 - Valinda
 - West Puente Valley
- San Gabriel Mountains Foothill Communities
 - East Azusa
 - Glendora Islands
 - North Claremont
 - Northeast La Verne

³ Los Angeles County Department of Regional Planning. 14 July 2022. "Part II: Planning Areas Framework." *County of Los Angeles General Plan 2035*. Available at: https://case.planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch5.pdf

⁴ Los Angeles County Department of Regional Planning. May 2024. *East San Gabriel Valley Area Plan*. Available at: <https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/>

- Northeast San Dimas
- West Claremont

Although the 24 unincorporated communities span a broad geographic range and include a diverse population, the unincorporated communities share a common relationship to both their built and natural surroundings. The ESGV Planning Area is well connected to the regional transportation system with extensive freeway and railroad access for both residents and businesses within the communities. This connectivity offers convenience and ease of access to the greater Los Angeles region, but has also posed planning challenges, including but not limited to issues of mobility and air quality. The diverse communities also share the variety of natural features bounding their neighborhoods, including preserved areas within the San Gabriel Mountains, the Puente Hills, and a growing network of interconnected pedestrian, cyclist, and equestrian trails throughout the valley.

According to the ESGVAP:

The Planning Area has a population of over 242,034 residents with a population density ranging from 18 to 14,100 persons per square mile, incorporating a considerable diversity of communities. Most of the communities are predominantly residential with some industrial and commercial areas. However, some of the communities are unpopulated or have very few residences and are primarily designated open space, water resource areas, or natural land without recent human development.

Residential property types in the unincorporated communities of the ESGV are predominantly single-family residences, built in a range of styles which include:

- Queen Anne (1880–1910)
- Folk Victorian (1870–1910)
- National Folk (1850–1930)
- American Foursquare (1895–1924)
- Craftsman (1905–1930)
- Arroyo Stone (1892–1930)
- Spanish Colonial Revival (1915–1940)
- Pueblo Revival (1915–1942)
- Tudor Revival (1890–1940)
- American Colonial Revival (1880–1955)
- Minimal Traditional (1935–1950)
- Ranch (1935–1975)
 - Rustic (1945–1965)
 - Storybook (1955–1965)
 - Asian Influence (1960–1969)
 - Contemporary (1945–1975)
- Midcentury Modern (1945–1965)

Commercial building styles throughout the ESGV unincorporated communities include:

- Spanish Colonial Revival (1915–1940)
- Mission Revival (1893–1948)
- Western Revival (1920–1960)
- Midcentury Modern (1945–1965)

- Googie (1949–1970)
- New Formalism (1960–1975)

Civic and institutional building styles throughout the ESGV unincorporated communities include:

- Spanish Colonial Revival (1915–1940)
- Mission Revival (1893–1948)
- American Colonial Revival (1880–1955)
- Midcentury Modern (1945–1965)
- A-Frame (1954–1975)
- New Formalism (1960–1975)
- Brutalism (1966–1990)

Twelve major themes were used to organize the historical development of the unincorporated communities of the ESGV:

- 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

1.3 HCS and Windshield Survey Team

The ESVAP HCS and supporting windshield survey were prepared by SEI Architectural Historians who meet the Secretary of the Interior’s *Professional Qualifications Standards* for Architectural History and/or History. Architectural Historians Dr. Josh Poorman and Ms. Morgan Thomas conducted the desktop and windshield survey. Dr. Poorman and Ms. Thomas wrote the Historic Context Statement (Appendix B, *Resumes of Key Personnel*). The historians were supported by GIS Analysts Ms. Breana Dyste and Ms. Ariana Rassouli, who built the ArcGIS Collector database and provided GIS and mapping support throughout the project.

All project work was coordinated with the LA County Planning team for the ESGV, namely:

- Mi Kim, Supervising Planner, Community Studies East
- Katrina Castañeda, Planner, Historic Preservation, Community Studies East
- Daniel Hoffman, Principal Geographical Information Systems Analyst

SEI also worked closely with local community groups and stakeholders in several of the ESGV communities, especially Mr. Paul Spitzzeri, Mr. Don C. Moss, Ms. Deborah Clifford, and Mr. David Shearer, all of whom provided useful information for the development of the HCS.

2. Methodology

This section explains the methods used in producing the historic context statement and reconnaissance survey. It identifies professional publications used as guidelines, research methods, historic context and survey methods, and public outreach.

2.1 Historic Context Statement Organization and Period of Study

The organization and content of the document are based on the preferred format, most up-to-date standards and best professional practices, presented in the National Park Service (NPS) guidelines: *National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation*;¹ *National Register Bulletin No. 16A How to Complete the National Register Registration Form*;² *National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form*;³ and *National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning*.⁴ Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the *OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources*, and a white paper on *Writing Historic Contexts*.^{5,6,7} The County HPO was also used to guide the evaluation of resources.⁸

The ESGVAP HCS is generally arranged by themes that relate to the major development periods of the community's history from the Rancho Period in the early 1800s through 1979. The date of 1979 was used because historic context statements and historic resources surveys generally use 45 years as the cutoff. Within each theme, specific periods of significance are included based on

¹ National Park Service, U.S. Department of the Interior. [1990] 1997. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Accessed December 2024. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

² National Park Service, U.S. Department of the Interior. [1977] 1997. *National Register Bulletin 1A: How to Complete the National Register Registration Form*. Accessed December 2024. Available at: <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

³ National Park Service, U.S. Department of the Interior. [1991] 1999. *National Register Bulletin 1: How to Complete the National Register Multiple Property Documentation Form*. Accessed December 2024 Available at: <https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>

⁴ Derry Anne, H. Ward Jandl, Carol D. Shull, and Jan Thorman. [1977] 1985. *National Register Bulletin 24: Guideline for Local Surveys: A Basis for Preservation Planning*. Revised by Patricia L. Parker. National Park Service, U.S. Department of the Interior. Accessed December 2024. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1t.pdf

⁵ California Office of Historic Preservation. 30 October 2009. *OHP Preferred Format for Historic Context Statements*. Accessed December 2024. Available at: <https://ohp.parks.ca.gov/pages/1072/files/Format-for-Historic-Context-Statements.pdf>

⁶ California Office of Historic Preservation. 5 March 1995. *Instructions for Recording Historical Resources*. Accessed December 2024. Available at: <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

⁷ Nelson, Marie. 30 October 2009. *Writing Historic Contexts*. California Office of Historic Preservation. Accessed December 2024. Available at: <https://ohp.parks.ca.gov/pages/1054/files/WritingHistoricContexts.pdf>

⁸ Los Angeles County. 1 July 2024. Los Angeles County, California, Code of Ordinance. Title 22, Planning and Zoning, Division 6, Development Standards. Chapter 22.124 Historic Preservation. Accessed December 2024. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV6DEST_CH22.124HIPR

the types of properties identified within that theme. The end of each theme section includes a summary of the various property types and architectural styles associated with each period of development and defines specific registration requirements for assessing historical significance and integrity.

2.2 Community Outreach

Community outreach efforts included coordination with a variety of potentially interested parties:

- Most Likely Descendants of indigenous people
- October 2024 Presentations and Public Workshops (5)
- Direct communication with other local stakeholders
- E-mail lists via Constant Contact

Most Likely Descendants

Although coordination with Most Likely Descendants is not required for preparation of a Historic Context Statement, the County determined to undertake coordination to solicit relevant information related to history of the use of what are now the unincorporated areas of the ESGV. The Native American Heritage Commission (NAHC) was contacted regarding the disposition of cultural resources with respect to the Sacred Lands File. The NAHC (Mr. Andrew Green) responded to SEI on September 10, 2024, stating the results of the search are positive for sacred sites. Consultation letters were sent on November 14, 2024, to interested parties, identified by the NAHC. Twenty-six (26) Native American Groups were contacted and sent letters via the U.S. Postal Service for consultation based on a list provided by the NAHC on September 10, 2024:

- Cahuilla Band of Indians (Anthony Madrigal)
- Cahuilla Band of Indians (Erica Schenk)
- Cahuilla Band of Indians (Bobby Ray Esparza)
- Fernandeno Tataviam Band of Mission Indians (Sarah Brunzell)
- Gabrieleno Band of Mission Indians - Kizh Nation (Christina Swindall)
- Gabrieleno Band of Mission Indians - Kizh Nation (Andrew Salas)
- Gabrieleno/Tongva San Gabriel Band of Mission Indians (Anthony Morales)
- Gabrielino Tongva Indians of California Tribal Council (Robert Dorame)
- Gabrielino Tongva Indians of California Tribal Council (Christina Conley)
- Gabrielino/Tongva Nation (Sandonne Goad)
- Gabrielino-Tongva Tribe (Charles Alvarez)
- Gabrielino-Tongva Tribe (Sam Dunlap)
- Juaneno band of Mission Indians Acjachemen Nation – Belardes (Joyce Perry)
- Juaneno Band of Mission Indians Acjachemen Nation 84A (Heidi Lucero)
- Morongo Band of Mission Indians (Ann Brierty)
- Morongo Band of Mission Indians (Robert Martin)
- Quechan Tribe of the Fort Yuma Reservation (Manfred Scott)
- Quechan Tribe of the Yuma Reservation (9Jordan Joaquin)
- San Fernando Band of Mission Indians (Donna Yocum)
- San Manuel Band of Mission Indians (Alexandra McCleary)
- Santa Rosa Band of Cahuilla Indians (Steven Estrada)
- Santa Rosa Band of Cahuilla Indians (Vanessa Minnott)

- Serrano Band of Mission Indians (Wayne Walker)
- Serrano Nation of Mission Indians (Mark Cochrane)
- Soboba Band of Luiseno Indians (Joseph Ontiveros)
- Soboba Band of Luiseno Indians (Jessica Valdez)

The County received comments from three tribal entities, the Quechan Tribe of the Fort Yuma Reservation (Ms. Jill McCormick), San Gabriel Band of Mission Indians Gabrieleno/Tongva (Chief Anthony Morales), and Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians; Ms. Kristen Tuosto). Ms. McCormick informed the County that the Quechan Tribe of the Fort Yuma Reservation was not interested in participating. Ms. Tuosto requested information regarding the proposed project. SEI responded to the tribal entities with an assurance of participation and an offer of assistance in providing information to the tribes. Chief Morales responded with comments which have been incorporated into the HCS. Ms. Tuosto responded with comments which have been incorporated into the HCS. No further input from the identified Most Likely Descendants was received during preparation of the HCS.

October 2024 Presentations and Public Workshops

The LA County Planning Community Studies East team shared a flyer with community members in the ESGV, who were encouraged to identify any specific sites, events, or individuals of historical interest. The LA County Planning team held five public workshops in October 2024—four were conducted across the ESGV and one was conducted virtually. SEI attended the first public meeting. Live interpretation of the workshops was also offered in Spanish, Mandarin, and Cantonese. These included:

- San Angelo Park (Avocado Heights) – October 5, 2024
- Barbara Greenwood Kindergarten (Pomona) – October 12, 2024
- Ginger Elliott Center – Garner House (Claremont) – October 19, 2024
- Virtual meeting via Zoom – October 23, 2024
- Workman and Temple Family Homestead Museum (Industry) – October 26, 2024

As part of this phase, three public data collecting methods were shared as part of the community outreach. One method included an online survey questionnaire that enabled community members to provide input on historical or cultural landmarks, historical events or individuals, and oral histories, stories, and traditions pertinent to the local communities. In the second method, community members were encouraged to email historic photographs or any additional information to the County through the project-specific email: commplan@planning.lacounty.gov. SEI received and incorporated many of the additional comments, through this outreach effort, into the windshield survey and HCS. A third method included presentations and public workshops that encouraged stakeholders and community members to share information about the ESGV.

March 2025 Public Meetings

In preparation for two public meetings hosted in March 2025 by the LA County Planning Community Studies East team to provide the public with an opportunity to respond to a public draft of the HCS, the HCS was posted on the County website beginning February 25, 2025. The County held an in-person meeting on March 15, 2025, at the Workman and Temple Family Homestead Museum. The County held an additional public meeting via Zoom on March 20, 2025.

SEI attended the in-person meeting to answer questions from the public in tandem with the County. Comments collected from community members were incorporated into the HCS.

Direct Communication with Other Stakeholders

Members of the SEI team engaged with local stakeholders, including an interview with Mr. David Shearer, Executive Director of Claremont Heritage, on November 26, 2024. As part of community engagement, the document was posted on the County website. In addition, the document was circulated to Tribal representatives and several community organizations for review and input including comments, suggestions, and additional historic images. The ESGVAP HCS was provided to the Yuhaaviatam of San Manuel Nation (San Manuel Band of Mission Indians; Ms. Tuosto) and San Gabriel Band of Mission Indians Gabrieleno/Tongva (Chief Morales) who expressed interest in the HCS. Furthermore, the document was made available to the Workman and Temple Family Homestead Museum (Mr. Paul Spitzzeri), Claremont Heritage (Mr. David Shearer), the John Rowland Mansion and La Puente Valley Historical Society (Ms. Amy Rowland), the Historical Society of Pomona (Ms. Deborah Clifford), and the Equestrian Joint Council of Avocado Heights and the Surrounding Equestrian Communities (Mr. Don C. Moss) for review and comment.

2.3 Literature Review

Historic built environment research was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Archival materials were predominantly assembled from local newspapers spanning the greater Los Angeles region, the Los Angeles Public Library, the Huntington Library, University of California, Santa Barbara (UCSB) archives, and the County of Los Angeles archives. Resources gathered from these repositories included community plans, planning documents, relevant books, and newspaper articles.

Additional primary sources consulted for this project included historical maps, including tract maps, railway maps, irrigation maps, U.S. Geological Survey (USGS) topographic maps, and LA County Planning's oral history collection *A People's Map: Stories from the East San Gabriel Valley*. Historic aerial photographs, predominantly from the Fairchild Aerial Surveys collections at UCSB were extensively reviewed. Other primary sources consulted included census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and relevant historic context statements. Multiple databases were reviewed to gather pertinent historical information, including the California Historical Resources Information System (CHRIS), accessed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton; the Built Environment Resource Directory (BERD); the LA County Planning website; the Los Angeles County Department of Public Works (LACDPW) website; and the Los Angeles County Assessor (County Assessor) Portal.

Previous Studies

The ESGVAP is a geographically focused component of the General Plan that guides development with goals and policies tailored to the unique conditions and characteristics of the landscapes and communities therein. The County's General Plan was another source that was reviewed and contributed towards the ESGVAP HCS.

East San Gabriel Valley Area Plan

The 24 unincorporated communities of the ESGV are located within the ESGV Planning Area, one of the 11 Area Plans identified in the County General Plan.⁹ The ESGV Planning Area is administered pursuant to the ESGVAP, a comprehensive long-range plan to guide development in the ESGV.¹⁰ The ESGVAP was created to achieve the communities' shared vision of the future through specific goals, policies, land use and zoning maps, and other planning instruments. The ESGVAP addresses the need to balance growth with issues specific to equestrian communities comprised within the ESGV Planning Area.

The ESGVAP identifies the following Vision:

The overarching vision of the ESGVAP is to conserve the character of the East San Gabriel Valley communities, while growing sustainably into a dynamic regional hub that provides diverse options for housing, shopping, entertainment, recreation, and services for its residents, workers, and visitors. While each of the 24 unincorporated communities in the ESGV Planning Area has its own unique set of characteristics and growth potential, the ESGVAP supports the community-wide desire to preserve the rural and equestrian character of the East San Gabriel Valley.¹¹

There are five primary objectives of the ESGVAP:

- Retain the residential character of the ESGV Planning Area in harmony with its surroundings.
- Promote economic development via an active regional hub near transportation centers with diverse options for housing, shopping, entertainment, recreation, and public services.
- Develop goals, policies, and implementation programs that support smart growth, sustainable development, and thoughtful enhancement of residential neighborhoods while preserving specific community's rural and equestrian character.
- Establish more public spaces and create walkable communities linked by paths and greenways.
- Encourage a diversity of housing options and affordability.¹²

2.4 Windshield Survey

Before the start of the windshield survey, SEI conducted a desktop review to identify potential historic properties and typical architectural styles found within the ESGV's unincorporated communities. SEI provided the results of the desktop review to LA County Planning in the form of a Memorandum for the Record (MFR) in September 2024. The desktop review, paired with input from community engagement efforts, informed the windshield survey. SEI Architectural Historians

⁹ Los Angeles County Department of Regional Planning. 14 July 2022. "Part II: Planning Areas Framework." *County of Los Angeles General Plan 2035*. Available at: https://case.planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch5.pdf

¹⁰ Los Angeles County Department of Regional Planning. May 2024. *East San Gabriel Valley Area Plan*. Available at: <https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/>

¹¹ Los Angeles County Department of Regional Planning. May 2024. *East San Gabriel Valley Area Plan*. Available at: <https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/>

¹² Los Angeles County Department of Regional Planning. May 2024. *East San Gabriel Valley Area Plan*. Available at: <https://planning.lacounty.gov/long-range-planning/east-san-gabriel-valley-area-plan/>

Dr. Josh Poorman and Ms. Morgan Thomas conducted a multiday windshield survey in November 2024. The windshield survey was coordinated with LA County Planning, the County's GIS team, and SEI's GIS team for streamlining the windshield survey and data gathering process.

Records Search

SEI Architectural Historians closely reviewed information on previously recorded properties provided by the CHRIS accessed at the SCCIC at California State University, Fullerton, which houses cultural resources records for Los Angeles County. SEI also reviewed BERD files, which provide information, and is organized by the County, regarding non-archaeological resources in the OHP inventory. The OHP administers federally and state-mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources. All applicable portions of the unincorporated communities within the ESGV were reviewed. The desktop review included consideration of (1) records available in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), (2) California Historical Landmarks (CHL), and (3) California Points of Historical Interest (CPHI), for properties located in the unincorporated communities within the ESGV Planning Area.

Data Management

Following completion of the background research, SEI worked with LA County Planning and their GIS team to gather background data to map all properties that are within the community boundaries that were constructed more than 45 years ago and would be included in the survey. Once the properties were mapped, the SEI GIS team built a customized ArcGIS Collector database with a map of the entire survey area. This database includes parcel information. Within the database was preloaded information on each parcel, including Assessor's Parcel Number (APN), address, and year of construction from the County Assessor. LA County Planning and their GIS team also provided SEI with a series of 24 decade-by-decade maps for each of the unincorporated communities (see Section 4.4), which divided parcels based on their build date into separate colors for each decade. These maps allowed SEI to observe patterns of development throughout the ESGV communities and survey areas with concentrations of historic-age properties.

Field Methods

There are 57,979 parcels that comprise the ESGV Planning Area, including 45,830 parcels with at least one building constructed in or before 1978. The parcels surveyed were scattered across 24 individual unincorporated communities throughout the broader ESGV (Figure 2.4-1, *Overview of Field Survey*). SEI relied on ArcGIS Field Maps software, which enabled the team to conduct windshield surveys of historic-age parcels strictly within the bounds of each of these 24 unincorporated communities while avoiding incorporated land. Use of ArcGIS software was critical in conducting the field survey in an efficient manner, as delineation between unincorporated and incorporated parcels was irregular and often difficult to determine. In some instances, the challenge within unincorporated areas resulted in surveying mid-street segments.

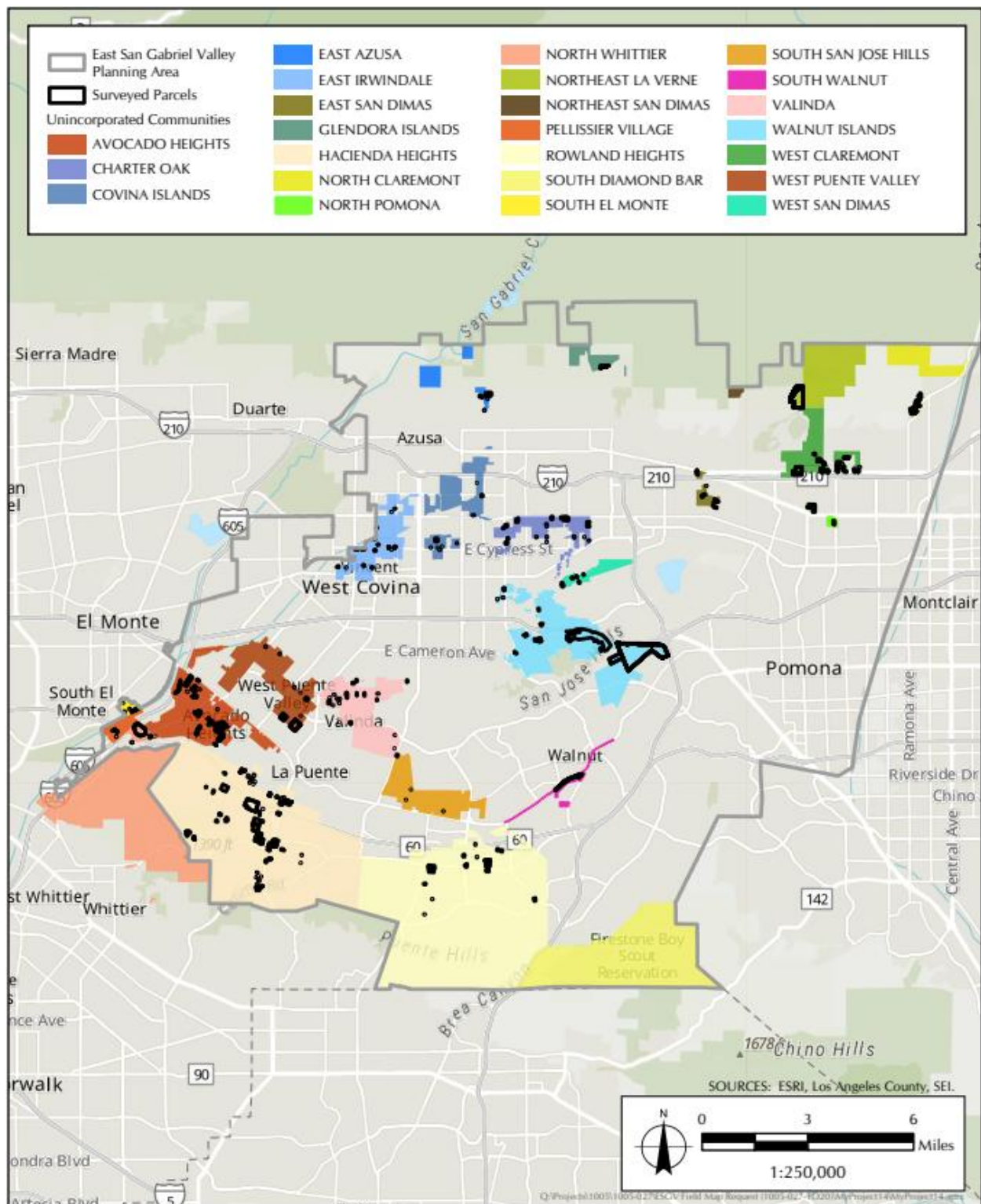


Figure 2.4-1. Overview of Field Survey
SOURCE: Sapphos Environmental, Inc., 2024

Given the large number of historic-age parcels in the survey area, SEI employed several strategies to efficiently survey specific areas of the larger unincorporated territory that held the most promise to contain potential historic resources or important sites identified by the community. The first of these strategies was the use of a series of decade-by-decade maps provided by LA County Planning's GIS team. These decade-by-decade maps enabled SEI to quickly identify pockets of development that contained buildings or structures built prior to large-scale tract development beginning in the 1940s, 1950s, 1960s, and beyond. While SEI surveyed numerous tract developments over the course of its multiday field survey, the focus was largely on potential extant resources built prior to this large-scale tract development. SEI relied heavily on the color-coding system employed in the decade-by-decade maps to quickly identify buildings constructed in the late 19th or early 20th centuries.

SEI identified numerous historic-age resources that hold potential significance, either as distinctive examples of an architectural style, or as culturally significant buildings, structures, or places within the community (see Appendix A, *Study List*). These historic-age resources are compiled in Appendix A and organized by the community.

SEI also surveyed a small number of buildings that either fell outside the historic-age limit of the scope or were technically within adjacent incorporated land. These small number of buildings were of interest as they had been previously identified as an important part of those communities within the unincorporated ESGV. These buildings include, for example, the Rowland Mansion in the City of Industry, and the 1988-built Hsi Lai Temple in Hacienda Heights.

3. Regulatory Setting

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential significance of a historic-era resource. Although the criteria used by the different programs as relevant here, the NRHP, the CRHR, and the County's Criteria for the Designation of Landmarks and Historic Districts vary in their specifics, they focus on many of the same general themes. In general, a resource needs to only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity—generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic. However, the NRHP maintains a higher, more rigid threshold for integrity than the CRHR, noting that properties either retain integrity or they do not.

3.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the NPS under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of *location, design, setting, materials, workmanship, feeling, and association*, and:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *That are associated with the lives of persons significant in our past; or*
- C. *That 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. *That have yielded, or may be likely to yield, information important in prehistory or history.*¹

¹ National Park Service, U.S. Department of the Interior. [1990] 1997. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Accessed December 2024. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible:²

1. *A religious property deriving primary significance from architectural or artistic distinction or historical importance;*
2. *A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;*
3. *A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential*
4. *A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;*
5. *A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;*
6. *A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;*
7. *A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*
8. *A property achieving significance within the past 50 years if it is of exceptional importance.*

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated.³ The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity.⁴

² National Park Service, U.S. Department of the Interior. [1990] 1997. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Accessed December 2024. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

³ National Park Service, U.S. Department of the Interior. "Glossary of Terms: Historic Integrity." Accessed December 2024. Available at: <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm>

⁴ National Park Service, U.S. Department of the Interior. "Significance and Integrity: Cultural Landscapes and the National Register." Accessed December 2024. Available at: <https://www.nps.gov/articles/000/cultural-landscapes-national-register-significance-integrity.htm>

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property.
4. **Materials** are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is the property's expression of the aesthetic or historic sense of a particular period.
7. **Association** is the direct link between an important historic event or person and a historic property.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Where a project has been determined to conform with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*⁵ (Standards; Guidelines), the project's impact on historical resources would be considered mitigated to below a level of significance and, thus, not significant (14 California Code of Regulations [CCR] 15126.4[b][1]). In most cases, a project that demonstrates conformance with the Standards is categorically exempt from CEQA (14 CCR 15331), as described in the CEQA Guidelines (14 CCR 15126.4[b][1]):

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Standards, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

The Standards are a series of concepts focused on maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They function as common-sense historic preservation principles that promote historic preservation best practices. There are four distinct approaches that may be applied to the treatment of historical resources:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** recreates vanished or non-surviving portions of a property for interpretive purposes.

⁵ National Park Service, U.S. Department of the Interior. "The Secretary of the Interior's Standards for the Treatment of Historic Properties." Accessed January 2025. Available at: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. The Guidelines provide general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework that guides important decisions concerning proposed changes to a historic property.

The following 10 Standards for Rehabilitation are used to determine if a project is in conformance with the Standards for a rehabilitation. To be in conformance, a project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:⁶

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

⁶ National Park Service, U.S. Department of the Interior. "Incentives: A Guide to Federal Historic Tax Incentives Program for Income-producing Properties." Accessed December 2024. Available at: https://www.nps.gov/crps/tps/incentives/standards_3.htm

3.2 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following 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;*
2. *It is associated with the lives of persons important to local, California, or national history;*
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.*

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act: Historical Resources

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code, Section 5024.1[q]), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (14 CCR 15064.5[b][1]; California Public Resources Code, Section 5020.1[q]). In turn, CEQA Guidelines, Section 15064.5(b)(2), states that the significance of an historical resource is materially impaired when a project:⁷

1. *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*
2. *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
3. *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any historical resources, then evaluates whether the project would cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance would be materially impaired.

⁷ County of Los Angeles. 28 June 2024. Cal. Code Regs. tit. 14 § 15064.5. Accessed December 2024. Available at: <https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-5-preliminary-review-of-projects-and-conduct-of-initial-study/section-150645-determining-the-significance-of-impacts-to-archaeological-and-historical-resources>

3.3 Local

County of Los Angeles Historic Preservation Ordinance

The County adopted the Historic Preservation Ordinance (HPO) (22.124) in September 2015. The HPO established criteria and procedures for the designation, preservation, and maintenance of landmarks and historic districts within unincorporated areas of Los Angeles County. Below, the applicable portions of the HPO are excerpted:

Chapter 22.124 - Historic Preservation

22.124.020 - Purpose⁸

The purpose of the Historic Preservation Ordinance is to:

- A. *Enhance and preserve the County's distinctive historic, architectural, and landscape characteristics that are part of the County's cultural, social, economic, political, and architectural history;*
- B. *Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources;*
- C. *Stabilize and improve property values in and around the County's historic resources, and enhance the aesthetic and visual character and environmental amenities of these historic resources;*
- D. *Recognize the County's historic resources as economic assets and encourage and promote the adaptive reuse of these historic resources;*
- E. *Further establish the County as a destination for tourists and as a desirable location for businesses; and*
- F. *Specify significance criteria and procedures for the designation of landmarks and historic districts, and provide for the ongoing preservation and maintenance of these landmarks and historic districts.*

(Ord. 2019-0004 § 1, 2019.)

⁸ County of Los Angeles. 1 July 2024. Los Angeles County, California, Code of Ordinance. Title 22, Planning and Zoning, Division 6, Development Standards. Chapter 22.124 Historic Preservation. Accessed December 2024. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV6DEST_CH22.124HIPR

22.124.070 - Criteria for Designation of Landmarks and Historic Districts

The County also has the following criteria for the designation of Landmarks and Historic Districts:⁹

- A. *A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:*
 - 1. *It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;*
 - 2. *It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;*
 - 3. *It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;*
 - 4. *It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;*
 - 5. *It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;*
 - 6. *If it is a tree, it is one of the largest or oldest trees of the species located in the County; or*
 - 7. *If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.*
- B. *Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.*
- C. *The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.*
- D. *Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:*
 - 1. *More than 50 percent of owners in the proposed district consent to the designation;*
 - 2. *The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and*

⁹ County of Los Angeles. 1 July 2024. Los Angeles County, California, Code of Ordinance. Title 22, Planning and Zoning, Division 6, Development Standards. Chapter 22.124 Historic Preservation. Accessed December 2024. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV6DEST_CH22.124HIPR

3. *The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.*

(Ord. 2019-0004 § 1, 2019.)

4. Historical Background

4.1 General History of the San Gabriel Valley

Introduction

The ESGV Planning Area was established in 2015 as part of the Los Angeles County General Plan, which divided the East and West San Gabriel Valley for the purposes of administration and long-term planning.

LA County Planning has produced two previous plans for the ESGV. However, those plans included both unincorporated and incorporated areas. The ESGVAP, as adopted in 2024, focuses on the 24 unincorporated communities under the jurisdiction of the County. The ESGVAP organizes the smaller geographically proximate islands into clusters, for a total of 15 community clusters. More in-depth developmental histories, along with significant themes describing more specific patterns of development across the entire ESGV, are detailed in Sections 4.4 and 4.5. Please note that the names of communities are based on present-day administrative names of unincorporated communities and are not meant to omit or discount the history and place names of any community.

The boundaries of each area do not necessarily correspond to the distinct historic communities or cities, and in many cases, the unincorporated areas are shaped by the developmental patterns and events in adjacent incorporated cities. Some of these cities have since developed their own historic context statements. While researching the ESGV, information related to the development of the adjacent cities was considered to create context for the history of the unincorporated areas.

What is provided below is a general context of the historic development of the San Gabriel Valley, and specifically the ESGV, as many of the forces that affected the historic pattern of development are shared across the region and are not limited to the community boundaries that are defined in the ESGVAP.

Indigenous History

Indigenous Peoples traditionally occupied the mountains, valleys, and foothills of the San Gabriel Mountains long before the period of colonization by the Spanish, referred to as the pre-contact period. The area provided resources for their communities whose ancestral homes encompass the San Gabriel Valley. According to Gilda Ochoa, the history of the San Gabriel Valley was “one of conquest, labor, exploitation, racism, and discrimination.”¹ The San Gabriel Valley was home to the Gabrielino Indians (Tongva and Kizh) who lived in villages along the Rio Hondo and San

¹ Ochoa, Gilda. *Becoming Neighbors in a Mexican American Community: Power, Conflict, and Solidarity* (Austin: University of Texas Press, 2004), p. 47.

Gabriel River, as well as the Maara'yam (Serrano) people.² Spanish colonization devastated Indigenous populations through a combination of disease, forced relocation, and forced labor.³

The Tongva and Kizh, later known as the Gabrielino people, lived along the waterways in the San Gabriel Valley. The Spanish named these people Gabrielino because they lived near the Mission San Gabriel. The term “Gabrielino” is a general term that refers to those Indigenous Peoples who were sent by the Spanish to the Mission San Gabriel Arcángel. Two indigenous terms are commonly used by tribal groups to refer to themselves and are preferred by descendant groups: Tongva and Kizh. Since there are two terms that are used by different groups to refer to themselves, the term Gabrielino is used in this section to encompass both Tongva and Kizh groups.⁴ The Tongva Gabrielino people are considered to be the first inhabitants of the Los Angeles Basin with evidence that dates back 8,000 years. Romero Guzman noted that Gabrielinos “settled on territories ranging from present-day Santa Monica to the northeast, the San Gabriel Mountains to the north, and Riverside to the east, stretching all the way southwest to Newport Beach including the islands of Santa Catalina, Santa Barbara, San Nicolas, and San Clemente.”⁵ They lived in small, autonomous villages that are spread along the rivers and streams of ESGV in dome-shaped structures (Kizh) made from wooden frames packed with clay and covered in tule reeds. Several family members would reside in each hut. The villages ranged from 50 to 100 people.⁶ According to Chief Anthony Morales, prior to Spanish colonization, the Gabrielino people “lived well and in balance with Mother Earth. We [the Gabrielino people] were not known to be warring tribes due to the natural gifts Mother Earth provided. We were considered ‘In Place’ natives and we lived well with the natural gifts that were provided in place of where we were at.”⁷ The Gabrielino language reflects this tradition of ‘in place’ with words such as Topanga, Cucamonga, and Cahuenga.⁸ Furthermore, the Gabrielino traditionally practiced both cremation and inhumation of their dead at that time. A wide variety of grave offerings, such as stone tools, baskets, shell beads, projectile points, bone and shell ornaments, and otter skins, were, and are interred with the deceased. During the ensuing Spanish Period, they were prohibited from practicing their cultural and religious tradition but today their descendants continue to reside in the region and maintain an active interest in their heritage and preserving it for future generations. The Gabrielinos advocate for natural resources, such as water, flowing springs, and green spaces, to be preserved and protected. Through the efforts of Angie Behrns, the tribe has one state protected site known as the Kuruvunga, an artisan spring well that shares 55,000 gallons of water a day to the Los Angeles area. The Gabrielino tribe was the first to be added to the Native American Heritage Commission list and they were the “first Most Likely Descendants of Los Angeles, Orange County, and the four Southern Channel Islands called upon in the late 1970’s

² “Gabrielino” was a term the Spanish assigned to the Tongva and Kizh enslaved and subjected to build the Mission San Gabriel Arcángel.

³ Wendy, Cheng. 4 August 2014. “A Brief History (and Geography) of the San Gabriel Valley.” PBS SoCal. Accessed January 2025. Available at: <https://www.pbssocal.org/history-society/a-brief-history-and-geography-of-the-san-gabriel-valley>

⁴ Through the decades, the Gabrielino Tribe has been known as: the Gabrielino-Tongva Tribal Nation, Gabrielino Band of Mission Indians, San Gabriel Band of Mission Indians, and Gabrielino-Tongva Tribal Council.

⁵ Romero Guzman, Fragoza, Carribean, Cummings, Alex Sayf. ed. 2020. *East of East: The Making of Greater El Monte*. New Brunswick, NJ: Rutgers University Press, p. 18.

⁶ Tribal History. “Gabrielino Nation.” Accessed January 2025. Available at: <https://americanindiancoc.org/tribal-history/gabrielino-nation/>

⁷ Morales, Anthony, Gabrielino/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA. 26 March 2025. Letter to the LA County Planning, Los Angeles, CA. Subject: East San Gabriel Valley.

⁸ Morales, Anthony, Gabrielino/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA. 26 March 2025. Letter to the LA County Planning, Los Angeles, CA. Subject: East San Gabriel Valley.

and early 1980's."⁹ Many of the tribal members have led efforts to focus on cultural preservation and education by partnering with museums, universities, and the government. The tribe also works with various conservancies to teach about the various native plants. Through the efforts of the Gabrielinos, a park in downtown Los Angeles has been renamed the Ya'agna Park, the 210 has been renamed to "Southern California Native America Highway," and the Gabrielino Indians have received the right to vote on their ancestral land.¹⁰ In 1771, with the arrival of the Spanish, the Gabrielino/Tongva villages were encompassed in the mission system, resulting in their enslavement. Conditions at the Mission San Gabriel Arcangel caused Toypurina, the local Gabrielino/Tongva chief, to revolt against the Spanish in 1785. Unfortunately, the uprising was unsuccessful. Unlike other tribes in California, the The Gabrielino (Tongva and Kizh) people are recognized as a Tribe by the State of California and at the time of preparation of this HCS have not been recognized by the Federal government as a sovereign nation.

Archaeological evidence of the Serrano people has been found in the northeast portion of the ESGV. According to the Yuhaaviatam of San Manuel Nation (YSMN) Historic Context Statement, evidence of "bedrock milling features demonstrate resource processing and communal living; non-local shells and obsidian tools reflect a healthy trade and well-traveled culture."¹¹ The Serrano people were also well-known for their basketry made of grasses and fibers. Before Spanish arrival, the Serrano people lived in dome-shaped structures called Kiič. [pronunciation kik] According to the YSMN's HCS, the Kiič were made of "willow poles and long sticks to create a frame, then covered with brush and yucca fiber. They were often dug about two feet into the ground to combat extreme temperatures. The homes of several families, along with granaries, sweatshouses, and ceremonial buildings were clustered together, forming communities."¹² Despite the fact that the Serrano people were forcefully displaced during the Spanish period, the Serrano people were able to maintain their identity as a sovereign nation, including the YSMN (formerly known as the San Manuel Band of Mission Indians).¹³

Spanish Period (1542–1821)

Spaniards reached Alta California in 1542 with Juan Rodriguez Cabrillo's expedition, which made landing as far north as present-day Santa Barbara. The Spanish launched the Portolá Expedition of 1769–1770 to determine the best sites for the missions to convert Indigenous peoples into settled Catholic farmers and Spanish citizens. The expedition was led by Gaspar de Portola, a general, who was accompanied by fellow soldiers and a priest Juan Crespi. When the Portolá Expedition came to the San Gabriel Valley, they noted the abundance of waterways and the fertile soil. When the Spanish arrived in the 18th century, the Catholic Church established a mission at San Gabriel in 1771, along with a series of other missions all across what is today

⁹ Morales, Anthony, Gabrieleno/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA. 26 March 2025. Letter to the LA County Planning, Los Angeles, CA. Subject: East San Gabriel Valley.

¹⁰ Morales, Anthony, Gabrieleno/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA. 26 March 2025. Letter to the LA County Planning, Los Angeles, CA. Subject: East San Gabriel Valley.

¹¹ Tuosto, Kristen, San Manuel Nation. "Yuhaaviatam of San Manuel Nation Historic Context Statement." Accessed January 2025.

¹² Tuosto, Kristen, San Manuel Nation. "Yuhaaviatam of San Manuel Nation Historic Context Statement." Accessed January 2025.

¹³ Tuosto, Kristen, San Manuel Nation. "Yuhaaviatam of San Manuel Nation Historic Context Statement." Accessed January 2025.

southern and central California. The Mission San Gabriel (Mission) originally was settled near the Rio Hondo. In 1775, the Spanish relocated the site further westward due to flooding.¹⁴

The arrival of the Spanish and the mission system devastated Indigenous populations as they were displaced from their land, endured forced labor, the forced conversion to Christianity, and died at alarming rates as a result of poor living conditions, abuse, disease, and other cruel practices that contributed to a long and sustained period of cultural destruction. Spanish mistreatment of Indigenous women and the banning of traditional practices at the Mission San Gabriel Arcangel caused Toypurina, the local Tongva chief, to lead a revolt against the Spanish in 1785. The uprising was unsuccessful due to a Spanish ambush.¹⁵

Spanish missionaries brought a variety of different fruit and vegetables with them into the valley. By the 1780s, the Mission had become an agricultural hub.¹⁶ In 1803 or 1804, workers planted the first citrus trees on site. However, with the secularization of the mission in 1834, the citrus trees slowly declined, and a new period of history began in the San Gabriel Valley.¹⁷

Mexican Period (1821–1848)

Mexico gained its independence from Spain in 1821 leading to Mexico promoting the settlement of California. On August 17, 1833, the missions began a process of secularization with the “Decree of the Congress of Mexico Secularizing the Missions.” The law implied that mission communities would become towns ruled by their own governments. The 15 sections of the decree provided directions on the development of each of the communities. By 1834, with the missions secularized, the Mexican government began selling land in California to interested parties.¹⁸ Originally, the regulations of the secularization gave each converted native person, who was head of their household and over 20 years old, 28 acres of land and a pro-rata share of half the mission livestock, tools, and seed for the upcoming crop year. Lands not given to the natives were to be sold to interested landowners. However, only a few natives received land and much of that land was lost due to sales or forfeiture. Therefore, the natives, who had been dependent on the missions for over two generations, were forced to work on the new ranchos as forced laborers.¹⁹

During the Ranchos period, the families that owned land gained influence in the San Gabriel Valley. The population of the San Gabriel Valley called themselves Californios and were

¹⁴ Spitzzeri, Paul R. 24 January 2019. “Sharing the History of the Portola Expedition of 1769-1770 in Whittier, Part Two.” Homestead Museum. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2019/01/24/sharing-the-history-of-the-portola-expedition-of-1769-1770-in-whittier-part-two/>

¹⁵ Gabrielino/Tongva Nation: First Aboriginal People of Los Angeles. 2025. “Timeline.” Accessed January 2025. Available at: <https://gabrielinotongva.org/history/#timeline>

¹⁶ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 13. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

¹⁷ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 9.

¹⁸ National Park Service, U.S. Department of the Interior. June 2009. “Chapter 8. Secularization and the Rancho Era, 1834-1846.” In *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*. Prepared by: Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, Archaeological and Historical Consultants, Oakland, CA. Accessed January 2025. Available at: <https://www.nps.gov/goga/learn/historyculture/upload/chapter-8.pdf>

¹⁹ Caragozian, John S. 29 November 2021. *Few Heroes: California Mission Secularization*. CSCHS. Accessed January 2025. Available at: <https://www.cschs.org/wp-content/uploads/2021/12/History-Resources-Caragozian-Mission-Secularization-11-29-21.pdf>

predominately Spanish-speaking and Catholic. The Californio owners of these ranchos maintained their wealth throughout the Mexican period.²⁰

American Period (1848–Present)

Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. The treaty granted Mexican citizens the right to retain land ownership, but it required them to prove their claim to the land. The process was often lengthy and difficult to obtain. The rancho owners often had to give up a portion of their land to attorney's fees and other costs.²¹

California's population grew with the arrival of the gold rush in 1849, causing even more difficulties for the rancho owners. Rancho owners often spent years in court proving their claims to the land. During the Gold Rush, some rancho owners profited. However, drought, floods, and the end of the gold rush led to some rancho owners forfeiting portions or all of their lands. Homesteaders' purchase of land that encroached upon the ranchos' boundaries facilitated other issues, including tensions over usage of water and previously built water infrastructure.²²

With the arrival of the homesteaders, the San Gabriel Valley shifted from ranchos to more farming. In the 1870s, homesteader Eliza Tibbets facilitated the rise of the citrus belt stretching from San Gabriel Valley in Los Angeles County to San Bernadino County by introducing the Washington navel orange. The transportation system that started with the Santa Fe Railroad in 1887 spurred the citrus industry's growth. The ESGV occupied a central location within this citrus belt and became a prime location for the growing, packing, and shipment of citrus crops.²³

The citrus industry facilitated exploitation of minority workers from diverse backgrounds, including Chinese, Mexican, and Mexican American workers as well as the natives of the area. The exploitation led to farm workers banding together and forming different organizations such as the La Verne Orange Growers Association. Strikes often faced harsh opposition via police and private security forces. The organization of these associations led to some improvements, but work conditions continued to be an issue throughout the San Gabriel Valley.²⁴

After World War II, residential development and an ensuing housing boom largely replaced citrus fields. Large swaths of tract development quickly covered much of the ESGV. These homes were predominantly built in Minimal Traditional and Ranch styles. The prevalence of these smaller lots across former citrus fields and the rise of automobile ownership and usage facilitated the area's suburbanization. Despite this, many of the unincorporated areas within the ESGV have retained their equestrian and open space heritage.

²⁰ National Park Service, U.S. Department of the Interior. June 2009. "Chapter 8. Secularization and the Rancho Era, 1834-1846." In *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*. Prepared by: Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, Archaeological and Historical Consultants, Oakland, CA. Accessed January 2025. Available at: <https://www.nps.gov/goga/learn/historyculture/upload/chapter-8.pdf>

²¹ Spitzzeri, Paul R. 31 May 2019. "Article Ten of the Treaty of Guadalupe Hidalgo, 1848. Homestead Museum. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2019/05/31/article-ten-of-the-treaty-of-guadalupe-hidalgo-1848/>

²² Spitzzeri, Paul R. 31 May 2019. "Article Ten of the Treaty of Guadalupe Hidalgo, 1848. Homestead Museum. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2019/05/31/article-ten-of-the-treaty-of-guadalupe-hidalgo-1848/>

²³ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 23.

²⁴ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, pp. 42, 49.

4.2 Timeline of Major Historic-era Events

Throughout the timeline of Major Historic-era Events, the bracketed text refers to the theme, in this HCS, in which this “event” is discussed.

c. 13,000 to 10,000 BCE	Native cultures are established in California
1542	Arrival of Cabrillo and first contact between European explorers and the Gabrielino (Tongva and Kizh) is established
1769	Portola Expedition
1771	San Gabriel Mission is founded [Agricultural]
1776	Declaration of Independence is written and signed
1822–1846	Mexico establishes its independence from Spain and starts to govern California
1834	Secularization of missions and the beginning of the Rancho Period [Agricultural]
1837; 1840	Rancho San Jose is established by Ygnacio Palomares and Ricardo Vejar; Rancho San Jose Addition is established by Luis Arenas [Agricultural]
1842	Rancho La Puente is established by John Rowland and William Workman [Agricultural]
1842	William Workman and John Rowland build homes [Agricultural; Residential]
1844–1846	Henry Dalton buys the Rancho Azusa, one-third interest in Rancho San Jose, and the San Jose Addition [Agricultural]
1845	Rancho San Francisquito is established by Henry Dalton [Agricultural]
1846	Mexican American War
1848	Mexican American War ends with the signing of the Treaty of Guadalupe Hidalgo; California becomes a U.S. Territory
1848–1855	California Gold Rush
1850	California becomes a state
1852–1881	Dalton attempts to defend his Mexican land grants from homesteaders [Agricultural]
1855	John Rowland builds his second home [Agricultural; Residential]

1858	Government appointed surveyor Henry Hancock issues claim that land between Ranchos Azusa and San Jose is open, prompting a land struggle between homesteaders and Henry Dalton [Agricultural]
1861	Civil War begins
1862	Smallpox epidemic occurs in the Azusa Valley
1867–1868	Workman Grist Mill is built [Agricultural]
1869	Transcontinental Railroad is completed
1871	Los Angeles County Board of Supervisors forms the San Jose Water District [Agricultural/Infrastructure]
1876	Southern Pacific Railroad reaches Los Angeles [Infrastructure]
1880s	Citrus industry begins in the San Gabriel Valley [Agricultural]
1882	Chinese Exclusion Act
1887	Santa Fe Railway is completed through Glendora [Infrastructure]
1888	Pellissier Dairy Farms is established [Agricultural]
1892	Angeles National Forest is established [Parks and Recreation]
1893	Southern California Fruit Exchange is formed [Agricultural]
1894	Charter Oak Elementary School begins [Education]
1897	Oil drilling begins in Puente Hills through 1940s [Industrial]
1902	Charter Oak Citrus Association is formed [Agricultural]
1905	Los Angeles and Salt Lake Railroad (Union Pacific Railroad) opens [Infrastructure]
1907	Pacific Electric “Red Cars” reach Glendora [Infrastructure]
1912	Lee Pitzer and his family settle in the Claremont area, establishing Pitzer Ranch [Agricultural]
1914	World War I begins
1919	North Whittier Heights Citrus Association Packing Plant is established [Agricultural]
1925	Kellogg Arabian Horse Center is established [Equestrian]
1926	Route 66 passes through the San Gabriel Valley [Infrastructure]

1927	Padua Hills Artist Colony in North Claremont is formed by Padua Hills, Inc. property management company [Residential; Public Art, Music, and Cultural Celebrations]
1928	Voorhis School for Boys opens [Education]
1929	Great Depression begins
1930	Padua Hills Theater is constructed [Public Art, Music, and Cultural Celebrations]
1932	Mexican Players begin performing at Padua Hills Theater through 1974 [Public Art, Music, and Cultural Celebrations]
1933	Home Owners' Loan Corporation (HOLC) is established [Residential]
1934	Creation of the Federal Housing Administration (FHA) [Residential]
1939	Publication of HOLC "redlining" maps of Los Angeles [Residential]
1941	United States enters World War II
1942	Executive Order 9066 authorizes Japanese internment [Residential; Civil Rights and Social Justice]
1942	Bracero Program operates through 1964
1944	Passage of the Servicemen's Readjustment Act, commonly known as the "G.I. Bill" [Residential]
1944	County of Los Angeles Department of Parks and Recreation is founded [Parks and Recreation]
1945	Japan surrenders
1940s–1970s	Postwar Housing Boom [Residential]
1948	In-N-Out opens first storefront in Baldwin Park and opens numerous others in East San Gabriel Valley in ensuing decades [Commercial]
1948	<i>Shelley v. Kraemer</i> prohibits enforcement of restrictive racial covenants [Residential; Civil Rights and Social Justice]
1949	Board of Supervisors establishes the Consolidated Fire Protection District (CFPD) [Civic]
1950s	Citrus quick decline; <i>Citrus tristeza virus</i> plagues crops in San Gabriel Valley [Agricultural]
1950s	Construction of 10 Freeway begins

1950	Woodland Farms (duck farm) operates through 2001 [Agricultural]
1953	Padua Hills Art Fiesta begins
1954	<i>Brown v. Board of Education</i> ends legal segregation by race [Education; Civil Rights and Social Justice]
1954	Pellissier Hills Trail Ride runs through 1968 [Equestrian]
1956	California State Polytechnic University Pomona relocates from Voorhis campus in West San Dimas to Voorhis-Kellogg campus in Walnut Islands [Education]
1957	City of Industry is incorporated [Industrial; Residential]
1957	San Gabriel Dump (Puente Hills Landfill) is established [Parks and Recreation]
1957	Whittier Narrows Dam is completed [Infrastructure]
1958	210 Freeway begins construction through 1990s
1958	Los Angeles County bans the use of smudge pots [Agricultural]
1959	Big Dalton Wash is constructed [Infrastructure]
1960s–1970s	Chicano Civil Rights Movement [Civil Rights and Social Justice]
1960s	San Jose Creek is channelized in concrete [Infrastructure]
1960s	Greenberry (“Little Watts”) neighborhood takes shape in West Puente Valley [Residential; Civil Rights and Social Justice]
1963	605 Freeway is constructed [Infrastructure]
1963	BKK Landfill is started [Parks and Recreation]
1964	Highway 60 is constructed [Infrastructure]
1965	Passage of Immigration and Nationality Act of 1965
1965	Solid Waste Disposal Act of 1965
1970	Passage of California Environmental Quality Act
1976	Rancho Potrero de Felipe Lugo Equestrian District is formed in Unincorporated South El Monte [Equestrian]
1976	Pellissier Village Equestrian District is formed [Equestrian]
1978	Trailside Equestrian District is formed in Avocado Heights [Equestrian]

1978	Taco Nazo restaurant is established [Commercial]
1980s–1990s	Asian American population boom [Residential]
1988	Hsi Lai Temple is built [Religion and Spirituality]
1990	Puente Hills Landfill Native Habitat Preservation Authority is established [Parks and Recreation]
1991	Avocado Heights Equestrian District is formed [Equestrian]

4.3 Historical Events and Impacts

The research and community engagement undertaken in the development of this ESGVAP HCS identified numerous historical events and patterns of development that influenced the land use patterns that were evident with the ESGV Planning Area during the reconnaissance surveys undertaken in 2024. This section of the ESGVAP HCS summarizes significant events in the development of the ESGV Planning Area and their relationship to planning issues, impacts, and effects on the land use patterns that were evident at the time of the 2024 reconnaissance survey. Table 4.3-1, *Significant Events/Patterns of Development and Current Issues/Lasting Impacts/Lasting Effects* is derived from the historical background presented in Section 4.1, *General History of the San Gabriel Valley* and Section 4.2, *Timeline* of this ESGVAP HCS. This summary of historical events and impacts provides the context for subsequent sections of the ESGVAP HCS, including Section 4.4, *Community-Specific Historical Backgrounds*; Section 4.5, *Significant Themes*; and Section 5, *Architectural Styles*. These events and themes were found to have lasting impacts on the ESGV Planning Area communities and their built environments.

TABLE 4.3-1
SIGNIFICANT EVENTS/PATTERNS OF DEVELOPMENT AND
CURRENT ISSUES/LASTING IMPACTS/LASTING EFFECTS

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
Railroad Expansion <ul style="list-style-type: none"> • Southern Pacific Railroad (1873-1875s) • Santa Fe Railroad (1887) • Pacific Electric “Red Cars” (1900s) • Los Angeles and Salt Lake Railroad (Union Pacific Railroad) (1905) 	Infrastructure; Residential Development <p>Expansion of railroads through the ESGV Planning Area facilitated its rise to prominence as a conduit connecting Los Angeles to the west with markets and people to the east. Establishment of railroads and depots dictated where towns would crop up within the valley. Between the cities of Los Angeles and San Bernardino alone, over 30 prospective towns were established along the competing Southern Pacific and Santa Fe routes. The Southern Pacific Railroad was constructed through the ESGV between 1873 and 1875, followed shortly thereafter by the Santa Fe Railroad in 1887. The railroad lines passing through the ESGV Planning Area engendered the rise of agricultural production in the valley, as farmers and packers now had ready access to shipment lines. The proliferation of citrus and other crop fields in all corners of the ESGV Planning Area would not have taken place without the multiple rail lines connecting this prime location to markets across the nation. The development of railroads, in the late 1800s, inclusive of the ESGV Planning Area, created a growing market for fruits and other produce by connecting cities and reducing travel time between harvest and delivery to market.^{1,2} By 1890, the railroad distribution system in the United States 30,000 miles of track connecting urban and rural areas through the territorial United States. Where these rail lines were placed also dictated urban development, with numerous incorporated cities developing nearby to take advantage of these transportation conduits.³</p> <p>The cities of Claremont, La Verne, San Dimas, Glendora, and Azusa all built up near the Santa Fe Railroad, for example, establishing depots along the line. Of the 15 profiled unincorporated communities, the growth of South Walnut, North Whittier, East Irwindale, South San Jose Hills, West Puente Valley, Avocado Heights, and Charter Oak are linked to the railroads, as railroad lines pass through or alongside the ESGV Planning Area communities. In the 21st century, Metrolink passenger trains travel along the original rail routes that were established in the late 19th and early 20th centuries, dictating where people live and how they travel within the ESGV Planning Area.</p>

¹ Williams, Luke. 14 May 2024. “What impact did railroads have on farmers in the late 1800s?” NCESC.com. Available at: <https://www.ncesc.com/what-impact-did-railroads-have-on-farmers-in-the-late-1800s/>

² DailyHistory.org. February 2023. “How did Railroads in the 1820-1830s change the United States.” Available at: https://www.dailyhistory.org/How_did_railroads_in_the_1820s-1830s_change_the_United_States

³ National Museum of Natural History. “Delivering the Goods, Watsonville, California, 1895.” Accessed February 22, 2025. Available at: <https://americanhistory.si.edu/explore/exhibitions/america-on-the-move/online/delivering-goods>

TABLE 4.3-1
SIGNIFICANT EVENTS/PATTERNS OF DEVELOPMENT AND
CURRENT ISSUES/LASTING IMPACTS/LASTING EFFECTS, *Continued*

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
Discriminatory Housing Practices (1930s–1940s) <ul style="list-style-type: none"> • Redlining • Blockbusting • Restrictive Housing Covenants 	<p>Segregation and unequal access to municipal infrastructure, public services</p> <p>Discriminatory housing practices, specifically the creation of redlining maps, “blockbusting,” and restrictive housing covenants, resulted in long-term inequality in numerous communities within the ESGV Planning Area. Many of these discriminatory housing practices unfolded in incorporated cities within the valley, forcing minority residents out of incorporated areas and into unincorporated areas not yet developed with infrastructure such as paved roads and street lighting, and public services such as hospitals, police stations, and libraries.</p> <p>Many of these unincorporated areas were also closer to uses with higher environmental impacts, such as industrial production, dense highway construction, and landfills, resulting in ongoing environmental racism and injustice despite the passage of legislation to counter discriminatory housing practices, such as <i>Shelley v. Kraemer</i> (1948). Therefore, although many of the unincorporated communities themselves were not subject to discriminatory housing practices to the same extent as redlined incorporated cities, these practices still dictated where people of certain racial identities could purchase homes. Thus unincorporated communities were affected by discriminatory housing practices elsewhere</p>
Citrus Quick Decline (1940s–1950s)	<p>Agricultural Development; Residential Development</p> <p>Citrus quick decline is a syndrome caused by the <i>Citrus tristeza virus</i> which kills citrus trees quickly. Citrus quick decline plagued thousands of acres of orchards in Los Angeles County and the ESGV around the middle of the 20th century. First identified in 1939, the virus affected enough crops to demand arrangement of an advisory committee bringing together academics, experts, and government officials by 1946 to plan and implement response efforts, which included the quarantine of certain fields. In the 1950s, citrus quick decline wreaked havoc on orchards throughout the ESGV. The loss of agricultural profitability due to quick decline paved the way for rapid residential tract development across much of the ESGV’s unincorporated areas that had formerly been covered by vast stretches of orchards.</p> <p>Many of the ESGV unincorporated communities continued to maintain vast swaths of agricultural production well into the postwar era despite the upswing in residential development in the valley. Citrus quick decline and its impact on agricultural production nevertheless cleared the way for developers to bulldoze blighted orchards and engendered the transition to large-scale residential development in the unincorporated communities of the ESGV.</p>

TABLE 4.3-1
SIGNIFICANT EVENTS/PATTERNS OF DEVELOPMENT AND
CURRENT ISSUES/LASTING IMPACTS/LASTING EFFECTS, *Continued*

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
Incorporation of the City of Industry (1957)	<p>Industrial Development; Environmental Justice</p> <p>Annexation attempts, whether successful or not, have influenced the ESGV's built environment. Cities such as Glendora and West Covina have successfully annexed portions of some of the unincorporated communities throughout this project's study area in the 20th century. The City of Industry's incorporation in 1957 established a vision for large-scale industrial production in the southwest quadrant of the ESGV but also set in motion a series of reactions to the environmental consequences of such production. The City of Industry relied on longstanding transportation networks through the area, including the transcontinental Southern Pacific Railroad and Union Pacific Railroad, but also benefitted from new or updated infrastructure projects, including construction of California State Route (SR) 60 through the unincorporated communities of Hacienda Heights and Rowland Heights (Pomona Freeway) and concrete channelization of the San Jose Creek in the 1960s through the unincorporated communities of Avocado Heights, South San Jose Hills, and South Walnut.</p> <p>Residents of adjacent unincorporated communities found themselves facing the environmental consequences of large-scale industrial production (and landfill development in the nearby Puente Hill, which also began in 1957), such as groundwater pollution and reduced air quality. Not only did the City of Industry's incorporation dictate an industrial footprint in the surrounding communities of the ESGV, it solidified the surrounding built environment as well, with families reliant on jobs provided by the City of Industry packed into neighborhoods with lower housing costs in the adjacent transportation corridors and associated emission and concurrent health issues, such as asthma and respiratory disease. The City of Industry led to the adjacent unincorporated communities such as Hacienda Heights, Rowland Heights, Avocado Heights, West Puente Valley, Valinda, and South San Jose Hills to be especially affected by the industrialization.</p>
Immigration Act of 1965	<p>Residential Development; Demographic Change; Immigration; Social Justice</p> <p>The Immigration Act of 1965 repealed the system of national origins quotas that relied on a hierarchy of racial desirability, replacing it with a system that evenly distributed quotas (20,000) globally for all countries. The Immigration Act of 1965 also raised the ceiling on admissions to 300,000 a year and established preferences for family and occupation-based immigration. One of the clearest demographics changes this act created was an uptick in immigration from southern and eastern Europe, as well as from countries throughout Asia. The ESGV witnessed a dramatic increase in immigration from Asia in the ensuing decades as a result.</p>

TABLE 4.3-1
SIGNIFICANT EVENTS/PATTERNS OF DEVELOPMENT AND
CURRENT ISSUES/LASTING IMPACTS/LASTING EFFECTS, *Continued*

Significant Events and Themes	Current Issues/Lasting Impacts/Lasting Effects
	<p>The Immigration Act of 1965 did not produce similar increases across the board, as the historically largest sending countries in the Western Hemisphere—Mexico and Canada—were now subject to similar numerical restrictions as countries further abroad. The act would ultimately amplify and reproduce narratives surrounding illegal immigration from Mexico, as fewer Mexicans than ever before could now immigrate legally. The act consequently crystallized distinctions between “citizen” and “alien” despite opening the borders for many around the world. It did, however, lay the foundation for the surge in Asian immigration to the ESGV in the 1970s, 1980s, and 1990s. Of the 15 profiled communities, evidence of increased or more diversified immigration was evidence in the unincorporated communities of ESGV such as Rowland Heights and Hacienda Heights.</p>
<p>Establishment of Equestrian Districts (1976–1991)</p> <ul style="list-style-type: none"> • Rancho Potrero De Felipe Lugo Equestrian District – 1976 • Pellissier Village Equestrian District – 1976 • Trailside Ranch Equestrian District – 1978 (overlaid by Avocado Heights Equestrian District) • Avocado Heights Equestrian District – 1991 	<p>Equestrian Development; Parks and Recreation; Community Identity</p> <p>Beginning in 1976, Los Angeles began the establishment of equestrian districts in several locations across the County, beginning with Rancho Potrero De Felipe Lugo Equestrian District on January 27, 1976, in the unincorporated community of South El Monte. Other unincorporated communities such as Pellissier Village and Avocado Heights also established an equestrian district. These districts influenced the built environment and social fabric of these communities by allowing for a modified number of horses than is permitted in other areas in unincorporated LA County.</p> <p>Many of the equestrian districts are located next to and access equestrian trails, such as the San Gabriel River Equestrian Trail which links the San Gabriel Mountains to the Pacific Ocean through a vast trail network. Establishment of equestrian districts played a critical role in shaping the sensory experience—sights, sounds, and smells—of many communities and their built environments within the ESGV. Deep lots for animal husbandry, the existence of stables and arenas, and equestrian trails bordering streets and abutting waterways and river channels, all stem from an emphasis on preserving the local equestrian character of many of these communities.</p>

4.4 Community-Specific Backgrounds

4.4.1 Avocado Heights

Overview

Avocado Heights is an unincorporated community in Los Angeles County in the western part of the ESGV Planning Area. The community shares borders with the Cities of Baldwin Park and Industry on the north and east sides, the unincorporated community of Hacienda Heights to the south, and Interstate 605, as well as the San Gabriel River to the west. The community spans about 2.5 square miles (approximately 1,600 acres). The Avocado Heights community started as an equestrian and agricultural community. The deep lots allowed residents to raise horses and chickens. Real estate developers of Avocado Heights subdivided the area into farms and planted the fruit. Because of Edwin G. Hart's—a major promoter of the avocado industry and president of the state association—the hills and area in and around Avocado Heights became avocado orchards. The area became known as Avocado Heights because of the once abundant avocado orchards.¹ By the 1920s, Avocado Heights' large agricultural parcels had avocado orchard and row crops. After World War II, Avocado Heights parcels were subdivided into smaller lots.² At the time of preparing this HCS, the community consists of single-family homes with some industrial properties as well. At the time of the reconnaissance survey in 2024, the majority (or over 75 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1940s. Less than 9 percent predate 1940, and approximately 8 percent are less than 50 years old. The majority of extant buildings and structures in Avocado Heights were built after World War II, between the late 1950s and 1960s (Figure 4.4.1-1, *Avocado Heights Decade-by-Decade Map*).

¹ Los Angeles County Department of Regional Planning. 12 February 2019. *Avocado Heights: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_AvocadoHeights_ComProfile_20190212.pdf

² Moss, Don C. n.d. "The History of Horses in Avocado Heights," p. 1. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

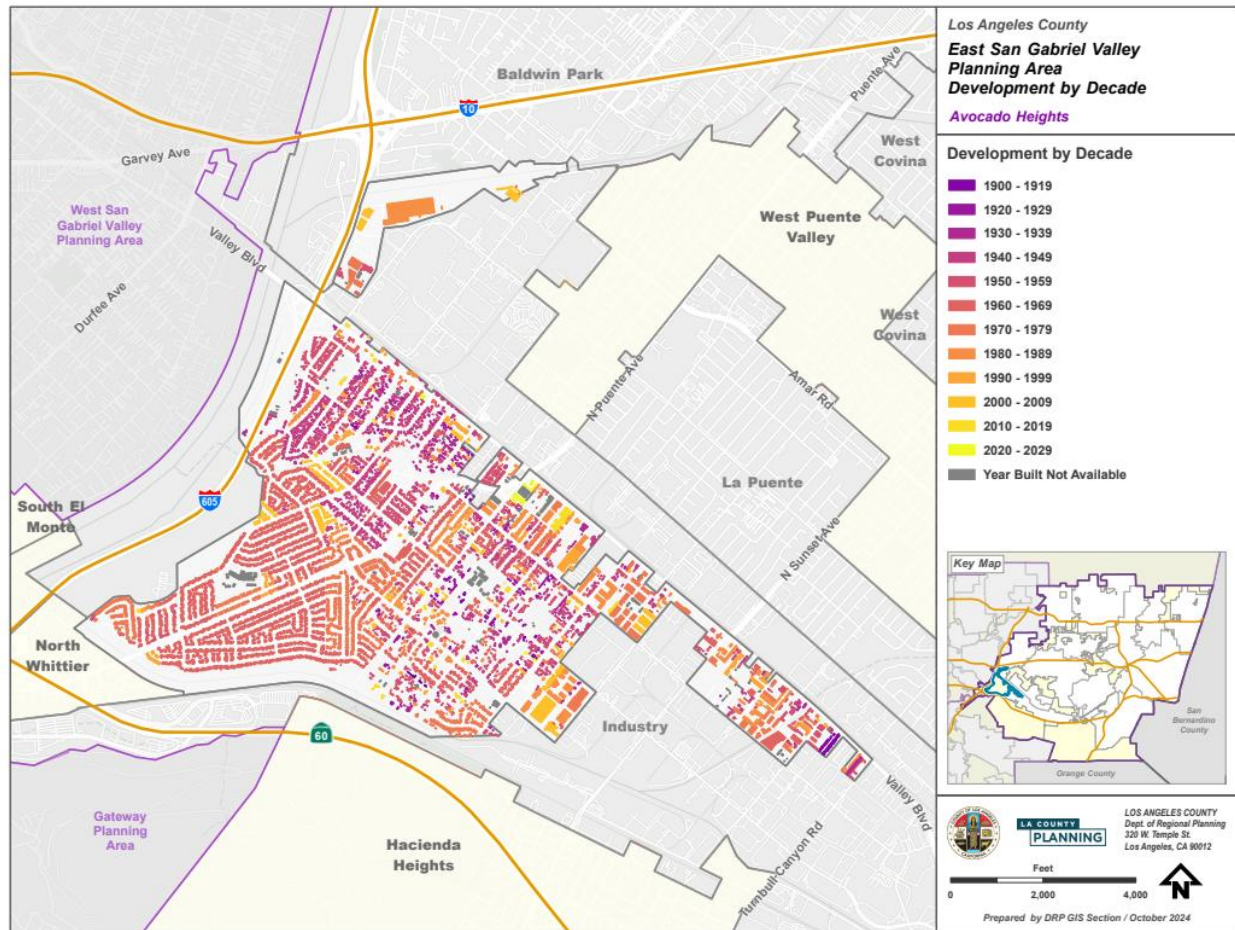


Figure 4.4.1-1. Avocado Heights Decade-by-Decade Map³

A majority of the population in Avocado Heights are younger than 64 years old. 12 percent of the population are over 65 years old. 37 percent of the population are between the ages of 35 and 64 years old, 22 percent of the population are between the ages of 20 and 34 years old, and 29 percent of the population are under the age of 19 years old. The population of Avocado Heights is primarily Latino, who make up approximately 83 percent of the population. The remaining population includes the Asian community who make up 9 percent, the White community who make up 7 percent, and the remaining 1 percent who make up other racial backgrounds or those who are of mixed race.⁴

The community is dominated by single-family homes, with industrial uses along its major corridors. The Avocado Heights community started as an equestrian and agricultural community. As a result, many of the architectural styles from the early development era include equestrian ranches, horse stables, Craftsman or American Foursquare homes, and Spanish Colonial Revival. At the end of World War II, soldiers returning home were in great need of cheap, affordable housing. A postwar building boom swept across the nation as Americans moved to

³ Los Angeles County Department of Regional Planning GIS. October 2024. *Avocado Heights Decade-by-Decade* [map].

⁴ Los Angeles County Department of Regional Planning. 12 February 2019. *Avocado Heights: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_AvocadoHeights_ComProfile_20190212.pdf

suburbia to purchase homes in sprawling tract developments of Minimal Traditional and Ranch-style homes. Developers constructed more than 40 million residences from 1945 to 1975. Returning veterans took advantage of President Franklin Roosevelt's Servicemen's Readjustment Act (GI Bill) to purchase low-mortgaged homes. Large-scale production methods, prefabricated materials, and streamlined assembly methods enabled to meet this surging demand. Postwar suburbanization was further aided by the transition from streetcar to automobile use, which facilitated the decentralization and outward spread of America's cities. By the 1950s, an estimated three of out every four American families owned an automobile.⁵ The Ranch/Minimal Traditional Architectural Styles originated in the United States during the Great Depression as a way to build affordable homes. These are generally relatively small one-story buildings. This pattern is evident in the pattern of post-World War II development where these architectural styles dominate development in Avocado Heights.⁶

Avocado Heights is characterized by the deep lots, the equestrian trails, and the ranches that continue to thrive in Avocado Heights. Although Avocado Heights remains a community dominated by equestrian and rural land uses, much of development of buildings and structures that occurred after the 1970s is characterized by residential subdivision with smaller parcels and residences has developed residentially with tract homes (Figure 4.4.1-2, *View of Equestrian Trails Alongside Road*). Avocado Heights has several parks and trails that serve both equestrian and residential subdivision. The parks located in Avocado Heights include Avocado Heights Park and Avenue Park. The Avocado Heights Park has an equestrian arena for horses and a trail composed of decomposed granite that gives easy access to the San Jose Creek Trail. The length of the trail covers 3.55 miles.⁷

⁵ Metropolitan Historical Commission. 10 August 2017. "Post War Modern: Minimal Traditional, Split Levels, & Ranch Homes: 1940-1960." Nashville Old House Series. Accessed February 2025. Available at: <https://filetransfer.nashville.gov/portals/0/sitecontent/HistoricalCommission/docs/Publications/OHS-Post%20War%20Homes.pdf>

⁶ Los Angeles County Department of Regional Planning. 12 February 2019. *Avocado Heights: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_AvocadoHeights_ComProfile_20190212.pdf

⁷ Los Angeles County Department of Regional Planning. 12 February 2019. *Avocado Heights: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_AvocadoHeights_ComProfile_20190212.pdf



Figure 4.4.1-2. View of Equestrian Trails alongside Road

General History

In the 1700s, during the mission and early Rancho Period, *Californios* and indigenous cowboys rode through the area that was later developed as the community of Avocado Heights. The area was conducive to overland travel due to the relatively flat terrain at the base of the Puente Hills and the availability of water in the tributaries to the Rio Hondo. During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.⁸ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente. At the time of this report, the two main roads through Avocado Heights, Workman Mill Road and Don Julian Road, were named after the land grant holders that initially developed the area.^{9,10} Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately 1848. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow

⁸ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

⁹ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁰ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socalandmarks.com/index.php/2024/10/29/workman-house/>

both wheat and grapes for wine production.¹¹ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹²

Developmental History

The land that became Avocado Heights was bought by Elias J. “Lucky” Baldwin after the failure of the Temple & Workman Bank in 1876. Baldwin owned the area from 1879 until his death in 1909. With the death of Baldwin, the area of Avocado Heights became available to be sold to new developers. The Cross Land Company, owned by Marco Hellman and others, acquired about 2,000 acres of land for the development of Tract No. 1343. The developers named this site La Fortuna Farms. The parcels were divided into 5 acres and sold. Tract No. 1343, along with other tracts, was subdivided for agriculture use, especially for avocados. According to Paul Spitzerri, promoters of the avocado industry planted the fruit in the area around the 1910s, giving Avocado Heights its name.¹³ By the 1920s, Avocado Heights’ large agricultural parcels supported ranches, orchards, and farms. Many of the landowners in Avocado Heights owned horses. Although Tract No. 1343 developed into the City of Industry, portions of Tract No. 1343 became Avocado Heights after World War II (Figure 4.4.1-3, *Tract 1343*).¹⁴

¹¹ Homestead Museum. “About Workman Family.” Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹² SoCal Landmarks. “Workman House.” Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹³ Spitzerri, Paul R. 20 September 2017. “Rancho La Puente’s Livestock Heritage Alive in Avocado Heights and Industry Hills.” The Homestead Blog. Accessed February 2025. Available at: <https://homesteadmuseum.blog/2017/09/20/rancho-la-puentes-livestock-heritage-alive-in-avocado-heights-and-industry-hills/>

¹⁴ Spitzerri, Paul R. 11 January 2022. “Follow ‘Lucky’ Baldwin’s Footsteps;” Selling La Fortuna Farms in Advertisements, 1913.” The Homestead Blog. Accessed December 16, 2024. Available at: <https://homesteadmuseum.blog/2022/01/11/follow-lucky-baldwins-footsteps-selling-la-fortuna-farms-in-advertisements-1913/>

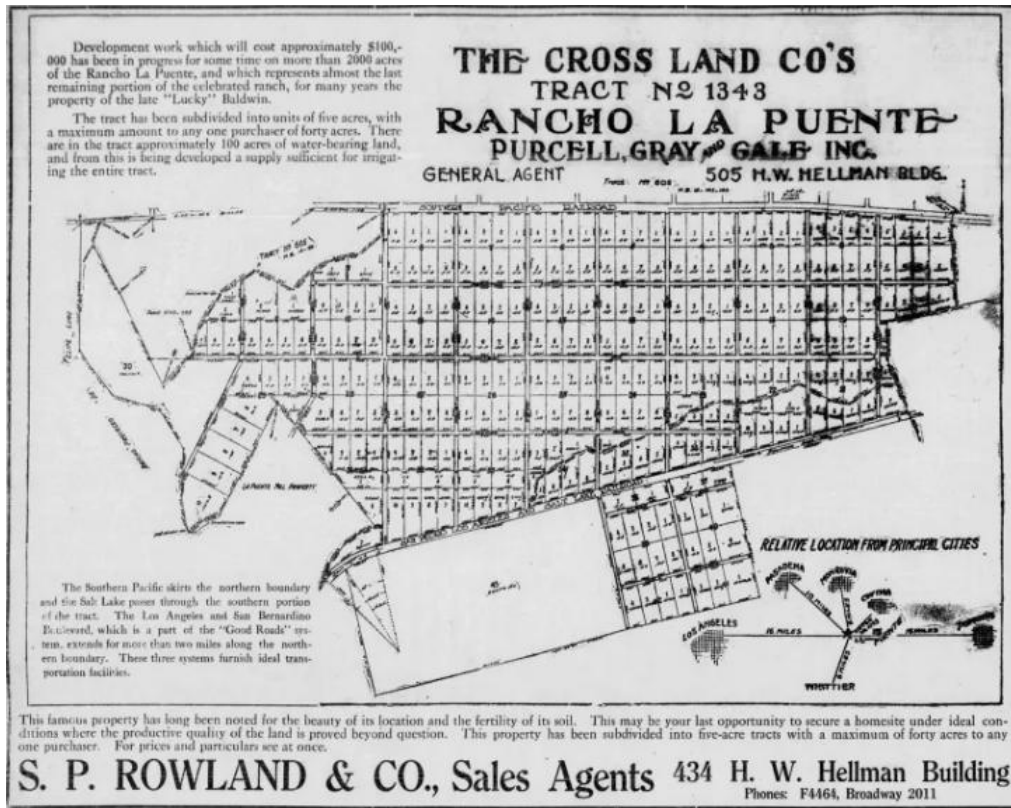


Figure 4.4.1-3. Tract No. 1343¹⁵

After World War II, subdivisions broke up most of the larger parcels in the area. Despite the subdivisions, Avocado Heights remained an equestrian-friendly area with trails that were built to accommodate the horses and equestrian centers opening in Avocado Heights. The two equestrian centers in the area included Trailside Ranch and Woodland Ranch.¹⁶

Throughout the years, the County helped preserve the equestrian character of Avocado Heights from the encroachment of tract homes. After the sale of the Trailside Ranch in the 1970s, the County passed the Trailside Equestrian District by County Ordinance 11690 on April 4, 1978. Also in 1978, the County provided a long-term plan for equestrian trails on the streets of Avocado Heights and an equestrian arena to replace the Trailside Ranch arena that gave way to housing developments. To further preserve the equestrian character of Avocado Heights, the County passed County Ordinance 91-0054Z on April 9, 1991.¹⁷ The ordinance allowed for residences to maintain animals on their subject property, allowing residents of Avocado Heights to keep livestock on their property and maintain it for agricultural use.¹⁸

¹⁵ *Los Angeles Times*. 8 October 1911. "The Cross Land Co's Tract No 1343: Rancho La Puente Purcell, Gray and Gale Inc.," p. 84.

¹⁶ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁷ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁸ Los Angeles County Department of Regional Planning. July 2023. "22.06.040-Supplemental Districts," P. 4. Accessed February 2025. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/07/ESGVAPOrdinance_RPC_vFinal.pdf

4.4.2 Charter Oak

Overview

Charter Oaks is an unincorporated community in Los Angeles County in the northern portion of the ESGV Planning Area. The community shares boundaries with the City of Covina to the west and south, the City of San Dimas to the east and south, and the City of Glendora to the north. The community spans about 1 square mile (approximately 640 acres). Charter Oak started as citrus farms. After World War II, a housing boom influenced the community buildout that was seen at the time of preparing this HCS. At the time of the reconnaissance survey in 2024, the majority (or over 83 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 4 percent predate 1940, and approximately 9 percent are less than 50 years old. A majority of the roads in Charter Oak are cul-de-sacs and dead ends, which allow for traffic and residential areas to be separate. A majority of the community is built of single-family residential homes with only 14 percent multi-family residential properties, 5 percent commercial buildings, and 8 percent other structures or parks (Figure 4.4.2-1, *Charter Oaks Decade-by-Decade Map*).¹⁹

¹⁹ Los Angeles County Department of Regional Planning. 12 February 2019. *Charter Oak: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_CharterOak_ComProfile_20190318.pdf

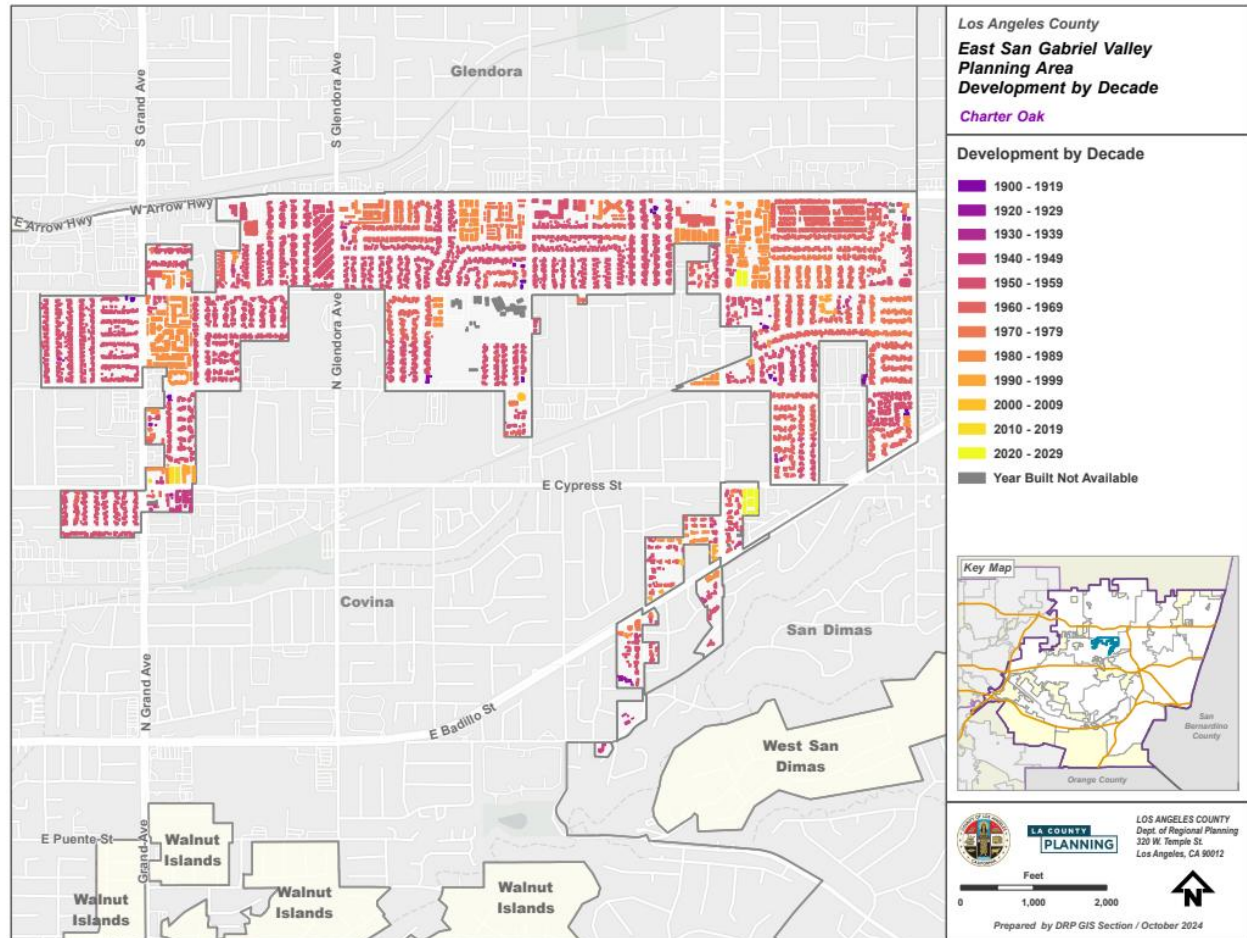


Figure 4.4.2-1. Charter Oak Decade-by-Decade Map²⁰

At the time of preparation of this HCS, a majority of the population in Charter Oaks are younger than 64 years old. 12 percent of the population are over 65 years old. 40 percent of the population are between the ages of 35 and 65 years old, 23 percent of the population are between the ages of 20 and 34 years old, and 25 percent of the population are under 19 years old.²¹ The Latino community makes up the most percentage of race and ethnicity with about 49 percent, following the White population at 31 percent. The Asian community make up about 13 percent of the population.²²

²⁰ Los Angeles County Department of Regional Planning GIS. October 2024. *Charter Oak Decade-by-Decade* [map].

²¹ Los Angeles County Department of Regional Planning. 12 February 2019. *Charter Oak: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_CharterOak_ComProfile_20190318.pdf

²² Los Angeles County Department of Regional Planning. 12 February 2019. *Charter Oak: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_CharterOak_ComProfile_20190318.pdf

The community is dominated by single-family homes. Charter Oaks started as an agricultural area and as a result many of the early homes were built as an American Foursquare architectural style, Craftsman architectural style, or Folk Victorian (Figure 4.4.2-2, 19534 E Covina Blvd.). After World War II, Charter Oak began seeing many Minimal Traditional architectural style homes, Midcentury Modern homes, Streamline Modern, and Modern homes.



Figure 4.4.2-2. 19534 E Covina Blvd.

General History

Charter Oak was part of the Rancho granted to Ygnacio Palomares and Ricardo Vejar by Governor Juan Bautista Alvarado. The Rancho was known as Rancho San Jose. Luis Arenas, a brother-in-law of Palomares, asked for an extension of the rancho for himself which encompassed modern-day San Dimas and Charter Oak. Both the Palomares and Vejar families grew their wealth due to the lucrative trade of beef with the gold miners. The Palomares family sold off their portion of the ranch in 1864 with the death of the elder Palomares. The Vejar family lost their share of the ranch as well by 1866. Shortly after receiving the Rancho San Jose Addition, Luis Arenas sold his land to Henry Dalton. Henry Dalton started Rancho Azusa which was both self-sufficient and well-organized. Although Dalton was successful, after the Mexican-American War, he struggled with proving his claim to his rancho. In 1858, the American government did not honor his land grant and part of his land was opened to homesteaders.²³

The earliest settlers in Charter Oak grew citrus groves in 1886. Water was difficult to obtain and therefore needed to be hauled by wagon from the springs located between La Verne and San Dimas. During the late 1890s, an irrigation pipeline was developed that spanned the 3 miles from

²³ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

the springs to the area of Charter Oak. By 1900, the area was well known for its lemon and orange groves.²⁴

Unlike the cities of Glendora and Azusa, Charter Oak has remained unincorporated. The name Charter Oak was derived from the famous tree that once stood outside of Hartford, Connecticut. Like the fabled story of buried treasure under the Charter Oak in Connecticut, the Charter Oak in California has a similar story. Ryan Price noted that the Charter Oak could have been in two different locations. The first location was just north of present-day Covina Avenue between Sunflower and Valley Center in present-day Covina.²⁵ Another claim states that the tree existed in 2012 on the property of Rob and Debbie Bakke located at 21027 Cienega Avenue. According to the *San Gabriel Valley Tribune*, the tree was slated to be chopped down around 2017.²⁶ Unfortunately, the tree was infested by borer beetles and root rot.²⁷ According to legend, toward the end of the Mexican-American War, San Antonio and his men camped near the town of Charter Oak and an oak tree. The San Antonio in the story could potentially be two different people mentioned in history—Don Antonio Franco Coronel or Jose Antonio Carrillo. However, many believe that it was Don Antonio Franco Coronel that was in this legend.²⁸ According to the legend, San Antonio had captured the American flag and some important papers near the San Gabriel River. On his way to San Bernardino, San Antonio and his men camped near Charter Oak. The Americans, eager to recover their lost flag and papers, found out about his encampment. San Antonio, fearing that he would be captured, buried the gold, flag, and papers near a very large oak tree. While San Antonio was attacked by the Americans, he escaped with his life. Americans tried to find the flag and the important papers that were buried near the oak tree, but they were unable to find the items. An officer, upon leaving the scene, remarked that the oak tree was very similar to Charter Oak of Connecticut. Unfortunately, per the legend, it is unlikely that this story happened because the Battle of Rio San Gabriel started in Montebello, roughly 22 miles away, and according to historic records, San Antonio never captured a flag from the Americans. However, Ryan Lee Price suggests that the myth may have been referencing the battle at Dominguez Hills, not the Battle of San Rio San Gabriel because he believed that after the American's defeat at Dominguez Hill that they would be looking for retribution.²⁹ Other issues with the story or myth is the fact that no troops were ever stationed in the San Gabriel Valley in the fall of 1847 or that the name 'Charter Oak' did not appear in any official records in California until 1894 when the first school was built about 47 years after the battle mentioned in the legend.³⁰

²⁴ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

²⁵ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 19.

²⁶ Figueroa, James. 30 August 2017. "Historic or not, Charter Oak tree facing final days." Accessed January 2025. Available at: <https://www.sgvtribune.com/2011/05/08/historic-or-not-charter-oak-tree-facing-final-days/>

²⁷ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 19.

²⁸ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, pp. 12-18.

²⁹ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, pp. 12-18.

³⁰ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, pp. 12-18.

Developmental History

Charter Oak started as a small agricultural settlement, primarily citrus, from the land that once belonged to several different ranchos. As noted in the aerial photograph, the Charter Oaks development started as a citrus farm in the late 19th century (Figure 4.4.2-3, *1928 Historic Aerial*). The development of the irrigation pipeline in the 1890s allowed farmers to grow oranges and lemons more efficiently. The farming of oranges and lemons was a major part of the community's economic structure and access to major transportation routes was key. In 1902, the Charter Oak Citrus Association was organized to help pack the citrus to be sent to the East coast (Figure 4.4.2-4, *Charter Oak Citrus Association*). The citrus industry was the main industry until after World War II when orchards were largely supplanted by residential development.³¹



Figure 4.4.2-3. 1928 Historic Aerial³²

³¹ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

³² University of California Santa Barbara Library. 1928. Historic aerial photographs. FrameFinder. Accessed December 2024. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/



Figure 4.4.2-4. Charter Oak Citrus Association (circa 1920)³³

The area of Charter Oak grew as more settlers settled in the area and by 1890, Charter Oak needed a school. Planning for a school began as early as 1890, and the Charter Oak Elementary School officially began operations in 1894.³⁴

After World War II, the citrus industry saw a decline partly because of the citrus quick decline—*Citrus tristeza virus*—that killed off 60 percent of the trees in the area and partly because of a demand for housing. Instead of replanting, the citrus farmers sold their land to the suburban housing tracts.³⁵ The housing tracts quickly were established, causing a corresponding growth in the school system (Figure 4.4.2-5, 1960 *Historic Aerial*). The school system continued to grow until the early 1970s, when the Charter Oaks area began to shrink due to annexation efforts by surrounding cities. Commercial property taxes, which generally command higher rates than their residential counterparts, dictated that incorporated cities typically targeted commercial or industrial parcels instead of residential tracts for incorporation. Despite Charter Oak remaining predominantly a farming community, surrounding cities of Covina, Glendora, and San Dimas nevertheless annexed portions of the unincorporated community over the years. As a result, the unincorporated area of Charter Oak shrank and was never able to incorporate.³⁶

³³ Tucker, Clarence. Circa 1920. *Charter Oak Citrus Association*. Photograph. Covina Public Library in Covina Citrus Industry Photographs Collection.

³⁴ Robertson, Jeanine. "A View of the History of Charter Oak, California," pp. 42-43. Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

³⁵ Arellano, Gustavo. 18 December 2024. "Citrus in December is a SoCal tradition. Enjoy your harvest while you can." *Los Angeles Times*. Available at: <https://www.latimes.com/california/story/2024-12-18/citrus-southern-california-metaphor>

³⁶ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>



Figure 4.4.2-5. 1960 Historic Aerial³⁷

³⁷ University of California Santa Barbara Library. 1928. Historic aerial photographs. FrameFinder. Accessed December 2024. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

4.4.3 East San Dimas

Overview

East San Dimas is an unincorporated community in Los Angeles County in the northeast portion of the ESGV Planning Area. The community shares a border with the City of La Verne to the north, east, and south, and the City of San Dimas to the west. The East San Dimas area spans about 0.21 square mile (approximately 134 acres). East San Dimas was known originally as Mud Springs “because of the Mud Spring marshes that made up the topography of the area.”³⁸ In 1887, the Santa Fe Railroad completed one of their lines through the area, which put the City of San Dimas and the unincorporated area on the map.³⁹ Before the 1950s, the majority of the area of East San Dimas were citrus farms. Some of the homes that have survived from that area, built in the 1910s and 1920s, were Craftsman or American Foursquare homes. The unincorporated area of San Dimas, also known as East San Dimas, mainly saw homes built after World War II. At the time of the reconnaissance survey in 2024, the majority (or over 77 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1960s. Less than 4 percent predate 1940, and approximately 7 percent are less than 50 years old. At the time of preparing this HCS, the community consists of single-family residential homes that are mainly Minimal Traditional homes and Ranch-style homes (Figure 4.4.3-1, *East San Dimas Decade-by-Decade Map*).⁴⁰

³⁸ Los Angeles County Department of Regional Planning. 12 February 2019. *East San Dimas: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastSanDimas_ComProfile_20190508.pdf

³⁹ Los Angeles County Department of Regional Planning. 12 February 2019. *East San Dimas: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastSanDimas_ComProfile_20190508.pdf

⁴⁰ Los Angeles County Department of Regional Planning. 12 February 2019. *East San Dimas: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastSanDimas_ComProfile_20190508.pdf

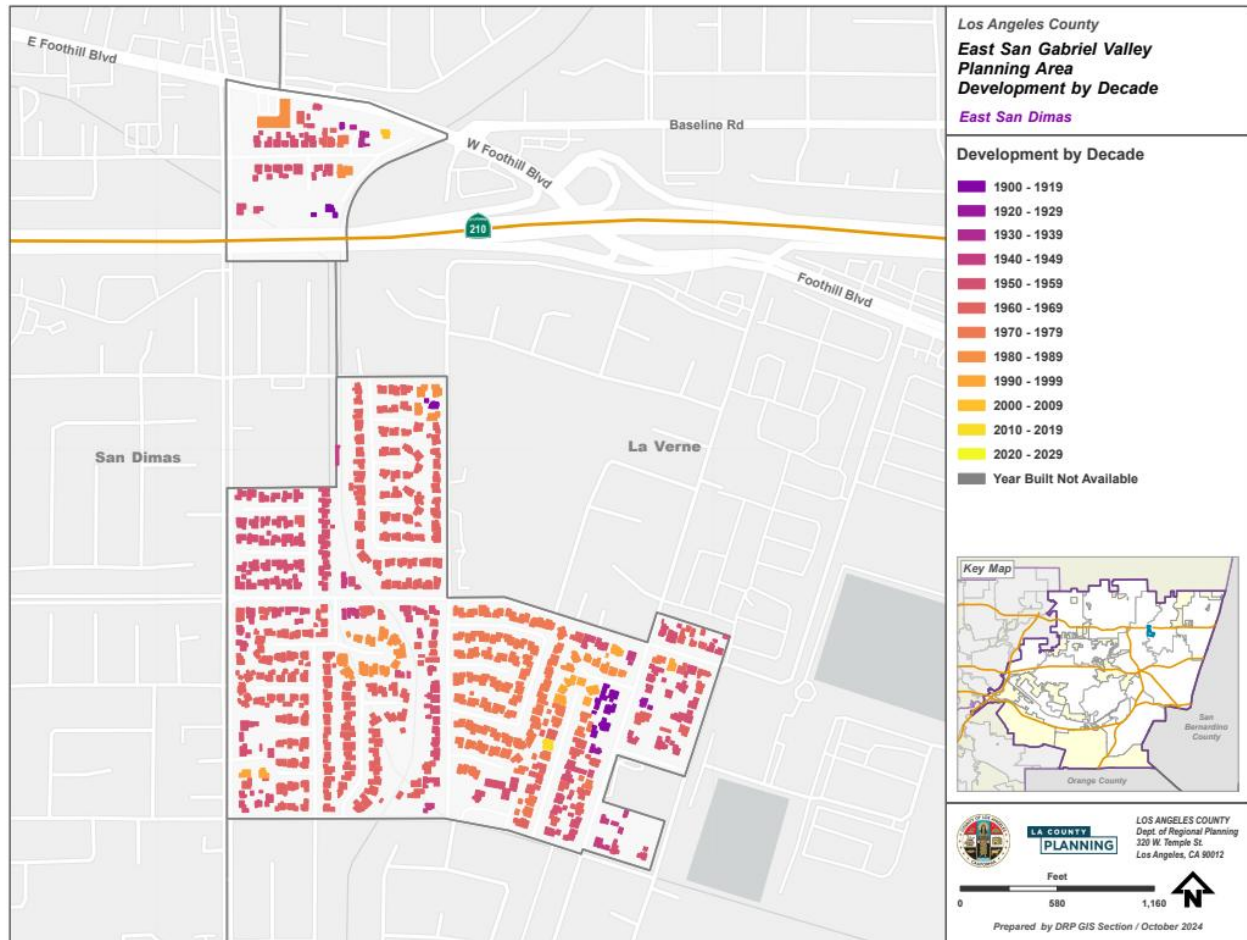


Figure 4.4.3-1 East San Dimas Decade-by-Decade Map⁴¹

At the time of preparation of this HCS, a majority of the population in East San Dimas are younger than 64 years old. 22 percent of the population are over 65 years old. 40 percent of the population are between the ages of 35 and 64 years old, 20 percent of the population are under the age of 19 years old, and 18 percent of the population are between the ages of 20 and 34 years old. The population is divided between the White community who make up 46 percent and the Latino community who make up 40 percent. The remaining population includes the Asian community who make up 8 percent and the remaining 5 percent who make up other racial backgrounds or those who are of mixed race.⁴²

⁴¹ Los Angeles County Department of Regional Planning GIS. October 2024. *East San Dimas Decade-by-Decade* [map].

⁴² Los Angeles County Department of Regional Planning. 12 February 2019. *East San Dimas: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastSanDimas_ComProfile_20190508.pdf

General History

The East San Dimas area was part of the Rancho San Jose created from land that belonged to the Mission San Gabriel. Richardo Vejar and Don Ygnacio Palomares ranched in the area.⁴³ The Rancho was known as Rancho San Jose. Luis Arenas, a brother-in-law of Palomares, asked for an extension of the rancho for himself which encompassed modern-day San Dimas and East San Dimas. Both the Palomares and Vejar families grew their wealth due to the lucrative trade of beef with the gold miners. The Palomares family sold off their portion of the ranch in 1864 with the death of the elder Palomares. The Vejar family lost their share of the ranch by 1866. Shortly after receiving the Rancho San Jose Addition, Luis Arenas sold his land to Henry Dalton. The owner of Rancho Azusa, Dalton owned the San Jose Addition until 1885. With the arrival of the Santa Fe Railroad, the Rancho Period ended leading to the homestead period of the ESGV.⁴⁴

Developmental History

With the arrival of the Santa Fe Railroad in 1887, the San Dimas area which also included the unincorporated area of East Dimas, prospered with citrus farms. In 1926, Route 66 was established along the northern border of East San Dimas. Route 66 allowed for East San Dimas to prosper economically because from people migrating west.⁴⁵ However, the area of East San Dimas did not develop to what it is at the time of preparing this HCS until the 1950s and 1960s. After World War II, the citrus industry saw a decline partly because of the citrus quick decline—*Citrus tristeza virus*—that killed off 60 percent of the trees in the area and partly because of a demand for housing. Instead of replanting, the citrus farmers sold their land to the suburban housing tracts developers.⁴⁶

⁴³ Los Angeles County Library. "Community History: San Dimas." Accessed December 17, 2024. Available at: <https://lacountylibrary.org/sandimas-local-history/>

⁴⁴ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

⁴⁵ Los Angeles County Department of Regional Planning. 12 February 2019. *East San Dimas: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastSanDimas_ComProfile_20190508.pdf

⁴⁶ Arellano, Gustavo. 18 December 2024. "Citrus in December is a SoCal tradition. Enjoy your harvest while you can." *Los Angeles Times*. Available at: <https://www.latimes.com/california/story/2024-12-18/citrus-southern-california-metaphor>

4.4.4 Hacienda Heights

Overview

Hacienda Heights is an unincorporated community located in the southwest part of the ESGV Planning Area. The 11.9-square-mile (approximately 7,620 acres) community shares boundaries with the Cities of Industry on the north, La Habra Heights on the south, and Whittier on the southwest side. In addition, the community also shares boundaries with the unincorporated communities of North Whittier on the west and Rowland Heights on the east side. Before the post-World War II housing boom, Hacienda Heights was a predominately rural community that grew citrus, walnuts, and avocados. At the time of preparing this HCS, Hacienda Heights is largely a residential community.⁴⁷ Many of the homes in the early 1900s were Craftsman, National Folk, Victorian, and Tudor Revival. Overlooking the valley, many Spanish Colonial Revival homes were built. After World War II, tract homes with Minimal Traditional and Ranch-style homes developed. In the 1960s and 1970s, Hacienda Heights also built commercial properties in the Midcentury Modern style. At the time of the reconnaissance survey in 2024, the majority (or over 66 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s through the 1970s. Approximately 2 percent predate 1940, and approximately 8 percent are less than 50 years old (Figure 4.4.4-1, *Hacienda Heights Decade-by-Decade Map*).

⁴⁷ Los Angeles County Department of Planning Department. 12 February 2019. *Hacienda Heights: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_HaciendaHeights_ComProfile_20190327.pdf

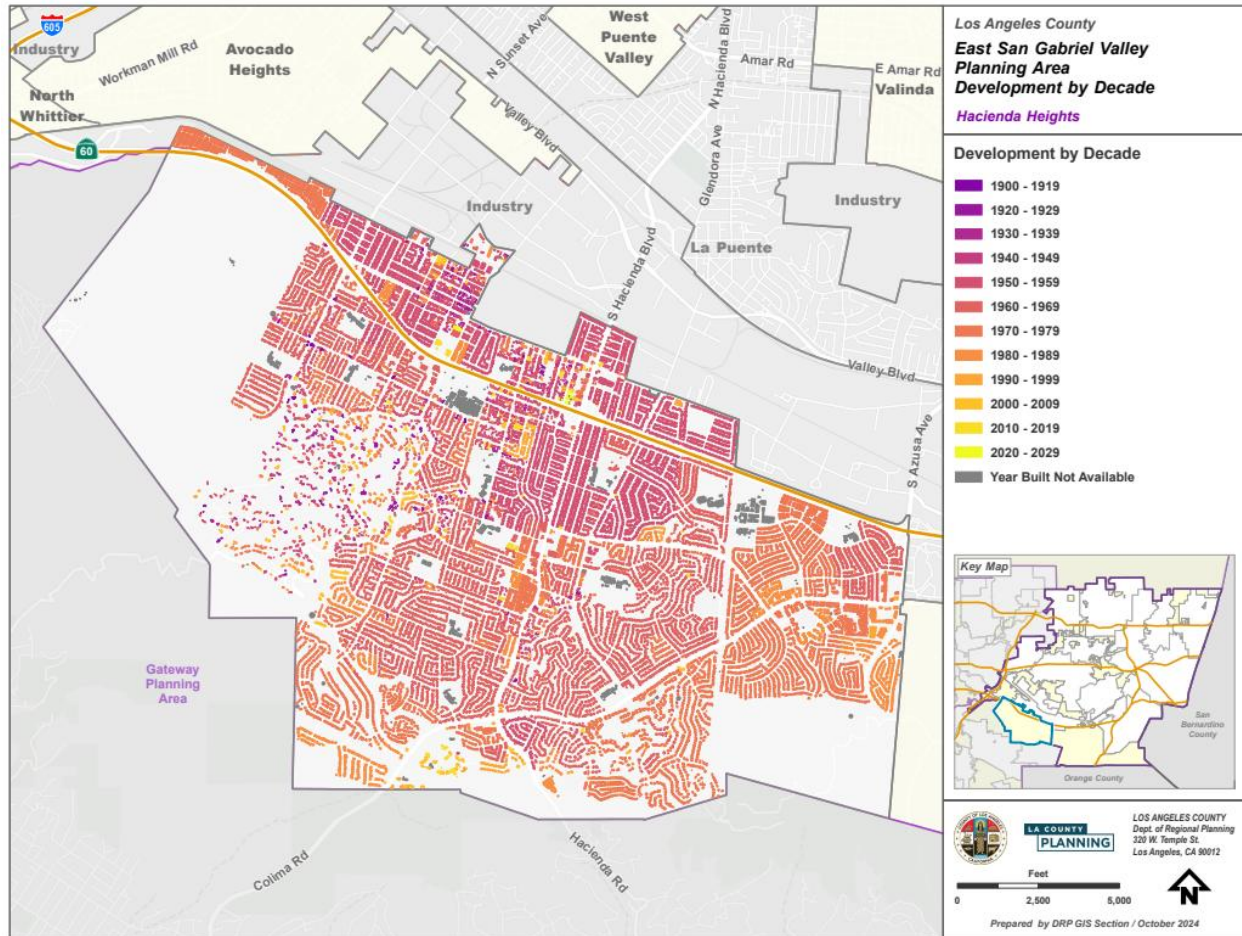


Figure 4.4.4-1. Hacienda Heights Decade-by-Decade Map⁴⁸

At the time of preparation of this HCS, a majority of the population in Hacienda Heights are under 64 years old. 19 percent of the population are over 65 years old. 39 percent of the population are between the ages of 35 and 64 years old, 21 percent of the population are between the ages of 20 and 34 years old, and 22 percent are under the age of 19 years old. The population of Hacienda Heights has a split between the Latino community and Asian community. The Latino community makes up approximately 46 percent of the population, and the Asian community makes up 38 percent of the population. The remaining population includes the White community who make up 13 percent and the remaining 3 percent who make up other racial backgrounds or those who are of mixed race.⁴⁹

⁴⁸ Los Angeles County Department of Regional Planning GIS. October 2024. *Hacienda Heights Decade-by-Decade* [map].

⁴⁹ Los Angeles County Department of Planning Department. 12 February 2019. *Hacienda Heights: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_HaciendaHeights_ComProfile_20190327.pdf

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.⁵⁰ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.⁵¹ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.⁵² One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.⁵³ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.⁵⁴ In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.⁵⁵

As the ranch continued to be developed, Workman and Rowland divided the ranch between the two of them in 1868. Workman and F. P. F. Temple started banking in 1868 and established their own bank in 1871. However, the Temple & Workman Bank foreclosed in 1876. Part of the Workman property was bought out by Elias J. Baldwin in 1879. Baldwin owned the property until his death in 1909. Hacienda Heights developed out of the original La Puente Rancho. Hacienda Heights, originally dubbed North Whittier Heights, petitioned to change the name to Hacienda Heights in 1961.⁵⁶ After Hacienda Heights was sold by the Workman and Rowland families, Hacienda Heights first developed tract home developments in 1913. By the 1950s, Hacienda Heights developed into tract homes. Hacienda Heights started in agriculture before expanding into a suburb in the 1950s.

⁵⁰ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

⁵¹ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

⁵² Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

⁵³ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

⁵⁴ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

⁵⁵ Spitzerer, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

⁵⁶ Bond, Marion. 14 October 1990. "Houses Stand Where Orchards Grew: Hacienda Heights: A gas station and market were the only businesses 30 years ago. Today's population is served by several shopping centers." *Los Angeles Times*. Accessed December 18, 2024. Available at: <https://www.latimes.com/archives/la-xpm-1990-10-14-re-3816-story.html>

Developmental History

Hacienda Heights was part of the Rancho La Puente that was owned by William Workman which was lost to Elias J. "Lucky" Baldwin. Baldwin held the property until his death in 1909. The Hacienda Heights area was part of the North Whittier Heights project that was started in 1913 by Edwin G. Hart. Edwin G. Hart advertised the lots "to those who are looking for proven citrus land, or those who are looking for an investment, or a place to erect a permanent home close to Los Angeles."⁵⁷ Since there were no roads leading to North Whittier Heights, Hart provided transportation to interested buyers (Figure 4.4.4-2. *North Whittier Heights Advertisement*).



**You Are Invited to Attend the Formal Opening and
Real Mexican Barbecue**
to be held at
North Whittier Heights
Saturday, May 17th

We have chartered a special train from the Salt Lake railway on this date to take our guests from Los Angeles to North Whittier Heights and return. The price of this one special excursion is 50c for the round trip. (The regular round trip rate is \$1.00.) We will have sufficient autos on hand to show all of our visitors over the property.

To those who are looking for proven citrus land, or to those who are looking for an investment, or a place to erect a permanent home close to Los Angeles, and where the scenic beauty of the surroundings cannot be duplicated in all the Southland, we extend a cordial invitation to join our special excursion to North Whittier Heights, Saturday, May 17.

We want you to come out and see for yourself what an ideal location we have for developing an orchard district second to none in the state. We want you to see the many desirable locations for homesites on the property, which offer possibilities in contour planting that will rival the world-famous "Smiley Heights" of Redlands.

We want you to see the wonderful transformation which is being made in the property and to motor over the excellent system of roads which we are just completing. We want you to inspect our model water distributing system, which comprises a separate system of distribution for domestic and irrigation purposes.

We want you to see the young orchards which have been planted and are being cared for by our force of citrus experts, and you can see the young trees being planted, irrigated and cultivated with your own eyes.

We want you to come out and help us make this a gala day.

Now is the time to arrange for reservations on our excursion to be run on Saturday, May 17. We hope to be able to accommodate everyone who wishes to go on this date, but it may be that there will be more people offer to make reservations than we can handle, so the sooner you make your reservation the more certain you will be of securing accommodations.

If you would like to look over the property prior to the date of formal opening we shall be pleased to make arrangements to take you out in our auto, or if you motor out yourself, our representative on the tract will be pleased to show you over the property. Excellent auto roads connect with the tract from all sections.

The special train will leave the Salt Lake station in Los Angeles at 11 o'clock a. m., returning it will leave the property at 3 p. m. We would be glad to furnish you any additional information regarding the property; also our descriptive folder and map of Southern California, if you will call or write.

EDWIN G. HART, General Sales Agent
For Whittier Extension Company, Owners.
915-917 to 923 Union Oil Building, Los Angeles.

Phone 10421. Main 2506.

Figure 4.4.4-2. North Whittier Heights Advertisement (1913)⁵⁸

⁵⁷ *Press-Telegram* (Long Beach, CA). 14 May 1913. "You Are Invited to Attend the Formal Opening and Real Mexican Barbecue to be held at North Whittier Heights," p. 3.

⁵⁸ *Press-Telegram* (Long Beach, CA). 14 May 1913. "You Are Invited to Attend the Formal Opening and Real Mexican Barbecue to be held at North Whittier Heights," p. 3.

Edwin G. Hart started as a real estate developer but branched out into citrus and avocados. Hacienda Heights, originally known as North Whittier Heights, was filled with avocado, lemon, and orange groves. The avocados were grown on the steep sides of the Puente Hills and the citrus trees occupied the flatter, lower sections of the tract. Grover Russell, another pioneer settler in the area, was a realtor for Edwin Hart.⁵⁹ Russell worked on promoting the raising of oranges and lemons in East Whittier and helped Hart develop North Whittier Heights. In 1919, Hart formed the North Whittier Heights packing house that was on Clark Avenue bordering the San Pedro, Los Angeles, and Salt Lake Railroad in what was then called Hartsville.⁶⁰ At the end of World War II, soldiers returning home were in great need of cheap, affordable housing. A postwar building boom swept across the nation as Americans moved to suburbia to purchase homes in sprawling tract developments. Developers constructed more than 40 million residences from 1945 to 1975. Returning veterans took advantage of President Franklin Roosevelt's Servicemen's Readjustment Act (GI Bill) to purchase low-mortgaged homes. Large-scale production methods, prefabricated materials, and streamlined assembly methods enabled to meet this surging demand. Postwar suburbanization was further aided by the transition from streetcar to automobile use, which facilitated the decentralization and outward spread of America's cities. By the 1950s, an estimated three of out every four American families owned an automobile.⁶¹ Therefore, by the end of the 1950s, Hacienda Heights rapidly started to develop residential properties. The immediate postwar years into the 1950s saw a decrease in Japanese, Chinese, and Filipino populations in the San Gabriel Valley as white Americans moved en masse to newly established suburbs. The Immigration Act of 1965 facilitated a dramatic rise in migration from southern and eastern Europe as well as from Asia. Aided in part by President Johnson's immigration law, the San Gabriel Valley saw a surge of Asian immigrants to the U.S. in the last decades of the 20th century.⁶² The ESGV today, including its unincorporated communities, the residential population remains racially and ethnically diversified. The Asian and Latino populations across Los Angeles County grew dramatically in the 20th century's final decades, and the ESGV was no exception. By the 1980s, Hacienda Heights had developed an Asian community. Many of the properties in Hacienda Heights started to develop an Asian-inspired architectural style including the building of Hsi Lai Temple in 1988 (Figure 4.4.4-3, *View of Entrance of Hsi Temple looking out towards Hacienda Heights*).

⁵⁹ Spitzer, Paul R. 12 May 2020. "Letters Concerning the Opening of the North Whittier Heights (Hacienda Heights) Subdivisions, 1913." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2020/05/12/letters-concerning-the-opening-of-the-north-whittier-heights-hacienda-heights-subdivision-may-1913/>

⁶⁰ Spitzer, Paul R. 10 September 2017. "A Donation of Artifacts on the Early History of Hacienda Heights." The Homestead Blog. Accessed December 18, 2024. Available at: <https://homesteadmuseum.blog/2017/09/10/a-donation-of-artifacts-on-the-early-history-of-hacienda-heights/>

⁶¹ Metropolitan Historical Commission. 10 August 2017. "Post War Modern: Minimal Traditional, Split Levels, & Ranch Homes: 1940-1960." Nashville Old House Series. Accessed February 2025. Available at: <https://filetransfer.nashville.gov/portals/0/sitecontent/HistoricalCommission/docs/Publications/OHS-Post%20War%20Homes.pdf>

⁶² Ngai, Mae M. 2004. *Impossible Subjects: Illegal Aliens and the Making of Modern America*. Princeton, NJ: Princeton University Press, pp. 227, 261.



Figure 4.4.4-3. View of Entrance of Hsi Temple looking out towards Hacienda Heights

4.4.5 North Pomona

Overview

North Pomona is approximately 0.051 square miles (approximately 33 acres) and is located in the northeast portion of the ESGV Planning Area. The community is surrounded by the City of Pomona to the west and south and the City of Claremont to the east and north. The northern part of North Pomona is a part of a mobile park, and the southern area is made up of single-family homes. North Pomona is the smallest unincorporated community in the ESGV. Thompson Creek passes through the northwestern part of North Pomona (Figure 4.4.5-1, *North Pomona Decade-by-Decade Map*). The early development of North Pomona started in the early 1900s with Victorian-style homes. However, a majority of the development occurred after World War II with Ranch-style homes. At the time of the reconnaissance survey in 2024, the majority of extant structures were more than 50 years old, with the greatest number constructed in the 1960s. Less than 2 percent predate 1940, and approximately 1 percent are less than 50 years old (Figure 4.4.5-1).

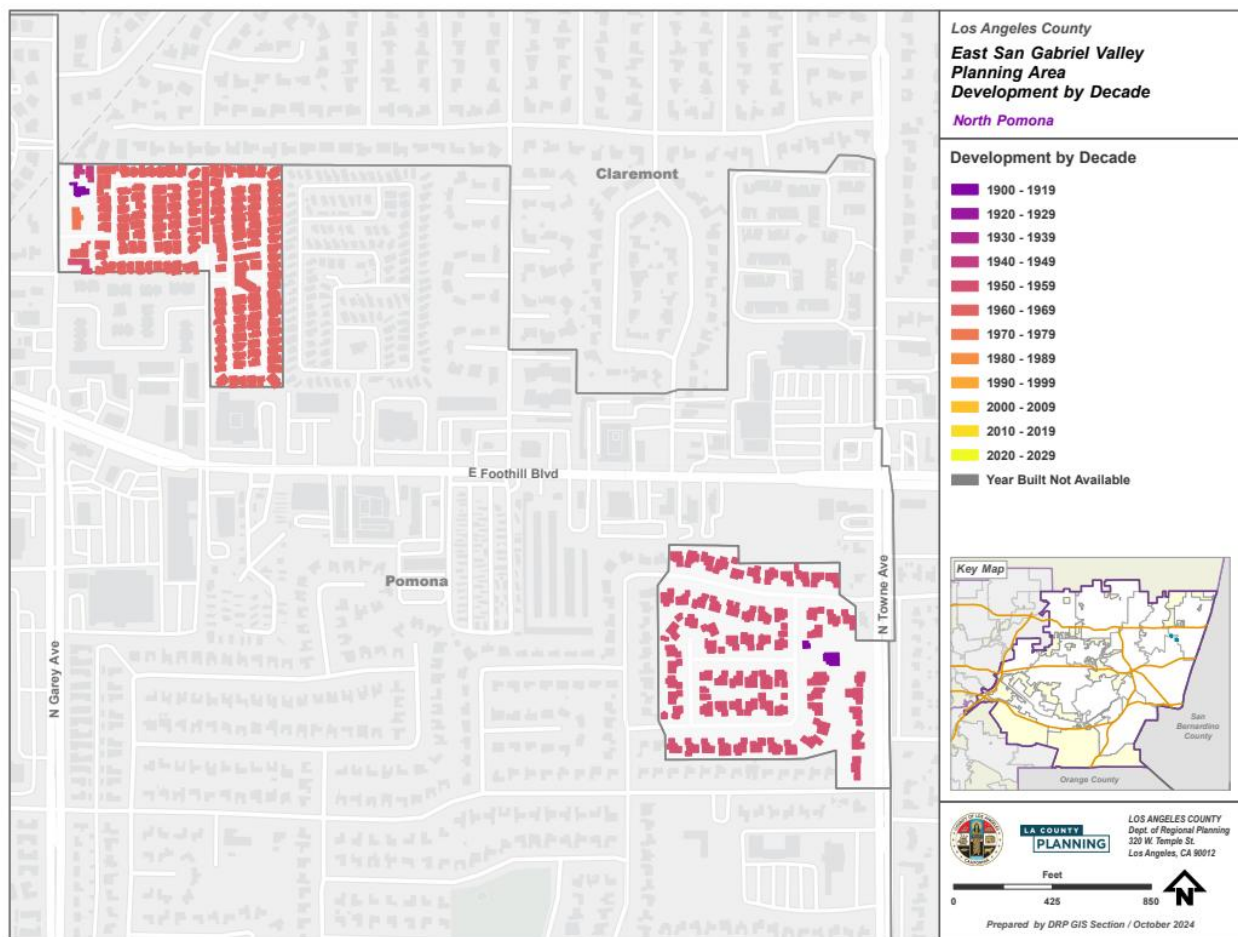


Figure 4.4.5-1. North Pomona Decade-by-Decade Map⁶³

⁶³ Los Angeles County Department of Regional Planning GIS. October 2024. *North Pomona Decade-by-Decade* [map].

At the time of preparation of this HCS, a majority of the population of North Pomona are younger than 64 years old. 24 percent of the population are over 65 years old. 22 percent of the population are under the age of 19 years old, 19 percent of the population are between the ages of 20 and 34 years old, and 36 percent of the population are between the ages of 35 and 64 years old. The population of North Pomona is primarily White, who make up approximately 43 percent of the population. The remaining population includes the Latino community who make up 39 percent of the population, the Asian community who make up 8 percent, and the remaining 10 percent who make up other racial backgrounds or those who are of mixed race.⁶⁴

General History

North Pomona was part of the Rancho San Jose which was created from land that belonged to the Mission San Gabriel. Richardo Vejar and Don Ygnacio Palomares ranched in the area.⁶⁵ The Rancho was known as Rancho San Jose. Both the Palomares and Vejar families grew their wealth due to the lucrative trade of beef with the gold miners. The Palomares family sold off their portion of the ranch in 1864 with the death of the elder Palomares. Unlike the Palomares family, the Vejar family lost their share of the ranch by 1866. With the arrival of the Santa Fe Railroad, the Rancho Period ended leading to the homestead period of ESGV.⁶⁶

Developmental History

Throughout the 1800s, the area served as a major citrus producer and agricultural hub. The arrival of the railroad spurred industry and development in the area. In 1895 newspaper advertisements, North Pomona was advertised for its abundance of water, systematic irrigation, and its orange and lemon trees.⁶⁷ According to newspaper articles, by 1898, North Pomona had several packing houses and about 200 inhabitants. North Pomona also had its own post office by 1898.⁶⁸ The Santa Fe Railway allowed North Pomona to ship oranges to Pomona.⁶⁹ Citrus farming continued until after World War II when residential development began in the area (Figure 4.4.5-2, *Foot-Hill Oranges Packing Label*; Figure 4.4.5-3, *Green Top Brand Label*).

⁶⁴ Los Angeles County Department of Regional Planning. 6 June 2019. *North Pomona: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_NorthPomona_ComProfile_20190606.pdf

⁶⁵ Los Angeles County Library. "Community History: San Dimas." Accessed December 17, 2024. Available at: <https://lacountylibrary.org/sandimas-local-history/>

⁶⁶ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

⁶⁷ *Los Angeles Herald*. 1 January 1895. "At North Pomona," p. 9.

⁶⁸ *Progress-Bulletin* (Pomona, CA). 7 April 1898. "North Pomona," p. 3.

⁶⁹ *Progress-Bulletin* (Pomona, CA). 4 April 1898. "North Pomona," p. 4.

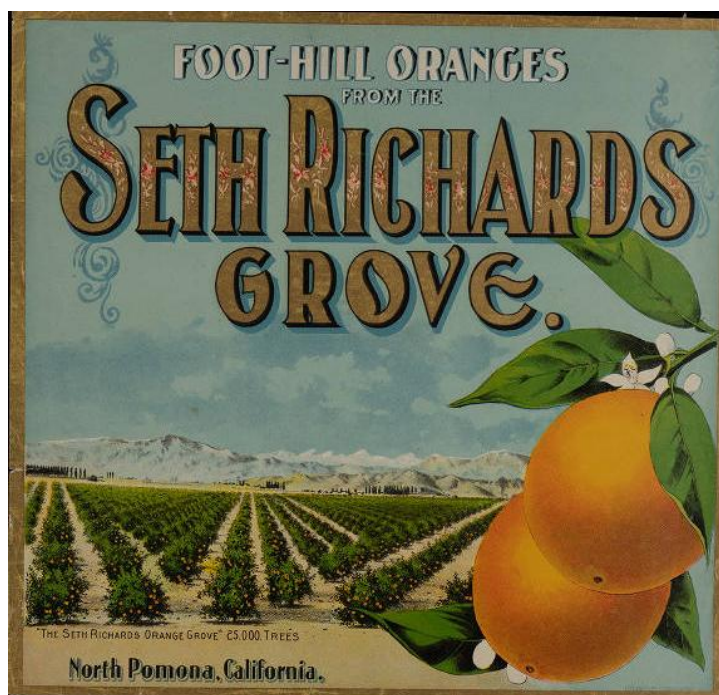


Figure 4.4.5-2. Foot-Hill Oranges Packing Label⁷⁰

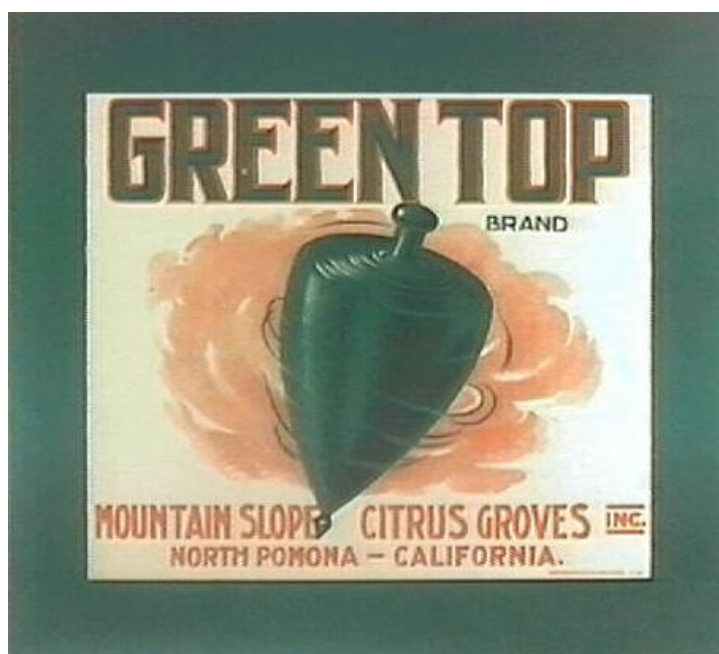


Figure 4.4.5-3. Green Top Brand Label⁷¹

⁷⁰ Los Angeles Lithographic Co. 1890-1900. *Seth Richards Grove*. Label. The Jay T. Last Collection of Graphic Arts and Social History, The Huntington Digital Library. Accessed January 2025. Available at: <https://hdl.huntington.org/digital/collection/p16003coll4/id/758>

⁷¹ Western Litho. Co. 1916. *Green Top Brand*. Label. The Jay T. Last Collection of Graphic Arts and Social History, The Huntington Digital Library. Accessed January 2025. Available at: <https://hdl.huntington.org/digital/collection/p16003coll4/id/413>

According to historic aerials, between 1948 and 1953, the North Pomona area developed residential tracts. In 1955, the residents of North Pomona filed a petition to stop the Planning Commission from rezoning a residential area to an industrial area.⁷²

⁷² *Progress-Bulletin* (Pomona, CA). 12 May 1955. "250 Citizens File Petition at Hearings."

4.4.6 Pellissier Village

Overview

Pellissier Village is approximately 0.31square miles (approximately 200 acres) in the unincorporated area of the southwest part of the ESGV Planning Area. The community shares borders with City of the Industry to the east, San Gabriel Freeway (I-605) to the east, Pomona Freeway (SR 60) to the north, and the San Gabriel River on the west. Pellissier Village was named after Francois F. Pellissier, who owned the dairy ranch in Pellissier Village. The land around Pellissier Village has been annexed for industry, freeway construction, Rio Hondo College, Rose Hills Memorial Park, and the Puente Hills Landfill. After World War II, the remaining land was subdivided for housings that are predominantly Ranch and Minimal Traditional homes. At the time of the reconnaissance survey in 2024, the majority (or over 93 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1940s. Less than 2 percent predate 1940, and approximately 2 percent are less than 50 years old (Figure 4.4.6-1, *Pellissier Village Decade-by-Decade Map*).

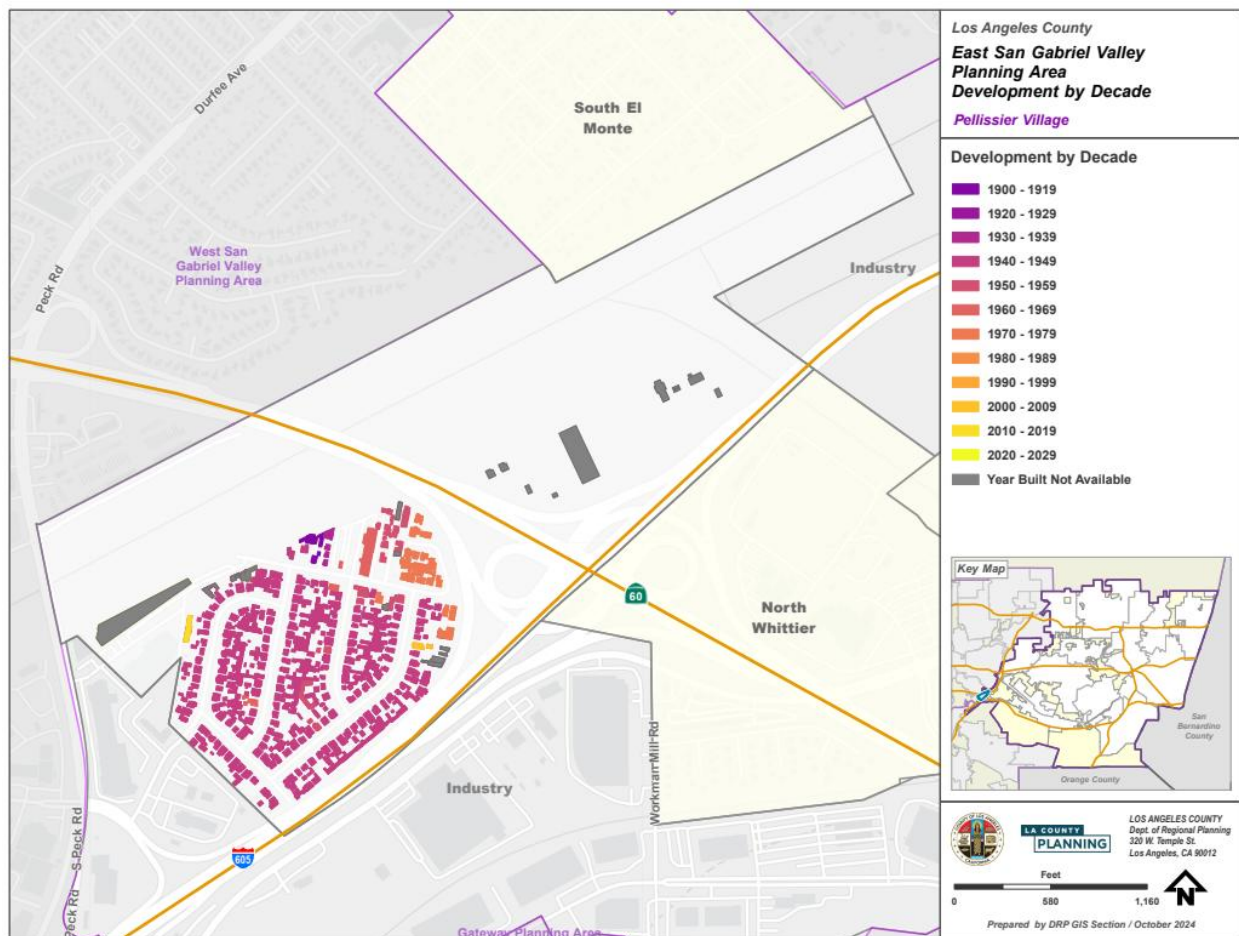


Figure 4.4.6-1. Pellissier Village Decade-by-Decade Map⁷³

⁷³ Los Angeles County Department of Regional Planning GIS. October 2024. *Pellissier Village Decade-by-Decade* [map].

At the time of preparation of this HCS, a majority of the population are younger than 64 years old. 13 percent of the population are over 65 years old. 37 percent of the population are between the ages of 35 and 64 years old, 29 percent of the population are under the age of 19 years old, and 21 percent of the population are between the ages of 20 and 34 years old. The population of Pellissier Village is primarily Latino, who make up approximately 80 percent of the population. The remaining population includes the Asian community who make up 10 percent of the population, the White population who make up 8 percent of the population, and the remaining 2 percent who are made up of other racial backgrounds or those who are of mixed race.⁷⁴

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.⁷⁵ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.⁷⁶ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.⁷⁷ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.⁷⁸ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.⁷⁹ In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.⁸⁰

⁷⁴ Los Angeles County Department of Regional Planning. 23 October 2019. *Pellissier Village: East San Gabriel Valley Area Plan*. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_PellissierVillage_ComProfile_20191023.pdf

⁷⁵ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

⁷⁶ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

⁷⁷ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

⁷⁸ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

⁷⁹ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

⁸⁰ Spitzzeri, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

Part of the Workman property was bought out by Elias J. Baldwin in 1879. Francois F. Pellissier, an immigrant of France, bought 3,200 acres of ranchland from Elias J. Baldwin. The Pellissier dairy farm stayed in operation from the 1880s to the 1950s.⁸¹

Developmental History

After Lucky Baldwin sold the 3,200 acres of ranchland to Francois (Frank) Pellissier, Pellissier started the Pellissier Dairy Farms (Pellissier Ranch) (Figure 4.4.6-2, *Pellissier Dairy Farm, Workman Mills Road*). The Pellissier Dairy Farms stayed in operation from the 1880s to the 1950s. In 1920, the *Los Angeles Times* noted that the Pellissier Dairy Farm had about 900 Holsteins and several barns that housed the cattle. The ranch was known for its award-winning cows and sold milk in and around ESGV (Figures 4.4.6-3A–B, *Pellissier Dairy Advertisement*). The Pellissier Ranch also grew alfalfa, barley, oats, and corn on their 3,200 acres of land.⁸²



Figure 4.4.6-2. Pellissier Dairy Farm, Workman Mill Road (looking northwest; 1957)⁸³


⁸¹ Los Angeles County Department of Regional Planning. 23 October 2019. *Pellissier Village: East San Gabriel Valley Area Plan*. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_PellissierVillage_ComProfile_20191023.pdf

⁸² Lyans, R.T. 5 December 1920. "A Great Southern California Dairy Establishment." *Los Angeles Times*, p. 154.


⁸³ Howard D., Kelly. 1957. *Pellissier Dairy Farms, Workman Mill Road, looking northwest*. Photograph. Kelly-Holiday Mid-Century Aerial Collection on TESSA Digital Collections of the Los Angeles Public Library. Accessed January 2025. Available at: <https://cdm16703.contentdm.oclc.org/digital/collection/photos/id/7049/>

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Pellissier Dairy

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BEVERLY BOULEVARD AT ROSEMEAD

Figure 4.4.6-3A. Pellissier Dairy Advertisement (1950)⁸⁴

⁸⁴ *The Whittier Pictorial*. 8 June 1950. Magazine ad, p. 16. Volume 1, No. 4. Accessed January 2025. Available at: https://archive.org/details/cwh_000140/page/16/mode/2up



Figure 4.4.6-3B. Pellissier Dairy Advertisement (date unknown)⁸⁵

In the 1950s, the high demand for housing subdivision and freeway construction led to a portion of Pellissier Dairy Farm being annexed for a 180-house subdivision along the San Jose Creek. No longer could the Pellissier family use the land along the San Jose Creek for their livestock to run free.⁸⁶ According to a newspaper article, Pellissier Dairy Farm lost 600 acres of land in the 1950s. Frank Pellissier asked for a zone change to build an industrial section in the 1950s. He hoped to lease his land to industries since the land was “no longer usable for farming both because of the protests from the village about dust and because it is ‘not economically feasible.’”⁸⁷ Some of the land that Pellissier hoped to change to industry was needed for freeways.⁸⁸ The Pellissier family continued to sell portions of land throughout the 1950s and 1960s. Frank Pellissier in 1963 sold a 118-acre parcel for Rio Hondo Junior College.⁸⁹

In 1974, Pellissier Village petitioned to be an equestrian district.⁹⁰ Pellissier Village became an equestrian district on July 27, 1976.⁹¹ At the time of preparing this HCS, Pellissier Village has maintained its equestrian and rural heritage. Throughout the area known as Pellissier Village, people are reminded of the equestrian traditions of Pellissier Village (Figure 4.4.6-4, *Placita del Pueblo*). For instance, Pellissier Village has incorporated crossing signs for equestrian use and a

⁸⁵ Whittier Life. 25 August 2019. Facebook. Accessed January 2025. Available at: <https://www.facebook.com/WhittierLife/posts/-mooooooo-have-you-heard-of-pellissier-dairy-the-pellissier-family-and-the-dairy-/757099644724790/>

⁸⁶ Uyeda, Elisabeth L. 5 November 2010. “The Pellissiers: Wiltern Theater, Dairy Farming, and Hazel the Cow.” *Los Angeles Revisited*. Accessed December 2024. Available at: <https://losangelesrevisited.blogspot.com/2010/11/pellissiers-wiltern-theater-dairy.html>

⁸⁷ *The Whittier News* (Whittier, CA). 8 August 1957. “Pellissier Asks Zone Change to Build ‘Clean’ Industrial Area,” p. 1.

⁸⁸ *The Whittier News* (Whittier, CA). 8 August 1957. “Pellissier Asks Zone Change to Build ‘Clean’ Industrial Area,” p. 1.

⁸⁹ *Daily News* (Los Angeles, CA). 21 December 1963. “Sale of Junior College Site Expected on Monday,” p. 11.

⁹⁰ Birkinshaw, Jack. 7 July 1974. “County ‘Island’ May Become Horse District.” *Los Angeles Times*, p. 253.

⁹¹ Los Angeles County Department of Regional Planning. “Chapter 22.070.40: Ordinance 2024-0029.” Accessed January 2025. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV4COZ_OSUDI_CH22.70EQDI

placard on the “sole bus stop warns people to not hitch their steeds to it.”⁹² At the time of preparing this HCS, Pellissier Village is primarily single-family residential homes with some commercial and industrial buildings.



Figure 4.4.6-4. Placita del Pueblo

⁹² Arellano, Gustavo. 15 May 2023. "Horse owners bridling at L.A. County codes." *Los Angeles Times*, p. A1.

4.4.7 Rowland Heights

Overview

Rowland Heights, an unincorporated community, is in the southern part of the ESGV Planning Area. Rowland Heights is approximately 13 square miles (approximately 8,320 acres) in area. Rowland Heights is bounded by four cities and two unincorporated communities. Its boundaries are shared with the City of Industry on the north, Brea on the south, Diamond Bar on the east, and La Habra Heights on the southwest. In addition, the unincorporated community of Hacienda Heights is located to the west and South Diamond Bar to the southeast.⁹³ The area was known for being a predominantly rural, agricultural community until after World War II. Since World War II, Rowland Heights has been largely a residential community with some commercial and industrial development in the north. At the time of the reconnaissance survey in 2024, the majority the extant buildings were built between 1940s to the 1970s, with the greatest number constructed in the 1940s. Less than 1 percent predate 1940, and approximately 33 percent are less than 50 years old (Figure 4.4.7-1, *Rowland Heights Decade-by-Decade Map*).

⁹³ Los Angeles County Department of Regional Planning. 4 March 2019. *Rowland Heights: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_RowlandHeights_ComProfile_20190304.pdf

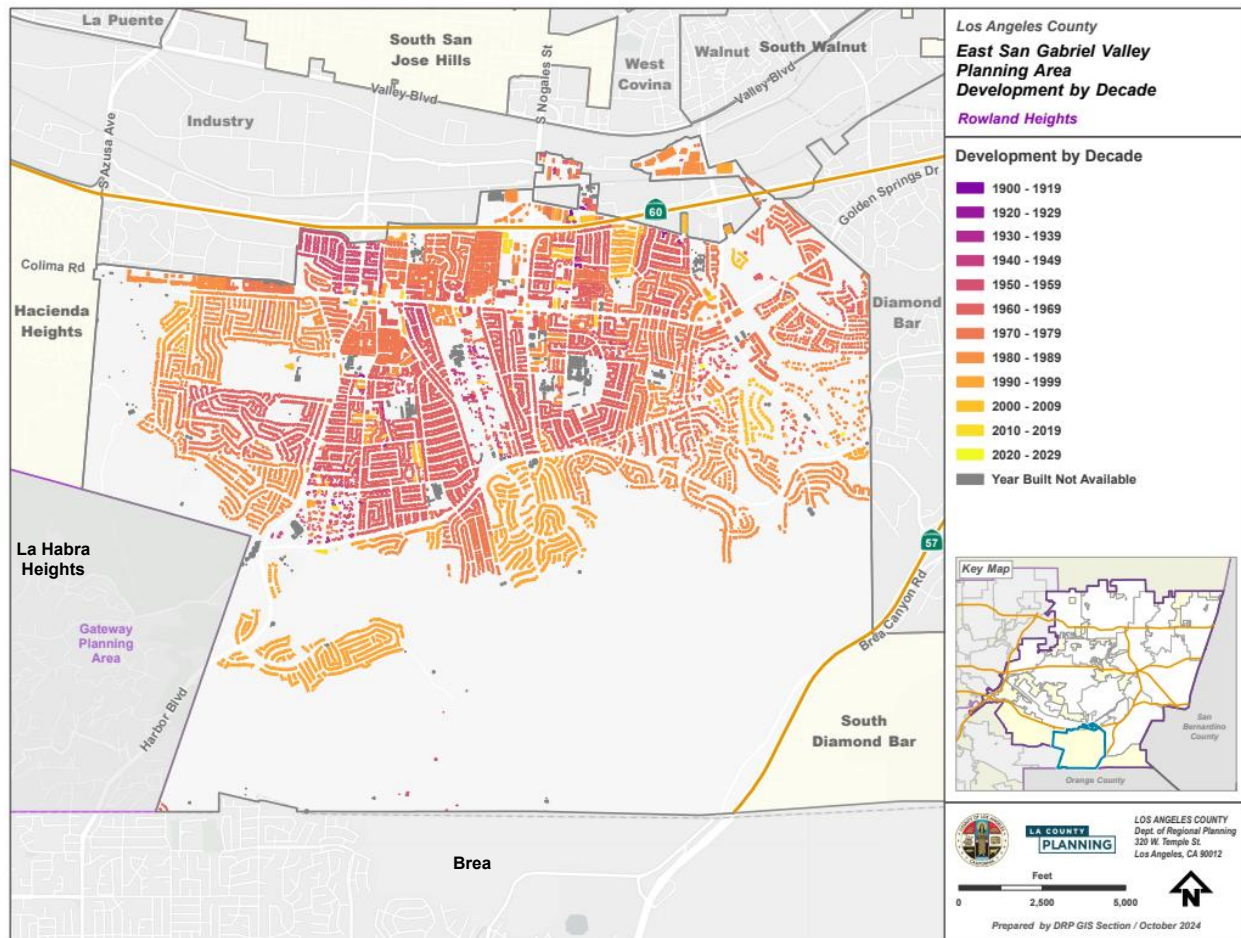


Figure 4.4.7-1. Rowland Heights Decade-by-Decade Map⁹⁴

The community has developed into cul-de-sac residential properties with few thorough streets due to the hilly topography. The northern portion of Rowland Heights has some industrial and commercial buildings. Although the community started as an agriculture town, the area has since been developed into small residential lots. The early homes in Rowland Heights were mainly Spanish Colonial Revival. After the start of the development of the area in the 1930s and 1940s, the architectural styles changed to include Craftsman, Ranch, and Modern. In the 1970s and 1980s, Rowland Heights developed into an important commercial and residential center of Chinese American life.⁹⁵ After the 1980s, a lot of the original Modern architecture shifted to have elements of Asian-influenced architecture. For instance, the Hong Kong Plaza was used to draw in more Asian residences during the 1990s (Figure 4.4.7-2, *Hong Kong Plaza at 18400 Colima Road, Rowland Heights*).

⁹⁴ Los Angeles County Department of Regional Planning GIS. October 2024. *Rowland Heights Decade-by-Decade* [map].

⁹⁵ Garner, Scott. 21 January 2017. "An Eastern Suburban Gateway: Location means it's more affordable but can make a DTLA commute a Pain." *Los Angeles Times*, p. J12.



Figure 4.4.7-2. Hong Kong Plaza at 18400 Colima Road, Rowland Heights

A majority of the population in Rowland Height are younger than 64 years old. 18 percent of the population are over 65 years old. 40 percent of the population are between the ages of 34 and 64 years old, 22 percent of the population are between the ages of 20 and 34 years old, and 19 percent of the population are under the age of 19 years old. About 60 percent of the population is Asian, and 27 percent of the population is Latino.⁹⁶

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.⁹⁷ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.⁹⁸ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.⁹⁹ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple,

⁹⁶ Los Angeles County Department of Regional Planning. 4 March 2019. *Rowland Heights: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_RowlandHeights_ComProfile_20190304.pdf

⁹⁷ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

⁹⁸ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socalandmarks.com/index.php/2024/10/29/workman-house/>

⁹⁹ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹⁰⁰ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.¹⁰¹ In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.¹⁰²

The area that became Rowland Heights belonged to John Rowland. Rowland used the land for cattle ranching, orange groves, and agriculture. In 1884, oil was found in the hills surrounding Rowland Heights leading to the development of the oil industry. For the next 40 years, oil companies such as Puente Oil Company supplied oil to the Los Angeles Cable Railway and a beet sugar refinery in Chino.¹⁰³

Developmental History

Rowland Heights has enjoyed a long history of rural agriculture. As late as the 1960s, Basque sheepherders tended flocks on acreage north of Puente Hills.¹⁰⁴ The land was mostly agriculture with thousands of walnuts, avocado, and citrus trees.¹⁰⁵ To combat the growing urbanization of Rowland Heights, the County acquired the 589-acre Otterbein Park with state funding. The state later transferred responsibility of the park to the County and the park was renamed Peter F. Schabarum Regional Park.¹⁰⁶

Rowland Heights, like other unincorporated areas, had parts of the land along the southern side of SR 60 become annexed for the City of Industry for commercial and industrial use. Meanwhile, Rowland Heights quickly became a residential development with the rapid expansion of homes, condos, and apartments on significantly smaller lots. In the 1970s, Rowland Heights lost the Farjardo Park riding arena to make room for other park facilities, which led to Rowland Heights' equestrian community only having Otterbein Regional Park to ride in (Figure 4.4.7-3, *Equestrians Leave Farjardo*).¹⁰⁷

¹⁰⁰ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁰¹ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

¹⁰² Spitzzeri, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

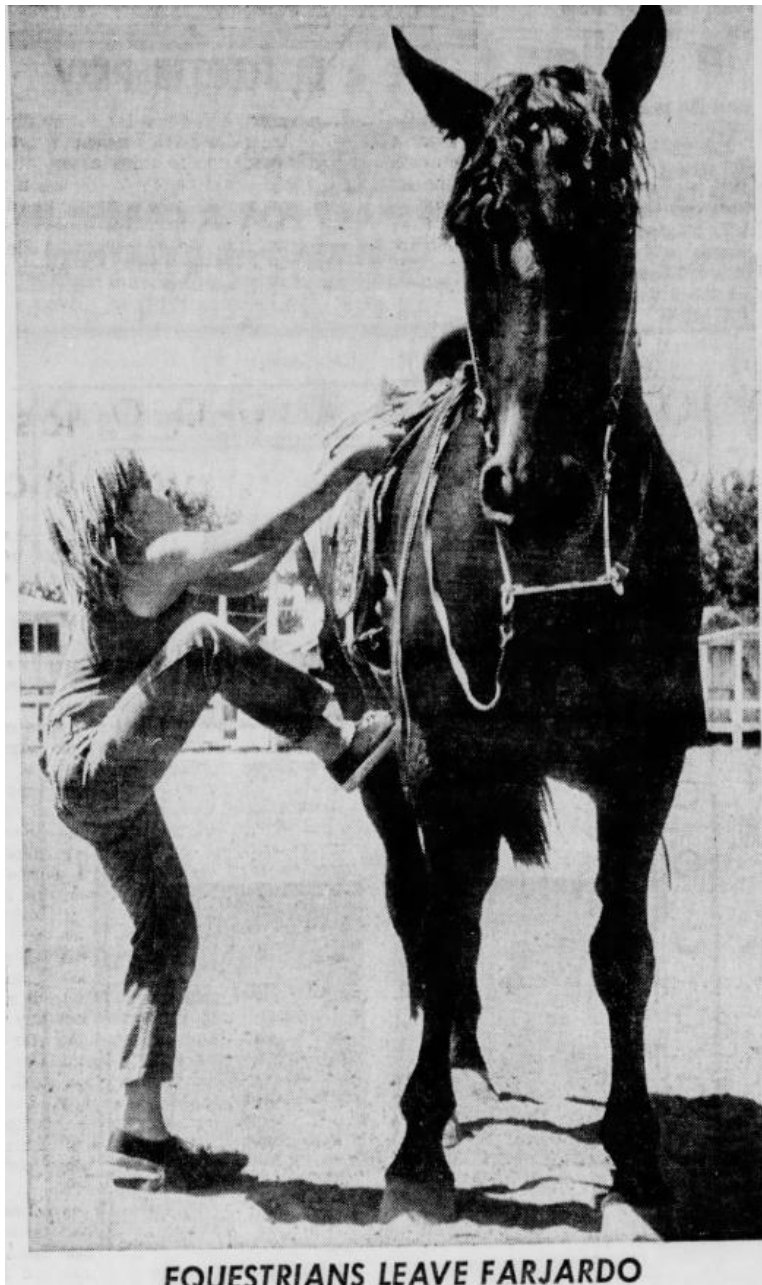
¹⁰³ Buckboard Days Parade. "Buckboard Days Parade: Celebrating Rowland Heights History." Accessed January 2025. Available at: <https://buckboarddaysparade.org/history/>

¹⁰⁴ Puente Hills Habitat Preservation Authority. "History." Accessed January 2025. Available at: <https://www.habitatauthority.org/about-us/history/>

¹⁰⁵ Buckboard Days Parade. "Buckboard Days Parade: Celebrating Rowland Heights History." Accessed January 2025. Available at: <https://buckboarddaysparade.org/history/>

¹⁰⁶ Puente Hills Habitat Preservation Authority. "History." Accessed January 2025. Available at: <https://www.habitatauthority.org/about-us/history/>

¹⁰⁷ *Progress-Bulletin* (Pomona, CA). 13 October 1972. "County Closes Down Riding Arena: Dispossessed R. H. Equestrians Forced to Go 'Horse Hunting'," p. 14.



EQUESTRIANS LEAVE FARJARDO
Figure 4.4.7-3. Equestrians Leave Farjardo¹⁰⁸

¹⁰⁸ *Progress-Bulletin* (Pomona, CA). 13 October 1972. "County Closes Down Riding Arena: Dispossessed R. H. Equestrians Forced to Go 'Horse Hunting'," p. 14.

Furthermore, in the 1986, Rowland Heights lost a battle to keep “the Shea Corporation and Shell Oil Company from building the Shea Homes development, a very high-density grouping of 979 homes[...]in the unincorporated area of Rowland Heights.”¹⁰⁹ The need for houses led to the County Regional Planning Commission approving a zoning change of the lot sizes from 5 acres of land to about one-eighth of an acre or up to one-half acre.¹¹⁰ With the rise of residential tract homes, more schools were built in Rowland Heights. To connect residential properties to the surrounding parks and elementary school, a catwalk was built in Rowland Heights. The catwalk connected Villa Clara Street north to Farjardo Street to get to the local Alvarado Elementary School. It was used from 1965 to 1995 as a shortcut to the school and park.¹¹¹ Since the 1980s, the area of Rowland Heights has become a suburban area that has advertised to the growing population of the Asian community. Advertisements specifically noted the Hong Kong Market in Rowland Heights and the Hsi Lai temple in Hacienda Heights to attract the Asian community.¹¹² In the 1990s, architectural styles changed to appeal to the “practical and spiritual traditions of the Asian American buyers.”¹¹³ Therefore, at the time of preparing this HCS there is a mixture of architectural styles with Asian influence in Rowland Heights.

¹⁰⁹ West, Amanda C. 7 May 2013. *The Puente Hills Habitat Authority: A Preservation Success Story*. Accessed January 2025. Available at: <https://www.habitatauthority.org/fc/studies/historic-natural-history.pdf>

¹¹⁰ Churum, Steven R. 2 April 1987. “Planners Back New Zoning for Houses in Puente Hills.” *Los Angeles Times*, p. 215.

¹¹¹ Weiss, Edward. 19 February 2022. “Who Remembers the Little Cat Walk?” You Know that You Grew up in Rowland Heights During the 60’s, 70’s, or 80’s if..., Facebook. Accessed February 2025. Available at: <https://www.facebook.com/groups/YouKnowYouGrewUpInRH/posts/10159818506328556/>

¹¹² *Los Angeles Times*. 18 May 1995. “Homes,” p. 125.

¹¹³ *Los Angeles Times*. 18 May 1995. “Homes,” p. 125.

4.4.8 South Diamond Bar

Overview

South Diamond Bar consists of approximately 5.6 miles (approximately 3,590 acres) of largely undisturbed natural area, with no residents nor any buildings and structures. This natural area is located in the southeast part of the ESGV Planning Area. It shares boundaries with the Cities of Diamond Bar to the north and Chino Hills to the east, Orange County to the south, and the unincorporated community of Rowland Heights to the west. The community contains the Firestone Boy Scout Reservation (Figure 4.4.8-1, *South Diamond Bar Decade-by-Decade Map*).

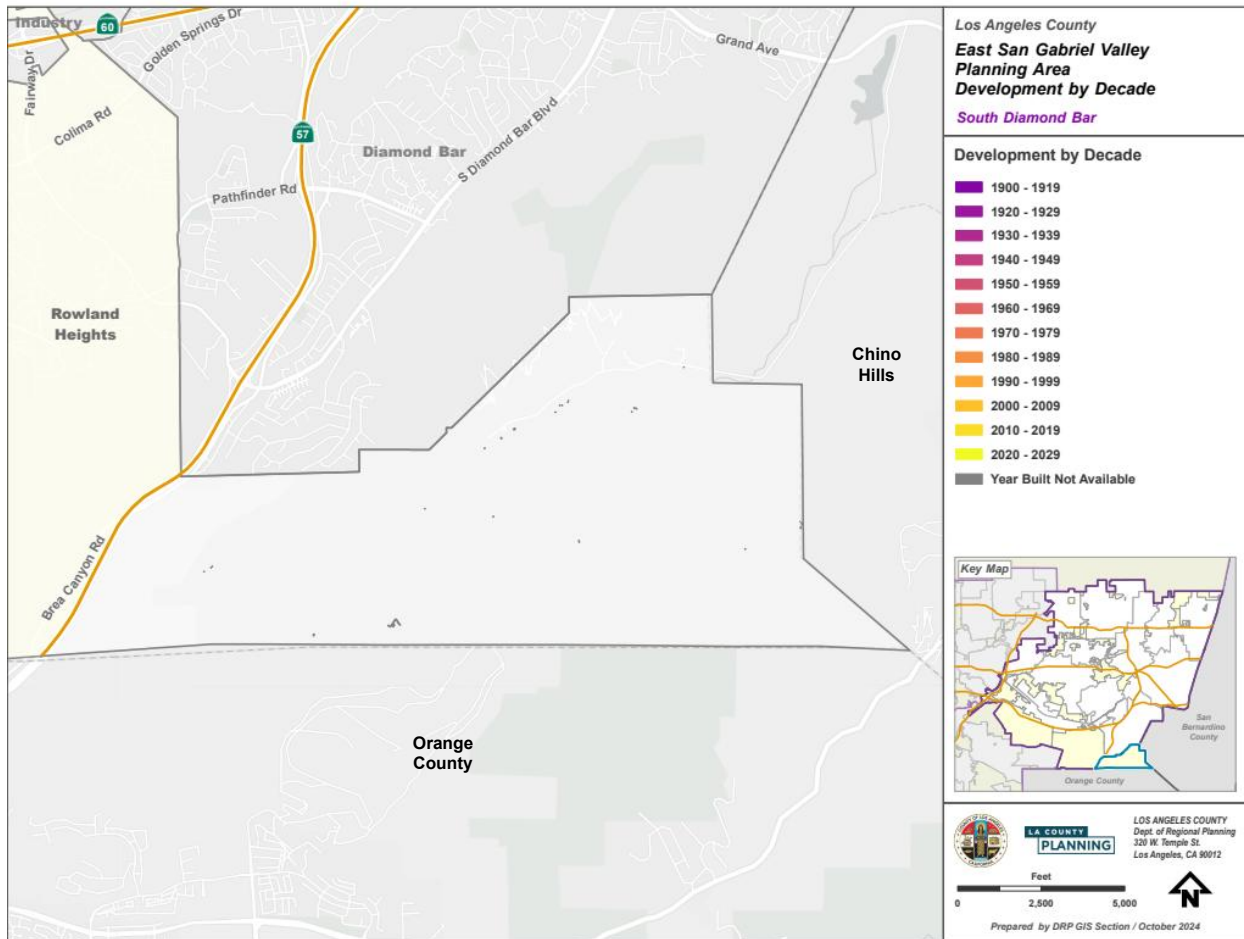


Figure 4.4.8-1. South Diamond Bar Decade-by-Decade Map¹¹⁴

¹¹⁴ Los Angeles County Department of Regional Planning GIS. October 2024. *South Diamond Bar Decade-by-Decade* [map].

General History

Rancho La Puente was originally established as a cattle ranch in 1842. However, droughts and floods led the Workman family to expand to grow both wheat and grapes for wine production.¹¹⁵ The ranch did well during the Gold Rush in California supplying the hungry miners with fresh beef in the gold fields.¹¹⁶ As the ranch continued to be developed, Workman and Rowland divided the ranch between the two of them in 1868. South Diamond Bar also is part of the Rancho Rincón de la Brea. Governor Juan Alvarado granted the 4,452-acre land to Gil Maria Ybarra in 1841.¹¹⁷ The land of South Diamond Bar continues to remain rural and an open space area.

Developmental History

The unincorporated area of South Diamond Bar has not developed any residential properties. According to sources, much of South Diamond Bar belongs to the Boy Scouts of America (Figure 4.4.8-2, *Firestone Boy Scouts of America*). The camp had been used as early as 1952 according to newspapers articles. In 2000, the Boy Scouts of America were close to selling most of the 3,300 acres of Firestone Scout Reservation to a conservation group.¹¹⁸ However, Joe Mozingo of the *Los Angeles Times* stated that the City of Industry's Urban Development Agency beat out two environmental groups. The City of Industry planned to build a reservoir in the area.¹¹⁹ The Boy Scouts of America retained 980 acres of land that is still used at the time of preparing this HCS by the Firestone Boy Scout Reservation. Despite the plans for a reservoir, no reservoir has been built. A legal battle ensued between the environmental groups and the city in 2001 because the reservoir would kill everything in the canyon.¹²⁰ In 2016, the City of Industry developed several plans to build the reservoir, but the reservoir is yet to be built at the time of preparing this HCS.¹²¹

¹¹⁵ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹¹⁶ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹¹⁷ Logan, Dan. 3 May 1990. "Land of Memories: Glimpses of Old Ranchos Survive." *Los Angeles Times*, p. 248. Accessed June 2025. Available at: <https://www.latimes.com/archives/la-xpm-1990-05-03-li-550-story.html>

¹¹⁸ *Los Angeles Times*. 28 March 2000. "Boy Scouts Close to Selling Most of Firestone Reservation," p. 24.

¹¹⁹ Mozingo, Joe. 4 December 2000. *Los Angeles Times*. "Sale of Scout Camp to Redevelopment Agency Draws Fire: City of Industry buys 2,533 acres in a key wildlife corridor. Preservationists fear development, although city says a reservoir is planned," p. 23.

¹²⁰ Kamb, Lewis. 31 January 2009. "Lots of land, few new camps for scouts." *SF Gate*. Accessed January 2025. Available at: <https://www.sfgate.com/green/article/Lots-of-land-few-new-camps-for-scouts-3253027.php>

¹²¹ Scauzillo, Steve. 30 August 2017. "What are the City of Industry's intentions in buying more Tonner Canyon land? Concern Grows." *San Gabriel Valley Tribune*. Accessed January 2025. Available at: <https://www.sgytribune.com/2016/02/24/what-are-the-city-of-industrys-intentions-in-buying-more-tonner-canyon-land-concerns-grow/>



Figure 4.4.8-2. Firestone Boy Scouts of American Camp¹²²

¹²² Scauzillo, Steve. 30 August 2017. "What are the City of Industry's intentions in buying more Tonner Canyon land? Concern Grows." *San Gabriel Valley Tribune*. Accessed January 2025. Available at: <https://www.sgvtribune.com/2016/02/24/what-are-the-city-of-industrys-intentions-in-buying-more-tonner-canyon-land-concerns-grow/>

4.4.9 South Walnut

Overview

South Walnut is approximately 0.12 square miles (75 acres) and consists of two unincorporated areas in the southeastern portion of the ESGV Planning Area. It consists of mostly industrial use with no housing units or residents. At the time of the reconnaissance survey in 2024, the majority (or over 73 percent) of extant structures were more than 50 years old, with the greatest number constructed in between the 150s and 1960s. Less than 1 percent predate 1940, and approximately 4 percent are less than 50 years old. The San Jose Creek, utilized as a storm channel at the time of this report, serves as the southern boundary of the north island (Figure 4.4.9-1, *South Walnut Decade-by-Decade Map*).¹²³

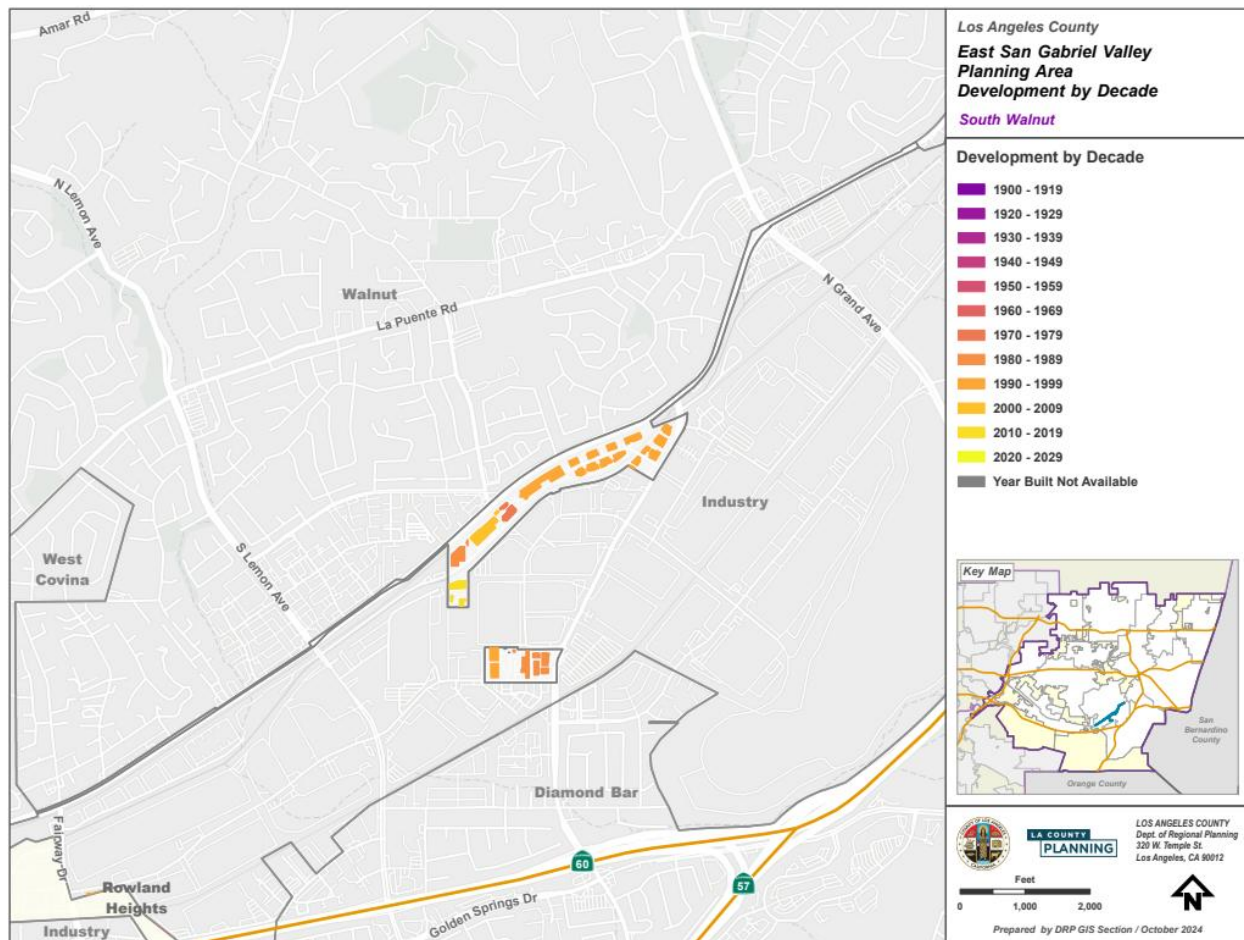


Figure 4.4.9-1. South Walnut Decade-by-Decade Map¹²⁴

¹²³ Los Angeles County Department of Regional Planning. June 2023. "East San Gabriel Valley Area Plan Public Review Draft," pp. 8, 56-58.

¹²⁴ Los Angeles County Department of Regional Planning GIS. October 2024. *South Walnut Decade-by-Decade* [map].

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.¹²⁵ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.¹²⁶ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.¹²⁷ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹²⁸ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.¹²⁹ In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.¹³⁰ The unincorporated area of South Walnut was historically part of the Rancho La Puente.

Developmental History

South Walnut was historically used for agriculture during the Rancho Period and then later during the period of the citrus industry. The unincorporated area of South Walnut is completely surrounded by the City of Industry. Unlike most other unincorporated and incorporated areas in the ESGV, South Walnut has no residential development. The warehouses and storages were built between the 1970s and 1990s. The area of South Walnut has developed into an industrial area. It is across the street from the Industry Metrolink station, the only Riverside Line station in the ESGV.¹³¹ At the time preparing this HCS, the area is used for warehouses, storage, and distribution.

¹²⁵ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹²⁶ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹²⁷ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹²⁸ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹²⁹ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

¹³⁰ Spitzzeri, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

¹³¹ Los Angeles County Department of Regional Planning. June 2023. "East San Gabriel Valley Area Plan Public Review Draft," pp. 8, 56-58.

4.4.10 Unincorporated North Whittier

Overview

North Whittier is an unincorporated community located in the west part of the ESGV Planning Area. The approximately 0.19-square-mile (124 acres) community is bounded by the San Gabriel River to the north; the San Jose Creek and the unincorporated community of Avocado Heights to the east; the unincorporated community of Pellissier Village to the west; and the City of Industry and the Union Pacific Railroad line to the south (Figure 4.4.10-1, *Union Pacific Railroad*). The area was largely used for ranching and agriculture until the mid-20th century when land was annexed for industry and subdivided for housing. Many of the houses were built in the late 1950s. The architectural styles most prevalent were Ranch-style homes. In the late 1960s, Whittier Woods Development built townhouses in a Modern style with Spanish Colonial influence. At the time of the reconnaissance survey in 2024, the majority (or over 99 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1960s, and approximately 1 percent are less than 50 years old (Figure 4.4.10-2, *North Whittier Decade-by-Decade Map*).



Figure 4.4.10-1. Union Pacific Railroad

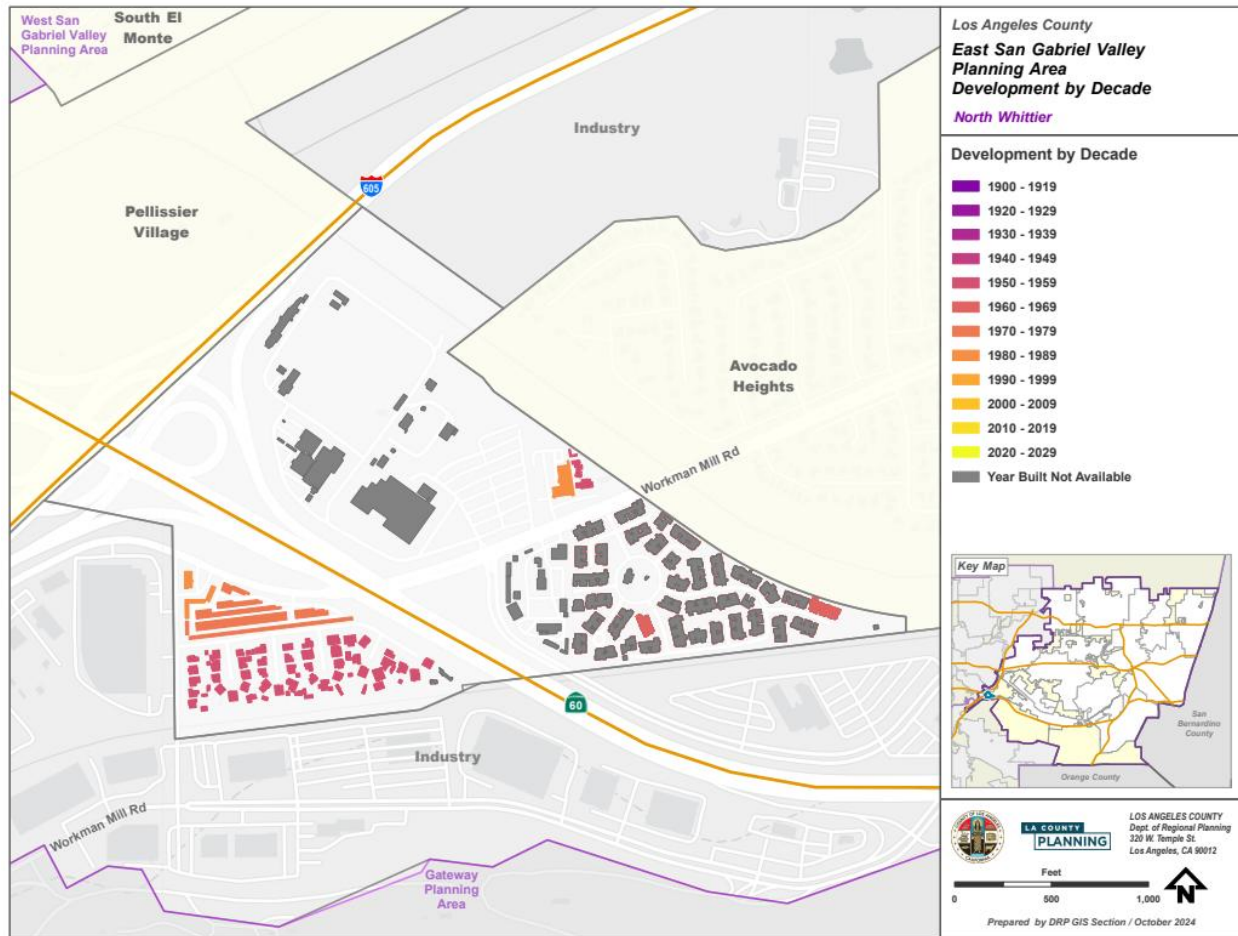


Figure 4.4.10-2. North Whittier Decade-by-Decade Map¹³²

At the time of preparation of this HCS, a majority of the population in North Whittier are younger than 64 years old. 17 percent of the population are over 65 years old. 39 percent of the population are between the ages of 35 and 64 years old, 25 percent of the population are under the age of 19, and 19 percent are between the ages of 20 and 34 years old. The population of North Whittier is primarily Latino, who make up 78 percent of the population. The remaining population includes the Asian community who make up 9 percent, the White community who make up 10 percent, and the remaining 2 percent who make up other racial backgrounds or those who are of mixed race.¹³³

¹³² Los Angeles County Department of Regional Planning GIS. October 2024. *North Whittier Decade-by-Decade* [map].

¹³³ Los Angeles County Department of Regional Planning. 29 October 2019. *North Whittier: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_NorthWhittier_ComProfile_20191029.pdf

General History

In the 1700s, during the mission and early Rancho Period, *Californios* and indigenous cowboys rode through Avocado Heights. During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.¹³⁴ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente. At the time of this report, the two main roads through Avocado Heights, Workman Mill Road and Don Julian Road, were named after this period of time.^{135,136} Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately 1848. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.¹³⁷ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹³⁸ In the late 1860s, Workman developed a grist mill near the unincorporated area of North Whittier, near the intersection of Workman Mill Road and Crossroads Parkway, just south of SR 60.¹³⁹ Workman and F. P. F. Temple started banking in 1868 and established their own bank in 1871. In 1871, Workman and Temple established a bank called the Temple & Workman Bank. However, the Temple & Workman Bank foreclosed in 1876. Despite the closure of the Temple & Workman Bank, the area remained under control of Workman's daughter Margarita Workman de Temple (Margarita Temple) until her passing in 1892.¹⁴⁰

Developmental History

The unincorporated area known as North Whittier was originally part of the La Puente Rancho owned by Rowland and Workman. The area that is now unincorporated North Whittier had a grist mill that Workman built in the late 1860s. After the failure of the Temple & Workman Bank and the subsequent death of Workman, the grist mill was owned by Workman's daughter, Antonia Margarita Workman de Temple. Margarita Temple leased the land to Manuel and Virginia

¹³⁴ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹³⁵ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹³⁶ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socalandmarks.com/index.php/2024/10/29/workman-house/>

¹³⁷ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹³⁸ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socalandmarks.com/index.php/2024/10/29/workman-house/>

¹³⁹ Spitzer, Paul R. 30 October 2019. "Run of the Mill: A Lease of a Portion of Rancho La Puente, 30 October 1878. The Homestead Blog. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2019/10/30/run-of-the-mill-a-lease-of-a-portion-of-rancho-la-puente-30-october-1878/>

¹⁴⁰ *Los Angeles Times*. 30 November 1997. P. 49

Anguisola until 1933 when the land was divided amongst her children.¹⁴¹ The area was widely used as agriculture with very few homes in the North Whittier area until after World War II. North Whittier would be known for citrus, walnut, and avocado production. Developers platted Tract No. 18476 on land previously occupied by Workman Mill, near the intersection of Workman Mill Road and Crossroads Parkway, just south of SR 60. In the 1960s, the Whittier Woods Townhouses were built to help with the growing population. The Whittier Woods Development named roads after their equestrian and rural background such as Thoroughbred Way and Equestrian Lane (Figure 4.4.10-3, *Whittier Woods Townhouses*). The area developed into a middle-class enclave. Part of North Whittier would be annexed for industry and municipal sanitation activity. North Whittier has remained a combination of residential, industrial, and municipal activity, with very little commercial development.¹⁴²



Figure 4.4.10-3. Whittier Woods Townhouses

¹⁴¹ Spitzzeri, Paul R. 30 October 2019. "Run of the Mill: A Lease of a Portion of Rancho La Puente, 30 October 1878. The Homestead Blog. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2019/10/30/run-of-the-mill-a-lease-of-a-portion-of-rancho-la-puente-30-october-1878/>

¹⁴² *Los Angeles Times*, p. 49. 30 November 1997.

4.4.11 Unincorporated South El Monte

Overview

The unincorporated area of South El Monte is on the west side of the San Gabriel River. The community is an approximately 0.13-square-mile (83 acres) community that shares boundaries with the Cities of El Monte to the north and South El Monte to the west and south. The community has a long history as an equestrian community and was the first County-designated equestrian district in January of 1976 after public hearing and vote of the LA County Planning Commission.¹⁴³ The Rancho De Felipe Lugo Equestrian District allowed for more flexibility to the residents to keep animals such as horses, cattle, goats, and sheep as pets in normal residential areas. The area was largely used for ranching and agriculture until the mid-20th century when the land was subdivided and developed.¹⁴⁴ A majority of the land is used as single family and multi-family homes with government and institutional buildings making up a small portion of the overall land use.¹⁴⁵ Many of the residential homes were built post-World War II and were mostly Minimal Traditional or Ranch-style homes. The few homes that were built before World War II, were either Spanish Colonial Revival or Equestrian Vernacular Ranch. At the time of the reconnaissance survey in 2024, the majority (or over 90 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1940s and 1950s. Less than 15 percent predate 1940 and approximately 11 percent are less than 50 years old (Figure 4.4.11-1, *South El Monte Decade-by-Decade Map*).

¹⁴³ Los Angeles County Department of Regional Planning. "22.06.040-Supplemental Districts," p. 4. Accessed February 2025. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/07/ESGVAPOrdinance_RPC_vFinal.pdf

¹⁴⁴ Los Angeles County Department of Regional Planning. 30 October 2019. *Unincorporated South El Monte: East San Gabriel Valley Area Plan*, p. 2. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthElMonte_ComProfile_20191030.pdf

¹⁴⁵ Los Angeles County Department of Regional Planning. 30 October 2019. *Unincorporated South El Monte: East San Gabriel Valley Area Plan*, p. 2. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthElMonte_ComProfile_20191030.pdf

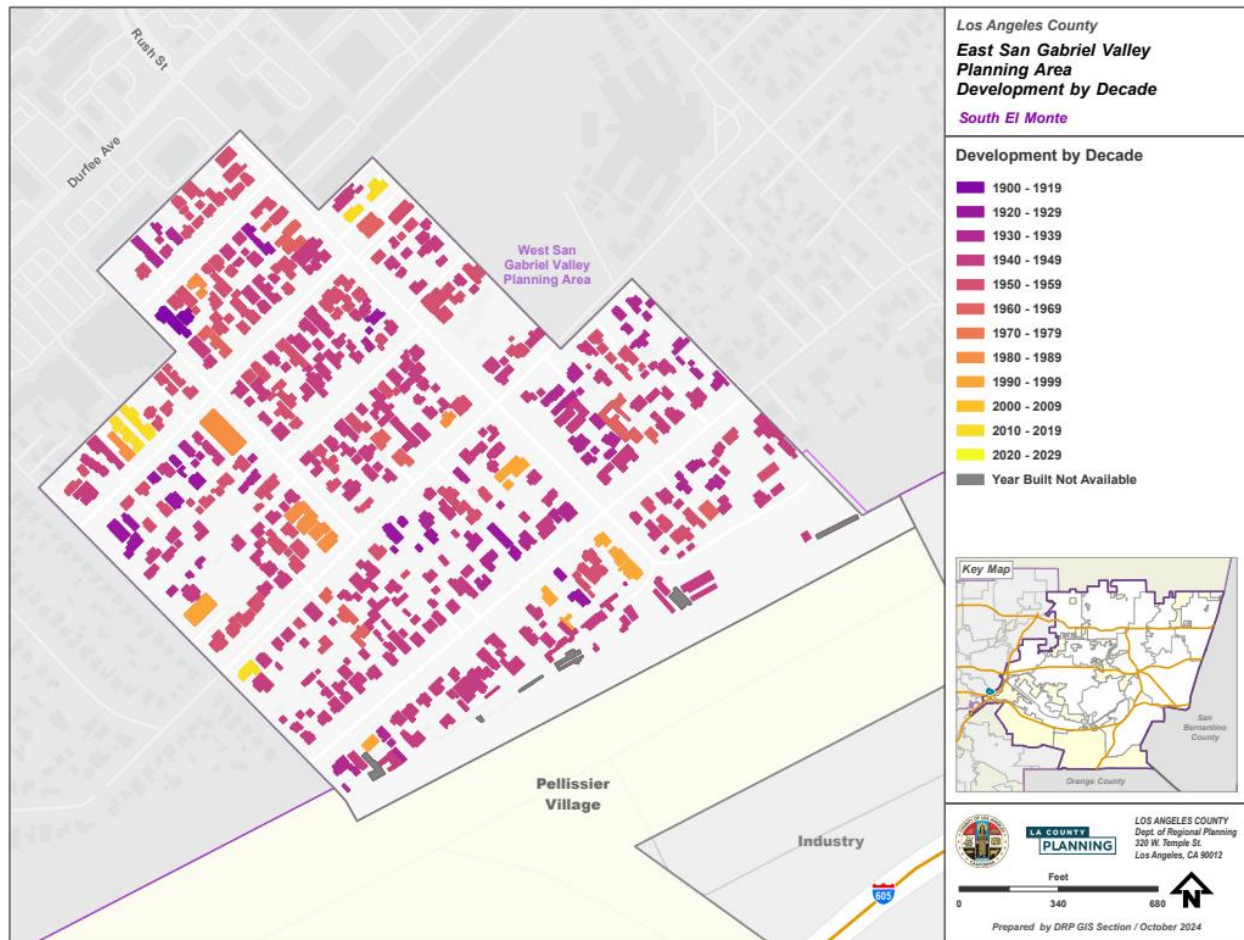


Figure 4.4.11-1. South El Monte Decade-by-Decade Map¹⁴⁶

At the time of preparation of this HCS, a majority of the population in South El Monte are younger than 64 years old. 8 percent of the population are over 65 years old. 33 percent of the population are between the ages of 35 and 64 years old, 33 percent of the population are under the age of 19 years old, and 25 percent of the population are between the ages of 20 and 34 years old. The population of South El Monte is primarily Latino, who make up approximately 91 percent of the population. The remaining population includes the Asian community who make up 6 percent, the White community who make up 1 percent, and the other 3 percent who make up other racial backgrounds or those who are of mixed race.¹⁴⁷

¹⁴⁶ Los Angeles County Department of Regional Planning GIS. October 2024. *South El Monte Decade-by-Decade* [map].

¹⁴⁷ Los Angeles County Department of Regional Planning. 30 October 2019. *Unincorporated South El Monte: East San Gabriel Valley Area Plan*. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthElMonte_ComProfile_20191030.pdf

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.¹⁴⁸ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.¹⁴⁹ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.¹⁵⁰ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹⁵¹ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.¹⁵² In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.¹⁵³

F. P. F. Temple, the son-in-law of William Workman, bought Potrero de Felipe Lugo, a rancho that had been started by Jorge Morillo and his son-in-law Teodoro Romero.¹⁵⁴ The unincorporated area of South El Monte was on the land of Rancho Potrero de Felipe Lugo.

In 1868, Temple mortgaged the area of land of Rancho Potrero de Felipe Lugo and lost it when the Temple & Workman Bank failed.¹⁵⁵ The area of South El Monte was owned by Lucky Baldwin until 1909. Until the mid-20th century, the South El Monte area was mainly used as ranch and agricultural lands.

¹⁴⁸ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁴⁹ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁵⁰ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹⁵¹ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁵² Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

¹⁵³ Spitzzeri, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

¹⁵⁴ La Misión Vieja: The Center of Greater Los Angeles. 15 October 2012. "Rancho Potrero de Felipe Lugo and Misión Vieja." Accessed January 2025. Available at: <https://misionvieja.blogspot.com/2012/10/rancho-potrero-de-felipe-lugo-and.html>

¹⁵⁵ La Misión Vieja: The Center of Greater Los Angeles. 15 October 2012. "Rancho Potrero de Felipe Lugo and Misión Vieja." Accessed January 2025. Available at: <https://misionvieja.blogspot.com/2012/10/rancho-potrero-de-felipe-lugo-and.html>

Developmental History

The unincorporated area of South El Monte was largely used for ranching and agriculture up to the mid-20th century. Some of the ranches still run alongside the San Gabriel River (Figure 4.4.11-2, *Rawhide Ranch Stables*). During the mid-20th century, the land was subdivided and developed for housing. However, South El Monte has retained a strong equestrian tradition, as can be seen with some of the deeper lots and ranches that still exist in the unincorporated area of South El Monte. The town of South El Monte enjoys the use of the San Gabriel River Trail that runs beside the San Gabriel River. In recent years, concern has been raised about adding more green spaces in the unincorporated area of El Monte.¹⁵⁶



Figure 4.4.11-2. Rawhide Ranch Stables

¹⁵⁶ Los Angeles County Department of Regional Planning. 30 October 2019. *Unincorporated South El Monte: East San Gabriel Valley Area Plan*, p. 2. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthElMonte_ComProfile_20191030.pdf

4.4.12 San Jose Hills Communities

Overview

Per the ESGVAP, the San Jose Hills Communities encompass the unincorporated communities of Walnut Islands and West San Dimas. The San Jose Hills Communities are located central portion of the ESGV Planning Area.

Walnut Islands

Walnut Islands is a 3.8-square-mile (approximately 2,430 acres) unincorporated, noncontiguous community located in the central part of the ESGV Planning Area. The community shares with the Cities of San Dimas and Covina to the north, the City of Pomona to the east, the City of Walnut to the south, and the City of West Covina to the west. Walnut Islands consists of primarily residential use, with some government and institutional use. Historically, Walnut Islands was primarily agriculture. The area has some rural elements with the prevalence of horse keeping. Part of Walnut Islands consists of the ESGV Significant Ecological Area (SEA). Furthermore, Walnut Islands has no commercial buildings, and many of the early buildings in Walnut Islands were of horse stables and some Spanish Colonial Revival homes. In the 1950s and 1960s, there was a shift in the residential development to include Ranch-style homes and Minimal Traditional homes. At the time of the reconnaissance survey in 2024, the majority (or over 78 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s and 1960s, and approximately 4 percent are less than 50 years old (Figure 4.4.12-1, *Walnut Islands Decade-by-Decade Map*).

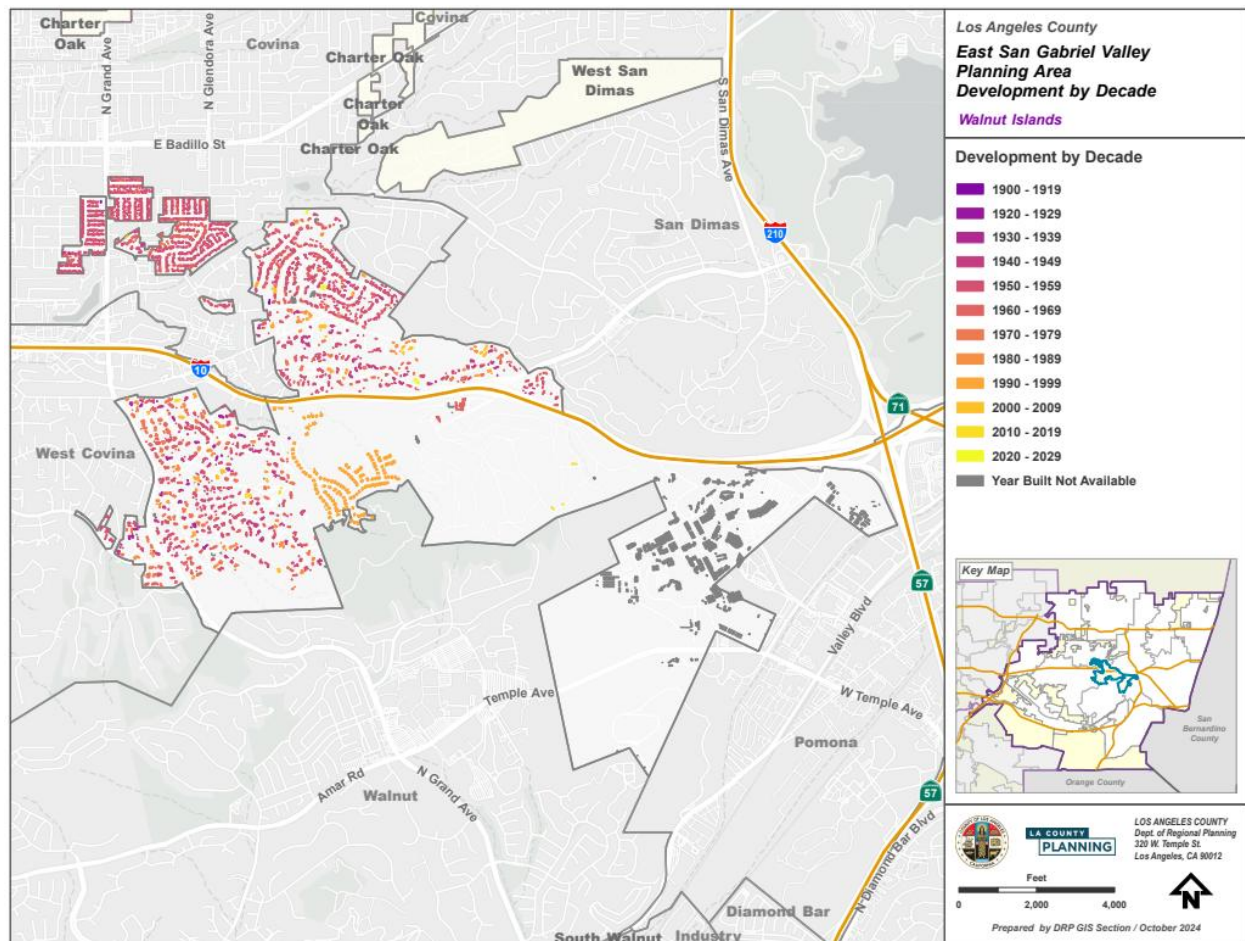


Figure 4.4.12-1. Walnut Islands Decade-by-Decade Map¹⁵⁷

At the time of preparation of this HCS, a majority of the population in Walnut Islands are between the younger than 64 years old. 16 percent of the population are over 65 years old. 31 percent of the population are under the age of 19 years old, 28 percent of the population are between the ages of 35 and 64 years old, and 24 percent of the population are between the ages of 20 and 34 years old. The population of Walnut Islands is split between the Latino community and the White community. The Latino community makes up 36 percent of the population, and the White community makes up 37 percent of the population. The remaining population includes the Asian community who makes up 19 percent, and the remaining 8 percent is made up of other racial backgrounds or those who are of mixed race.¹⁵⁸

¹⁵⁷ Los Angeles County Department of Regional Planning GIS. October 2024. *Walnut Islands Decade-by-Decade* [map].

¹⁵⁸ Los Angeles County Department of Regional Planning. 30 April 2019. *Walnut Islands: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_WalnutIslands_ComProfile_20190430.pdf

West San Dimas

West San Dimas, also known as Mesa Oaks, is a community of approximately 0.3 square mile (229.2 acres) of land with approximately 330 people, located in the northern portion of the planning area. Most of the homes in West San Dimas were built after the 1950s and 1960s. The arrival of the railroad in the area led to some agriculture and residential development in the area. At the time of preparing this HCS, most of the residential buildings are in the west with the rest of the area being wildland and open space. The open space area is known as Walnut Creek Park. Walnut Creek Park is owned and managed by the County of Los Angeles Department of Parks and Recreation and the Watershed Conservation Authority. Walnut Creek Community Regional Park is about 70 acres of woodlands and coastal sage scrub with one of the only remaining natural waterways in the ESGV. Large portions of the West San Dimas and Walnut Creek are in the ESGV SEA.¹⁵⁹ Many of the early buildings in Walnut Islands were of horse stables and some Spanish Colonial Revival homes. In the 1950s and 1960s, there was a shift in the residential development to include Ranch-style homes and Minimal Traditional homes. The West San Dimas community also has access to the Lyman Staging area, operated by the County of Los Angeles, and located to the north of the community. At the time of the reconnaissance survey in 2024, the majority (or over 77 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s and 1960s. Less than 12 percent predate 1940 and approximately 4 percent are less than 50 years old (Figure 4.4.12-2, *West San Dimas Decade-by-Decade Map*).

¹⁵⁹ Los Angeles County Department of Regional Planning. 12 June 2019. *West San Dimas: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_WestSanDimas_ComProfile_20190612.pdf

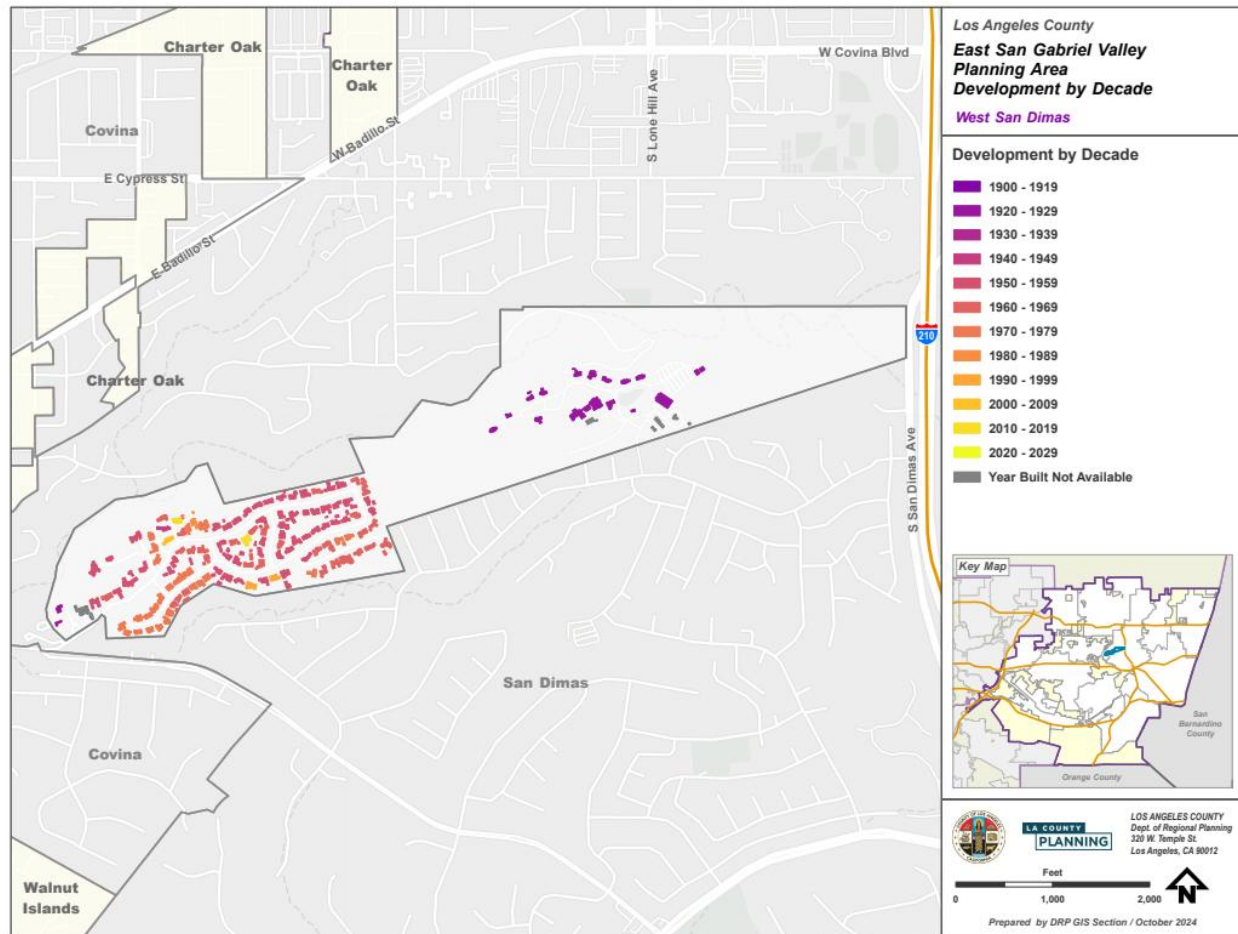


Figure 4.4.12-2. West San Dimas Decade-by-Decade Map¹⁶⁰

At the time of preparation of this HCS, a majority of the population in West San Dimas are younger than 64 years old. 23 percent of the population are over 65 years old. 42 percent of the population are between the ages of 35 and 64 years old, 20 percent are under the age of 19 years old, and 15 percent of the population are between the ages of 20 and 34 years old. The population of West San Dimas is primarily White, who make up approximately 48 percent of the population. The remaining population includes the Latino community who make up 31 percent, the Asian community who make up 15 percent, and the remaining 6 percent who make up other racial backgrounds or those who are of mixed race.¹⁶¹

¹⁶⁰ Los Angeles County Department of Regional Planning GIS. October 2024. *West San Dimas Decade-by-Decade* [map].

¹⁶¹ Los Angeles County Department of Regional Planning. 12 June 2019. *West San Dimas: East San Gabriel Valley Area Plan*, p. 2. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_WestSanDimas_ComProfile_20190612.pdf

General History

The San Jose Hills Communities, which includes the unincorporated communities of Walnut Islands and West San Dimas, was part of the Rancho San Jose created from land that belonged to the Mission San Gabriel. Richardo Vejar and Don Ygnacio Palomares ranched in the area.¹⁶² The Rancho was known as Rancho San Jose. Luis Arenas, a brother-in-law of Palomares, asked for an extension of the rancho for himself which encompassed modern-day West San Dimas and Walnut Islands. Both the Palomares and Vejar family grew their wealth due to the lucrative trade of beef with the gold miners. The Palomares family sold off their portion of the ranch in 1864 with the death of the elder Palomares. The Vejar family lost their share of the ranch as well by 1866.¹⁶³

Developmental History

Historically, the San Jose Communities have been rural agricultural lands with little residential development. The educational development reflected this with the opening of California State Polytechnic University, Pomona (Cal Poly Pomona) in the area. Cal Poly Pomona started as an agricultural school that served as the southern branch of the California Polytechnic School (Cal Poly San Luis Obispo). In 1957, other degrees started to be offered at Cal Poly Pomona.¹⁶⁴ Other schools reflected the rural nature of the area by offering agricultural classes such as at the Voorhis Boy School in the early 1920s. Before the development of tract homes, the area of the San Jose Communities had several citrus farms and ranches. In the 1950s and 1960s, the area saw a boom in residential growth.

Despite the development of Walnut Islands and West San Dimas, the San Jose Communities have preserved open green spaces. To conserve the open areas in this unincorporated area, the County preserved the ESGV SEA. Part of the ESGV SEA is the Walnut Creek Community Regional Park. The park allows Walnut Creek to run naturally through the park. The park has a variety of different trails that are designed for both hiking and equestrian use.¹⁶⁵ The County started discussing a park with equestrian and hiker trails back in the mid-1960s, but the implantation of these plans were not adopted until 1974.¹⁶⁶ In 1975, San Gabriel Valley residents failed to block work on the 3-mile equestrian trail and work resumed to finish the park for the public.¹⁶⁷

¹⁶² Los Angeles County Library. "Community History: San Dimas." Accessed December 17, 2024. Available at: <https://lacountylibrary.org/sandimas-local-history/>

¹⁶³ Robertson, Jeanine. "A View of the History of Charter Oak, California." Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

¹⁶⁴ Richardson, Katie. "History of Cal Poly Pomona." Cal Poly Pomona University Library Archives. Accessed February 2025. Available at: <https://libguides.library.cpp.edu/c.php?g=686944&p=5013734>

¹⁶⁵ McKinney, John. 21 July 1991. "Walnut Creek: Oasis in the San Gabriel Valley." *Los Angeles Times*, p. 368.

¹⁶⁶ *Progress-Bulletin* (Pomona, CA). 26 June 1974. "Supervisors clear way for new park with trails," p. 2.

¹⁶⁷ *Los Angeles Times*. 2 March 1975. "Energy, Environment: Attempt to Block Park Project Fails," p. 1.

4.4.13 Northwestern Communities

Overview

Per the ESGVAP, the Northwestern Communities encompass the unincorporated communities of Covina Islands and East Irwindale. The Northwestern Communities are in the northwest portion of ESGVAP.

Covina Islands

Covina Islands is approximately 1.3 square miles (approximately 830 acres) and is located in the northwest part of the ESGV Planning Area. The community consists of five separate unincorporated areas surrounded by the City of Covina to the south, the Cities of Covina and Azusa to the west and north, and the Cities of Covina and Glendora to the east. About 86 percent of the residences in Covina Islands are single-family homes. Covina Islands is home to Dalton Park and Big Dalton Wash. At the time of the reconnaissance survey in 2024, the majority (or over 97 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 1 percent predate 1940, and approximately 1 percent are less than 50 years old (Figure 4.4.13-1, *Covina Islands Decade-by-Decade Map*).

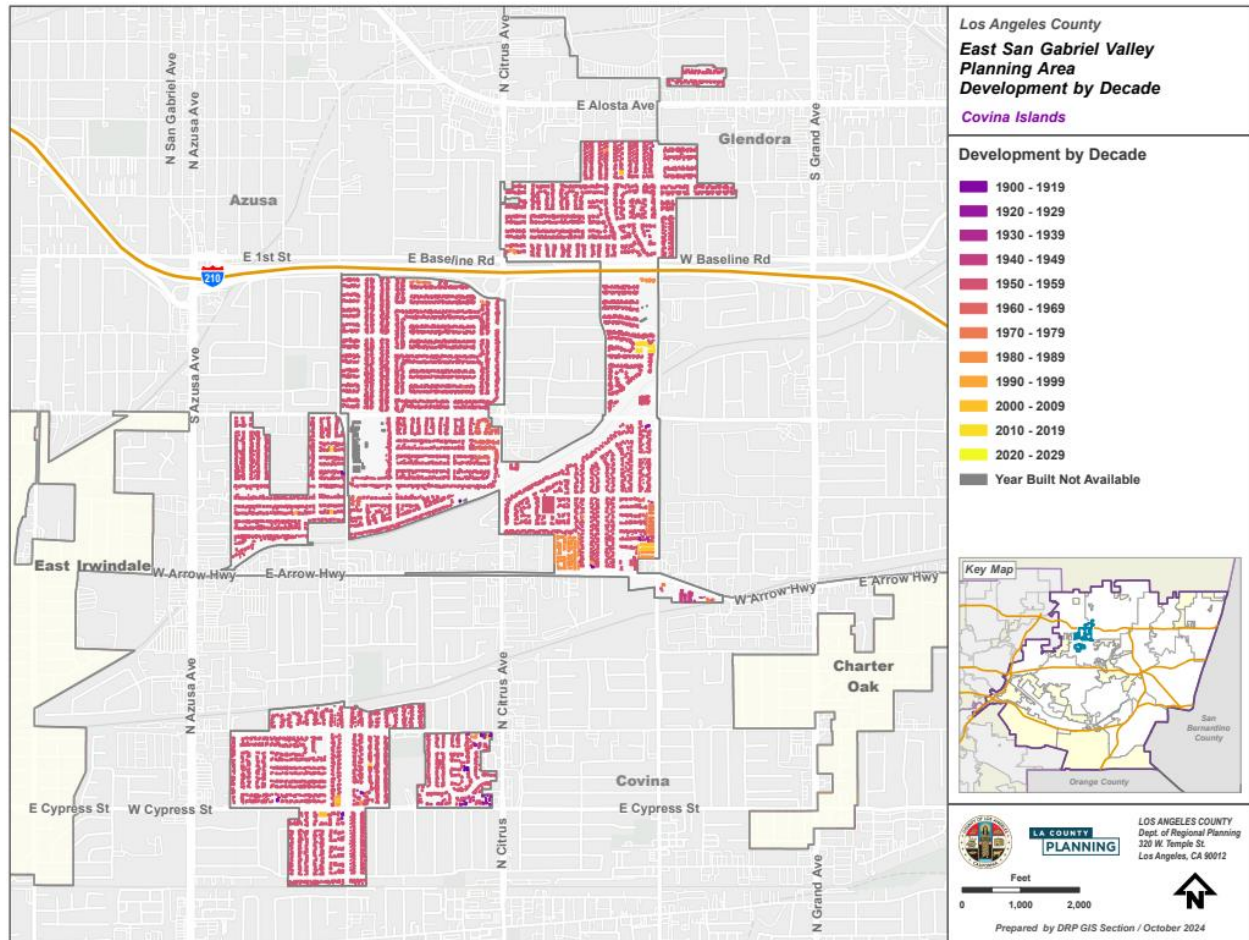


Figure 4.4.13-1. Covina Islands Decade-by-Decade Map¹⁶⁸

At the time of preparation of this HCS, a majority of the population by age in Covina Islands are under the age of 64 years old. 9 percent of the population are over 65 years old. 35 percent of the population are between the ages of 35 and 64 years old, 29 percent are under the age of 19 years old, and 26 percent of the population are between the ages of 20 and 34 years old. The population of Covina Islands is primarily Latino, who make up approximately 72 percent of the population. The remaining population includes the White community who make up 15 percent, the Asian community who make up 8 percent, and the remaining 4 percent who make up other racial backgrounds or those who are of mixed race.¹⁶⁹

¹⁶⁸ Los Angeles County Department of Regional Planning GIS. October 2024. *Covina Islands Decade-by-Decade* [map].

¹⁶⁹ Los Angeles County Department of Regional Planning. 24 April 2019. *Covina Islands: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_CovinaIslands_ComProfile_20190424.pdf

East Irwindale

East Irwindale is approximately 1.5 square miles and is in the northwest portion of the ESGV Planning Area. The community shares boundaries with the City of West Covina to the south, the Cities of Irwindale and Baldwin Park to the west, the City of Azusa to the north, and the City of Covina to the east. East Irwindale is mostly flat with curvilinear street layouts. The Southern Pacific Railroad bisects the community. East Irwindale has a park located in the northern portion of East Irwindale called Valleydale Park. The San Dimas Wash and Big Dalton Wash intersect the central portion of the community. At the time of the reconnaissance survey in 2024, the majority (or over 96 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 1 percent predate 1940, and approximately 3 percent are less than 50 years old (Figure 4.4.13-2, *East Irwindale Decade-by-Decade Map*).

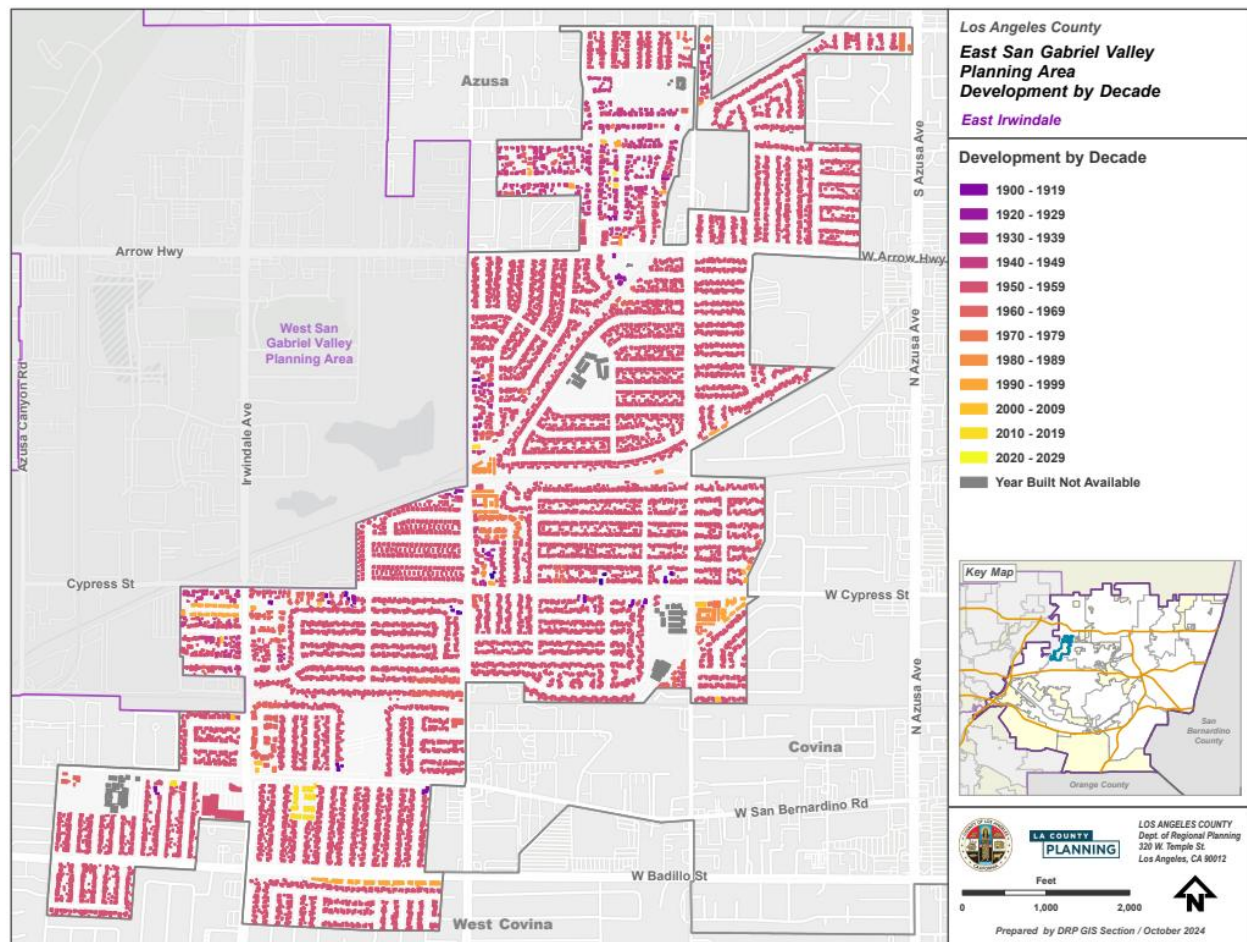


Figure 4.4.13-2. East Irwindale Decade-by-Decade Map¹⁷⁰

¹⁷⁰ Los Angeles County Department of Regional Planning GIS. October 2024. *East Irwindale Decade-by-Decade* [map].

A majority of the population in East Irwindale are younger than 64 years old. 11 percent of the population are over 65 years old. 37 percent of the population are between the ages of ages 35 and 64 years old, 28 percent of the population are under the age of nineteen, and 24 percent of the population are between the ages of 20 and 34 years old. The population is primarily Latino, who make up approximately 74 percent of the population. The remaining population includes the White community who make up 13 percent, the Asian community who make up 9 percent, and the remaining 4 percent who make up other racial backgrounds or those who are mixed race.¹⁷¹

General History

East Irwindale was part of Rancho San Francisquito, a piece of land given to Henry Dalton by Governor Pio Pico. Rancho San Francisquito was part of the larger, land tract of Rancho de Azusa that Henry Dalton owned.¹⁷² Henry Dalton gave the western two-thirds of San Francisquito to his son-in-law, Luis Wolfskill, who in turn sold one-third interest to F. P. F. Temple and William Workman.¹⁷³ The area of East Irwindale and Covina Islands were cultivated for vineyards and citrus groves because of the favorable climate.

Developmental History

Luis Wolfskill, William Workman, and F. P. F. Temple sold Rancho San Francisquito to Elias “Lucky” Baldwin in October 1875.¹⁷⁴ According to the *Los Angeles Herald*, “Mr. E. J. Baldwin possesses, in the Santa Anita, Puente, and San Francisquito ranchos, large bodies of the finest lands in the State of California, and on application to his business representative Mr. Anruh, at Arcadia, thousands of acres of these land can be had on the shares, for one-third of the crop.”¹⁷⁵ Baldwin hoped to lease land to farmers, but despite this advertisement, sales during the 1880s and 1890s were unsuccessful. However, the few lots were sold during the 1890s were used for agriculture.¹⁷⁶ After Baldwin’s death, the area of Covina Islands and East Irwindale developed as an agricultural area with vineyards and citrus groves. The majority of Covina Islands and East Irwindale development started after World War II. The area became fully developed in the 1950s and 1960s with tract homes. In 1959, construction of Big Dalton Wash started to help with flood control in the area.¹⁷⁷

¹⁷¹ Los Angeles County Department of Regional Planning. 22 April 2019. *East Irwindale: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastIrwindale_ComProfile_20190422.pdf

¹⁷² Spitzzeri, Paul R. 17 February 2023. “The Early History of Temple City Preview: Rancho San Francisquito and Elias J. ‘Lucky’ Baldwin, 1875-1909.” The Homestead Blog. Available at: <https://homesteadmuseum.blog/2023/02/17/the-early-history-of-temple-city-preview-rancho-san-francisquito-and-elias-j-lucky-baldwin-1875-1909/>

¹⁷³ Spitzzeri, Paul R. 28 February 2019. “All over the Map: Section & Road Map of Los Angeles County, 1900.” The Homestead Blog. Accessed June 2025. Available at: <https://homesteadmuseum.blog/2019/02/28/all-over-the-map-section-road-map-of-los-angeles-county-1900/>

¹⁷⁴ Spitzzeri, Paul R. 28 February 2019. “All over the Map: Section & Road Map of Los Angeles County, 1900.” The Homestead Blog. Accessed June 2025. Available at: <https://homesteadmuseum.blog/2019/02/28/all-over-the-map-section-road-map-of-los-angeles-county-1900/>

¹⁷⁵ *Los Angeles Herald*. 13 February 1889. P. 4.

¹⁷⁶ *Los Angeles Herald*. 23 February 1893. P. 4.

¹⁷⁷ *Daily News-Post* (Monrovia, CA). 29 April 1959. “Dalton Wash Work to Start,” p. 3

4.4.14 Southwestern Communities

Overview

Per the ESGVAP, the Southwestern Communities encompass the unincorporated communities of South San Jose Hills, Valinda, and West Puente Valley. The Southwestern Communities are located in the southwestern portion of the ESGV Planning Area.

South San Jose Hills

South San Jose Hills is in the southern portion of the ESGV Planning Area and is about 1.5 square miles (approximately 960 acres). South San Jose Hills shares boundaries by the City of West Covina on the north and east, the Cities of Industry and La Puente to the west, and the City of Industry to the south. The community is predominantly residential. Valley Boulevard runs partly along the southern boundary of the community and has a mix of commercial and industrial uses. The Southern Pacific Railroad makes up the southern border of South San Jose Hills. The majority of the houses in South San Jose Hills are single-family homes (64 percent) with some Government (14 percent) and Multi-Family Residential (12 percent).¹⁷⁸ Predominately, the South San Jose Hills have Minimal Traditional and Ranch-style homes. Some of the churches in San Jose Hills are Midcentury Modern. At the time of the reconnaissance survey in 2024, the majority (or over 76 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s and 1960s. Less than 1 percent predate 1940, and approximately 3 percent are less than 50 years old (Figure 4.4.14-1, *South San Jose Hills Decade-by-Decade Map*).

¹⁷⁸ Los Angeles County Department of Regional Planning. 11 April 2019. *South San Jose Hills: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthSanJoseHills_ComProfile_20190411.pdf

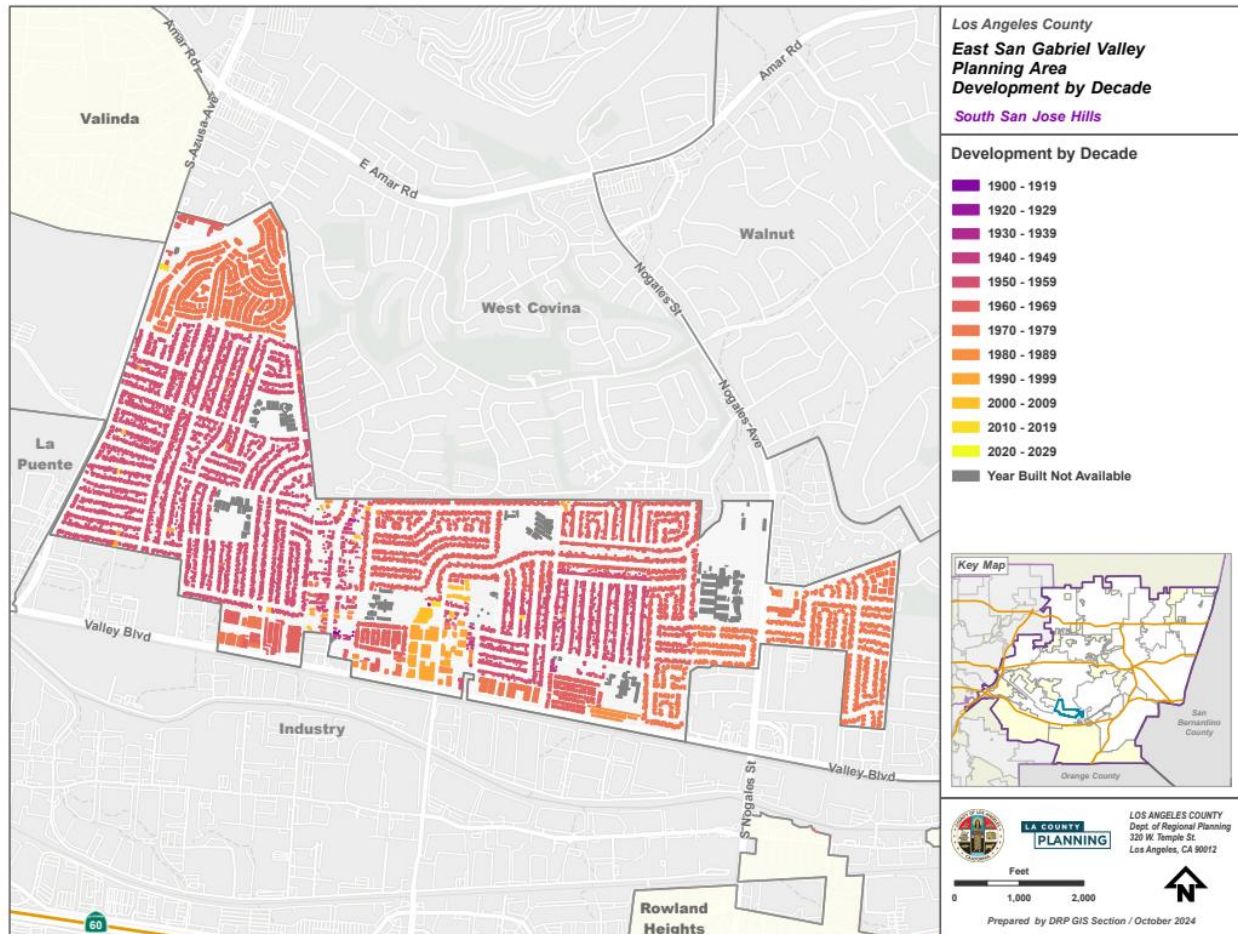


Figure 4.4.14-1. South San Jose Hills Decade-by-Decade Map¹⁷⁹

At the time of preparation of this HCS, a majority of the population in South San Jose Hills are younger than 64 years old. 9 percent of the population are over 65 years old. 34 percent are between the ages of 35 and 64 years old, 31 percent are under the age of 19 years old, and 26 percent of the population are between the ages of 20 and 34 years old. The population of South San Jose Hills is primarily Latino, who make up 86 percent of the population. The remaining population includes the Asian community who make up 9 percent, the White community who make up 4 percent, and the remaining 2 percent who make up other racial backgrounds or those who are of mixed race.¹⁸⁰

¹⁷⁹ Los Angeles County Department of Regional Planning GIS. October 2024. *South San Jose Hills Decade-by-Decade* [map].

¹⁸⁰ Los Angeles County Department of Regional Planning. 11 April 2019. *South San Jose Hills: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthSanJoseHills_ComProfile_20190411.pdf

Valinda

Valinda is a 2-square-mile (approximately 1,280 acres) unincorporated community located in the southwest portion of the ESGV Planning Area. The community shares boundaries with the Cities of Industry and La Puente to the west and south, and the City of West Covina to the north and east. The community is mostly single-family residential. At the time of the reconnaissance survey in 2024, the majority (or over 95 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 2 percent predate 1940, and approximately 4 percent are less than 50 years old. In addition, the Puente Creek Channel runs through the southern part of Valinda. (Figure 4.4.14-2, *Valinda Decade-by-Decade Map*).

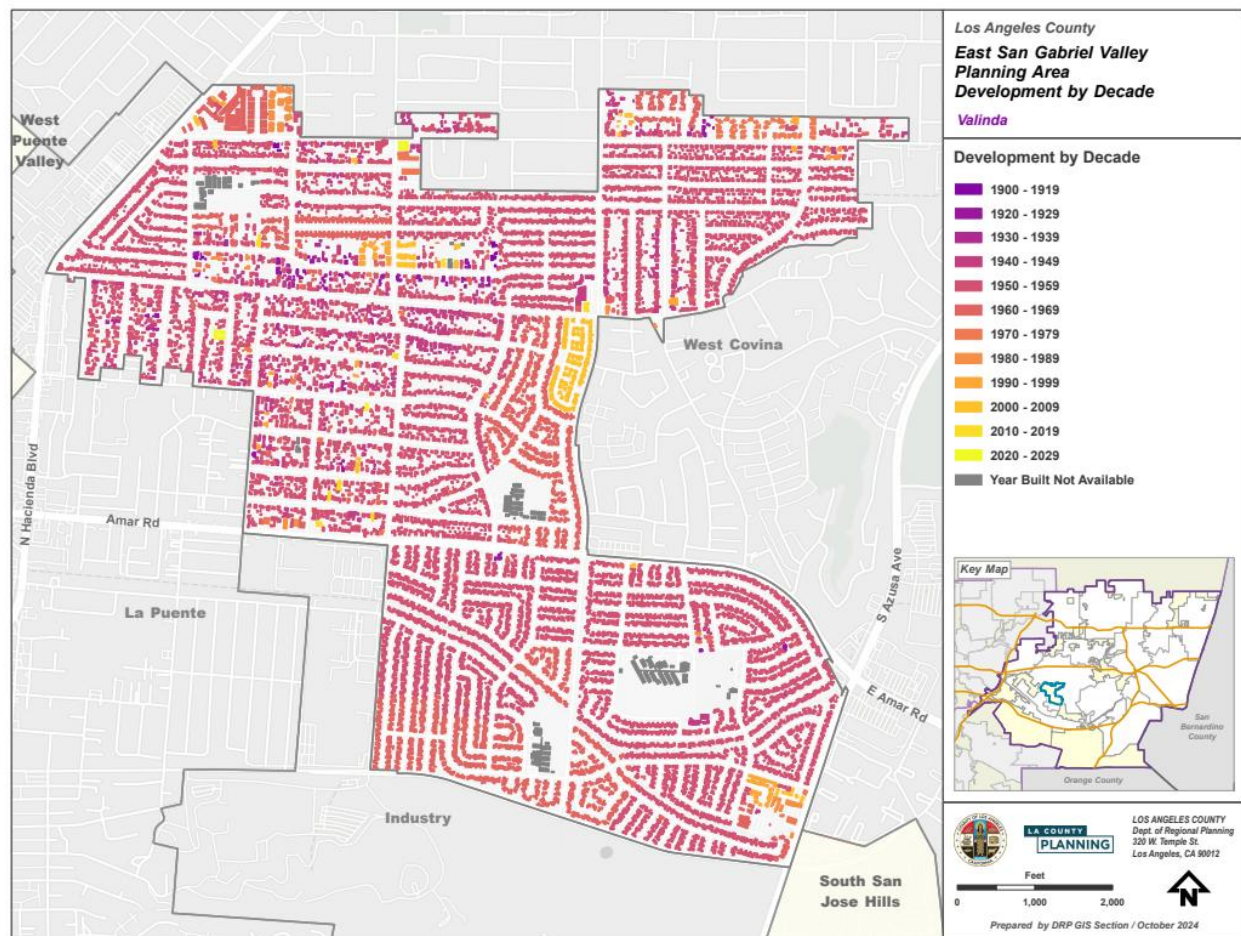


Figure 4.4.14-2. Valinda Decade-by-Decade Map¹⁸¹

A majority of the population in Valinda are younger than 64 years old. 11 percent of the population are over 65 years old. 36 percent of the population are between the ages of 35 and 64 years old, 29 percent are under the age of 19 years old, and 24 percent of the population are between the ages of 20 and 34 years old. The population of Valinda is primarily Latino, who make up approximately 77 percent of the population. The remaining population includes the Asian

¹⁸¹ Los Angeles County Department of Regional Planning GIS. October 2024. *Valinda Decade-by-Decade* [map].

community who make up 14 percent, the White community who make up 6 percent, and the remaining 3 percent who make up other racial backgrounds or those who of are mixed race.¹⁸²

West Puente Valley

West Puente Valley is an unincorporated community located in the southwest portion of the ESGV Planning Area. The community shares boundaries with the City of Baldwin Park to the north and west, the City of West Covina to the north, and the Cities of La Puente and Industry to the east and south. The Southern Pacific Railroad runs along parts of the western border. The Walnut Creek Channel forms part of the northwestern border. At the time of the reconnaissance survey in 2024, the majority (or over 96 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 2 percent predate 1940, and approximately 1 percent are less than 50 years old (Figure 4.4.14-3, *West Puente Valley Decade-by-Decade Map*).

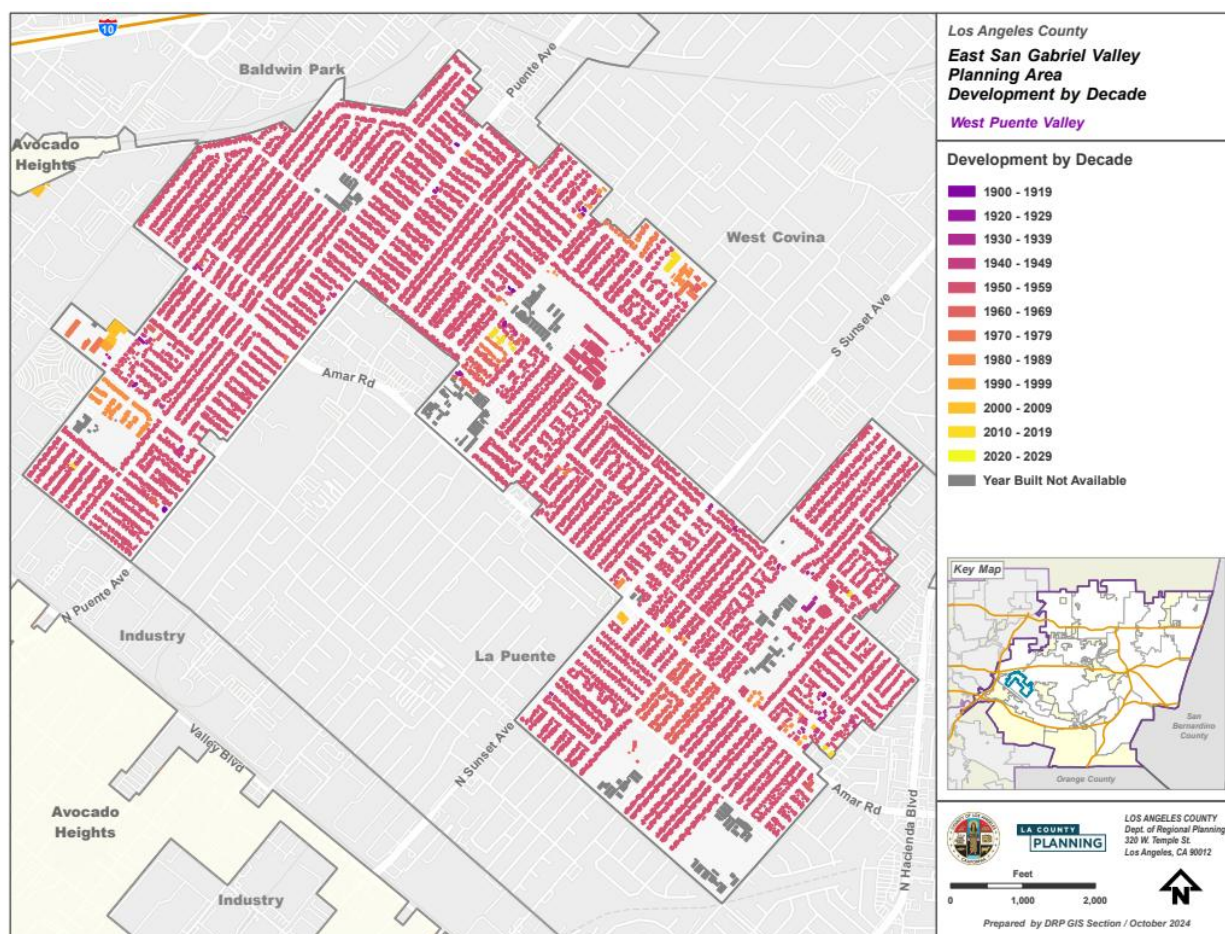


Figure 4.4.14-3. West Puente Valley Decade-by-Decade Map¹⁸³

¹⁸² Los Angeles County Department of Regional Planning. 8 April 2019. *Valinda: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_Valinda_ComProfile_20190408.pdf

¹⁸³ Los Angeles County Department of Regional Planning GIS. October 2024. *West Puente Valley Decade-by-Decade* [map].

A majority of the population in West Puente Valley are younger than 64 years old. 11 percent of the population are over 65 years old. 35 percent of the population are between the ages of 35 and 64 years old, 29 percent are under the age of 19 years old, and 24 percent are between the ages of 20 and 34 years old. The population of West Puente Valley is primarily Latino, who make up approximately 86 percent of the population. The remaining population includes the Asian community who make up 8 percent, the White community who make up 4 percent, and the remaining 2 percent who make up other racial backgrounds or those who are of mixed race.¹⁸⁴

General History

During the mid-1830s, the mission period ended in the ESGV, leading to the Rancho Period. During the Rancho Period, Mexico granted land with conditions to interested individuals looking to develop the land for ranches and agriculture. William Workman and John Rowland led a group of settlers and others to Alta California looking for good ranch and agricultural lands.¹⁸⁵ William Workman and John Rowland requested a land grant in the mid-1800s to start developing roughly 48,000 acres. The ranch became known as Rancho La Puente.¹⁸⁶ Rancho La Puente was established as a cattle ranch originally before branching into agricultural endeavors at the end of the gold rush in California. It was a cattle ranch from 1842 to approximately the 1840s. The ranch did well during the Gold Rush of 1848 in California supplying the hungry miners with fresh beef in the gold fields. However, with the end of the gold rush and the added complications of a series of droughts and floods, the cattle ranch became less profitable. In response, the Workman and Rowland family expanded to grow both wheat and grapes for wine production.¹⁸⁷ One of the surviving homes from this era is the Workman House, which was built in 1842 as a simple, rectangular building, which is located just north of Hacienda Heights in the City of Industry and was expanded over time.¹⁸⁸ After the annexation of California, ranchos were required to reestablish their boundaries with the American government.¹⁸⁹ In 1867, after finally winning the fight for the right to keep their property from the United States, Rowland and Workman surveyed the land in preparation of dividing the land between them.¹⁹⁰ Part of the Rancho La Puente encompasses the Southwestern Communities of Valinda, South San Jose Hills, West Puente Valley.

¹⁸⁴ Los Angeles County Department of Regional Planning. 4 April 2019. *West Puente Valley: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_WestPuenteValley_ComProfile_20190404.pdf

¹⁸⁵ Moss, Don C. n.d. "The History of Horses in Avocado Heights," pp. 1-2. Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁸⁶ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁸⁷ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹⁸⁸ SoCal Landmarks. "Workman House." Accessed December 16, 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁸⁹ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 200-202.

¹⁹⁰ Spitzzeri, Paul R. 28 February 2018. "The Land Grant to Rancho La Puente, February 1842." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/02/28/the-land-grant-to-rancho-la-puente-february-1842/>

Developmental History

South San Jose Hills, Valinda, and West Puente Valley started as a rural community like most of the ESGV. In 1930, a *Progress-Bulletin* article stated that roads and highways were being developed in San Jose Hills that would allow future developments in South San Jose Hills. According to the article, two subdivisions, Hermanos Hills and Covina Highlands, were advertised as avocado and citrus estates in South San Jose Hills.¹⁹¹ Not only did this area have an agricultural tradition, but they also had an equestrian tradition. Valinda advertised in *The Los Angeles Times* several horse properties and horse ranches in Valinda in the 1950s, 1960s and 1970s. For example, a newspaper article from 1977 stated that a Valinda mini horse ranch was available for sale.¹⁹² As shown in the 1952 historic aerial, Valinda had at least one-horse arena (Figure 4.4.14-4, 1952 Historic Aerial).¹⁹³ According to historic newspapers, as early as 1970 Valinda had a Valinda Riders' Club.¹⁹⁴



Figure 4.4.14-4. 1952 Historic Aerial¹⁹⁵

¹⁹¹ *Progress-Bulletin* (Pomona, CA). 16 January 1930. "Great Future Development of Two Ranges of Rolling Hills Here is Predicted," p. 11.

¹⁹² *Los Angeles Times*. 28 August 1977. P. 488

¹⁹³ University of California Santa Barbara Library. 1952. Historic aerial photographs. FrameFinder. Accessed December 2024. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

¹⁹⁴ *Los Angeles Times*. 18 October 1970. P. 240

¹⁹⁵ University of California Santa Barbara Library. 1952. Historic aerial photographs. FrameFinder. Accessed February 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

After World War II, the housing boom affected South San Jose Hills leading to the development of tract homes in the area. Valinda's housing boom also started in the 1950s with advertisements by the Ajax Construction Company for a new development in Valinda. Although the lots were smaller in Valinda, Ajax Construction Company stated that the lots were partially hidden by big walnut trees (Figure 4.4.14-5, *Valinda Advertisement*).¹⁹⁶ In the 1960s, there was a discussion of Valinda being annexed by West Covina, but residents voted against becoming part of West Covina.¹⁹⁷ The majority of West Puente Valley also developed after the 1950s.

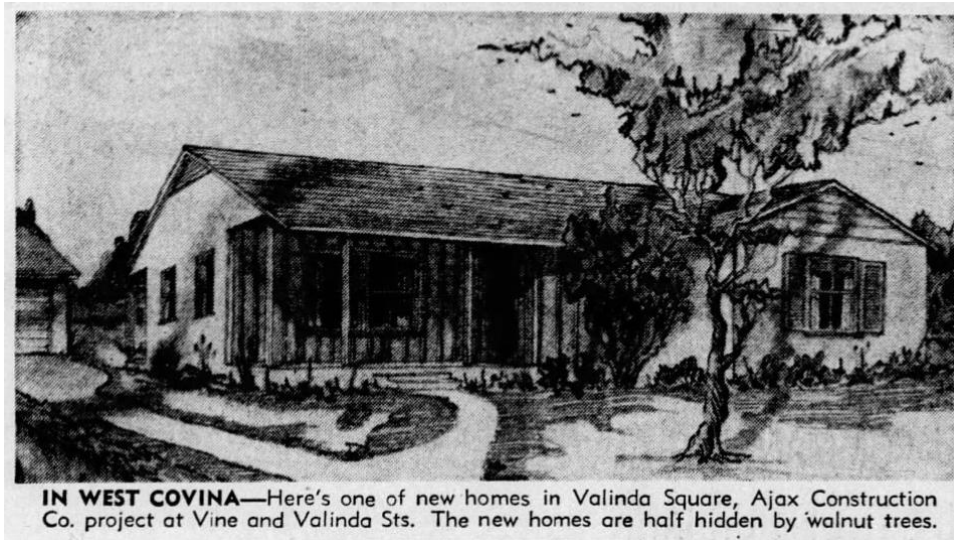


Figure 4.4.14-5. Valinda Advertisement¹⁹⁸

¹⁹⁶ *Los Angeles Times*. 4 November 1951. "New Dwellings will be Shown," p. 139

¹⁹⁷ *Los Angeles Times*. 7 December 1966. "Valinda Area Rejects W. Covina Annexation," p. 28.

¹⁹⁸ *Los Angeles Times*. 4 November 1951. "New Dwellings will be Shown," p. 139.

4.4.15 San Gabriel Mountains Foothill Communities

Overview

Per the ESGVAP, the San Gabriel Mountains Foothill Communities encompass the unincorporated communities of East Azusa, Glendora Islands, North Claremont, Northeast La Verne, Northeast San Dimas, and West Claremont. The San Gabriel Mountains Foothill Communities are located in the northeast portion of the ESGV Planning Area.

East Azusa

East Azusa is in the northeastern portion of the ESGV Planning Area. East Azusa has three separate geographic areas that make up approximately 0.43 square miles (275 acres) of land. East Azusa on the western part is preserved as open space and shares boundaries with the City of Azusa on all sides. East Azusa, in the northernmost part, is also dedicated to open spaces and borders the City of Azusa to the west, Glendora to the south, and the Angeles National Forest to the north and east. East Azusa, in the southeastern portion, is bordered on all sides by the City of Glendora. The west and north sections of East Azusa are mostly open space and rural with natural hilly areas. The west section contains an active avocado farm, and the south is primarily residential properties. The San Gabriel River runs through the north section of East Azusa. Part of the west section and the entire north section also fall within the San Gabriel Canyon SEA. The residential properties in East Azusa are primarily Ranch-style houses and Minimal Traditional homes with some of the early homes being Spanish Colonial Revival. At the time of the reconnaissance survey in 2024, the majority (or over 87 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s and 1960s. Less than 14 percent predate 1940, and approximately 6 percent are less than 50 years old (Figure 4.4.15-1, *East Azusa Decade-by-Decade Map*).

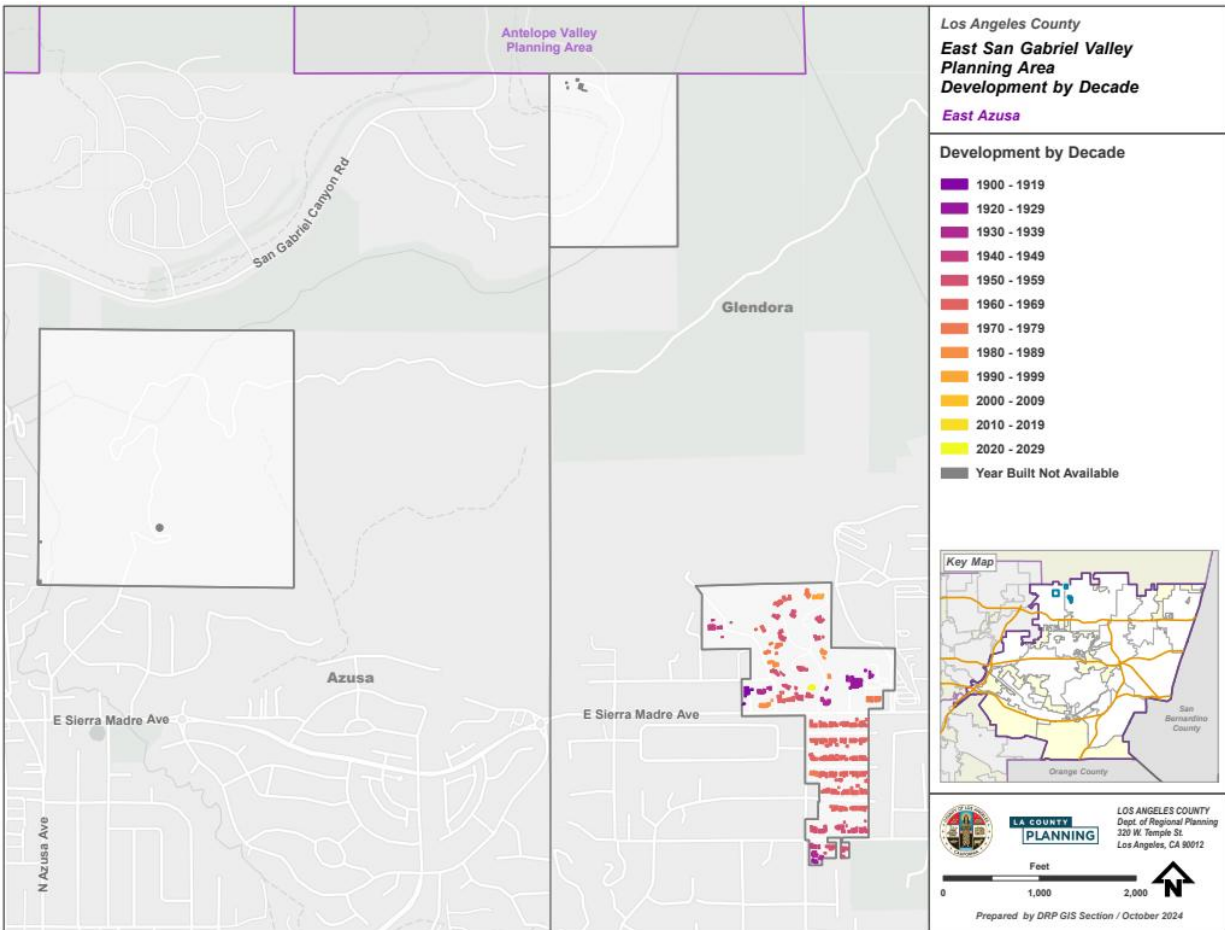


Figure 4.4.15-1. East Azusa Decade-by-Decade Map¹⁹⁹

At the time of preparation of this HCS, a majority of the population in East Azusa are younger than 64 years old. 25 percent of the population are over 65 years old. 42 percent of the population are between the ages of 35 and 64 years old, 21 percent are under the age of 19 years old, and 13 percent of the population are between the ages of 20 and 34 years old. The population of East Azusa is primarily White, who make up approximately 69 percent of the population. The remaining population includes the Latino community who make up 18 percent, the Asian community who make up 9 percent, and the remaining 4 percent who make up other racial backgrounds or those who are of mixed race.²⁰⁰

¹⁹⁹ Los Angeles County Department of Regional Planning GIS. October 2024. *East Azusa Decade-by-Decade* [map].

²⁰⁰ Los Angeles County Department of Regional Planning. 19 June 2019. *East Azusa: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_EastAzusa_ComProfile_20190619.pdf

Glendora Islands

The community of Glendora Islands, which is approximately 0.36 square miles (229.5 acres), is located in the north part of the ESGV Planning Area. Glendora Islands shares boundaries with the City of Glendora on all sides and with the Angeles National Forest partially on the north side. From the 1880s until the 1960s, Glendora Islands contained a family farm with lemon orchards. Unfortunately, water for irrigation was in short supply, and the orchard was no longer viable. At the time of preparing this report, the community largely consists of Glendora Wilderness Parks and Brodiaea Reserve which is owned by the City of Glendora and the Glendora Community Conservancy. Only one noncontiguous privately owned residential property is in the Glendora Islands.²⁰¹ The one residential property is an arroyo stone architectural style (Figure 4.4.15-2, *Glendora Islands Decade-by-Decade Map*).

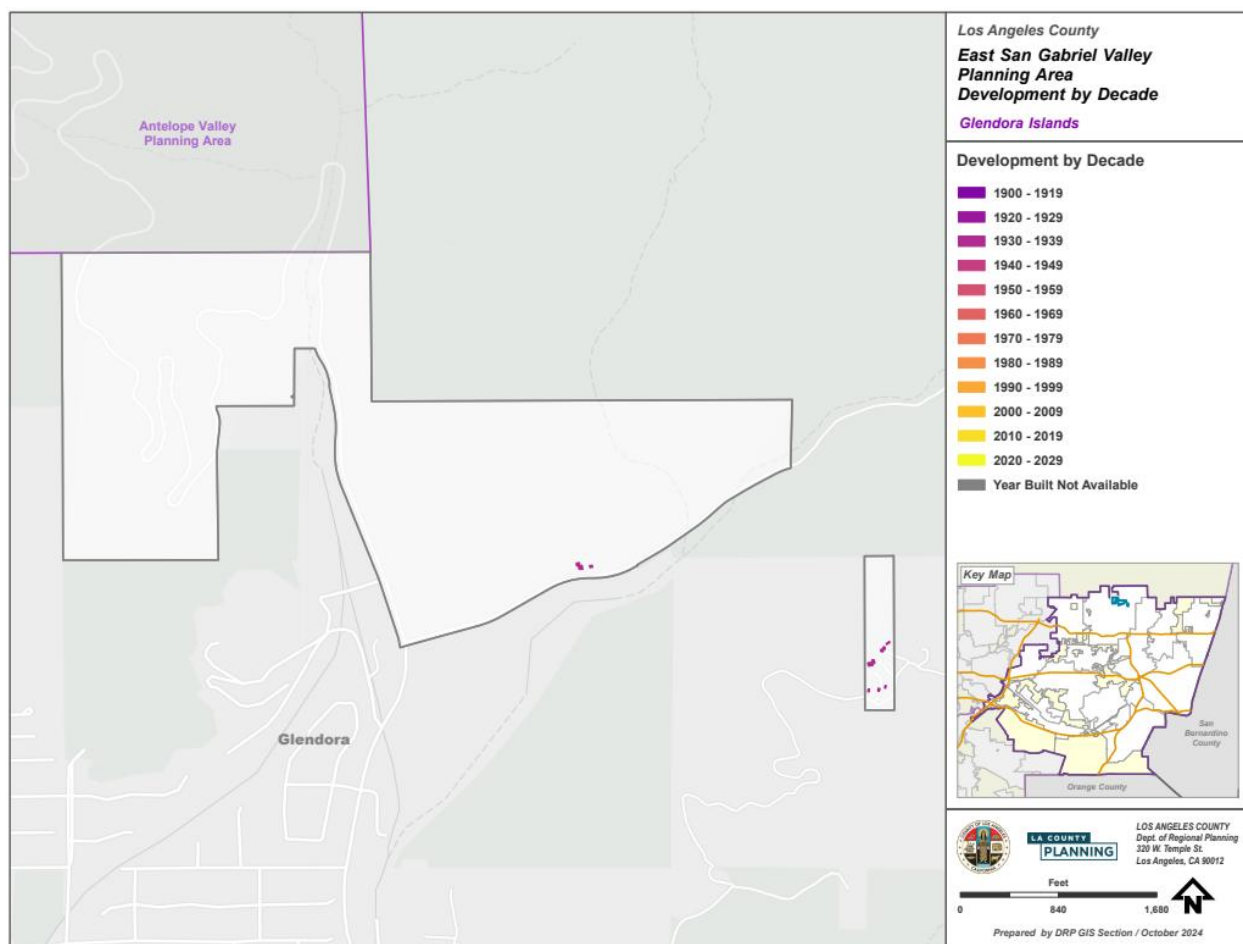


Figure 4.4.15-2. Glendora Islands Decade-by-Decade Map²⁰²

²⁰¹ Los Angeles County Department of Regional Planning. 27 June 2019. *Glendora Islands: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_Glendoraislands_ComProfile_20190627.pdf

²⁰² Los Angeles County Department of Regional Planning GIS. October 2024. *Glendora Islands Decade-by-Decade* [map].

North Claremont

North Claremont is approximately 0.85 square miles (541 acres) and is located on the northeast part of the ESGV Planning Area. The north part of North Claremont contains the Claremont Wilderness Park. The area shares boundaries with the City of Claremont to the south, east, and west, and the Angeles National Forest to the north. The residential area is known as Padua Hills Artist Colony, a colony designed to provide artists, craftsmen, and architects, a place to live and work (Figure 4.4.15-3, *View of Present-Day Padua Hills*). Furthermore, until the 1990s, the Padua Hills Theatre was part of North Claremont in the northern portion of the Padua Hills Artist Colony. The theatre was in operation from 1931 to 1974 and was famous for fostering intercultural understanding between European and Mexican Americans. At the time of preparing this report, the theatre is part of the incorporated area of the City of Claremont, making North Claremont noncontiguous. In North Claremont, the homes are predominately Midcentury Modern with some Ranch-style homes. At the time of the reconnaissance survey in 2024, the majority (or over 78 percent) of extant structures were more than 50 years old, with the greatest number constructed in the 1950s. Less than 4 percent predate 1940, and approximately 15 percent are less than 50 years old (Figure 4.4.15-4, *North Claremont Decade-by-Decade Map*).



Figure 4.4.15-3. View of Present-Day Padua Hills

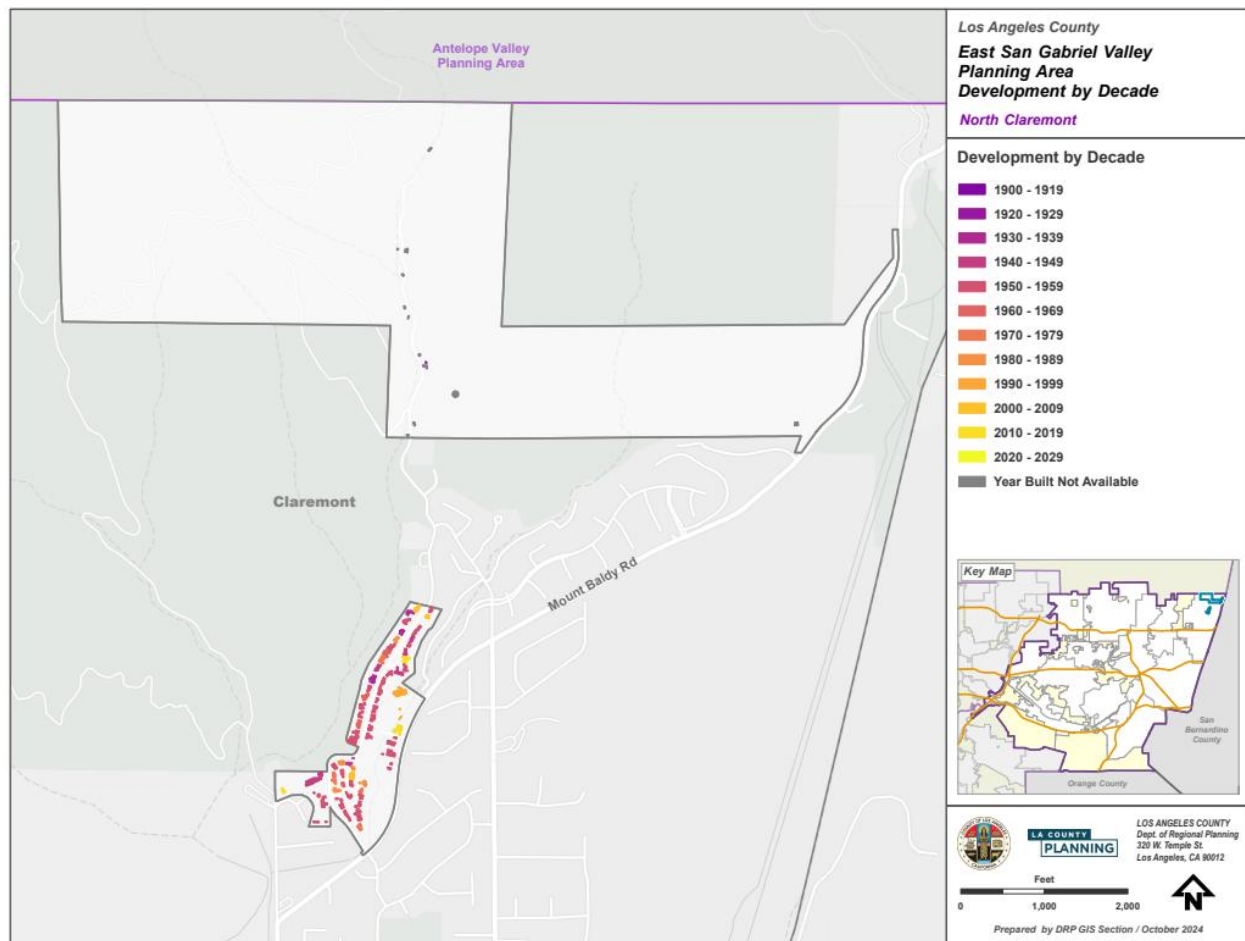


Figure 4.4.15-4. North Claremont Decade-by-Decade Map²⁰³

At the time of preparation of the HCS, a majority of the population in North Claremont are younger than 64 years old. 21 percent of the population are over 65 years old. 41 percent of the population are between the ages of 35 and 64 years old, 24 percent are under the age of 19 years old, and 13 percent of the population are between the ages of 20 and 34 years old. The population of North Claremont is primarily White, who make up approximately 52 percent of the population. The remaining population includes the Asian community who make up 23 percent, the Latino community who make up 16 percent, and the remaining 9 percent who make up other racial backgrounds or those who are of mixed race.²⁰⁴

²⁰³ Los Angeles County Department of Regional Planning GIS. October 2024. *North Claremont Decade-by-Decade* [map].

²⁰⁴ Los Angeles County Department of Regional Planning. 11 July 2019. *North Claremont: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_NorthClaremont_ComProfile_20190711.pdf

Northeast La Verne

Northeast La Verne is approximately 1.9 square miles (approximately 650 acres) with a population of 104 people. It shares boundaries with La Verne to the west, Angeles National Forest to the north, Claremont to the east, and unincorporated West Claremont to the south. At the time of the reconnaissance survey, the area was largely designated for open spaces and water resources. Therefore, Northeast La Verne did not have much built environment. The majority of homes built in Northeast La Verne were equestrian properties built in the early 1920s. At the time of the reconnaissance survey in 2024, all of the extant structures were more than 50 years old, with the greatest number constructed in the 1920s (Figure 4.4.15-5, *Northeast La Verne Decade-by-Decade Map*).

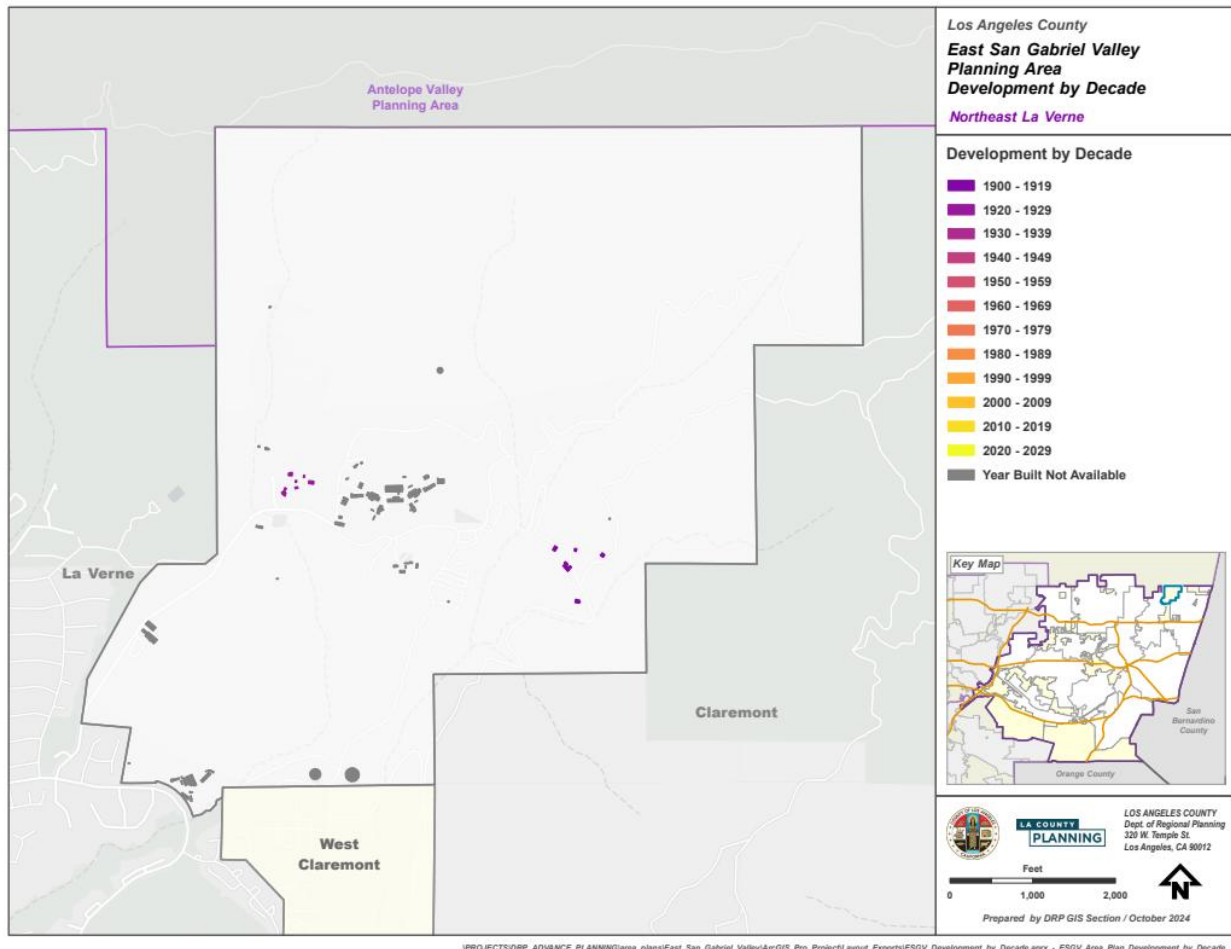


Figure 4.4.15-5. Northeast La Verne Decade-by-Decade Map²⁰⁵

²⁰⁵ Los Angeles County Department of Regional Planning GIS. October 2024. *Northeast La Verne Decade-by-Decade* [map].

Northeast San Dimas

Northeast San Dimas is a natural, unpopulated area that consists of two properties owned by the La County Flood Control District. The area encompasses roughly 0.08 square miles (53 acres) of land. The Angeles National Forest shares its north and west boundaries. The City of La Verne shares its eastern boundary. The San Dimas Canyon/San Antonio Wash SEA is designated on the eastern parcel. The San Dimas Canyon supports one of the largest populations of coastal cactus wren (*Campylorhynchus brunneicapillus*).

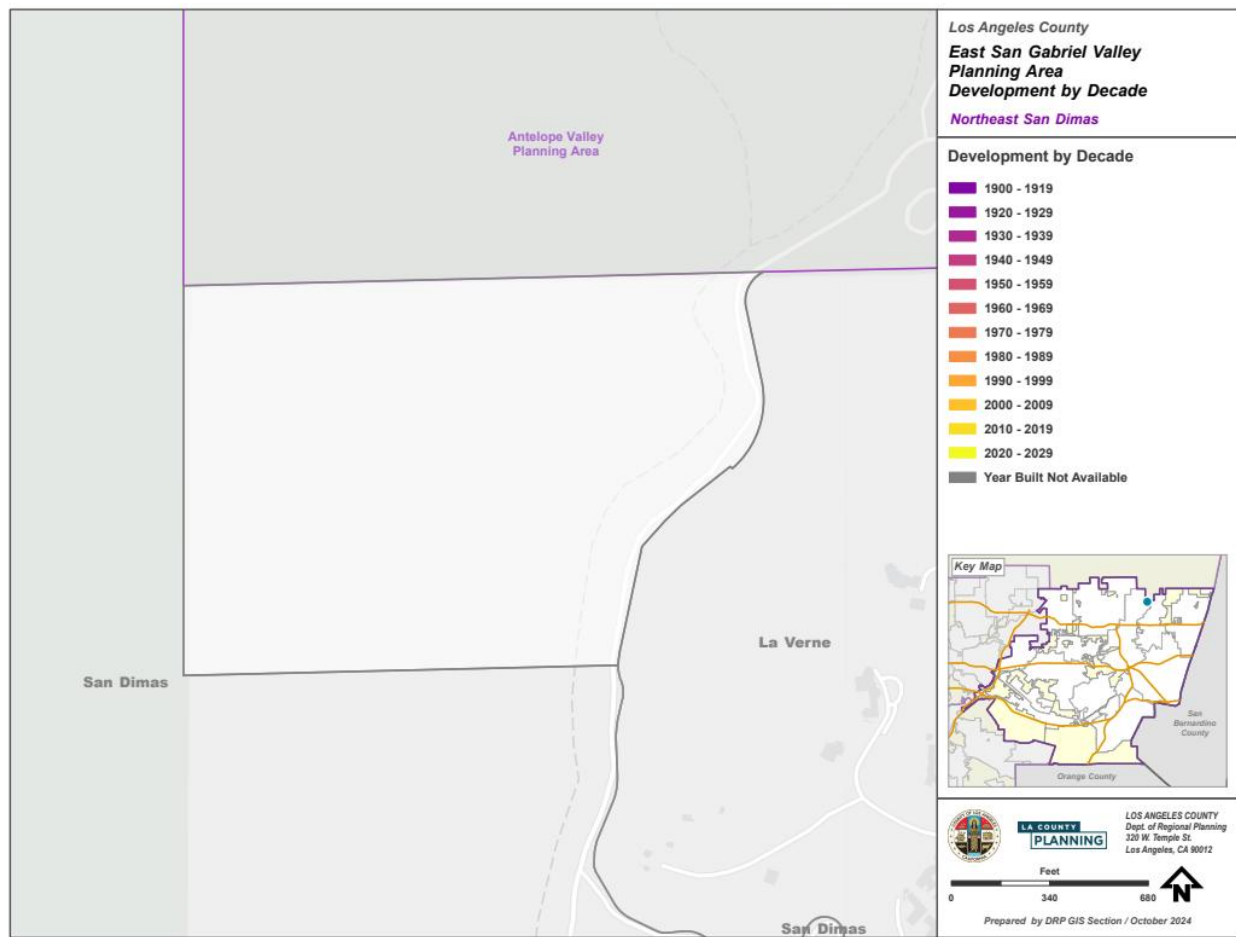


Figure 4.4.15-6. Northeast San Dimas Decade-by-Decade Map²⁰⁶

²⁰⁶ Los Angeles County Department of Regional Planning GIS. October 2024. *Northeast San Dimas Decade-by-Decade* [map].

West Claremont

West Claremont is an approximately 1.2-square-mile (approximately 770 acres) community located in the northeast portion of the ESGV Planning Area. The community consists of two separate areas that share boundaries with the City of Claremont partly on all sides, the City of La Verne to the west and south, and the unincorporated community of Northeast La Verne to the north. A majority of the architectural styles for West Claremont included Spanish Colonial Revival, Tudor Revival, American Colonial Revival, and Arroyo Stone. Later residential development included Midcentury Modern homes. At the time of the reconnaissance survey in 2024, the majority (or over 68 percent) of extant structures were more than 50 years old, with the greatest number constructed between the 1950s and the 1960s. Less than 9 percent predate 1940, and approximately 17 percent are less than 50 years old (Figure 4.4.15-7, *West Claremont Decade-by-Decade Map*).

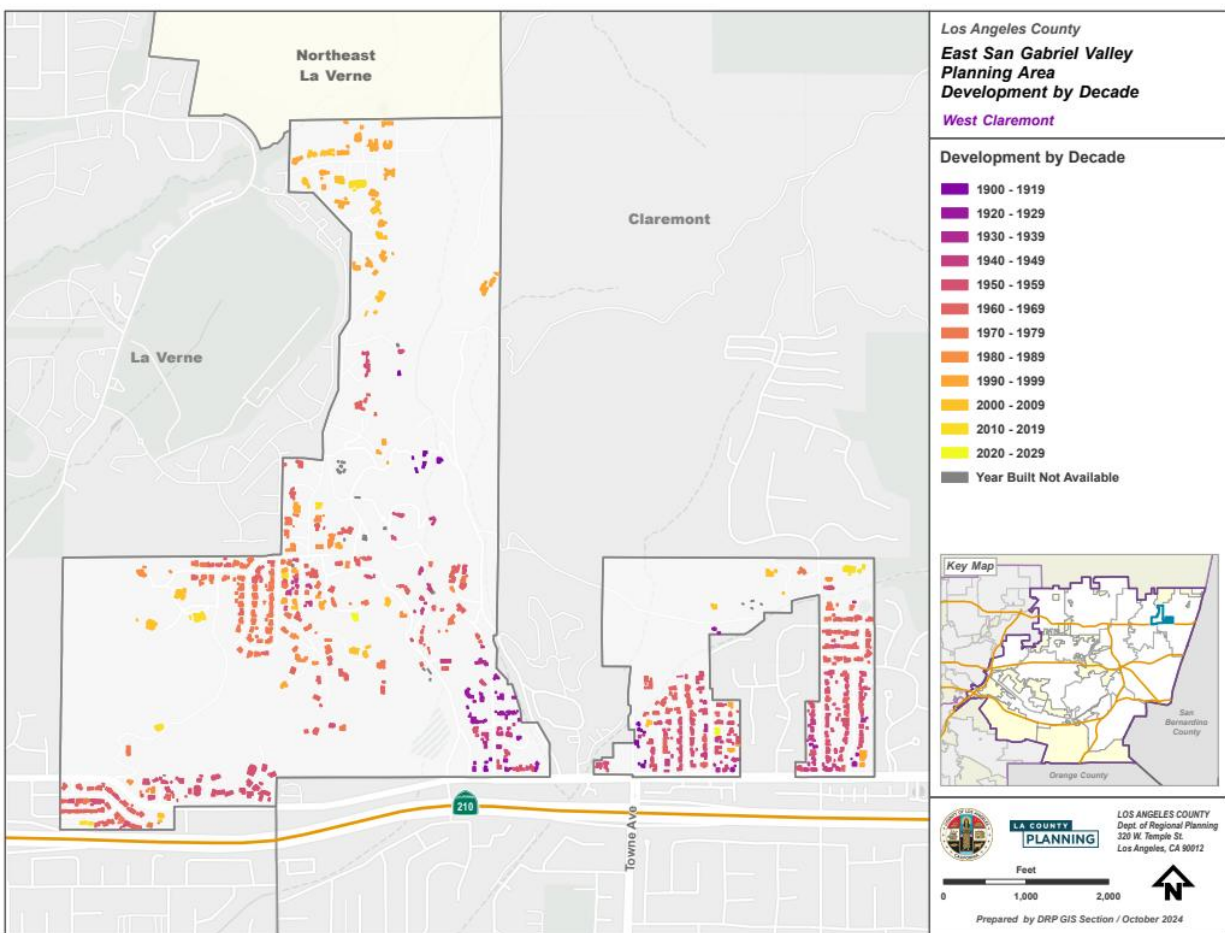


Figure 4.4.15-7. West Claremont Decade-by-Decade Map²⁰⁷

A majority of population by age in West Claremont are younger than 64 years old. 22 percent of the population are over 65 years old. 44 percent of the population are between the ages of 35 and 64, 23 percent are under the age of 19 years old, and 12 percent of the population are between the ages of 20 and 34 years old. The population of West Claremont is primarily White,

²⁰⁷ Los Angeles County Department of Regional Planning GIS. October 2024. *West Claremont Decade-by-Decade* [map].

who make up approximately 60 percent of the population. The remaining population includes the Latino community who make up 20 percent, the Asian community who make up 12 percent, and the remaining 8 percent who make up other racial backgrounds or those who are of mixed race.²⁰⁸

General History

The unincorporated areas of East Azusa and Glendora Islands started out with agriculture and cattle ranching under Henry Dalton's Rancho Azusa. Rancho Azusa de Dalton, originally named Rancho El Susa, was approximately 6.9 square miles (4,431-acre) land that was granted to Luis Arenas in 1841. Arenas's land encompassed a third of the interest in the Rancho San Jose Addition and the entire Rancho Azusa. Luis Arenas built an irrigation system on his land that carried water from the San Gabriel Mountains via the Azusa River (San Gabriel River).²⁰⁹ Three years after receiving the land from the government, Arenas sold his interest in the land and 700 head of cattle to Henry Dalton.²¹⁰ The unincorporated areas of West and North Claremont were part of the Rancho San Jose under Ricardo Vejar and Don Ygnacio Palomares. Rancho San Jose thrived during the 1830s through the 1850s Palomares' sisters built a house in the middle of what is now Memorial Park in the City of Claremont.²¹¹

Developmental History

East Azusa

The majority of East Azusa has open spaces and remains undeveloped. East Azusa was part of Rancho Azusa. Henry Dalton used the area to grow avocado trees and developed these avocado trees from South America. Part of East Azusa is still used for avocado farming at the time of preparing this HCS. Rancho Vasquez started a small farm in the area and in the early 2000s, expanded the ranch (Figure 4.4.15-8, *Rancho Vasquez*). According to the family, some of the avocado trees on their property might have been planted during Rancho Azusa.²¹² Other portions of East Azusa in the north and west are dedicated open spaces and therefore have not developed residential properties. The residential properties in the south were built after World War II in the 1960s.

²⁰⁸ Los Angeles County Department of Regional Planning. 14 May 2019. *West Claremont: East San Gabriel Valley Area Plan*. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_WestClaremont_ComProfile_20190514.pdf

²⁰⁹ Kitazawa, Yosuke. 25 November 2013. "The Rise and Fall of Henry 'Don Enrique' Dalton, the British Ranchero of the San Gabriel Valley." PBS SoCal. Accessed December 2024. Available at: <https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>

²¹⁰ Kitazawa, Yosuke. 25 November 2013. "The Rise and Fall of Henry 'Don Enrique' Dalton, the British Ranchero of the San Gabriel Valley." PBS SoCal. Accessed December 2024. Available at: <https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>

²¹¹ Claremont Heritage. Spanish Colonial Period: San Gabriel Mission." Accessed January 2025. Available at: <https://www.claremontheritage.org/spanish.html>

²¹² Rancho Vasquez. 24 April 2022. "History of Rancho Vasquez." Accessed January 2025. Available at: <https://www.ranchovasquez.com/s/stories/history>



Figure 4.4.15-8. Rancho Vasquez (unknown date)²¹³

Glendora Islands

Glendora Islands, also part of the Rancho Azusa, was also very rural after the Rancho Period. A lemon farm was established on the Glendora Islands starting in the 1880s. In the local City of Glendora, a citrus packing house known as the Glendora Citrus Association packed the citrus to be shipped to the east coast on the Santa Fe Railroad.²¹⁴ Unfortunately, due to water issues, the lemon farm closed in the 1960s. Since then, the Glendora Islands has been a dedicated open space.

North Claremont

North Claremont's northern section has not developed into residential properties but remains as a dedicated open space. The majority of North Claremont is part of the Padua Hills Art Colony that was started by Herman H. Garner and Bess Garner. Garner advertised it as a place for artists, craftsmen, and architects to live and work (Figure 4.4.15-9, *Padua Hills Promotional Flyer*). Padua Hills encompassed a total of 2,000 acres and was started in 1927. Garner helped offset the cost for new residents so that artists, craftsmen, and architects could afford to live in the area.²¹⁵ After World War II, the Padua Hills Artist community thrived, becoming a place that became the center of the golden age for arts and architecture. Garner also built the Padua Hills Theatre, a Spanish Mission Revival style, built in 1929. The theatre continued to be part of North Claremont's unincorporated history until it closed in 1974.²¹⁶ In the 1990s, the Padua Hills Theatre was annexed to the City of Claremont.²¹⁷ Many of the residential houses built in North Claremont are Midcentury Modern and Spanish Colonial Revival houses.

²¹³ Rancho Vasquez. 24 April 2022. "History of Rancho Vasquez." Accessed January 2025. Available at: <https://www.ranchovasquez.com/s/stories/history>

²¹⁴ City of Glendora. "Community Archive & History." Accessed January 2025. Available at: <https://www.cityofglendora.gov/Explore/Public-Library/Community-Archive-History>

²¹⁵ Young, Robin. 28 September 2014. "City on the Hill: Padua Hills Design." *Claremont Courier*. Accessed December 2024. Available at: <https://claremont-courier.com/latest-news/t13008-padua-35632/>

²¹⁶ Young, Robin. 28 September 2014. "City on the Hill: Padua Hills Design." *Claremont Courier*. Accessed December 2024. Available at: <https://claremont-courier.com/latest-news/t13008-padua-35632/>

²¹⁷ *Los Angeles Times*. 14 April 1991. "Claremont City to Annex Tract," p. 680.

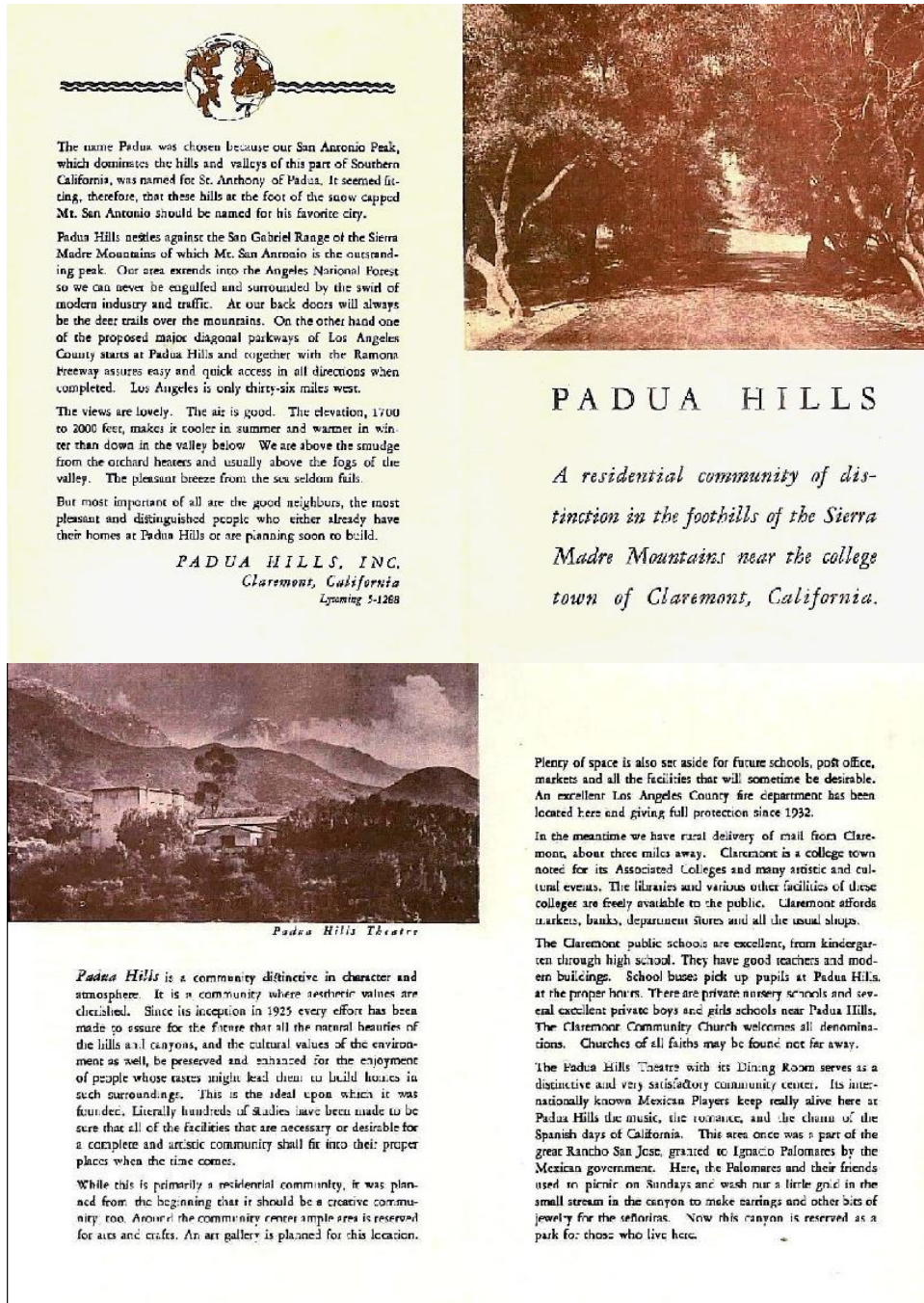


Figure 4.4.15-9. Padua Hills Promotional Flyer²¹⁸

²¹⁸ Padua Hills Theatre: The Mexican Players. Accessed January 2025. Available at: <http://www.loscalifornios.org/>

Northeast La Verne

The unincorporated area of Northeast La Verne was mainly used for agriculture beginning in the Rancho period. The area was part of the Rancho San Jose and San Jose Addition. After the gold rush, the area was divided into different parcels for citrus farming and enveloped within the broader agricultural citrus landscape of the ESGV. Stephen's Ranch, located at 6300 Stephens Ranch Road, is one example of a citrus farm in Northeast La Verne. Although relegated to four parcels situated to the north of Marshall Canyon Regional Park and to the west of Camp Afflerbaugh Detention Center at the time of this report, the ranch historically encompassed a far greater swath of land. Much of this land was composed of citrus orchards (Figure 4.4.15-10, *Stephen's Ranch, January 1930*). According to a newspaper article, the County of Los Angeles bought 828 acres to develop a regional park, a golf course, and a detention center.²¹⁹ The remaining roughly 197 acres of land was used in the 1980s as an equestrian center. The Marshall Canyon Regional Park also continued the equestrian tradition by adding equestrian trails throughout the park.



Figure 4.4.15-10 Stephen's Ranch, January 1930²²⁰

²¹⁹ *Progress-Bulletin* (Pomona, CA). 8 January 1958. "County Will Buy Ranch Near L.V." P. 23; *Progress-Bulletin* (Pomona, CA). 27 June 1963. "\$1.2 Million Golf Course is Planned Near La Verne." P. 25; *Progress-Bulletin* (Pomona, CA) 18 February 1959. "Supervisors Call Bids for Probation Camp." P. 23.

²²⁰ Pomona Public Library Digital Collections. "Stevens Ranch La Verne." *Frashers*. January 1930. Accessed March 13, 2025. Available at : <https://content.ci.pomona.ca.us/digital/collection/Citrusind/id/380/>

Northeast San Dimas

Northeast San Dimas is a natural area dedicated to open spaces. The parcels are owned by the LA County Flood Control District and are designated as a water resource area. The area is known as a riparian habitat for birds and has the largest populations of coastal cactus wren.

West Claremont

The West Claremont area was part of Rancho San Jose by Ricardo Vejar and Don Ygnacio Palomares. West Claremont most likely was part of the Pitzer Ranch, a ranch that was bounded by Base Line Road and Paoua and Towne Avenues in and around Claremont. The area of West Claremont most likely was used as part of the citrus groves, and very few buildings were built in West Claremont.

4.5 Significant Themes

4.5.1 Theme: Agricultural Development

Overview

The development of agricultural land uses associated with the Mission Period in the late 18th and early 19th centuries laid the foundation for subsequent development in the ESGV.¹ Establishment of the Homestead Act in 1862 and new government surveys heightened conflicts with rancho owners over land and water rights. Those who secured rights and access to land and water, whether rancho owners or newer settlers, established farms. Aided with burgeoning transportation networks, these farms laid the foundation for a nascent citrus industry in the ESGV. Farming in the valley thrived due to a number of historical developments. These included the existence of a steady stream of immigrant workers who often faced harsh and exploitative working conditions; establishment of innovative pest and weather control management techniques; and organization in exchanges, cooperatives, and associations. Although the San Gabriel Mountains supplied the valley with water necessary for agricultural use, the ESGV experienced droughts and conflicts over water usage in the late 19th century. Developers transformed a majority of the valley's agricultural land into commercial, industrial, and above all else, residential tract land in the middle of the 20th century. This postwar residential transformation stemmed from widespread suburbanization across Southern California and much of the nation—aided in part by increased automobile use and creation of highway infrastructure—as well as a growing demand for housing from returning veterans to newly arriving immigrants. Certain developers, however, found creative ways to preserve and maintain the cultural and physical legacy of the ESGV's agricultural past.²

Mission Period (1771–1833)

Josef Angel Fernández de la Somera and Pedro Benito Cambón, Franciscan priests under the leadership of Father Junipero Serra, started the Mission San Gabriel Arcángel. The mission is located in the City of San Gabriel, approximately 6 miles west of the ESGV Planning Area. The mission became the fourth in the chain of California's 21 missions.³ The Spaniards stole the land from the indigenous peoples such as the Gabrielinos (Tongva and Kizh).⁴ The San Gabriel Mission, built by the Gabrielinos as a product of forced labor, was the first settlement in the Los Angeles area and San Bernardino area.⁵ The San Gabriel Mission became the richest of all missions and the center of agriculture. Franciscan missionaries brought the first orange trees to the mission, which was maintained by indigenous peoples such as the Gabrielinos who had inhabited the San Gabriel Valley long before European arrival.⁶ The Gabrielinos Indians were

¹ Pomeroy, Elizabeth. 2000. *Lost and Found: Historic and Natural Landmarks of the San Gabriel Valley*. Pasadena, CA: Many Moons Press, pp. 124–125.

² Spitzzeri, Paul R. 12 May 2020. "Letters Concerning the Opening of the North Whittier Heights (Hacienda Heights) Subdivisions, 1913." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2020/05/12/letters-concerning-the-opening-of-the-north-whittier-heights-hacienda-heights-subdivision-may-1913/>

³ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 33.

⁴ Morales, Anthony, Gabrieleno/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA. 26 March 2025. Letter to the LA County Planning, Los Angeles, CA. Subject: East San Gabriel Valley.

⁵ City of San Gabriel. "History of San Gabriel." Accessed December 20, 2024. Available at: <https://www.sangabrielcity.com/78/History-of-San-Gabriel>

⁶ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 10.

enslaved under the Spanish Mission system. Missionaries attempted to regulate the lives of the Gabrielino Indians, even attempting to regulate when they woke, when they slept, what and when they could eat. The missions forced the indigenous peoples to learn how to plow, plant, harvest, and tend livestock.⁷ By the 1780s, Mission San Gabriel became an agricultural hub. According to John Macias, “by the 1780s, Mission San Gabriel produced 2,935 bushels of wheat, 2,623 bushels of corn, as well as producing smaller quantities of beans, lentils, and garbanzos. In addition, the mission’s inventory of livestock consisted of 900 head of cattle, 1,900 sheep, 1,000 goats, 140 pigs, 147 horses, and 36 mules.”⁸ By the 1790s, the mission provided agricultural products to the surrounding areas of Los Angeles, San Diego, and Santa Barbara.⁹

California’s citrus heritage grew out of the Mission and Rancho Periods, with the first orange groves planted in Mission San Gabriel in 1803 or 1804. At its height, Mission San Gabriel boasted 400 sweet orange trees across six acres. The orchard, the first of its kind in California, fell into decline by 1834 with the secularization of the mission system.¹⁰ Despite the opposition of the fathers of Mission San Gabriel, portions of the Mission San Gabriel were sold to settlers that started the ranchos in the area. After a long legal battle with the governor of Mexico and the Mission San Gabriel, the Mission San Gabriel lands that included both the Tongva village and the western portion of the Puente Hills were granted to Californio settlers John Rowland and William Workman in 1842. The land grant became known as the Rancho La Puente.¹¹

Rancho Period (1834–1870)

The Rancho Period started after the secularization of the Mission San Gabriel lands. John Macias noted that “the symbol of the so-called ‘Rancho Era’ became the vast expanses of rancho land and the herds of cattle roaming freely around the valley and hills. This period was also known as the ‘Pastoral Era’ for the projected image of *vaqueros* (young male cowboys, many of whom were indigenous, who tended the large herds of cattle on their owners’ estates).”¹² Cattle roamed freely in the area and the ranchos often overlapped. Although maps have been drawn of the rancho area, the boundaries were contested by the owners of the ranchos. In the map below, the WPA tried to reconstruct the ranchos’ boundaries with the 1937 cities listed on the map. However, historians still discuss the boundaries of each of the ranchos (Figure 4.5.1-1, *Federal Writers’ Project Map of the Ranchos of Los Angeles County*). The general relationship of the ranchos to the 24 unincorporated communities with the ESGV Planning Area is outlined in Table 4.5.1-1, *General Relationship of Rancho to Communities in the Unincorporated County*). The Rancho Period was most lucrative during the Gold Rush spanning from 1848 to 1855. However, the

⁷ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 80-84.

⁸ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 13. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

⁹ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 13. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

¹⁰ Jenkins, Benjamin T. 2021. *California’s Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 9.

¹¹ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, pp. 5-19. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

¹² Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 18. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

prosperity of the ranchos was short-lived with the droughts of the 1870s. Furthermore, the redrawing of maps and homesteaders coming into the area led to legal battles in court for many of the ranchos leading to the decline and eventually failure of many of the ranchos.

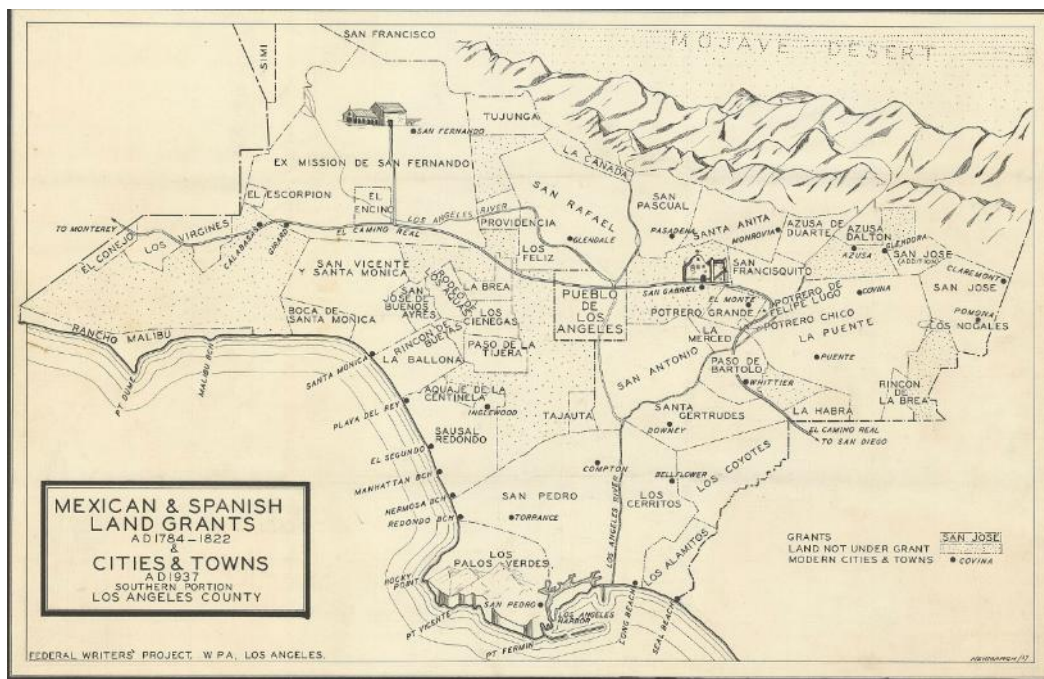


Figure 4.5.1-1. Federal Writers' Project Map of the Ranchos of Los Angeles County (1937)¹³

¹³ Federal Writers' Project. "Mexican and Spanish Land Grants AD 1784-1822, and cities and towns AD 1937, southern portion Los Angeles County." Henry J. Bruman Map Collection, UCLA. Accessed December 20, 2024. Available at: https://search.library.ucla.edu/discovery/fulldisplay?context=L&vid=01UCS_LAL:UCLA&search_scope=ArticlesBooksMore&tab=Articles_books_more_slot&docid=alma9913030173606533

**TABLE 4.5.1-1
GENERAL RELATIONSHIP OF RANCHO TO
COMMUNITIES IN THE UNINCORPORATED COUNTY**

Community	Rancho
Avocado Heights Hacienda Heights Pellissier Village Rowland Heights South Walnut North Whittier South El Monte South San Jose Hills Valinda West Puente Valley South Diamond Bar*	Rancho La Puente
Covina Islands* East Irwindale* East Azusa Glendora Islands*	Rancho Azusa de Dalton
Charter Oak* East San Dimas North Pomona Walnut Islands* West San Dimas* North Claremont Northeast La Verne Northeast San Dimas West Claremont	Rancho San Jose and San Jose Addition
NOTE: *Rancho boundaries are inexact and have been historically contested since the 1880s. The territory of many of the subject unincorporated communities within the ESGV Planning Area do not clearly fit within these rancho boundaries. For the purposes of this study, SEI has placed all 24 unincorporated communities comprising this study within the above ranchos. However, their placement is meant to denote only a general relationship to the historical rancho boundaries, and does not represent an exact assignation.	

The Rancho La Puente was a ranch located in the southern San Gabriel Valley that measured about 48,000 acres of land.¹⁴ Unincorporated communities generally identified within the boundaries of Rancho La Puente include: Avocado Heights, Hacienda Heights, Pellissier Village, Rowland Heights, South Walnut, North Whittier, South El Monte, South San Jose Hills, Valinda, West Puente Valley, and South Diamond Bar (Figure 4.5.1-1 and Table 4.5-1-1). Rancho La Puente also encompassed land that would eventually be incorporated as numerous cities, including Baldwin Park, Industry, La Puente, Walnut, Covina, and West Covina. The Rowland-Workman Party traveled from Taos, New Mexico on the Old Spanish Trail to the San Gabriel Valley in 1841. William Workman and John Rowland quickly reestablished the agricultural and livestock production from the Mission San Gabriel days with the forced labor of the Tongva laborers.¹⁵ Some of the young men worked as *vaqueros* on the ranch. Others worked as forced laborers cultivating crops.¹⁶ Rancho La Puente was established as a cattle ranch originally. However, droughts and floods led the Workman family to expand to grow both wheat and grapes for wine production.¹⁷

The Workman home was built in 1842 as a simple, rectangular building and expanded over time as Workman's fortunes improved (Figure 4.5.1-2, *Workman Home*). Site of the Workman and Temple Family Homestead Museum, the Workman home was placed on the National Register of Historic Places in 1974.¹⁸ It is now situated within the bounds of the City of Industry. The John Rowland Mansion, also within the City of Industry and just north of the unincorporated community of Hacienda Heights, was built in 1855 (Figures 4.5.1-3A–C, *Rowland Mansion*). Although clad in stucco today, the Greek Revival-style Rowland Mansion is the oldest extant brick building in Southern California. It was built of bricks produced by Joseph Mullaly, a notable brickmaker based out of Los Angeles in the 1850s. Many cattle and livestock surrounded the Rowland Mansion in the 19th century. Rowland was also a known vintner and cultivated grape orchards to make his own wine. He also grew fruit trees and established a mill on site. Three generations of the family lived in the Rowland Mansion until 1959, when John Rowland's granddaughter, Lillian Dibble, passed away.¹⁹ The Rowland Mansion was added to the National Register of Historic Places in 1973.²⁰

¹⁴ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 20. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

¹⁵ Macias, John. July 2006. *Land, Labor, and Livestock: The Uses of the Puente Hills Region, 1769-1880*, p. 19. PhD Program in History Claremont Graduate University. Available at: https://www.habitatauthority.org/fc/studies/land_rancho_history.pdf

¹⁶ Rice, Richard B., Bullough, William A., Orsi, Richard J., and Irwin, Mary Ann. 13 September 2011. *The Elusive Eden: A New History of California*. 4th Edition. New York, NY: McGraw-Hill Education, pp. 122.

¹⁷ Homestead Museum. "About Workman Family." Accessed December 16, 2024. Available at: <https://www.homesteadmuseum.org/about-3-0>

¹⁸ SoCal Landmarks. "Workman House." Accessed December 2024. Available at: <https://socallandmarks.com/index.php/2024/10/29/workman-house/>

¹⁹ Rowland, Amy, La Puente Valley Historical Society, Inc., La Puente, CA. 11 November 2024. Email to Katrina Castaneda, Los Angeles County Department of Regional Planning, Los Angeles, CA.

²⁰ Los Angeles Conservancy. "John Rowland Mansion." Accessed December 2024. Available at: <https://www.laconservancy.org/learn/historic-places/226301/>



Figure 4.5.1-2. Workman Home (circa 1872)²¹



Figure 4.5.1-3A. Rowland Mansion (circa 1870)²²

²¹ Spitzzeri, Paul R. 31 January 2017. "No Place Like Home: The Workman House, ca. 1872." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/10/09/no-place-like-home-the-workman-house-ca-1870/>

²² Spitzzeri, Paul R. 8 July 2019. "Sharing History With the Rowland Heights Community Coordinating Council." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/07/08/sharing-history-with-the-rowland-heights-community-coordinating-council/>



Figure 4.5.1-3B. William Dibble at Rowland Mansion (undated)²³



Figure 4.5.1-3C. Rowland Mansion (circa 2024)

In 1868, Workman and Rowland divided the rancho between them. With the decline in demand for cattle, Rowland grew grapes on his portion of the ranch. According to Paul Spitzzeri, Rowland diverted water from the San Jose Creek to help grow the grapes.¹⁹ William Workman and F. P. F. Temple went into banking in 1868. In 1871, the Workman and Temple family established a bank. However, the Temple & Workman Bank foreclosed in 1874. The financial disaster surrounding the

²³ Rowland, Amy, La Puente Valley Historical Society, Inc., La Puente, CA. 11 November 2024. Email to Katrina Castaneda, Los Angeles County Department of Regional Planning, Los Angeles, CA.

failure of the Temple & Workman Bank dramatically changed the dynamics of the land. Elias J. “Lucky” Baldwin ended up buying the land and holding it until his death in 1909.²⁴

Rancho Azusa de Dalton

Rancho Azusa de Dalton, originally named Rancho El Susa, was 4,431-acre land that was granted to Californio Luis Arenas in 1841. Arenas’s land encompassed a third of the interest in the Rancho San Jose Addition and the entire Rancho Azusa. Unincorporated communities generally identified within the boundaries of Rancho Azusa de Dalton include Covina Islands, East Irwindale, East Azusa, and Glendora Islands (Figure 4.5.1-1 and Table 4.5.1-1). Rancho Azusa de Dalton also encompassed land that would eventually be incorporated as cities, including Glendora, Azusa, and Irwindale. Luis Arenas built an irrigation system on his land that carried water from the San Gabriel Mountains via the Azusa River (San Gabriel River).²⁵ Three years after receiving the land from the government, Arenas sold his interest in the land and 700 head of cattle to Henry Dalton. Between 1844 and 1846, Dalton acquired one third of the Rancho San Jose Addition to the immediate east of Rancho Azusa de Dalton. A year later, Dalton requested a partition of Ranch San Jose to determine the boundaries between Rancho Azusa and Rancho San Jose. With the partition request, conflict arose between the owners of Rancho San Jose and Dalton. The survey done by Jaspar O’Farrell resulted in a legal battle between the different owners.²⁶ The legal battle was compounded by the nonexistent landmarks and arbitrary descriptions of the land.²⁷ The legal battle about boundaries will continue throughout the rest of Dalton’s life. Today, historians still discuss the boundaries of the Rancho Azusa and Rancho San Jose.²⁸

In 1846, Dalton purchased another 800 acres of land from the San Francisquito, which is modern-day Irwindale. In 1847, he bought Rancho Santa Anita, which is now known as the city of Arcadia (Figure 4.5.1-1). By 1851, Dalton had acquired about 45,280 acres of land making him one of the largest landholders of the San Gabriel Valley. Dalton not only raised cattle, but he also grew a variety of different agricultural products. Dalton grew tobacco, pears, and citrus fruits. As his agricultural holdings expanded, he also built a flour mill, winery, stables, meat smokehouse, distillery, a vinegar house, and a granary.²⁹ His winery was the largest building on his rancho. There were over 9,000 vines at the ranch, many of which were introduced by Henry Dalton from Europe.³⁰

Despite his success in agriculture, Dalton was plagued by a water war that occurred between him, other homesteaders, and the government. Shortly after buying Arenas’ property, Dalton expanded the irrigation system. Dalton doubled the capacity of the irrigation ditch to about 1,800 gallons a

²⁴ Spitzer, Paul R. 27 June 2020. “From Monte to Mision Vieja: A Gap Wider than Five Miles, 1850-1930.” The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2020/06/27/from-monte-to-mision-vieja-a-gap-wider-than-five-miles-1850-1930/>

²⁵ Kitazawa, Yosuke. 25 November 2013. “The Rise and Fall of Henry ‘Don Enrique’ Dalton, the British Ranchero of the San Gabriel Valley.” PBS SoCal. Accessed December 2024. Available at: <https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>

²⁶ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 37.

²⁷ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 38.

²⁸ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 38-40.

²⁹ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, pp. 7-8.

³⁰ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, pp. 7-8.

minute. In 1854, Dalton added a flour mill that ran the force of the water flowing through the ditch and it is believed that Dalton had the earliest waterpower development in Southern California.³¹ Squatters started encroaching on Dalton's land and started settling on the land that Dalton believed that he owned. An erroneous survey of the area done by Henry Hancock compounded the issue (Figure 4.5.1-4, *1858 Survey of Ranchos Azusa and San Jose by Henry Hancock*). Many of these squatters claimed that they had settled on government land and settled in the current area of Glendora. The squatters started diverting water away from the river to their own rogue settlements. As more squatters settled on Dalton's land and diverted the river, Dalton appealed to the State Supreme Court. Unfortunately, Dalton did not receive support from the local government, which resulted in him losing much of his land and water.³²

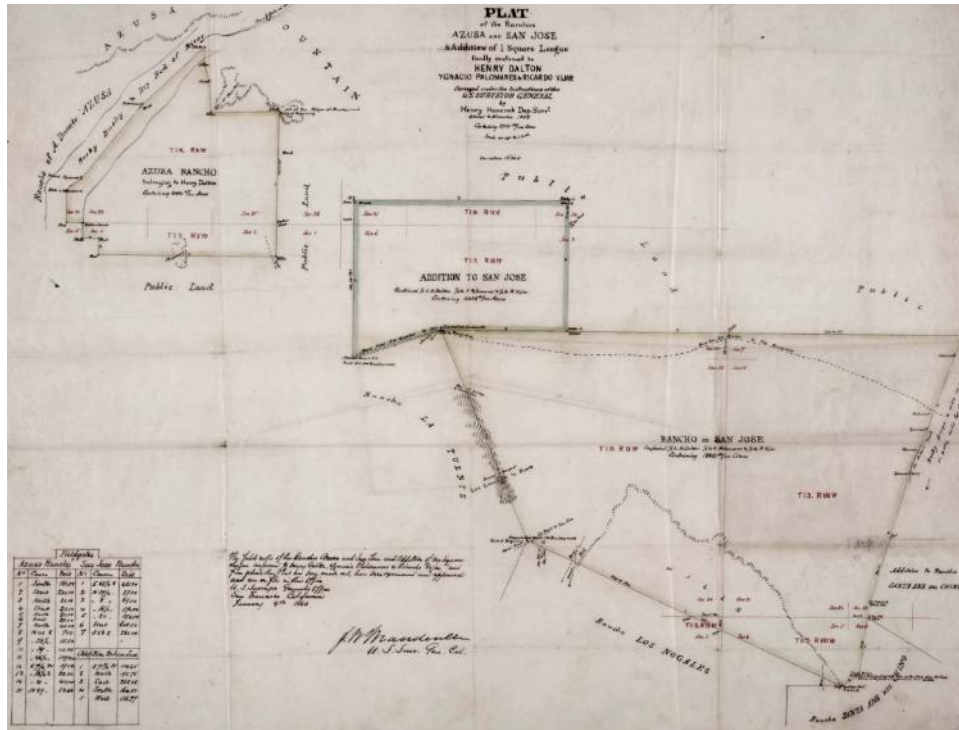


Figure 4.5.1-4. 1858 Survey of Ranchos Azusa and San Jose by Henry Hancock³³

³¹ Kitazawa, Yosuke. 25 November 2013. "The Rise and Fall of Henry 'Don Enrique' Dalton, the British Ranchero of the San Gabriel Valley." PBS SoCal. Accessed December 2024. Available at: <https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>

³² Kitazawa, Yosuke. 25 November 2013. "The Rise and Fall of Henry 'Don Enrique' Dalton, the British Ranchero of the San Gabriel Valley." PBS SoCal. Accessed December 2024. Available at: <https://www.pbssocal.org/shows/departures/the-rise-and-fall-of-henry-don-enrique-dalton-the-british-ranchero-of-the-san-gabriel-valley>

³³ Hancock, Henry. 1858. *Plat of the Ranchos Azusa and San Jose and Additions of 1 Square Leage finally confirmed to Henry Dalton, Ygnacio Palomares and Ricardo Vihar* [map]. Solano-Reeve Collection Maps; Huntington Digital Library. Accessed December 20, 2024. Available at: <http://hdl.huntington.org/cdm/ref/collection/p15150coll4/id/11324>

Rancho San Jose

Governor Juan Bautista Alvarado granted Rancho San Jose to Californios Ygnacio Palomares and Ricardo Vejar in 1837. The San Jose Addition was added in 1840. Unincorporated communities generally identified within the boundaries of Rancho San Jose and the San Jose Addition include Charter Oak, East San Dimas, North Pomona, Walnut Islands, West San Dimas, North Claremont, Northeast La Verne, Northeast San Dimas, and West Claremont (Figure 4.5.1-1 and Table 4.5.1-1). This area also encompassed land, in whole or in part, that would eventually be incorporated as cities, including Pomona, La Verne, San Dimas, Diamond Bar, Azusa, Covina, Walnut, Glendora, and Claremont.³⁴ Palomares built an adobe house in the northern portion of the rancho, just north of the interstate 10 in Pomona. The adobe house, still extant, is known as Casa Primera (First House). The house remained the Palomares family residence for about 17 years (Figure 4.1-5, *1837 Palomares Casa Primera*).³⁵



Figure 4.5.1-5. 1837 Palomares Casa Primera (2019)³⁶

In 1854, the family moved to a much larger residence. After the elder Palomares moved to a different house, his son Francisco lived in the property until the 1880s. The Palomares family grew their wealth due to the lucrative trade of beef with the gold miners. The Vejar family occupied the southern portion of the rancho and built a two-story structure in 1853, which was razed several years after construction (Figure 4.5.1-6, *Francisco Vejar Adobe House*).³⁷ Both families had extensive profit during the gold rush, but the 1860s led to the decline of Rancho San Jose. In the mid-1860s, a flood and a devastating drought led to hardship for both families. Furthermore, the end of the Gold Rush brought a decline in the beef trade. The Palomares family sold off parts of the ranch after the death of Palomares in 1864. Vejar lost his share of the ranch as well. By 1866,

³⁴ Clifford, Deborah, President of Pomona Valley Historical Society, Pomona, CA. 12 October 2024. Interview with Katrina Castaneda, Los Angeles County Department of Regional Planning, Los Angeles, CA.

³⁵ Spitzzeri, Paul R. 23 March 2019. "The Homestead at the Fiesta del Rancho San Jose, la Casa Primera, Pomona." The Homestead Blog. Accessed December 20, 2024. Available at: <https://homesteadmuseum.blog/2019/03/23/the-homestead-at-the-fiesta-del-rancho-san-jose-la-casa-primera-pomona/>

³⁶ Spitzzeri, Paul R. 23 March 2019. "The Homestead at the Fiesta del Rancho San Jose, la Casa Primera, Pomona." The Homestead Blog. Accessed December 20, 2024. Available at: <https://homesteadmuseum.blog/2019/03/23/the-homestead-at-the-fiesta-del-rancho-san-jose-la-casa-primera-pomona/>

³⁷ Spitzzeri, Paul R. 31 January 2017. "No Place Like Home: The Francisco Vejar Adobe, Pomona, ca. 1872." The Homestead Blog. Accessed December 20, 2024. Available at <https://homesteadmuseum.blog/2017/01/31/no-place-like-home-the-francisco-vejar-adobe-pomona-ca-1872/>

the Rancho San Jose had been bought by Louis Phillips, who owned the Rancho San Antonio, southeast of Los Angeles. Louis Phillips eventually sold part of the ranch to Thomas A. Garey, Luther Holt, and Milton Thomas who built the townsite of Pomona.^{38,39}



Figure 4.5.1-6. Francisco Vejar Adobe House (ca. 1872)⁴⁰

Farming (1871–1959)

The citrus industry is inextricably tied to California’s agricultural and cultural landscape. From the 1870s to the 1960s, orange and lemon groves covered vast swaths of the Southern California landscape and its many valleys. The Washington navel orange, introduced in Riverside in the 1870s by homesteader Eliza Tibbets, facilitated the rise of the citrus belt stretching from the San Gabriel Valley, in Los Angeles County to San Bernardino County.⁴¹ The ESGV occupied a central location within this citrus belt, and burgeoning transportation networks that cut through the valley

³⁸ Clifford, Deborah, President of Pomona Valley Historical Society, Pomona, CA. 12 October 2024. Interview with Katrina Castaneda, Los Angeles County Department of Regional Planning, Los Angeles, CA.

³⁹ Spitzzeri, Paul R. 23 March 2019. “The Homestead at the Fiesta del Rancho San Jose, la Casa Primera, Pomona.” The Homestead Blog. Accessed December 20, 2024. Available at: <https://homesteadmuseum.blog/2019/03/23/the-homestead-at-the-fiesta-del-rancho-san-jose-la-casa-primera-pomona/>

⁴⁰ Spitzzeri, Paul R. 31 January 2017. “No Place Like Home: The Francisco Vejar Adobe, Pomona, ca. 1872.” The Homestead Blog. Accessed December 20, 2024. Available at: <https://homesteadmuseum.blog/2017/01/31/no-place-like-home-the-francisco-vejar-adobe-pomona-ca-1872/>

⁴¹ Jenkins, Benjamin T. 2021. *California’s Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 23.

afforded it a reputation as a prime location for the growing, packing, and shipment of citrus crops. If the ESGV today offers a dearth of existing resources related to the citrus industry and other agricultural pursuits, the built environment that presented itself in 2024 was fueled with money derived from these agricultural pursuits. The citrus industry, arguably more than any historical development, facilitated the urban growth of the ESGV in the late 19th and early 20th centuries. Its reach spanned all corners of the valley, from the San Gabriel Mountains Foothill communities to those of Hacienda Heights and Rowland Heights along the valley's south border.

The ESGV exhibited demographic diversity even in its early years of agricultural production. Among the many groups settling in the area, French immigrants from the Haute (Upper) Alpes with experience in sheep raising found a home in the railroad town of Puente. One such settler was Auguste Amar, who between 1877 and 1881 acquired over 1,800 acres of land east of Puente (near the unincorporated area of Valinda) for sheep and farming. An 1889 sketch notes that Amar “established one of the finest farms in the section, planting orchards and vineyards, and erecting a fine country home, commodious barns, [and] out-buildings.”⁴² Amar planted 18 acres of vineyards from which he manufactured wines, and tended a large variety of citrus and deciduous fruits. Although buildings from the Amar Ranch are no longer extant, the French family's presence is still felt in the area with the naming of Amar Road, which passes through the Cities of Industry, La Puente, and Walnut, as well as through the unincorporated community of Valinda.

Settlers from East Asia as well as the Mexican American community comprised significant portions of the workforce within the citrus industry. In the vast groves of North Claremont, Mexican American workers tended the trees. The City of Claremont developed two distinct barrios, the East Barrio (also known as Arbol Verde) and the West Barrio, to house these workers. The West Barrio developed specifically for citrus packinghouse workers and their families.⁴³ Much of the landscape of these San Gabriel Mountains Foothill communities, from North and West Claremont to East Azusa, would have originally been covered by citrus groves.

Lee Pitzer and his family settled in Claremont in 1912, purchasing several hundred acres near Baseline Road and Towne Avenue. The area's rockier soil proved conducive to lemon growing. Much of the unincorporated community of West Claremont would have been composed of lemon groves. Many of the buildings on the Pitzer Ranch were constructed in the arroyo stone style and exhibit full elevations of the river rock. Remnants of the Pitzer Ranch are visible today near 924 Baseline Road, subsumed and hidden within a newer multi-family residential community that has taken the name “Pitzer Ranch” and employed arroyo stone in its signage (Figure 4.5.1-7, *Pitzer Ranch, Pumphouse*). Although these ruins are located within the incorporated City of Claremont, other prominent examples of arroyo stone buildings with likely ties to early ranches exist nearby within the unincorporated community of West Claremont (Figure 4.5.1-8, *807 E Baseline Road*; Figure 4.5.1-9 *4436 N Towne Avenue*).

⁴² Spitzzeri, Paul R. 4 September 2018. “There Is No Place Like Puente’: A Letter from Paris, 4 September 1905.” The Homestead Blog. Accessed June 2025. Available at: <https://homesteadmuseum.blog/2018/09/04/there-is-no-place-like-puente-a-letter-from-paris-4-september-1905/>

⁴³ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 53.



Figure 4.5.1-7. Pitzer Ranch, Pumphouse (c. 1933)⁴⁴



Figure 4.5.1-8. 807 E Baseline Road (built 1910)

⁴⁴ Historic American Buildings Survey. 1933. Documentation Compiled After. *Pitzer Ranch, Pumphouse*, 240 feet West of Padua Avenue at Base Line Road, Claremont, Los Angeles County, CA. Photograph. Library of Congress. Available at: <https://www.loc.gov/item/ca1624/>



Figure 4.5.1-9. 4436 N Towne Avenue (built 1910)

Pitzer's success planting lemon orchards in the rockier soils of the ESGV's northern reaches attracted others to do the same across the foothill communities at the base of the San Gabriel Mountains.

Both citrus growers and the workers toiling in the fields found numerous ways to thrive and survive. In and around the ESGV communities, local citrus growers formed the Southern California Fruit Exchange in 1893.⁴⁵ The exchange aligned itself with larger packing associations, with all products shipped and distributed by the cooperative to maximize profits. By 1905, the group had reorganized as the California Fruit Growers Exchange, known more widely by its brand name, "Sunkist." Sunkist and similar fruit exchanges created color advertisements to market their products and entice buyers across the United States and in eastern markets to buy California-grown crops. These advertisements were most commonly seen as crate labels, which enabled exchanges to advertise through their shipped goods as they meandered by rail across country.⁴⁶ Advertisements, too, could be found on water towers and other portions of the built environment. Despite their ephemeral nature, some examples can be found within the unincorporated portions of the ESGV, including a water tower with an advertisement for the "Allendale Brand, shipped by [the] San Dimas Fruit Exchange [and] packed at Charter Oak, Cal." (Figure 4.5.1-10, *Water Tower at Foothill Blvd.*; Figure 4.5.1-11, *Allendale Advertisement, Water Tower at Foothill Blvd.*).

⁴⁵ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 54.

⁴⁶ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 75.



Figure 4.5.1-10. Water Tower at Foothill Blvd.

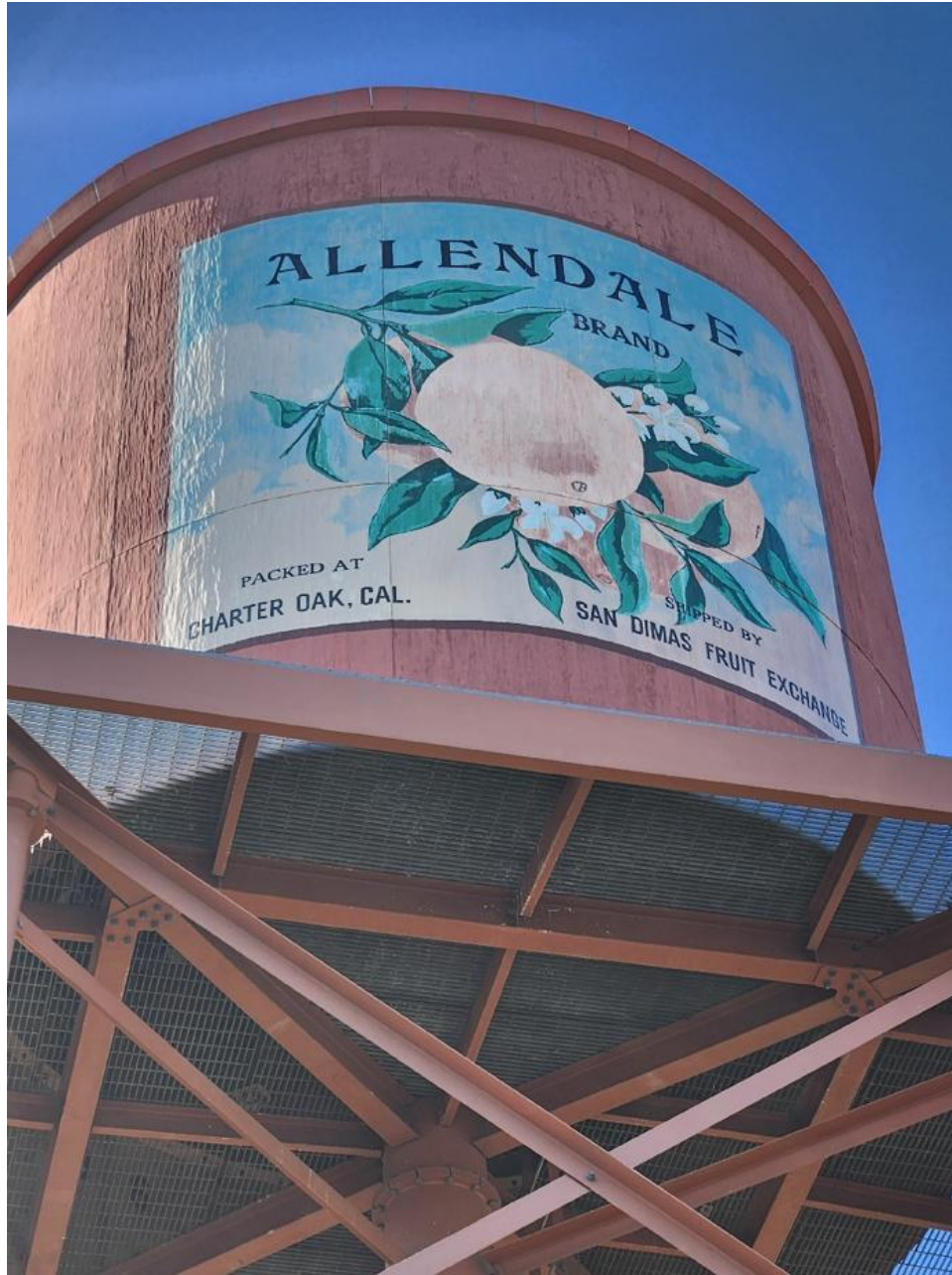


Figure 4.5.1-11. Allendale Advertisement, Water Tower at Foothill Blvd.

Another of the earliest extant properties related to the cultivation of subtropical fruit and other edible crops was a large manor estate, with several buildings and structures constructed in the early 1920s in Avocado Heights. A 1927 aerial photograph reveals the buildings are surrounded by an array of orchards and open fields (Figure 4.5.1-12, *1927 Aerial Photograph of 738 and 824 S 3rd Avenue, La Puente*). The property includes large residence and water tower at 738 S 3rd Avenue and a “sister house” on the same street to the south at 824 S 3rd Avenue. According to the Los Angeles County Assessor, the property at 738 S 3rd Avenue was constructed in 1922, although Duncan and Michael McKee, owners of the family home at the time of this report, note

construction began in 1919 and was completed in 1923.⁴⁷ The McKee family describes this estate as a Spanish-style castle, made of reinforced poured-in-place solid concrete. The building is side-gabled and features repeating archways across its primary façade (Figures 4.5.1-13A–B, 738 S 3rd Avenue; Figure 4.5.1-14, *Orthogonal View of 738 S 3rd Avenue*). The water tower to the northeast of the residence served in conjunction with reservoirs operated by the Cross Water Company to provide water to unincorporated La Puente and the surrounding areas (Figure 4.5.1-15, *Water Tower at 738 S 3rd Avenue*).⁴⁸ According to the Los Angeles County Assessor, the “sister house” surrounded by a circular driveway at 824 S 3rd Street was also built in 1922 (Figure 4.5.1-16, 824 S 3rd Avenue).⁴⁹ Curtis Kimball and his wife Jessie Yarnell Kimball built both the Spanish-style castle and the associated “sister house.” The Yarnells were a “pioneer California family” who arrived in Los Angeles in the 1860s. Mrs. Jessie Yarnell Kimball lived there from 1923 until her death in 1931. The Yarnell family had been involved in the newspaper and streetcar businesses in the early decades of Los Angeles’s growth and development.⁵⁰



Figure 4.5.1-12. 1927 Aerial Photograph of 738 and 824 S 3rd Avenue, La Puente⁵¹

⁴⁷ Los Angeles County Assessor. PDB Effective Date: 13 February 2025. “738 S 3rd Avenue, La Puente.” Accessed December 2024. Available at: <https://portal.assessor.lacounty.gov/parceldetail/8206002039>

⁴⁸ McKee, Duncan and Michael. Email message to Katrina Castaneda, Los Angeles County Department of Regional Planning. March 2025. Personal correspondence provided as public review comment for this report.

⁴⁹ Los Angeles County Assessor. PDB Effective Date: 13 February 2025. “824 S 3rd Avenue, La Puente.” Accessed December 2024. Available at: <https://portal.assessor.lacounty.gov/parceldetail/8206001035>

⁵⁰ *Los Angeles Times*. 20 August 1931. “Pioneer’s Last Rites Here Today,” p. 26.

⁵¹ University of California Santa Barbara Library. 1 August 1927. Historic aerial photographs. FrameFinder. Accessed December 2024. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/



Figure 4.5.1-13A. 738 S 3rd Avenue (built c. 1922)⁵²



Figure 4.5.1-13B. 738 S 3rd Avenue (built c. 1922)⁵³

⁵² McKee, Duncan and Michael. 2025. Primary Façade of 738 S 3rd Avenue.

⁵³ McKee, Duncan and Michael. 2025. Rear Elevation of 738 S 3rd Avenue.



Figure 4.5.1-14. Orthogonal View of 738 S 3rd Avenue (1955)⁵⁴



Figure 4.5.1-15. Water Tower at 738 S 3rd Avenue (built c. 1922)

⁵⁴ Kelly, Howard D. 1955. *Avocado Heights, 3rd Avenue and Starlight Ln, looking east*. Photograph. Kelly-Holiday Mid-Century Aerial Collection; Los Angeles Public Library. Accessed December 2024. Available at: <https://tessa2.lapl.org/digital/collection/photos/id/4134>



Figure 4.5.1-16. 824 S 3rd Avenue (built c. 1922)

A diverse array of groups comprised the citrus industry's workforce. Indigenous workers, who had grown oranges at Mission San Gabriel, still accounted for a sizable portion of the workforce in the mid to late 19th century. Chinese workers came to California during the 1850s gold rush. In addition to their involvement in building the nation's railroads, Chinese immigrants also became heavily involved in farmwork, with one 1885 estimate suggesting they comprised 80 percent of the citrus industry's workforce. Filipino and Japanese Americans later joined the workforce in significant numbers, particularly after the restrictive legislation banning Chinese immigration in the 1880s. Finally, Mexican and Mexican American workers comprised a sizable portion of the workforce that expanded and shrank with the ebbs and flows of national and international policies and events, including an influx of low-wage workers following the Mexican Revolution, subsequent forced repatriation programs leading to widespread deportation, and the Bracero Program, launched in 1942 to combat labor shortages.^{55,56} The participation of these various ethnic groups in the citrus industry laid the foundation for the diverse demographic reality of the ESGV that solidified throughout the 20th century, particularly as residential development boomed in the postwar era.

Working conditions in the fields were physically demanding and often exploitative. Overseers in the fields of California's citrus industry often prohibited workers from speaking with each other. The work itself required deft handling to avoid bruising the trees, and laborious effort to climb ladders to pick the fruit, fumigate crops, dig irrigation ditches, among other tasks. The ease with which oranges and lemons could bruise prevented mechanical harvesting, which meant all picking had to be done by hand. A typical day on the Azuza Foothill Company Ranch, for example, entailed pickers working from sunrise to dusk filling sacks, which weighed 90 pounds on average,

⁵⁵ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 41.

⁵⁶ For more on these issues, see Mae M. Ngai, 2004, *Impossible Subjects: Illegal Aliens and the Making of Modern America*, Princeton, NJ: Princeton University Press.

and depositing them into crates for transport to one of the nearby packinghouses (Figure 4.5.1-17, *Lemon Pickers at the Azusa Foothill Company Ranch*).⁵⁷ A typical picking crew was composed of 15 to 30 men, who were paid an hourly wage. A single worker could pick anywhere from 60 to 100 boxes a day, with bonuses offered to incentive a faster pace of work. Despite the meager pay, picking was still considered desirable work for unskilled laborers.⁵⁸ Worker housing varied, but workers often lived in segregated communities provided by the citrus growers. At Leffingwell Ranch in nearby Whittier, married white workers could reside in standalone cabins, while Mexican families were required to live in apartment-style units behind the packinghouse physically separated from the white families.⁵⁹ Many workers had little to no access to homeownership.⁶⁰ Workers also crafted ways to band together, forming groups such as the La Verne Orange Growers Association. Strikes often faced harsh opposition via police and private security forces and found little success.



Figure 4.5.1-17. Lemon Pickers at the Azusa Foothill Company Ranch⁶¹

Citrus trees required a higher degree of maintenance than crops like the grains grown in the Midwest. Protection from pests, diseases, and adverse weather conditions required constant attention. Workers thus developed a range of management techniques to care for crops in the ESGV. Workers, for example, often wrapped young trees with yucca wraps for protection or covered them in fumigation tents to protect against pests.⁶² Despite a generally favorable climate, winter nights often produced freezes that jeopardized crops. Workers developed a host of other strategies to combat the elements. These included smudge pots, which workers placed beneath trees to generate heat and artificial smog to prevent frost from forming in the winter months (Figure

⁵⁷ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 64.

⁵⁸ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 55.

⁵⁹ Empett, Christopher. 2022. "It's Complicated: Cross Purpose Politics and Reassessing Community in New Deal Era Whittier. *Perspectives: A Journal of Historical Inquiry*, vol. 49 (Spring 2022): 37. Accessed January 2025. Available at: https://www.calstatela.edu/sites/default/files/vol49_chris_empett_complicated.pdf

⁶⁰ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, pp. 42, 49.

⁶¹ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 45.

⁶² Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 16.

4.5.1-18, *Evening Glow of Smudge Pots in Citrus Groves*). Wind machines to produce warm air supplemented farmers' attempts to mitigate cold temperatures.⁶³ In addition to smudge pots and wind machines, the most ubiquitous built structures dotting the ESGV's citrus groves would have been water tanks, which stored irrigated water and enabled the transformation of land that was once arid into a fertile valley suitable for agriculture. Infrastructure such as irrigation canals, dams and reservoirs are discussed further in Section 4.5.4, *Theme: Infrastructure and Public Transit*. Oil tanks, which supplied the thousands of smudge pots scattered throughout citrus groves, stood alongside those holding water for much of the early 20th century. Smudge pots contributed to the region's burgeoning smog pollution when paired with increased automobile usage and industrial activity. In 1922, winds carried smog produced by these devices to the coast, where they choked out lighthouses in Los Angeles Harbor.⁶⁴ In 1958, Los Angeles County finally banned the use of smudge pots.⁶⁵ Their heavy use counters traditional narratives that early-20th-century agriculture guaranteed an idyllic, pre-industrial landscape.



Figure 4.5.1-18. Evening Glow of Smudge Pots in Citrus Groves⁶⁶

In the 1940s and 1950s, a virus known as citrus quick decline plagued orchards across the ESGV. The first case of infection in California was discovered in Covina in 1939, but the virus did not become a serious threat to the region's harvests until the middle of the decade.⁶⁷ By 1946, local universities, state bureaus, and farm associations had formed a Citrus Industry Quick Decline Advisory Committee, headed by Dr. L.D. Batchelor, director of the Citrus Experiment station in Riverside.⁶⁸ By December of that year, California's State Department of Agriculture had implemented quarantine zones to halt the spread of quick decline "threatening over half the orange groves in California." These quarantine zones included Los Angeles County, eastern San

⁶³ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 59.

⁶⁴ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 110.

⁶⁵ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, p. 31.

⁶⁶ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press.

⁶⁷ *The Whittier News* (Whittier, CA). 17 September 1947. "Citrus Quick Decline Reaches 'Dangerous Threat' Stage But Has Not Affected Crop Volume," p. 1.

⁶⁸ *Monrovia News-Post* (Monrovia, CA). 6 March 1946. "Citrus Quick Decline Fought," p. 3.

Bernardino County, and small parts of Riverside and San Diego Counties.⁶⁹ Citrus quick decline wreaked havoc on Southern California in the 1950s, speeding much of the transition from agricultural to industrial and residential land use unfolding around midcentury. The spread of the virus in the 1950s “prompted farmers to bulldoze thousands of acres of orchards” that were no longer profitable “to make way for tract housing.”⁷⁰

While the citrus industry’s footprint spanned all corners of the ESGV, it was the sloped hillsides and climactic conditions of the unincorporated communities of Avocado Heights and North Whittier Heights (which would be renamed Hacienda Heights) that allowed for avocado cultivation. The difference in what could be grown on what terrain and in what climactic conditions depended on a variety of climactic factors, including elevation and air flows coming from the mountains and oceans. Farmers found these conditions in the southwest corner of the ESGV suitable for avocado cultivation. The area consequently became the center of avocado cultivation in the Western United States.

Edwin G. Hart, real estate developer and avocado enthusiast, spent much time in Mexico seeking out the best commercial varieties of the fruit that would survive in this area. Hart’s subdivisions within North Whittier (Hacienda) Heights and nearby La Habra Heights (to the south of the Puente Hills) were planned with avocado cultivation in mind. Hart’s method of terracing the steep slopes found partially in North Whittier (Hacienda) Heights and more predominantly in La Habra Heights enabled for planted avocado trees to benefit from the specific climactic conditions of this topography (Figures 4.5.1-19A–B, *Terraced Avocado Orchards of Hacienda Heights*). *The Los Angeles Times* referred to Hart’s hillside subdivisions as “the hanging gardens of Southern California,” referencing one of the seven wonders of the ancient world.”⁷¹ It is from this region that the Hass avocado (*Persea americana*), one of the most popular and commercially cultivated types of avocados in the world, originates.

⁶⁹ *Daily News* (Los Angeles, CA). 4 December 1946. “Citrus tree quarantine to hit L.A.,” p. 16.

⁷⁰ Arellano, Gustavo. 18 December 2024. “Citrus in December is a SoCal tradition. Enjoy your harvest while you can.” *Los Angeles Times*. Available at: <https://www.latimes.com/california/story/2024-12-18/citrus-southern-california-metaphor>

⁷¹ Spitzzeri, Paul R. 20 June 2020. “‘The Hanging Gardens of Southern California’ Edwin G. Hart and the Avocado Subdivisions of Hacienda Heights and La Habra Heights, 1913-1930.” *The Homestead Blog*. Accessed March 2025. Available at: <https://homesteadmuseum.blog/2020/06/28/the-hanging-gardens-of-southern-california-edwin-g-hart-and-the-avocado-subdivisions-of-hacienda-heights-and-la-habra-heights-1913-1930/>

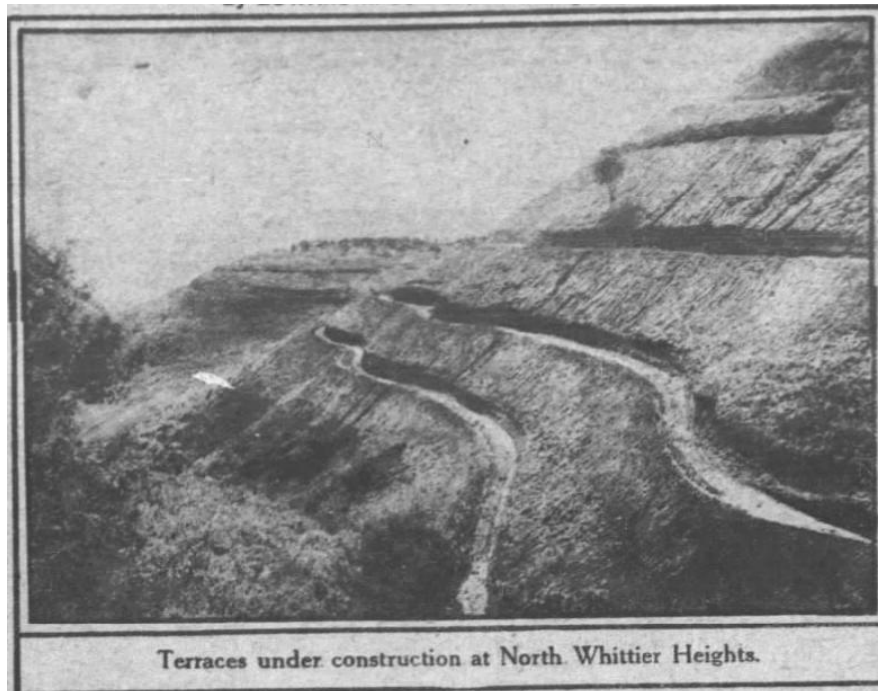


Figure 4.5.1-19A. Terraced Avocado Orchards of Hacienda Heights (1922)⁷²

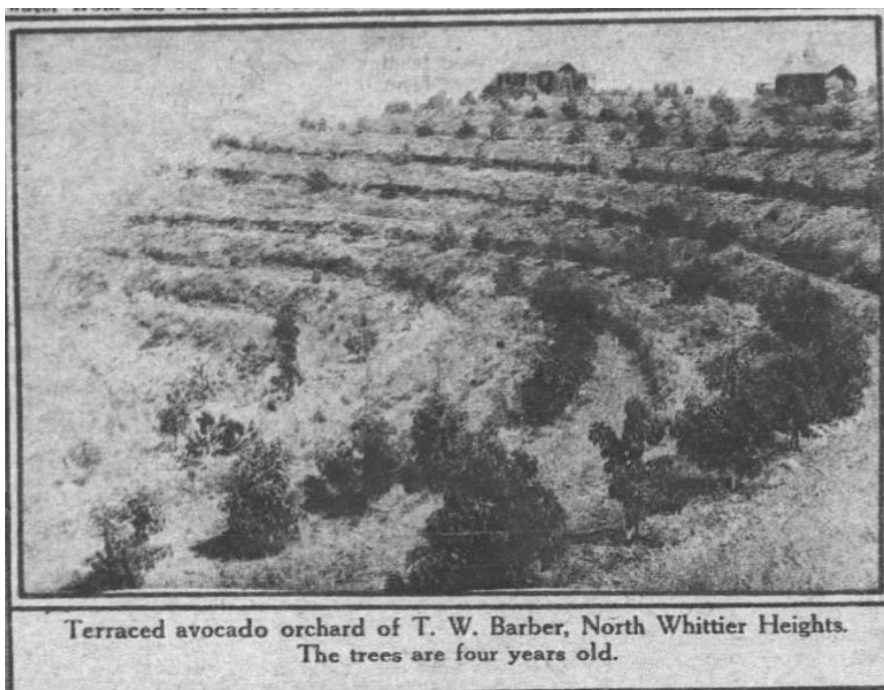


Figure 4.5.1-19B. Terraced Avocado Orchards of Hacienda Heights (1922)⁷³

⁷² Bowen, Edward R. 23 April 1922 "Hillside Cultivation and Irrigation in the Southland." *Los Angeles Times*, p. 162.

⁷³ Bowen, Edward R. 23 April 1922 "Hillside Cultivation and Irrigation in the Southland." *Los Angeles Times*, p. 162.

In addition to a dominant citrus and fruit industry, the ESGV oversaw a wealth of other agricultural pursuits, all of which benefitted from expanding rail and eventually automobile transportation networks in the late 19th and early 20th centuries. Infrastructure such as rail, roads and highway networks are discussed further in Section 4.5.4, *Theme: Infrastructure and Public Transit*. Farmers grew other crops, including walnuts, alfalfa, and barley throughout the ESGV.⁷⁴ Los Angeles County's only duck farm operated for half a century along the east bank of the San Gabriel River near the confluence of the San Jose Creek in Avocado Heights. Officially known as Woodland Farms, the facility raised roughly one million Pekin ducks a year and served as the main supplier of ducks to Chinese communities in Los Angeles. The duck farm, "a two-mile stretch of poultry coops, flying feathers and manure-covered mounds of dirt that have long sickened commuters with the pungent smell of duck dung," operated from 1950 to 2001. At its peak, Woodland Farms employed 35 workers and ran 24 hours a day, with ducks laying 15,000 eggs every night.⁷⁵ Woodland Farms is discussed further under Section 4.5.8, *Theme: Parks and Recreation*.

Los Angeles County boasted a number of French-founded dairies, one of which was Pellissier Dairy Farms near the unincorporated communities of Pellissier Village and North Whittier. The dairy farm was located between Workman Mill Road and the Union Pacific Railroad. Francois F. Pellissier, a French immigrant, initially purchased 3,200 acres of ranchland from Elias "Lucky" Baldwin. Pellissier began the dairy in 1888, which supplied the area with milk through the first half of the 20th century (Figure 4.5.1-20, *Pellissier Dairy Farms, Workman Mill Road*).⁷⁶ At its peak, 2,800 head of cattle grazed the surrounding pastures. By the midcentury, a variety of land acquisitions began chipping away at the dairy farm's land. Acquisitions included land for flood control via the Whittier Narrows Dam, construction of the 605 and 60 Freeways, municipal and subsequent industrial expansion by the City of Industry, housing subdivisions, and the establishment of Rio Hondo College, Rose Hills Memorial Park, and the Puente Hills Landfill.⁷⁷ Pellissier Village, a residential enclave, was located north of the Whittier Narrows Dam (Figure 4.5.1-20). Pellissier Dairy Farms was one of numerous dairy farms in the region, but its gradual territorial losses for other competing land uses reflect the overall decline of agricultural development in the ESGV by the midcentury. Today, a number of nurseries continue to thrive as testimony to the valley's enduring agricultural legacy.

⁷⁴ City of Walnut and Walnut Historical Society. 2012. *Walnut*. Charleston, SC: Arcadia Publishing, p. 21.

⁷⁵ Chavez, Stephanie. 1 April 2001. "Fowl Air Lifts as County's Only Duck Farm Shuts Down." *Los Angeles Times*, p. 395.

⁷⁶ *Los Angeles Times*. 24 August 1994. "Robert Pellissier; Dairy Family Scion, Civic Leader, Businessman." Available at: <https://www.latimes.com/archives/la-xpm-1994-08-24-mn-30486-story.html>

⁷⁷ Uyeda, Elisabeth L. 5 November 2010. "The Pellissiers: Wiltern Theater, Dairy Farming, and Hazel the Cow." *Los Angeles Revisited*. Accessed December 2024. Available at: <https://losangelesrevisited.blogspot.com/2010/11/pellissiers-wiltern-theater-dairy.html>

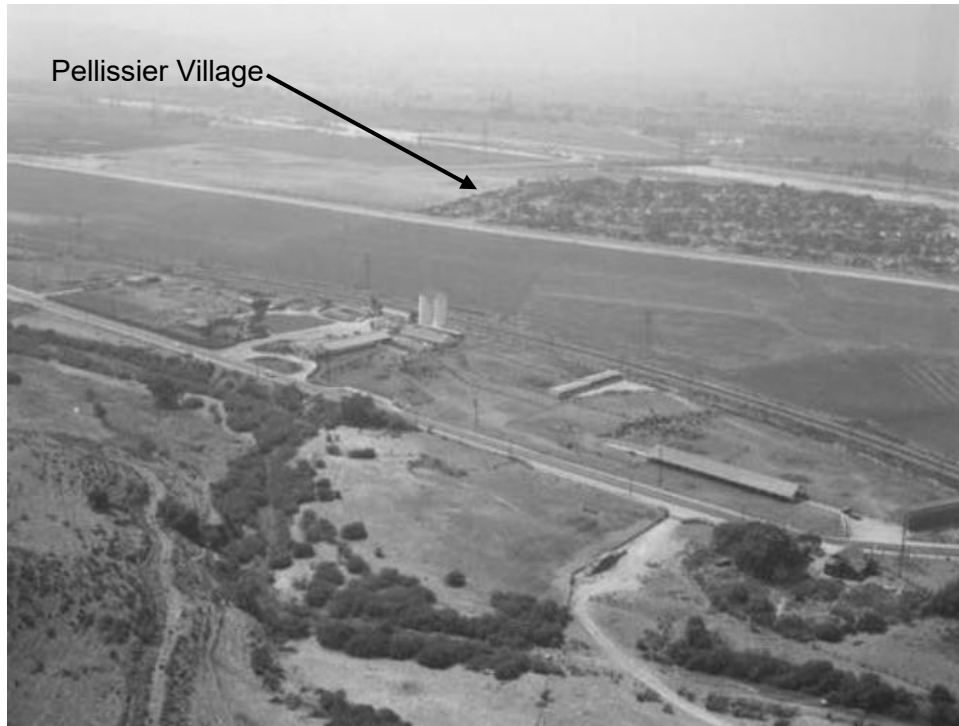


Figure 4.5.1-20. Pellissier Dairy Farms, Workman Mill Road (looking northwest; 1957)⁷⁸

4.5.1.1 *Registration Requirements*

Associated Property Types

The property types with the potential to represent significant trends in agricultural development include any extant buildings or structures from previously operating ranchos or farms. These buildings or structures may have been previously involved in the citrus industry, or other agricultural pursuits including, but not limited to, dairy, walnut, or animal husbandry. Buildings may have housed farm owners or farm workers or served as a base of operations for agricultural activity. Structures may include water towers and tanks.

Eligibility Standards

An Agricultural-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant period of agricultural development in the unincorporated area of the ESGV; and/or was the primary location of an important farm; and/or was the primary place of work of an individual or business important within the theme of agriculture
- Simply being an agricultural resource is not enough to justify eligibility. An eligible resource must have been important in the overall agricultural development of the ESGV. Examples might include resources related to the early, family-owned farms or ranches or resources related to leaders within these places

⁷⁸ Kelly, Howard D. 1957. "Pellissier Dairy Farms, Workman Mill Road, looking northwest." Kelly-Holiday Mid-Century Aerial Collection; Los Angeles Public Library. Accessed December 2024. Available at: <https://calisphere.org/item/388da78ca048f0cefa2a2114cdc195b5/>

Character-Defining Features/Associated Features

- Buildings that contributed to early farms or ranches identified in the unincorporated portions of the ESGV's development
- Surrounding farmland setting not typical in extant resources
- May include or depict historic-age agricultural advertisements

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Workmanship, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, fenestration pattern and size of openings, roof features, and details related to its agricultural function and architectural style
- Limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- Signage may have been removed or replaced without impacting designation potential if the new signage does not detract from other character-defining features
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder

4.5.2 Theme: Equestrian/Vaquero Development

Overview

The ESGV maintains a centuries-long history of equestrian use and vaquero activity, stemming from the valley's long history of agricultural use. Laborers tending the vast fields and groves across the valley relied on horses for their power and mobility. Horses too became enmeshed within the valley's cultural fabric through the establishment of equestrian centers, the presence of rodeos, and their appearance and use in numerous Hollywood films. The population boom of the mid-20th century brought with it a renewed sense of equestrianism to the ESGV. Working-class immigrants, many coming from Mexico, brought with them a sense of *charrería*, incorporating horseback riding, horsemanship around livestock, and a pride in equestrian skills that has permeated the everyday life and built environment of much of the ESGV. Today, this legacy has crystallized in the unincorporated communities of the southwest ESGV, including Pellissier Village, South El Monte, and Avocado Heights.

Vaqueros (1771–1979)

The equestrian legacy of the ESGV dates to the 18th century, when vaqueros (loosely translated as Spanish cowboys) were seen riding throughout the southwestern portions of the valley in present-day Avocado Heights. Vaqueros were critical to farmwork done in the mission and rancho eras, as they were responsible for managing the cattle and horses used in these economies. Some of the first vaqueros were Native American. The Spanish trained certain members of the indigenous tribes to ride horses and tend cattle, with these early vaqueros receiving acclaim as great horsemen. Some Spanish officials feared giving horses to indigenous peoples would lead to uprisings, but Fermin de Lasuen, president of the Franciscan missions in Alta California, stated that the indigenous peoples were the only ones available to do the job.⁷⁹ Vaqueros tended the cattle of the nearby Mission San Gabriel. By the middle of the 19th century, vaqueros tended the vast cattle herds that roamed William Workman's Rancho La Puente. Vaqueros in California's Spanish and Mexican periods were highly regarded for their technical skills and horsemanship, which they fostered from an early age. Many vaqueros were placed in the saddle at 5 years of age, and trained with horses that had arrived from Mexico.⁸⁰ This legacy permeated into the 20th century. Thomas Workman Temple II, descendent of William Workman, can be seen posing for a photograph on his horse "Pancho" near the Workman and Temple Family Homestead in 1924 (Figure 4.5.2-1, *Thomas W. Temple on his horse "Pancho"*).⁸¹ Today, this equestrian legacy permeates all corners of the ESGV, with large-scale equestrian centers scattered across the valley and countless families maintaining smaller equestrian yards and horse stables on deep lots attached to residential lots. Spanish explorers, trappers, and traders utilized a vast network of indigenous overland trails, some of which were consolidated into the Old Spanish Trail which connected Los Angeles and Mission San Gabriel to territory as far east as Colorado and New Mexico. It is likely that many of these trails passing through the ESGV were used by vaqueros in preceding centuries.

⁷⁹ Bacich, Damian. "Native Vaqueros in Alta California." California Frontier Project. Accessed February 2025. Available at: <https://www.californiafrontier.net/indian-vaqueros>

⁸⁰ Cowan, Robert G. 1977. *Ranchos of California*. Fresno, CA: Academy Library Guild, pp. 5, 7.

⁸¹ Moss, Don C. n.d. "The History of Horses in Avocado Heights." Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.



Figure 4.5.2-1. Thomas W. Temple on his horse “Pancho” (1924)⁸²

Horses played a vital role in numerous facets of everyday business and life in the ESGV. While vaqueros on horseback tended the cattle on vast swaths of Rancho La Puente in the 19th century, the burgeoning citrus industry also relied on the use of horses for the preparation of land for planting and transport of crops from fields to packinghouses in the late 19th and early 20th centuries.⁸³ Rodeos also served as a frequent form of entertainment throughout the 20th century in California. The first professional rodeo in Southern California took place in March 1912 on Lucky Baldwin’s Rancho Santa Anita in the San Gabriel Valley.⁸⁴ The event proved popular enough to generate more rodeos in the ensuing years, including the Azusa American Legion Rodeo held on July 4, 1926.⁸⁵

Longstanding equestrian centers and riding trails continue to dot the landscape of the ESGV today. Several equestrian centers are nestled in the foothills of the San Gabriel Mountains, including Rainbow Canyon Ranch in East Azusa and both the Marshall Canyon Equestrian Center and Fred M. Palmer Equestrian Center in Northeast La Verne. Notable among the valley’s abundant equestrian centers is the W.K. Kellogg Arabian Horse Center, located on the campus of California State Polytechnic University, Pomona. Cereal magnate Will Keith Kellogg established the eponymous Arabian Horse Center in 1925. The ranch proved highly popular in the 1920s, with Sunday shows established to showcase the horses. Hollywood too developed a special relationship with the Kellogg Arabian Horse Ranch, immortalized in the relationship between silent film star Rudolph Valentino and Jadaan, known as “The Horse that Valentino Rode.” The pair starred in several films together, including *The Son of the Sheik* (1926) (Figure 4.5.2-2, *Rudolph*

⁸² Moss, Don C. n.d. “The History of Horses in Avocado Heights.” Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

⁸³ Jenkins, Benjamin T. 2021. *California’s Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 21.

⁸⁴ Spitzzeri, Paul R. 22 September 2017. “Games People Play: The 1912 Rodeo at Lucky Baldwin’s Rancho Santa Anita.” The Homestead Blog. Accessed December 20, 2024. Available at: <https://homesteadmuseum.blog/2017/09/22/games-people-play-the-1912-rodeo-at-lucky-baldwins-rancho-santa-anita>

⁸⁵ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 80.

Valentino and Jadaan). Following Jadaan's death in 1945, millions flocked to the Kellogg ranch to view the costume and trappings used in the popular desert films of the 1920s.⁸⁶



Figure 4.5.2-2. Rudolph Valentino and Jadaan (1926)⁸⁷

Kellogg presented the ranch to the State of California in 1932 with the stipulation that the Arabian breeding program and Sunday shows continue. The U.S. Army bred horses at the ranch during World War II. Ownership transferred to California State Polytechnic College (Cal Poly) San Luis Obispo as its southern branch in 1949. The campus, which became co-ed in 1961, separated from Cal Poly San Luis Obispo in 1966 and achieved university status as Cal Poly Pomona in 1972. The W.K. Kellogg Arabian Horse Center continues to thrive on the campus today, with shows still offered on the first Sunday of every month from October to May (Figure 4.5.2-3, *Horse Show at the Kellogg Institute of Animal Husbandry*). The Arabian Horse Breeding Program is the oldest of its kind in the country.⁸⁸

⁸⁶ Dudley, Aaron. 23 July 2008. "Jadaan: The Horse That Valentino Rode." CMK Arabian Horses. Accessed December 2024. Available at: <https://cmkarabians.com/2008/07/23/jadaan/>

⁸⁷ Dudley, Aaron. 23 July 2008. "Jadaan: The Horse That Valentino Rode." CMK Arabian Horses. Accessed December 2024. Available at: <https://cmkarabians.com/2008/07/23/jadaan/>

⁸⁸ California State Polytechnic University, Pomona. "The Kellogg Legacy." W.K. Kellogg Arabian Horse Center – Cal Poly Pomona. Accessed December 2024. Available at: <https://www.cpp.edu/wkkellogg-arabian-horse-center/about/kellogg-legacy.shtml>



Figure 4.5.2-3. Horse Show at the Kellogg Institute of Animal Husbandry (1938)⁸⁹

Despite the widespread presence of equestrian centers across all corners of the ESGV, its southwestern corner near the San Gabriel River represents the nexus of the valley's equestrian legacy. Here, the unincorporated communities of Pellissier Village, South El Monte, and Avocado Heights have engaged in planning and preservation tactics that have guarded agrarian and equestrian ways of life in these "islands" surrounded by encroaching urbanization and development.

In 1974, the *Los Angeles Times* reported that Pellissier Village, "where almost everyone has at least one horse," was expected to become the first equestrian district in Los Angeles County. That distinction ultimately went to the Rancho Potrero De Felipe Lugo Equestrian District in the nearby unincorporated community of South El Monte with its establishment on January 1, 1927 (Ordinance 11297). The LA County Planning Commission then established the Pellissier Village Equestrian District, also originally referred to as the Workman Mill Equestrian District, on July 27, 1976 (Ordinance 11384).⁹⁰ Creation of the district required signatures from at least 75 percent of the property owners in this 180-home tract sandwiched between the Pomona and San Gabriel River Freeways. The surrounding freeways a nearby industrial park provided the required buffer zone between the village and those who do not own horses.⁹¹ Pellissier Village officially became an equestrian district in 1976, which "allows for more flexibility than would otherwise be allowed

⁸⁹ Schultheis, Herman. C. 1938. *Horse show at the Kellogg Institute of Animal Husbandry*. Photograph. Los Angeles Photographers Photo Collection; Los Angeles Public Library. Accessed December 2024. Available at: <https://calisphere.org/item/2d2d9973418b4ff3d3591539995627f4/>

⁹⁰ County of Los Angeles. Los Angeles County Municipal Code § 22.70.040. "Established Equestrian Districts." Accessed March 2025. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV4COZ_OSUDI_CH22.70EQDI_22.70.040ESEQDI

⁹¹ Birkinshaw, Jack. 7 July 1974. "County 'Island' May Become Horse District." *Los Angeles Times*, p. 253.

in residential zones regarding keeping of animals such as horses, sheep, cattle, and goats as pets for the residents of the properties.”⁹²

The village also accessed the San Gabriel River Equestrian Trail from a dead end on Famosa Street. Such equestrian trails link the San Gabriel Mountains to the Pacific Ocean. The Pellissier Hills Trail Ride, which began with a small group of horse riders, became an annual tradition lasting until 1968.⁹³ The event was sponsored by El Monte Corral 9 of the Equestrian Trails, Inc. In 1967, over 1,600 riders were expected to participate in the ride, which began at Pellissier Dairy before branching into two separate trails. The event also features a western dance band, horseshow, gymkhana, cowboy race, and barbecue.⁹⁴ The sounds, sights, and smells of chickens, goats, and horses, often seen leisurely carrying riders down the street, are a staple of Pellissier Village Equestrian District (Figure 4.5.2-4, *View of Parking Lot at Village Market in Pellissier Village*).



Figure 4.5.2-4. View of Parking Lot at Village Market in Pellissier Village (1974) ⁹⁵

At the time of the survey in 2024, Pellissier Village is one of seven equestrian districts in Los Angeles County where households can keep a horse without meeting a minimum lot size requirement. Agustin Luna, a longtime resident of Pellissier Village who worked as the neighborhood blacksmith nailing horseshoes for fellow residents, was one of numerous residents frustrated with increased code enforcement regulations in the 2020s. In nearby unincorporated

⁹² Los Angeles County Department of Regional Planning. 23 October 2019. "Pellissier Village." *East San Gabriel Valley Area Plan*. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_PellissierVillage_ComProfile_20191023.pdf

⁹³ Uyeda, Elisabeth L. 5 November 2010. "The Pellissiers: Wiltern Theater, Dairy Farming, and Hazel the Cow." *Los Angeles Revisited*. Accessed December 2024. Available at: <https://losangelesrevisited.blogspot.com/2010/11/pellissiers-wiltern-theater-dairy.html>

⁹⁴ *Los Angeles Times*. 3 June 1967. "Pellissier Hills Ride Planning," p. 4.

⁹⁵ Birkinshaw, Jack. 7 July 1974. "County 'Island' May Become Horse District." *Los Angeles Times*, p. 253.

South El Monte, Agustin Valez received notice that he was in code violation because his property was 400 feet too small for his four horses, with the recommendation that he buy a small property from a neighbor to meet code.⁹⁶ South El Monte maintains a similar identity as a community hub of equestrian activity. It boasts the Rancho Potrero De Felipe Lugo Equestrian District—the first of its kind in Los Angeles County established on January 27, 1976.⁹⁷ In South El Monte, the sign “Sunset River Trails – Horses for Rent” hangs from a simple wood post entrance to a ranch bordering the San Gabriel River (Figure 4.5.2-5, *Sunset River Trails, 12625 Rush Street*). “The Avocado Heights Vaquer@s, established in 2020 by a group of millennial activists, have led the charge in preserving the equestrian way of life and vaquero lifestyle in these island communities of Pellissier Village, South El Monte, and the larger Avocado Heights. The equestrian, rural legacy stands at odds with encroaching industrial development from the nearby City of Industry.



Figure 4.5.2-5. Sunset River Trails, 12625 Rush Street, South El Monte

The unincorporated community of Avocado Heights holds an even older legacy as a center of equestrian activity and vaquero identity than that of the more recently developed pockets of Pellissier Village and South El Monte to its west. Many of the single-family residences are built on deep, narrow lots, which allow space for the raising of chickens and horses on the properties. Horse stables within the community are abundant, but often hidden near the rears of properties and not visible from the public right-of-way. These deep lots also provide space for equestrian-related structures such as lunging rings, used to exercise and work horses, in addition to small orchards, and space for goats, chickens, and other farm animals. Several ranches, such as Rancho Los Dorados and Hacienda Esperanza, sit tucked away in the southwest corner of the community. Many of these are hidden at the end of unmarked roads but are nevertheless

⁹⁶ Arellano, Gustavo. 15 May 2023. “Horse owners bridling at L.A. County codes.” *Los Angeles Times*, pp. 1, 6.

⁹⁷ Los Angeles County Department of Regional Planning. 30 October 2019. “Unincorporated South El Monte.” *East San Gabriel Valley Area Plan*. Accessed December 2024. Available at: https://planning.lacounty.gov/wp-content/uploads/2023/03/ESGV_SouthElMonte_ComProfile_20191030.pdf

embedded with the physical and social fabric of the community. Alejandra Aviña, who manages the corral at Hacienda Esperanza where she grew up surrounded by animals and fruit trees. In discussing the ranch's past, Aviña recalls that "everything was a flat piece of land," with nothing but a lot of horse and stables. They "had a cow at one point; we had ducks, bunnies, [and] one time as a joke they bought an emu," which they had to get rid of very fast. Aviña's father, and his cousins, missed their home in Zacatecas, Mexico, and sought to recreate a slice of home in Avocado Heights.⁹⁸ Aviña's family represented one of numerous families who moved to the community of Avocado Heights for its established reputation as an equestrian haven.

Avocado Heights had been sparsely populated with white, Mexican, Mexican American, Chinese, and Chinese American residents prior to World War II. It was an agricultural area suitable for walnut and avocado cultivation. As more and more communities in the 1950s and 1960s formed new towns or joined preexisting ones, the working-class community, with an increasingly Mexican demographic, resisted incorporation and further embraced the area's equestrian heritage.⁹⁹ Development proponents challenged the preservation of this equestrian legacy through the late 20th century, leading to the establishment of the Equestrian Joint Council in the 1970s.¹⁰⁰ Developers subdivided much of the territory within Avocado Heights around the midcentury, though this did not eliminate the community's agricultural past. Avocado Heights boasted two equestrian centers around this time where horses were boarded, and locals could rent them for use on the many nearby trails. One was the Woodland Ranch property adjacent to the San Gabriel River, and the other was the Trailside Ranch property next to San Jose Creek.¹⁰¹ Trailside Ranch included an equestrian arena that was built at some point in the mid to late 1960s (Figure 4.5.2-6, *Trailside Ranch Arena*).

⁹⁸ Los Angeles County Department of Regional Planning and Fonografia Collective. "Alejandra Aviña: the Horse Whisperer." A People's Map: Stories from the East San Gabriel Valley. Accessed December 2024. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/alejandra-avina/>

⁹⁹ Amador, Fernando. 2023. "The Equestrian Suburb of Latine Los Angeles." Environment & Society Portal. Accessed December 2024. Available at: <https://www.environmentandsociety.org/arcadia/equestrian-suburb-latine-los-angeles>

¹⁰⁰ Amador, Fernando. 2023. "The Equestrian Suburb of Latine Los Angeles." Environment & Society Portal. Accessed December 2024. Available at: <https://www.environmentandsociety.org/arcadia/equestrian-suburb-latine-los-angeles>

¹⁰¹ Moss, Don C. n.d. "The History of Horses in Avocado Heights." Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.



Figure 4.5.2-6. Trailside Ranch Arena (1968) ¹⁰²

In 1978, the Kent Land Company subdivided the Trailside Ranch property for residential use, but established elongated, narrow lots continued horse keeping (Figure 4.5.2-7, *Tract No. 33469*). On April 4, 1978, the County designated the area as the Trailside Equestrian District by County Ordinance 11690. Developers built Avocado Heights Park a few blocks to the northeast of the Trailside Ranch property with funds from the housing development that replaced the ranch.¹⁰³ Included in Avocado Heights Park, which the County dedicated in 1982, was a new arena to replace the old one (Figure 4.5.2-8, *Alice E. Sweeney Equestrian Arena*).¹⁰⁴

¹⁰² University of California Santa Barbara Library. 1 March 1968. Historic aerial photographs. FrameFinder. Accessed December 2024. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

¹⁰³ Moss, Don C. n.d. "The History of Horses in Avocado Heights." Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

¹⁰⁴ *Los Angeles Times*. 16 September 1982. "Park Dedication," p. 253.

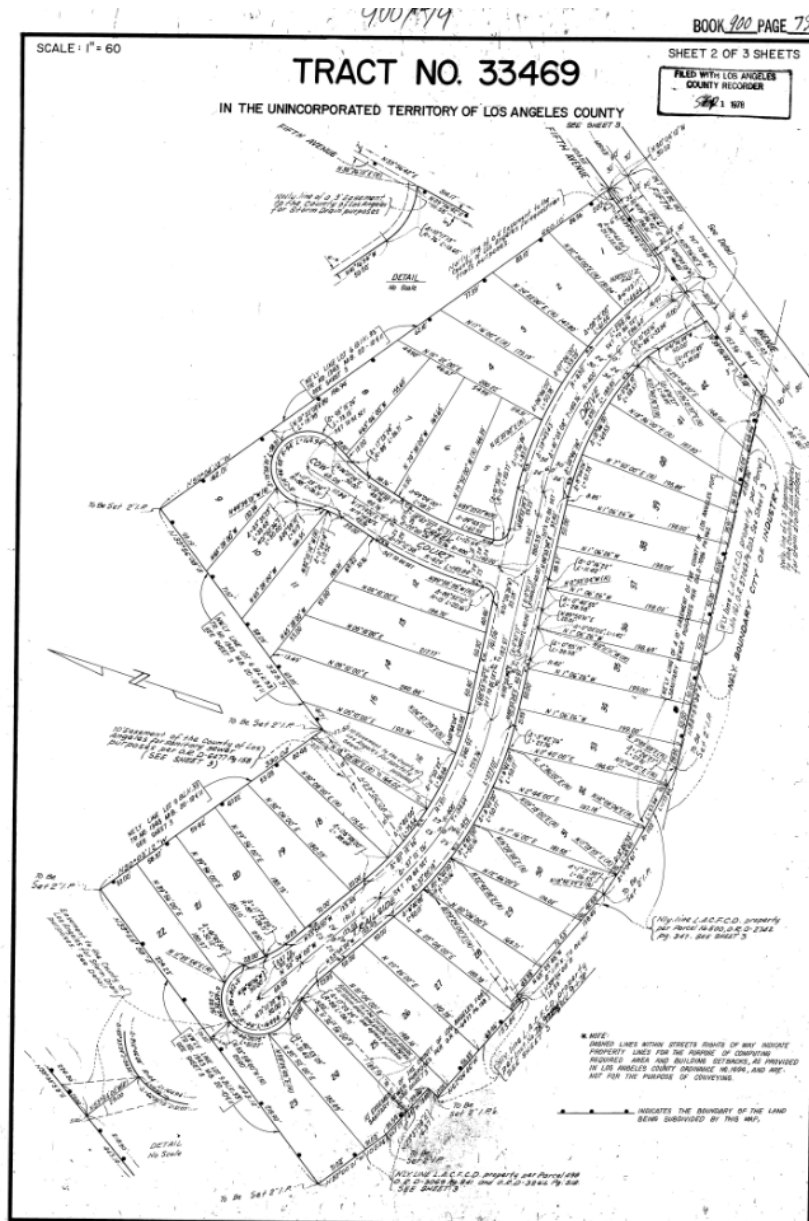


Figure 4.5.2-7. Tract No. 33469 (1978)¹⁰⁵

¹⁰⁵ Kent Land Company. September 1978. *Tract No. 33469* [tract map]. In Map Book 900 (TR0900-078). Los Angeles County Public Works. Accessed December 2024. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0900/TR0900-078.pdf>



Figure 4.5.2-8. Alice E. Sweeney Equestrian Arena, Avocado Heights Park

In 1991, Avocado Heights gained its second equestrian district. County Ordinance 91-0054Z established the larger Avocado Heights Equestrian District which subsumed the older Trailside Ranch Equestrian District. In addition to its official designation of the district, the County planned to construct a major horse trail through the streets. This project did not come to fruition in the 1990s and was ultimately completed around 2017.¹⁰⁶ The trail, made of decomposed granite, runs 3.55 miles in length. It spans several blocks, running northwest to southeast along Proctor Avenue, Don Julian Road, and Lomitas Avenue, while running northeast to southwest along 3rd, 4th, and 5th Avenues. The trail extends along 4th and 5th Avenues directly to the San Jose Creek Trail, linking it to miles of additional equestrian trails.¹⁰⁷ Today, it is common to see locals riding their horses along the roadside trail (Figure 4.5.2-9, *Local Horse Rider on Avocado Heights Trail*). According to Don C. Moss, an equestrian district named Rawhide Ranch was created in Rowland Heights but later removed at the request of a tract developer. Although outside the bounds of the ESGV Planning Area and not within any of the unincorporated communities that comprise this study, the LA County Planning Commission also established the Beverly Acres Equestrian District on December 28, 1978 in the unincorporated community of Rose Hills.¹⁰⁸ Situated on land surrounded by portions of Rose Hills Memorial Park & Mortuary, establishment of the Beverly Acres Equestrian District further reinforced the equestrian character of the southwest portion of the ESGV and its surrounding areas.

¹⁰⁶ Amador, Fernando. 2023. "The Equestrian Suburb of Latine Los Angeles." Environment & Society Portal. Accessed December 2024. Available at: <https://www.environmentandsociety.org/arcadia/equestrian-suburb-latine-los-angeles>

¹⁰⁷ County of Los Angeles. "Avocado Heights Trail." Accessed December 2024. Available at: <https://trails.lacounty.gov/Trail/64/avocado-heights-trail>

¹⁰⁸ County of Los Angeles. Los Angeles County Municipal Code § 22.70.040. "Established Equestrian Districts." Accessed March 2025. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV4COZ_OSUDI_CH22.70EQDI_22.70.040ESEQDI



Figure 4.5.2-9. Local Horse Rider on Avocado Heights Trail

4.5.2.1 *Registration Requirements*

Associated Property Types

The property types with the potential to represent significant trends in equestrian/vaquero development include any extant buildings or structures from previously operating equestrian centers of ranches, or equestrian-serving infrastructure such as trails. These buildings or structures may have been previously involved in the equestrian activity. Buildings may have housed ranch owners or may have been historic-age stables or other historic-age equestrian-related buildings. Structures may include signs, walls, and fences.

Eligibility Standards

An Equestrian-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant period of equestrian/vaquero development in the unincorporated area of the ESGV; and/or was the primary location of an important equestrian center or ranch; and/or was the primary place of work of an individual or business important within the theme of equestrian/vaquero development
- Simply being an equestrian-related resource is not enough to justify eligibility. An eligible resource must have been important in the overall equestrian/vaquero development of the ESGV. Examples might include resources related to the early equestrian centers or ranches within the ESGV or resources related to leaders within these places

Character-Defining Features/Associated Features

- Buildings that contributed to early equestrian centers or ranches identified in the unincorporated portions of the ESGV's development
- Surrounding farmland setting not typical in extant resources

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Workmanship, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, fenestration pattern and size of openings, roof features, and details related to its equestrian function and architectural style
- Limited door and window replacements are acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- Signage may have been removed or replaced without impacting designation potential if the new signage does not detract from other character-defining features
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder; it may also be eligible under the theme of agricultural development or the theme of Parks and Recreation

4.5.3 Theme: Industrial Development

Overview

While industrial development proved critical for the overall growth of Southern California from the late 19th century onward, the ESGV's development can be principally defined by its transition from a hub of agricultural activity to that of large-scale residential tract development at the 20th century's midpoint. Industrial activity did emerge, especially in the latter half of the 20th century, but the ESGV remained largely devoid of staple industries that dominated other parts of the greater Los Angeles landscape, including the automobile and aerospace industries. Oil wells did dot the landscape, but not to the same degree as elsewhere in Southern California. In the aftermath of World War II and the onset of the Cold War, the United States government established numerous Nike Missile sites across the greater Southern California landscape, including the Puente Hills. The majority of industrial development in the ESGV occurred within the City of Industry, incorporated in 1957. The patches of unincorporated land surrounding the City of Industry, however, have dealt with the environmental consequences of its industrial activity for much of the 20th century. Several railroads cut through the ESGV, but these are addressed in the theme of Infrastructure and Public Transit (Section 4.5.4).

Industrialization (1871–1979)

Although the principal historical shift in land use within the unincorporated territory of the ESGV was from agricultural to residential, scores of people relocating to the ESGV in the mid to late 20th century would have worked in industrial manufacturing jobs as farmland declined in profitability around the 1950s. The juxtaposition of agricultural land uses and proximal rail lines catalyzed industrial development in the ESGV, starting with packing and distribution facilities for locally produced citrus and other agricultural commodities. Early packinghouses in the final decades of the 19th century relied on manual labor. Gas lighting was used in packinghouses to illuminate workers and facilitate visibility, irrespective of the time of day.¹⁰⁹ By 1900, the ESGV contained a number of large-scale citrus packinghouses or packing plants, which connected the valley's vast groves with the big eastern markets of New Orleans, Chicago, and New York.¹¹⁰ Although packinghouses began as nothing more than outdoor tents where workers sorted and packed crops for shipment, the facilities evolved over the course of the 20th century.¹¹¹ By 1910, packinghouses had transformed into standardized warehouses, adopting assembly line production from Henry Ford and the automobile industry. California Iron Works and Parker Machine Works produced conveyor belts suited for use in citrus industry packinghouses (Figure 4.5.3-1, *Conveyor Belts in Citrus Packinghouse*). Workers processed crops in these facilities, participating in assembly lines for washing, sorting, packing into crates, and loading onto railcars. This "early mechanization of citriculture," as Benjamin T. Jenkins writes, "demonstrated the successful integration of industry with agriculture" throughout California.¹¹²

¹⁰⁹ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 53.

¹¹⁰ Lee, Ching. "The history of citrus in California." California Bountiful. Accessed February 2025. Available at: <https://www.californiabountiful.com/magazine-features/magazine-issues/marchapril-2010/the-history-of-citrus-in-california/>

¹¹¹ Maier, Audrey. "A Woman's World: A History of Female Labor in Citrus Packinghouses." Sweet and Sour Citrus. Accessed December 2024. Available at: <https://sweetandsourcitrus.org/a-womans-world-a-history-of-female-labor-in-citrus-packinghouses/>

¹¹² Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 53.

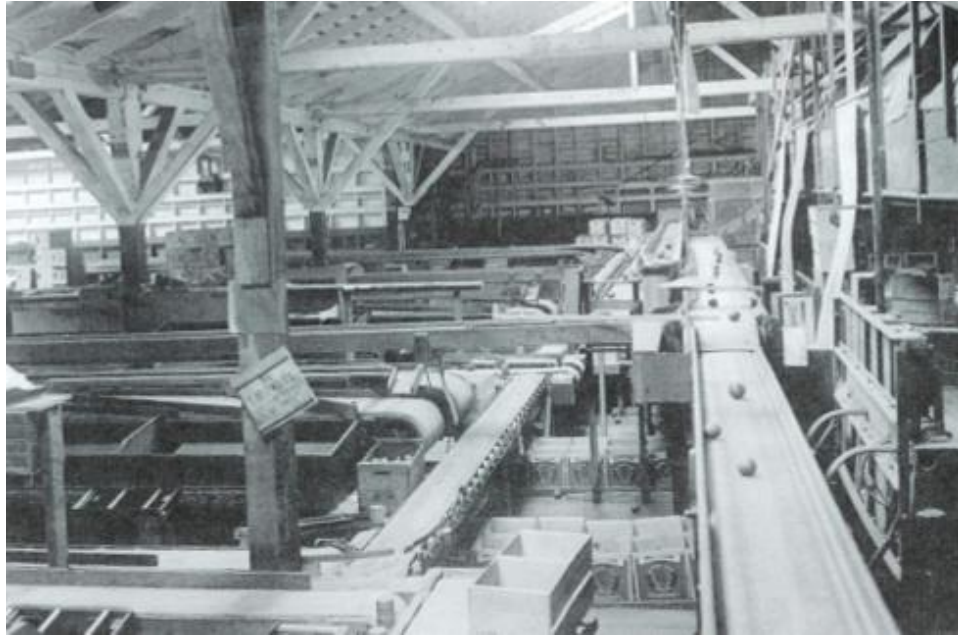


Figure 4.5.3-1. Conveyor Belts in Citrus Packinghouse¹¹³

Most of the packinghouses scattered throughout the ESGV were located near its major rail lines and situated near incorporated cities, but both worker and crop would have come from all corners of the valley. Some notable packinghouses were the Claremont Citrus Union Packinghouse, the North Whittier Heights (Hacienda Heights) Citrus Association Packing Plant, the Azusa Foot-Hill Citrus Company Packinghouse, and the Puente Rancho Packing Company, which operated on the Workman Homestead property.¹¹⁴ Packinghouses existed too for the walnut industry, with a major packing house operated in the ESGV by the La Puente Valley Walnut Growers' Association.¹¹⁵

Women comprised a significant portion of the packinghouse workforce, particularly with labor shortages during World War II. Early packinghouses relied heavily on Chinese and Japanese men, but exclusionary legislation in the 1880s and beyond facilitated changing worker demographics. Amidst anti-Asian and other racist sentiments in the early-20th century, white female workers came to dominate packinghouses by the 1900s (Figure 4.5.3-2, *Covina Citrus Association Packinghouse*). Work in the packinghouse was considered more “respectable” than that in the fields, but the labor was far from pleasant. Work in assembly-line fashion was arduous and repetitive.¹¹⁶ Beginning in the 1920s, Mexican and Mexican American workers began finding more work in packinghouses, due in large part to the influx of immigrant families arriving in the wake of the Mexican Revolution of 1910–1920. Packinghouses were some of the only places that Latina women could find work. Despite the opportunities, there was wage discrimination. Many Mexican and Mexican American women received lower wages from owners relative to white

¹¹³ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 62.

¹¹⁴ Parriott, Jeff L. 2022. *City of Industry*. Charleston, SC: Arcadia Publishing, p. 25.

¹¹⁵ San Gabriel Valley in Time Social Media. 25 February 2022. “La Puente Valley Walnut Growers' Association Packing House, 1927.” San Gabriel Valley in Time. Accessed December 2024. Available at: <https://sgvintime.com/f/la-puente-valley-walnut-growers-association-packing-house-1927>

¹¹⁶ Maier, Audrey. “A Woman's World: A History of Female Labor in Citrus Packinghouses.” Sweet and Sour Citrus. Accessed December 2024. Available at: <https://sweetandsourcitrus.org/a-womans-world-a-history-of-female-labor-in-citrus-packinghouses/>

laborers. Despite the long hours, women found time to bond and socialize while on the job, with a high degree of camaraderie established between fellow workers. Women shared food, discussed local gossip and family affairs, and rallied around their shared hardships and low wages, forming *mutualistas* (mutual aid societies) for their collective benefit.¹¹⁷ Women kept the citrus industry alive during the war, and covered all elements of crop production, including the washing, sizing, and grading of fruit as well as the wrapping, packaging and loading onto rail cars.¹¹⁸



Figure 4.5.3-2. Covina Citrus Association Packinghouse (1900)¹¹⁹

The Pico brothers, Andres and Pio, both discovered oil deposits in the mid-1850s, the former discovering petroleum at his property in the San Fernando Valley and the latter discovering crude oil bubbling in the tar pits along modern-day Wilshire Boulevard. In 1892, Edward Doheny, a gold prospector, and his partner, Charles A. Canfield, discovered large-scale oil deposits within the Los Angeles City Oil Field. Within ten years, roughly 1,500 wells were dug in and around downtown Los Angeles, which was littered with derricks. In 1900, Los Angeles produced around 400,000 barrels of oil per day.¹²⁰ Between 1900 and 1918, California ranked either first or second among the nation's oil-producing areas.¹²¹

¹¹⁷ Maier, Audrey. "A Woman's World: A History of Female Labor in Citrus Packinghouses." Sweet and Sour Citrus. Accessed December 2024. Available at: <https://sweetandsourcitrus.org/a-womans-world-a-history-of-female-labor-in-citrus-packinghouses/>

¹¹⁸ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, pp. 70-71.

¹¹⁹ Jenkins, Benjamin T. 2021. *California's Citrus Heritage*. Charleston, SC: Arcadia Publishing, p. 55.

¹²⁰ La Botz, Dan. 1991. *Edward L. Doheny: Petroleum, Power, and Politics in the United States and Mexico*. New York, NY: Praeger, p. 10.

¹²¹ Keating, Michael T. July 2006. *Black Gold in the Golden State: The Role of Oil in the Development of the Puente Hills*. Claremont, CA: Claremont Graduate University, p. 12. Available at: https://www.habitatauthority.org/fc/studies/petroleum_history.pdf

Drilling in the ESGV was largely consolidated in and around the Puente Hills. Two oil fields close to the ESGV were the Montebello and Whittier Oil Fields to the southwest of the subject area.¹²² Both the Workman and Temple families owned leases in these fields.¹²³ Prospective drilling occurred in and around the southwest portions of the valley, in the Puente Hills just south of Hacienda Heights and Rowland Heights, but there is no evidence to suggest any large-scale operations took place within these boundaries to rival the scale of extraction in other areas of Southern California such as the Wilmington and Los Angeles City Oil Fields. The Whittier field was developed just southeast of Turnbull Canyon, just south of Hacienda Heights.¹²⁴ A newspaper article in 1905 mentions the proposed construction of Skyline Drive, which today presents a range of secluded residences, and its intersection with “the North Whittier oil wells road.”¹²⁵

By 1900, small companies, often run by local residents, were extracting 50,000 barrels of oil per month in the Puente Hills. The relative success of these small and independent companies eventually attracted the attention of larger companies, who flocked to the area for prospective drill sites. Most of the profitable oil fields sat south of the crest of the Puente Hills, and thus outside of the boundaries of the ESGV Planning Area. In the 1920s, the relatively unknown company of Shell Oil assumed operations in the Puente Oil Fields, which provided modest but steady profits. Standard Oil, later known as Chevron, also established a presence in the area. By the 1920s, oil drilling in the Puente Hills had diminished in scale, producing in limited fashion when compared to other areas within the greater Los Angeles region.¹²⁶

A range of other industries, many related to the citrus industry, appeared throughout the ESGV in limited fashion in the early 1900s. These included rock companies extracting and refining deposits of gravel, rock, and sand; ice companies (predominantly for rail transport); fumigating companies (insecticides for crops); millwork and lumber companies; and breweries.¹²⁷

Twentieth-century industrial activity in Southern California was varied but a number of key industries dominated the scene. These included film, oil, manufacturing, and aerospace, among others. Given the sprawling development and population boom that unfolded throughout the 20th century, these were far from the only industries prevalent in the greater Los Angeles region. In 1959, the Azusa Chamber of Commerce produced a report suggesting the city had passed out of the agricultural age and into the industrial age, citing over one hundred industries that “produced motorized doodlebugs, boats, mobile homes, millwork, foundries, beer, chemicals, and many

¹²² Spitzer, Paul R. 5 December 2022. “All Over the Map While Drilling for Black Gold with a ‘Map of the Montebello—Whittier Oil Fields,’ 1918/1921, Part One.” The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2022/12/05/all-over-the-map-while-drilling-for-black-gold-with-a-map-of-the-montebello-whittier-oil-fields-1918-1921-part-one/>

¹²³ Spitzer, Paul R. 22 January 2023. “Transformation in the Teens Postview, ‘In This Lucky Incident There Was a Degree of Poetic Justice’: An Account of the Discovery of Oil at the Temple Lease, Montebello Oil Field, 28 January 1918.” The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2023/01/22/transformation-in-the-teens-postview-in-this-lucky-incident-there-was-a-degree-of-poetic-justice-an-account-of-the-discovery-of-oil-at-the-temple-lease-montebello-oil-field-28-january-1918/>

¹²⁴ Spitzer, Paul R. 4 June 2019. “All Over the Map: A Map of the Whittier-Olinda Oil Field, June 1912.” The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/06/04/all-over-the-map-map-of-the-olinda-whittier-oil-field-june-1912/>

¹²⁵ *Whittier Daily News* (Whittier, CA). 14 July 1905. “Whittier Next! The Promised Sky-Line Drive is a Winner,” p. 1.

¹²⁶ Keating, Michael T. July 2006. *Black Gold in the Golden State: The Role of Oil in the Development of the Puente Hills*. Claremont, CA: Claremont Graduate University, pp. 13–25. Available at: https://www.habitatauthority.org/fc/studies/petroleum_history.pdf

¹²⁷ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, pp. 45, 92-93.

others.”¹²⁸ Despite this report’s likely boosterish language, the ESGV and its many cities did engage in industrial activity in the mid to late 20th century. When focused on the unincorporated areas of the valley, however, it is difficult to divorce industrial activity from its agricultural predecessor. No clear transition between the two occurred, and industrial development only unfolded in sporadic fashion even with the decline of farming by 1959.

Military Operations and Civil Defense (1945–1979)

In 1945, after the end of World War II, the United States government determined a need to protect the nation against a potential Soviet nuclear attack. The Nike Missile sites were created in response to the growing concern over the Soviet’s ability to equip jet aircraft with nuclear bombs. The Nike Missile defense system symbolized both the power of the U.S. military and the concern of the Soviet threat. In the early 1950s, due to the increasing tension between the Soviet Union and the United States and partly due to the Korean War in 1951, the U.S. Army endorsed a nationwide surface to air missile (SAM) defense system. As the Soviet Union successfully tested a hydrogen bomb in 1953, Douglas Aircraft Company and Bell Laboratories started producing missiles and equipment and trained soldiers in how to operate the new missile system.¹²⁹ The Los Angeles area was one of the largest defense zones in the country. The defense facilities across Southern California “included a major portion of the nation’s aerospace industry, several other large industries, shipyards, communications, transportation, and several military installations.”¹³⁰

At the peak of the Nike program, there were 16 missile launch sites guarding the greater Los Angeles area. Together, these sites were known as the “Ring of Supersonic Steel” and protected an area approximately 4,000 square miles in size. Two of the 16 sites were located within the Puente Hills framing the southern border of the ESGV. The US. Army referred to these two Nike Missile sites as LA-14 and LA-29. LA-14 was located to the immediate south of Puente Hills Landfill and to the immediate east of Rose Hills Memorial Park and Mortuary. Sources differ on the dates of LA-14’s active operation, with several suggesting a brief window of 1956 to 1961.¹³¹ The U.S. Army acquired the Puente Hills area (LA-29) between Rowland Heights and the City of Brea as part of the 16 Nike sites around the Los Angeles area (Figures 4.5.3-3, *Integrated Fire Control (IFC) Area LA-29*; Figure 4.5.3-4, *Launcher Area (LA29L)*). The LA-29 site is located on Vantage Point Drive in the Puente Hills to the immediate south of Rowland Heights.

¹²⁸ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 115.

¹²⁹ Fairfax County Gov. “Historic Context of the Nike Missile Site.” Accessed June 2025. Available at: <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/laurelhill/history/nikemissilesite.pdf>

¹³⁰ The Military Standard. “Nike Missile LA-29 Launch Battery Site Los Angeles Defense Area California.” Accessed June 2025. Available at: <http://www.themilitarystandard.com/missile/nike/sites/la-29-l.php>

¹³¹ The Military Standard. “Nike Missile LA-14 IFC Site Los Angeles Defense Area California.” Accessed June 2025. Available at: <http://www.themilitarystandard.com/missile/nike/sites/la-14-ifc.php>



Figure 4.5.3-3. Integrated Fire Control (IFC) Area LA-29¹³²

¹³² Stovall, Rocky, SFC Retired. "LA-29: Rocky Stovall's Story." 2017. Nike Missile Historical Society. Accessed June 2025. Available at: <https://nikemissile.org/stories/Stovall/rockysService.shtml>



Figure 4.5.3-4. Launcher Area (LA-29L)¹³³

The army acquired 92.09 acres for Nike Battery #29 during the period between 1955 and 1958 in the Puente Hills. According to the Nike Historical Society, the Los Angeles Defense Area Site LA-29, included a “Control Area (10.96 acres), adjacent Administrative and Launch Areas (21 acres, plus 31.97 acres of safety easement), and utility line easements and access roads (28.16 acres).”¹³⁴ The site had approximately 23 buildings and facilities for “operations, administration, recreation, housing, vehicle maintenance, missile assembly and testing.” Additionally, the site included four missile tracking and radar towers¹³⁵ The site also included three underground missile storage structures (magazines), and a septic system for each of the three areas. From December 1960 to April 1961, the original MIM-3 Nike Ajax air defense missiles were converted to house the larger, MIM-14 Nike Hercules (Figure 4.5.3-5, *Nike-Ajax and Nike-Hercules Missiles*).

¹³³ Los Angeles District, U.S. Army Corps of Engineers. 15 February 2015. “Historic California Posts, Camp, Stations and Airfields: Los Angeles Defense Area Site LA-29.” Accessed June 2025. Available at <https://www.militarymuseum.org/LA29.html>

¹³⁴ Nike Historical Society. “LA-29 Brea, California: Land and Structures.” Accessed June 2025. Available at: <https://www.nikemissile.org/stories/Stovall/LA29Site.shtml>

¹³⁵ Nike Historical Society. “LA-29 Brea, California: Land and Structures.” Accessed June 2025. Available at: <https://www.nikemissile.org/stories/Stovall/LA29Site.shtml>

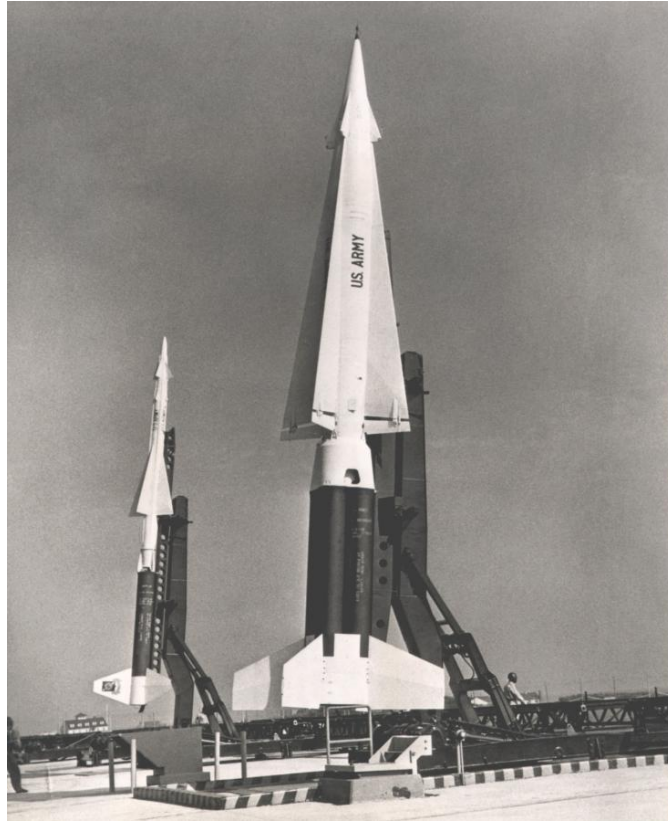


Figure 4.5.3-5. Nike-Ajax (left) and Nike-Hercules (right) Missiles (NARA)¹³⁶

Although the Nike missile bases in Puente Hills were purposely built away from the residential communities, many of the soldiers socialized and some married the local women in the area. Rocky Stovall, a soldier stationed in LA-29, recalled that “most of the people living below LA-29 didn’t know what was up there. They knew there were missiles, and most figured we were there to protect them from the Soviet planes that might be carrying nuclear bombs, and they were right. What very few knew was that we had nuclear warheads on the missiles.”¹³⁷ Stovall also reminisced how many of his friends in the army dated and married some of the local women in the area.

¹³⁶ Los Angeles District, U.S. Army Corps of Engineers. 15 February 2015. “Historic California Posts, Camp, Stations and Airfields: Los Angeles Defense Area Site LA-29.” Accessed June 2025. Available at <https://www.militarymuseum.org/LA29.html>

¹³⁷ Stovall, Rocky, SFC Retired. “LA-29: Rocky Stovall’s Story.” 2017. Nike Missile Historical Society. Accessed June 2025. Available at: <https://nikemissile.org/stories/Stovall/rockysService.shtml>

The de-escalation agreement with the Soviet Union led to the closure of the Nike Missile locations across the United States. All 16 Nike bases were declared obsolete in the early 1970s and any with remaining activity were subsequently deactivated on July 1, 1974.¹³⁸ Reports vary on the specific date of LA-14's deactivation. LA-29 officially closed in 1971. Since its closure, LA-14 has been used for a variety of purposes, including portions for sanitation and recreation. Much of LA-14 was destroyed by the 2009 Station Fire. In 1978, the U.S. Navy demolished most of the buildings at the request of the City of Brea. Extant infrastructure at LA-29 has been used for storage of honeybee hives and a 60,000-gallon water tank used to supply two watering troughs for cattle and horses that graze on the property. The Los Angeles County Sheriff's Department is using the recently reconstructed communications facility located on the 10.96-acre Control Site, which was acquired by license from the GSA.¹³⁹

4.5.3.1 *Registration Requirements*

Associated Property Types

Research and surveys reveal no extant, previously undesignated properties with the potential associated significance to represent industrial development in the ESGV Planning Area. While property types, such as various types of factories and warehouses, may have existed within the boundaries of the planning area at one point in time, no properties were found to remain extant, and therefore, registration requirements were not developed for this theme.

¹³⁸ Los Angeles District, U.S. Army Corps of Engineers. 15 February 2015. "Historic California Posts, Camp, Stations and Airfields: Los Angeles Defense Area Site LA-29." Accessed June 2025. Available at <https://www.militarymuseum.org/LA29.html>

¹³⁹ Los Angeles District, U.S. Army Corps of Engineers. 15 February 2015. "Historic California Posts, Camp, Stations and Airfields: Los Angeles Defense Area Site LA-29." Accessed June 2025. Available at <https://www.militarymuseum.org/LA29.html>

4.5.4 Theme: Infrastructure and Public Transit

Overview

The first railroad in Southern California was completed in 1869, spurring an agricultural boom in the region. Full of entrepreneurs and businesses eager to take advantage of an expanding network of railroads, dozens of towns such as Claremont, La Verne, San Dimas, Glendora, and Azusa cropped up along several routes running through the ESGV, including the Southern Pacific line and the Santa Fe route.¹⁴⁰ Henry Huntington further introduced the Pacific Electric to the area, which continued to operate within this portion of the San Gabriel Valley until the early 1950s. Despite an enduring agricultural presence within the ESGV, an uptick in automobile usage spurred by the assembly line production methods in the 1920s sparked demand for the development of highways, freeways, and roads to connect suburban communities to larger transportation networks. The post war population and suburbanization boom facilitated the demand for increased infrastructure. Water supply infrastructure also proved critical in the history of the ESGV. Early settlers fought over water rights in the area. Settlers built canals that were for private use. As the 20th century continued, however, governing bodies brought many of these canals under their control. Farmers and other developers within the valley constructed dams, irrigation canals, and reservoirs to assist with flood control throughout much of the late 19th and 20th centuries. These developments led to an improvement in irrigation across the valley, especially for citrus farming. Dams helped prevent the flooding that occurred in the valley that led to the killing of crops and citrus. Reduced frequency of floods allowed for the citrus industry to thrive in the East San Gabriel Valley. The reservoirs could store water for later use during times of drought giving a steadier supply of water to the East San Gabriel Valley (Figure 4.5.4-1, *Southern Pacific Line and San Jose Creek Irrigation Canal in South Walnut*).¹⁴¹

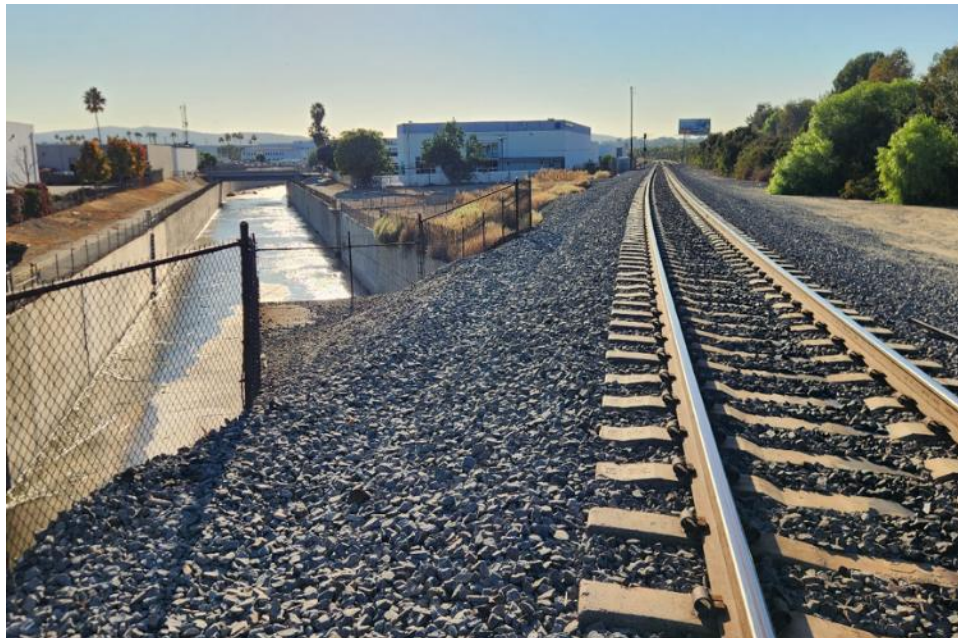


Figure 4.5.4-1. Southern Pacific Line and San Jose Creek Irrigation Canal in South Walnut

¹⁴⁰ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 19.

¹⁴¹ International Commission on Irrigation and Drainage. "Role of Dams for Irrigation, Drainage, and Flood Control." Accessed February 2025. Available at: https://www.icid.org/dam_pdf.pdf

Rails, Roads, and Highways (1869–1979)

Railroads

Completion of the transcontinental railroad in 1869 facilitated railroad expansion into Southern California. Amidst the widespread speculative frenzy that came with transcontinental expansion, four major railroads came to monopolize access to land and shipping routes within the ESGV. These included the Southern Pacific Railroad, the Santa Fe Railroad, the Pacific Electric line, and the Los Angeles, San Pedro, and Salt Lake railroad. Between the cities of Los Angeles and San Bernardino alone, over 30 prospective towns were established along the Southern Pacific line and the Santa Fe routes.¹⁴²

The Southern Pacific Railroad held a near monopoly on the Southern California railway system.¹⁴³ According to a 1901 Southern Pacific Route Map, the Southern Pacific ran through the southern portion of ESGV through the communities of Bassett (West Puente Valley), Puente, Spadra, and Pomona. A northern spur also passes through Covina, San Dimas, and Lordsburg (La Verne) (Figure 4.5.4-2, *1901 Southern Pacific Route Map*).¹⁴⁴ The Southern Pacific Railroad builders followed the route of the Old Spanish Trail, itself consolidating longstanding indigenous overland trade routes, when passing through the ESGV. Many locals opposed the railroad's subsidization, which was put to a County vote in 1872. Some believed that it was an unnecessary subsidy to a large and powerful corporation, while others believed in the economic benefit such a railroad line brought to local communities.¹⁴⁵ F.P.F. Temple, a prominent rancher, lobbied for local support and engaged in direct negotiations with the railroad. Temple was the son-in-law of William Workman and lobbied to have the railroad run through his father-in-law's rancho, Rancho La Puente. Temple's efforts led to a line being built through the San Gabriel Valley. By the spring of 1874, William Workman was able to ship agricultural products and ride the railroad from the nearby Puente Station.¹⁴⁶ Between 1873 and 1875, the Southern Pacific Railroad expanded westward toward Los Angeles, which it reached in 1876,

¹⁴² Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 19.

¹⁴³ Spitzzeri, Paul R. 5 September 2019. "From Point A to Point B: The Southern Pacific Railroad Links to Los Angeles, 5 September 1876." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/09/05/from-point-a-to-point-b-the-southern-pacific-railroad-links-to-los-angeles-5-september-1876/>

¹⁴⁴ Southern Pacific Railroad. 1901. *Southern Pacific Route Map* [map]. David Rumsey Historical Map Collection. Accessed February 2025. Available at: <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~22098~780011:Map-of-California->

¹⁴⁵ Spitzzeri, Paul R. 5 September 2019. "From Point A to Point B: The Southern Pacific Railroad Links to Los Angeles, 5 September 1876." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/09/05/from-point-a-to-point-b-the-southern-pacific-railroad-links-to-los-angeles-5-september-1876/>

¹⁴⁶ Spitzzeri, Paul R. 5 September 2019. "From Point A to Point B: The Southern Pacific Railroad Links to Los Angeles, 5 September 1876." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/09/05/from-point-a-to-point-b-the-southern-pacific-railroad-links-to-los-angeles-5-september-1876/>



Figure 4.5.4-2. Southern Pacific Route Map, 1901¹⁴⁷

The Atchison, Topeka, and Santa Fe Railroad built its line through the ESGV around 1885, opening the floodgates for growth within the greater Los Angeles region (Figure 4.5.4-3, *Atchison, Topeka, and Santa Fe Railroad Bridge Crossing the San Gabriel River*). The Santa Fe Railroad ran in the northern section of ESGV, with stops in the Cities of Azusa, Glendora, and Claremont. The City of Azusa was built along the Santa Fe line in 1887.¹⁴⁸ In 1888, the city built a depot and expanded it in 1915.¹⁴⁹ The City of Claremont also owed its origins to the Santa Fe.¹⁵⁰ Despite the fact that most of the unincorporated cities within the ESGV did not abut these prominent transportation corridors, farmers producing crops in the nearby fields relied on these railroads to ship goods beyond the confines of Southern California (Figure 4.5.4-4, *Railroad Lines Through Greater Los Angeles*). The railroads played an integral role in the proliferation of agriculture in the ESGV. Cities and their ensuing residential and commercial development abutted rail lines; owners constructed packinghouses next to rail lines; and goods were shipped along these rail lines—all bringing important commerce and stability to the region.

¹⁴⁷ Southern Pacific Railroad. 1901. *Southern Pacific Route Map* [map]. David Rumsey Historical Map Collection. Accessed February 2025. Available at: <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~22098~780011:Map-of-California->

¹⁴⁸ Spitzzeri, Paul R. 17 February 2019. "Sharing History Through the Viewfinder with the Azusa Historical Society." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/02/17/sharing-history-through-the-viewfinder-with-the-azusa-historical-society/>

¹⁴⁹ Kansas Historical Society. "The Santa Fe Station at Azusa, California, 1915." Accessed December 2024. Available at: <https://www.kshs.org/archives/60502>

¹⁵⁰ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 19.



Figure 4.5.4-3. Atchison, Topeka, and Santa Fe Railroad Bridge Crossing the San Gabriel River (early 1990s)¹⁵¹

¹⁵¹ Spitzzeri, Paul R. 8 June 2024. "Take Me To the River: The Lost Community of Mision Vieja/ Old Mission Preview and a San Gabriel River Park Grand Opening Postview." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2024/06/08/take-me-to-the-river-the-lost-community-of-mision-vieja-old-mission-preview-and-a-san-gabriel-river-park-grand-opening-postview/>

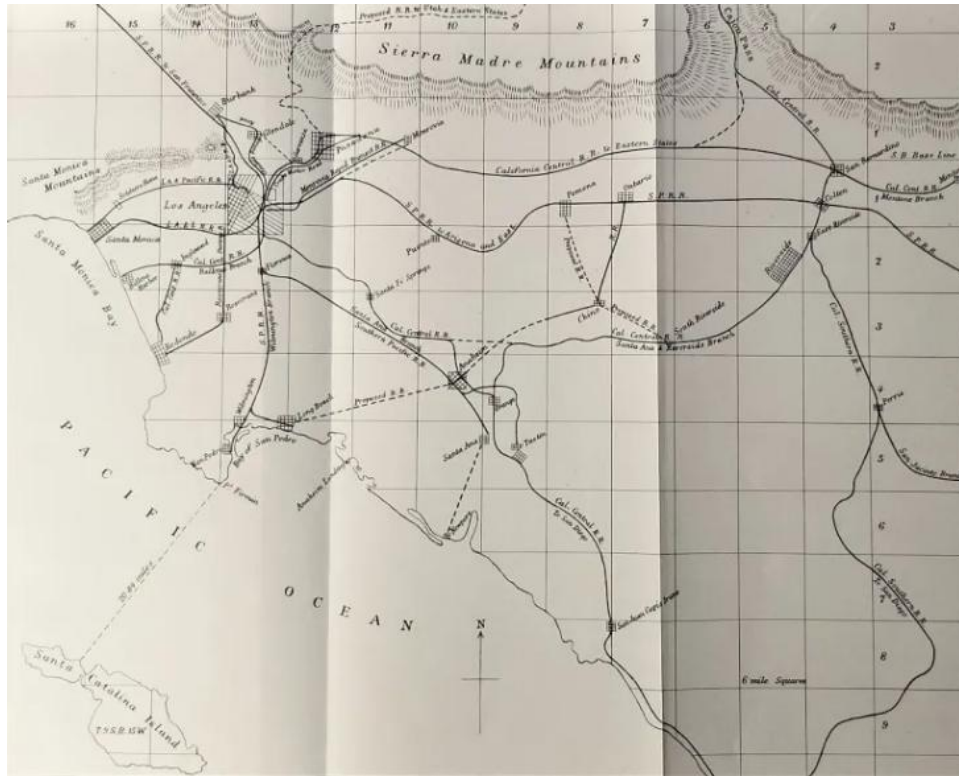


Figure 4.5.4-4. Railroad Lines through Greater Los Angeles (1890)¹⁵²

Many referred to a third railroad, the Pacific Electric, by its “Red Cars” nickname, so called for the color of the cabins that transported those living and visiting Southern California across the vast region. The privately owned mass transit system in Southern California stood as the largest interurban electric railway in the United States. Started by Henry Huntington, the Pacific Electric helped build up and connect many of the previously undeveloped areas of Los Angeles.¹⁵³ Two routes extended through the East San Gabriel, one a more northerly route extending from Monrovia through the Cities of Azusa and Glendora, and the other a more southerly route extending from El Monte to Covina, San Dimas, and Pomona (Figure 4.5.4-5, *1926 Map of Pacific Electric Railway Lines*). Pacific Electric built the largest cement bridge at the time of its completion over the San Gabriel River in 1905, which the company used until it ended in 1951.¹⁵⁴ The rise of automobile usage ultimately spelled the demise of the Pacific Electric railway system.¹⁵⁵

¹⁵² Spitzer, Paul R. 18 October 2022. “All Over the Map from Point A to Point B: Railroad Lines in Greater Los Angeles, 1890.” The Homestead Blog. Available at: <https://homesteadmuseum.blog/2022/10/18/all-over-the-map-from-point-a-to-point-b-railroad-lines-in-greater-los-angeles-1890/>

¹⁵³ Sweeney, Steve. 25 September 2020. “Remembering the Pacific Electric Railway.” Classic Trains. Available at: <https://www.trains.com/ctr/railroads/fallen-flags/remembering-the-pacific-electric-railway/>

¹⁵⁴ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 50.

¹⁵⁵ Sweeney, Steve. 25 September 2020. “Remembering the Pacific Electric Railway.” Classic Trains. Available at: <https://www.trains.com/ctr/railroads/fallen-flags/remembering-the-pacific-electric-railway/>

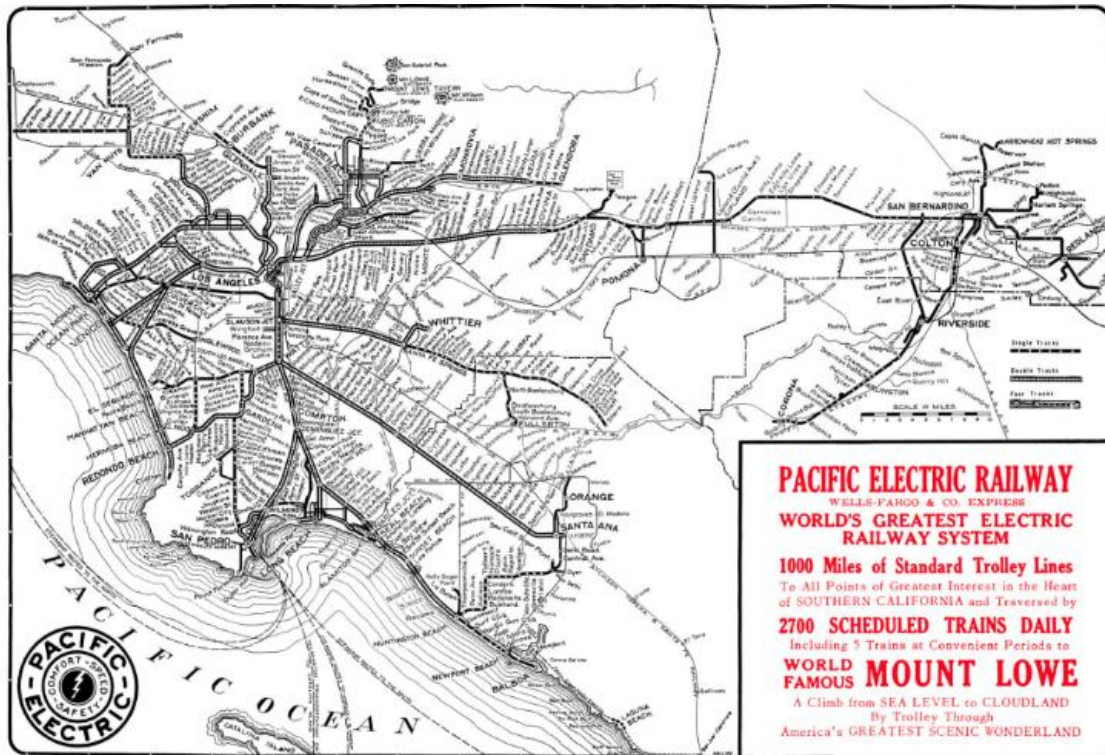


Figure 4.5.4-5. 1926 Map of Pacific Electric Railway Lines¹⁵⁶

The fourth railroad, the Union Pacific, defines the southern border of the unincorporated area of North Whittier and extends along the north border of Hacienda Heights and Rowland Heights before reaching Pomona (Figure 4.5.4-6, *Union Pacific Railroad, North Whittier*). Seeking to take advantage of the San Jose Creek's strategic location, railroad developers laid portions of its track alongside this important waterway. The railroad began under U.S. Senator William Andrews Clark, a Montana copper mining magnate. The railroad, completed in 1905, was originally named the Los Angeles and Salt Lake Railroad and was nicknamed "Salt Lake."¹⁵⁷ The railroad line at the time of this survey in 2024 operates as a Metrolink commuter line. An additional Metrolink commuter line, the San Bernardino Line, uses track formerly operated by Southern Pacific, Pacific Electric, and Santa Fe railroads. This Metrolink line runs adjacent to the unincorporated community of Avocado Heights before turning north to pass through West Puente Valley. The Metrolink line then passes eastward through the communities of East Irwindale, Covina Islands, Charter Oak, and Walnut Islands towards the County of San Bernardino.

¹⁵⁶ Trolley Trough. 1926. 1926 *Pacific Electric Railway System Map* [map]. Pacific Electric Collections. Accessed December 2024. Available at: <https://www.pacificelectric.org/collections/pacific-electric-railway-historical-society-collection/1926-pacific-electric-railway-system-map/>

¹⁵⁷ Spitzerer, Paul R. 30 March 2020. "From Point A to Point B (and Point C): The Los Angeles, Pasadena, and Glendale Railway, 1889-1890." Accessed January 2025. Available at: <https://homesteadmuseum.blog/2020/03/30/from-point-a-to-point-b-and-point-c-the-los-angeles-pasadena-and-glendale-railway-1889-1890/>



Figure 4.5.4-6. Union Pacific Railroad, North Whittier

Highways and Freeways

The freeway system started in Los Angeles in the 1930s. Construction of the 10 Freeway began in the 1950s and extended through 1990. The 10 Freeway intersects with the unincorporated community of Walnut Islands. Construction of the 210 Freeway began in 1958 and continued through the 1990s. The 210 Freeway passes through the unincorporated areas of Covina Islands, East San Dimas, and West Claremont. Highway 57 branched off from the 210 Freeway in 2003 and was renamed SR 57. Highway 57 passes through the unincorporated areas of Rowland Heights and South Diamond Bar. Construction of the 605 Freeway, which abuts many of the equestrian communities in the southwest corner of the East San Gabriel, ran from 1963 to 1971. The east-west section of Highway 60 that passes through Hacienda Heights and Rowland Heights within the ESGV was constructed in 1964. Historic Route 66 serves as the northern boundary of East San Dimas.

Irrigation Canals, Dams, and Reservoirs (1850s–1979)

The ESGV, a haven for the citrus industry, was plagued by water control issues. Creation of and control over irrigation canals afforded landowners critical water access for farming. One of the first known canals was the Covina Canal. Henry Dalton, owner of the Rancho Azusa, believed that he had claimed all the water on his land.¹⁵⁸ He expanded upon a ditch built by Don Luis Arenas, known as the Covina Canal, that directed water from the river onto his lands to help irrigate his rancho's agricultural fields. According to Jeffery Lawrence Cornejo Jr., the Covina Canal was "thought to be the earliest permanent water system utilizing the San Gabriel River waters."¹⁵⁹ Incoming settlers in the ensuing years began diverting water from his ditch, causing

¹⁵⁸ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, pp. 21-22.

¹⁵⁹ Cornejo, Jr., Jeffery Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 35.

tensions that resulted in a long and complicated water war. This conflict over water access resulted in the Los Angeles County Board of Supervisors founding the San Jose Water District in 1871. The first order of business for the San Jose Water District was to secure the water ditches for public use. The San Jose Water District regulated the water in the ESGV, even though Dalton fought and won two Supreme Court cases against the water regulation in 1873 and 1874. In 1876, the California Supreme Court ruled in favor of the settlers and the San Jose Water District gave Dalton 40 percent of the rights.¹⁶⁰ Other irrigation canals throughout East San Gabriel were built throughout the late 1800s including the Puddingstone Channel that passes through unincorporated area of East San Dimas (Figure 4.5.4-7, *Circa 1915 Map of Irrigation Canals in ESGV*).

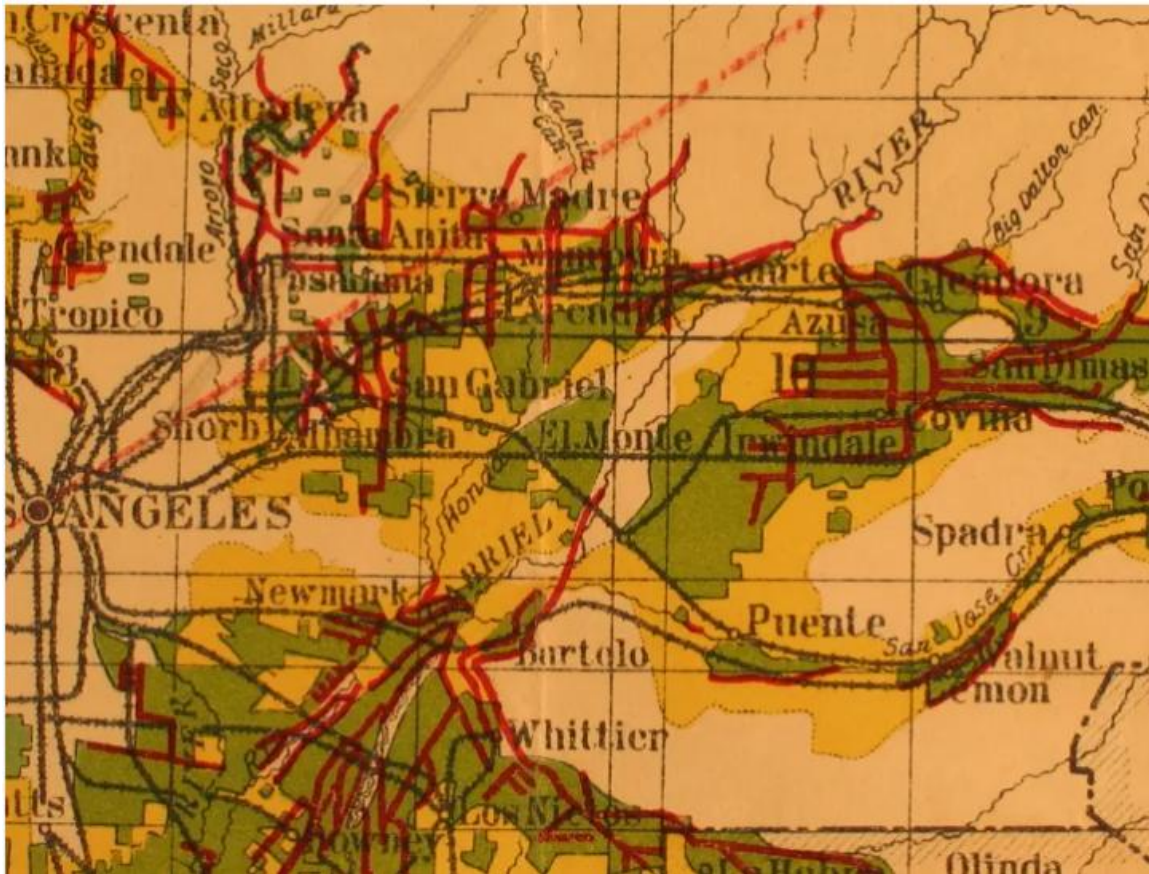


Figure 4.5.4-7. Circa 1915 Map of Irrigation Canals in ESGV¹⁶¹

The San Jose Creek, an intermittent, tributary stream of the San Gabriel River that cuts through much of the ESGV, was also vital to for large-scale farming in the early 1900s. Numerous farms cropped up alongside the San Jose Creek in the late 19th and early 20th centuries to make use of its waters. This included the Workman Homestead (Figure 4.5.4-8, *1921 Aerial View of Workman Homestead [center right] and San Jose Creek [left]*). In the 1940s, companies began establishing industrial worksites along the San Jose Creek as much of the valley's agricultural

¹⁶⁰ Price, Ryan Lee. 2012. *Stories of Old Glendora*. Charleston, SC: The History Press, pp. 21-22.

¹⁶¹ Spitzzeri, Paul R. 23 February 2019. "Noah's Flood in an ARkStorm on the San Gabriel River/ Rio Hondo in Whittier Narrows." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/02/23/noahs-flood-in-an-arkstorm-on-the-san-gabriel-river-río-hondo-in-whittier-narrows/>

land gave way to residential development. The Los Angeles County Flood Control District channelized portions of the creek in stone as early as the 1930s and into the 1940s, but the County fully channelized the water in concrete in the 1960s (Figure 4.5.4-9, *Flood Control on the San Jose Creek*).¹⁶² Planners in the 21st century have launched initiatives to build greenways along many of the creeks in the ESGV to combat the area's urbanization.¹⁶³



Figure 4.5.4-8. 1921 Aerial View of Workman Homestead (center right) and San Jose Creek (left)¹⁶⁴

¹⁶² Greenspon, Chris. 20 March 2023. "From Rivers to Roads? A Historical Perspective on SGV Creeks." *Streets Blog LA*. Accessed January 2025. Available at: <https://la.streetsblog.org/2023/03/20/from-rivers-to-roads-a-historical-perspective-on-sgv-creeks>

¹⁶³ Greenspon, Chris. 20 March 2023. "From Rivers to Roads? A Historical Perspective on SGV Creeks." *Streets Blog LA*. Accessed January 2025. Available at: <https://la.streetsblog.org/2023/03/20/from-rivers-to-roads-a-historical-perspective-on-sgv-creeks>

¹⁶⁴ Greenspon, Chris. 20 March 2023. "From Rivers to Roads? A Historical Perspective on SGV Creeks." *Streets Blog LA*. Accessed January 2025. Available at: <https://la.streetsblog.org/2023/03/20/from-rivers-to-roads-a-historical-perspective-on-sgv-creeks>



Figure 4.5.4-9. Flood Control on the San Jose Creek (1943)¹⁶⁵

Additional infrastructure measures throughout the 20th century included the building of dams and reservoirs for flood control and the establishment of water reclamation plants throughout Los Angeles County. In 1916, a newspaper article noted that people of Los Angeles County voted for a bond to be issued of four million dollars to help with flood control. The article noted that a reservoir was needed.¹⁶⁶ In the 1940s, the United States Army Corps of Engineers completed the Whittier Narrows Dam. The Whittier Narrows Dam helped with flood control in the San Gabriel Valley. The dam helped regulate the flooding that occurred in the ESGV.¹⁶⁷ Los Angeles County Sanitation Districts opened the San Jose Creek Water Reclamation Plant in June 1971, which consists of two hydraulically interconnected facilities situated on the east and west sides of the 605 Freeway in the unincorporated community of North Whittier. Located at 1965 Workman Mill Road, the plant treats roughly 100 million gallons of wastewater per day and serves approximately 1,000,000 residents in the nearby communities.¹⁶⁸

¹⁶⁵ Greenspon, Chris. 20 March 2023. "From Rivers to Roads? A Historical Perspective on SGV Creeks." *Streets Blog LA*. Accessed January 2025. Available at: <https://la.streetsblog.org/2023/03/20/from-rivers-to-roads-a-historical-perspective-on-sgv-creeks>

¹⁶⁶ *The Bulletin* (Pomona, CA). 4 January 1923. "Flood Waters Must Go into San Jose Creeks says Mayor Over Vigorous Protest," p. 1.

¹⁶⁷ University of Southern California Libraries. 1943. *Flood Control on the San Jose Creek, showing the construction of a rubble channel, 1943*. Photograph. California Historical Society Collection, 1860-1960. Accessed January 2025. Available at: <https://calisphere.org/item/edd5fc47e9697c7932da1cb6d3d80586/>

¹⁶⁸ Los Angeles County Sanitation Districts. "San Jose Creek Water Reclamation Plant." Accessed January 2025. Available at: <https://www.lacsd.org/services/wastewater-sewage/facilities/san-jose-creek-water-reclamation-plant>

4.5.4.1 Registration Requirements

Associated Property Types

There are four property types related to infrastructure in the unincorporated areas of ESGV: roads, highways, railroads, and irrigation canals. Between the late 19th and mid-20th century, railroads contributed to the growing development of the ESGV. The railroad's legacy is still felt in the 21st century, as land use and development patterns have formed around and in concert with existing historic-age rail lines. In the ESGV, irrigation canals and railroads may be historical resources.

Eligibility Standards

An Infrastructure and Public Transit-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to infrastructure development
- Reflects the resource types related to infrastructure development during one of the significant periods in the development of the ESGV unincorporated areas and embodies the distinctive characteristics of development from that period. The periods are:
 - Rails, Roads, and Highways (1868–1979)
 - Irrigation Canals, Dams, and Reservoirs (1868-1979)
- Simply being an example of infrastructure is not enough to justify eligibility. An eligible resource must have been important in the overall development of the ESGV's unincorporated area or be an early or innovative technological development in the evolution of a type of infrastructure. Examples might include resources related to very early industrial, agricultural, and residential development.

Character-Defining Features/Associated Features

- Of an engineering and/or architectural form/style typical of the period (not modern equipment)
- Illustrates technological innovations
- Reflects significant trends in community planning
- Associated with the physical, agricultural, or industrial growth of the ESGV's unincorporated areas

Considerations

- Should retain the original route or configuration
- Minor engineering changes to details and materials are allowed
- Eligible resources should retain integrity of *Location, Design, Materials, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- *Setting* and adjacent land uses may be compromised by nearby construction that post-dates the period of significance

4.5.5 Theme: Residential Development

Overview

The residential development of the ESGV, described in detail in the historical backgrounds for each of the 15 community profiles within the planning area above (Section 4.4), generally progresses from an early and rural period of scattered development to the dense, postwar tract development seen across much of Southern California. The earlier period of residential development featured large estate-style homes, which functioned as the hubs of large land holdings in rural settings. Whereas much of Southern California experienced a suburban boom in the 1920s and 1930s, much of the unincorporated area within the ESGV remained farmland through this period. Residential properties constructed in the 1920s and 1930s are prevalent throughout the eastern portion of the valley but the majority tend to be situated within the incorporated cities such as Pomona, Covina, and Walnut. The unincorporated areas of the ESGV are dominated by post-World War II tract development. All planning areas within the ESGV Planning Area have residential property resources with the exception of South Diamond Bar and Northeast San Dimas.

Early Residential Development (1887–1944)

Expansion of railroad infrastructure through the ESGV facilitated some of its earliest residential growth, which consisted primarily of white settlers seeking ownership of large land holdings. Los Angeles boosters embraced an idyllic and pastoral image of the citrus industry when enticing easterners and Midwesterners to either invest in or relocate to Southern California. “Garden” tours offered by the Southern Pacific Railroad Company lured prospective residents through these vast groves. As the trains meandered through the San Gabriel Valley, tourists witnessed “the bright green of alfalfa fields and grape vineyards, the silver and gray of alluvial sands, the golden brown of mountain walls, and the sweet smell and deep green of orange groves.”¹⁶⁹ Although labor conditions were far from the idyllic images presented, such promotional language and imagery would have likely facilitated the relocation of profit-hungry residents who built some of the earliest estates and farmhouses in the late 19th and early 20th centuries.

One of the earliest extant residential properties within the unincorporated areas of the ESGV was built in 1887 and is located at 16731 E Cypress Street with the community of East Irwindale (Figure 4.5.5-1, *16731 E Cypress Street, East Irwindale*). Compared to much of Southern California’s residential boom years in the early 20th century, the unincorporated areas within the ESGV remained tied to the citrus industry and the requisite vast swaths of land needed to produce crops. Therefore, while suburban development did occur in the 1920s and 1930s, it unfolded in sparser and more sporadic fashion than it did in other areas of Southern California.

¹⁶⁹ Garcia, Matt. 2001. *A World of Its Own: Race, Labor, and Citrus in the Making of Greater Los Angeles, 1900-1970*. Chapel Hill, NC: University of North Carolina Press, p. 23.



Figure 4.5.5-1. 16731 E Cypress Street, East Irwindale (built 1887)

Much of the early residential development of the ESGV centered on large, two-story estate-style homes that served as the hubs for the surrounding farmland. These homes were typically built in the American Foursquare or Craftsman styles. The communities of East Irwindale, Covina Islands, and Charter Oak exhibit a robust number of extant two-story estates built in the late 19th and early 20th centuries. Many of these are situated on roads that have today emerged as the main thoroughfares through their respective communities. A succession of aerial photographs showcases the gradual transition from citrus groves to tract homes around midcentury. The aerial photographs below focus on a rectangular plot of land within the bounds of unincorporated East Irwindale. The rectangular plot of land (highlighted in orange) is bounded by N Irwindale Avenue to the west, E Cypress Street to the north, N Vincent Avenue to the east, and the Metrolink rail line to the south. Highlighted in red are three of the earliest built properties in the area, all of which appear to be associated with the surrounding citrus groves. The three properties, from west to east (or left to right) are: 4536 N Irwindale Avenue (1918); 16134 E Cypress Street (1919); and 16154 E Cypress Street (1892) (Figure 4.5.5-2, *1938 Aerial Photograph of East Irwindale*).



Figure 4.5.5-2. 1938 Aerial Photograph of East Irwindale¹⁷⁰

These three properties are representative of a larger handful of prominent estates with similar build dates and styles that are found most prominently within the communities of East Irwindale, Covina Islands, and Charter Oak. Several aerial photographs from earlier in the 20th century appear almost identical to the 1938 photograph, which reveals the continued prominence of the citrus industry through the Depression. Despite small-scale suburban development in different portions of the ESGV that remain unincorporated today, the prevalence of the citrus industry through the 1930s and 1940s countered large-scale residential development until after World War II and the ensuing population boom. An aerial photograph from 1952 reveals the beginnings of tract development in the surrounding area, but also indicates the enduring presence of citrus groves even into the postwar era (Figure 4.5.5-3, *1952 Aerial Photograph of East Irwindale*).

¹⁷⁰ University of California Santa Barbara Library. 1 January 1938. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/



Figure 4.5.5-3. 1952 Aerial Photograph of East Irwindale¹⁷¹

The 1952 aerial photograph reveals the establishment of tract development to the north, west, and southwest of the subject rectangular plot of land, but also a surprising number of citrus groves still in use. By 1960, the majority of this subject plot of land and its surroundings would be developed with tract homes, with only a small pocket of groves in its southeast corner remaining (Figure 4.5.5-4, 1960 Aerial Photograph of East Irwindale).



Figure 4.5.5-4. 1960 Aerial Photograph of East Irwindale¹⁷²

¹⁷¹ University of California Santa Barbara Library. 3 November 1952. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

¹⁷² University of California Santa Barbara Library. 1 May 1960. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Extant residential properties from the earliest wave of residential development tend to be situated on longer and narrower parcels than those platted for widespread and standardized tract development. In many cases, however, mid-20th-century developers devised their tracts around extant turn-of-the-century homes, which appear to have become engulfed within the tracts. Their location and setting thus appear to be associated with the tracts that grew up around them, with only their prominent, two-story appearances and older styles of construction distinguishing them from their mid-20th-century surroundings.

The ESGV communities experienced suburban development from the 1920s to the 1940s like much of Southern California, aided by expanding commuter rail and streetcar networks and growing automobile ownership. As these maps show, however, the ESGV's identity as an agricultural hub of activity persisted well into the middle of the 20th century, limiting large-scale suburban development in much of the valley until after World War II.

At the end of World War II, soldiers returning home were in great need of cheap, affordable housing. A postwar building boom swept across the nation as Americans moved to suburbia to purchase homes in sprawling tract developments. Developers constructed more than 40 million residences nationally from 1945 to 1975. Returning veterans took advantage of President Franklin Roosevelt's Servicemen's Readjustment Act (GI Bill) to purchase low-mortgaged homes. Large-scale production methods, prefabricated materials, and streamlined assembly methods enabled builders to meet this surging demand. Postwar suburbanization was further aided by the transition from streetcar to automobile use, which facilitated the decentralization and outward spread of America's cities. By the 1950s, an estimated three out of every four American families owned an automobile.¹⁷³

The majority of the extant residential built environment from before this postwar housing boom would likely have been related to white families, who had access to better living conditions (and better wages) than their Mexican and Mexican American counterparts. 1930s federal legislation in response to the Great Depression carved a path forward for new, affordable housing in the midst of the nation's economic woes, but these programs only exacerbated existing racial inequalities in the housing market.

Southern California's residential landscape was rife with restrictive deeds and racial covenants which dictated the racial composition of neighborhoods and prohibited minority families from living in certain areas. Such covenants were finally outlawed by the Supreme Court's landmark decision in *Shelley v. Kraemer* in 1948.¹⁷⁴ This decision did not wholly solve the problem. Severe gaps in generational wealth tied to home ownership, moreover, had already taken root and created persistent inequality by this time.

¹⁷³ Metropolitan Historical Commission. 10 August 2017. "Post War Modern: Minimal Traditional, Split Levels, & Ranch Homes: 1940-1960." Nashville Old House Series. Accessed February 2025. Available at: <https://filetransfer.nashville.gov/portals/0/sitecontent/HistoricalCommission/docs/Publications/OHS-Post%20War%20Homes.pdf>

¹⁷⁴ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, p. 30. Prepared by: California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

Following the stock market crash of October 1929, the federal government initiated a number of programs as part of its New Deal to counter the economic crisis. The National Housing Act of 1934 established the Federal Housing Administration (FHA) in an attempt to stabilize the housing market and expand opportunities for home ownership. The FHA offered mortgage guarantees to lending institutions. The purpose was to spur lenders to offer more loans and thus revitalize the building industry while making mortgages more financially feasible for a larger swath of Americans.¹⁷⁵

The federal government sponsored a second entity in 1933, the Home Owners' Loan Corporation (HOLC), to provide mortgage relief to homeowners. As part of the New Deal, the HOLC sought to assess the creditworthiness of neighborhoods through the discriminatory practice of redlining. Through its 1935 City Survey Program, the HOLC gathered data on more than 200 cities across the country. The HOLC used this data to create color-coded maps for communities across the United States based on the community's racial and ethnic composition, income level, and housing and land use types.¹⁷⁶ Officials established a rating system of A through D based on these criteria, attaching one of four colors to each of the ratings. The most desirable communities, color-coded green, were considered the best investments for homeowners and banks alike. Blue-colored neighborhoods were still desirable and yellow were considered neighborhoods in decline. Red-coded neighborhoods were considered hazardous, hence the term "redlining."¹⁷⁷ Although ostensibly objective, federal officials relied heavily on Los Angeles's white real estate industry. Delineation of the four colors reflected the racial and ethnic composition of the neighborhoods. The process thus codified the racial segregation and inequality facilitated by restrictive deeds and racial covenants that had already taken root.

While the official redlining maps produced for ESGV communities were limited to incorporated cities such as Azusa, Covina, and Glendora, the ill effects and consequent inequality were felt throughout the entire valley (Figure 4.5.5-5, *1939 HOLC Map of Pasadena and Vicinity*). Access to public services, infrastructure, and proximity to environmental harms all seeped into the unequal spatial fabric of the valley. As the valley's equestrian and vaquero legacy demonstrates in the communities of Avocado Heights and the islands of Pellissier Village and Unincorporated South El Monte, communities found ways to vocalize their struggle and fight for their ways of life, but the social and environmental injustices remained persistent.

¹⁷⁵ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 4-5. Prepared by: California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

¹⁷⁶ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, p. 44. Prepared by: California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

¹⁷⁷ Reft, Ryan. 14 November 2017. "Segregation in the City of Angels: A 1939 Map of Housing Inequality in L.A." PBS SoCal. Accessed January 2025. Available at: <https://www.pbssocal.org/shows/lost-la/segregation-in-the-city-of-angels-a-1939-map-of-housing-inequality-in-l-a>

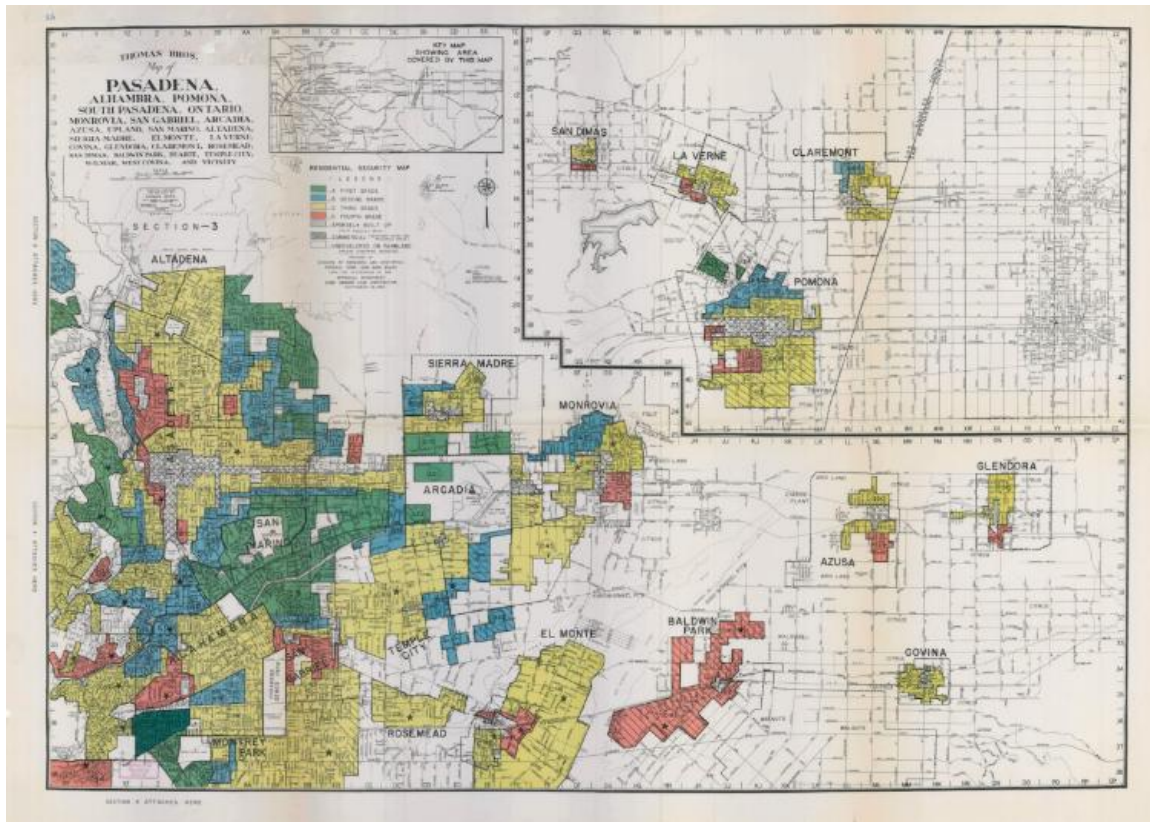


Figure 4.5.5-5. 1939 HOLC Map of Pasadena and Vicinity¹⁷⁸

Postwar Tract Development (1945–1979)

Large-scale tract development unfolded at different points across the various unincorporated communities of the ESGV, with the majority of what was evident during the 2024 survey, being constructed between 1945 and 1979. Bulldozers would have been a frequent sight among longstanding citrus groves, which developers felled to establish tracts upon tracts of affordable single-family residences. The ESGV reflected the broader trend across Southern California and the United States as a whole of widespread tract housing development. The low- to medium-priced housing offered in such tracts enabled communities and developers to meet growing demand for housing following World War II and an overall popular boom in the ensuing decades. Construction of extensive freeway systems throughout Southern California enabled residential tracts to expand beyond corridors served by the railroad. Freeways enabled workers to commute by bus or personal automobile from suburban areas on the outskirts of cities in the urban core. More than 40 million residential properties were built in the United States between 1945 and 1975. 30 million of these properties were single-family residences. California alone accounted for six million of these homes built within this 30-year period.¹⁷⁹ Many of the valley's unincorporated communities, including West Puente Valley, Valinda, and South San Jose Hills, are dominated by

¹⁷⁸ Reft, Ryan. 14 November 2017. "Segregation in the City of Angels: A 1939 Map of Housing Inequality in L.A." PBS SoCal. Accessed January 2025. Available at: <https://www.pbssocal.org/shows/lost-la/segregation-in-the-city-of-angels-a-1939-map-of-housing-inequality-in-la>

¹⁷⁹ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, p. ii. Prepared by: California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

tracts platted in the 1950s and 1960s. The tracts, and the characteristic Ranch-style homes appealed to residents increasingly reliant on automobile use. Tract development thus met the surging postwar demand for housing, but often exacerbated existing inequalities across the residential landscape due to the continuation of discriminatory housing practices such as blockbusting and redlining, which persisted until passage of the Fair Housing Act in 1968.¹⁸⁰

The FHA and HOLC in the 1930s had collectively established a “caste system of race and ethnicity” that imbued Southern California’s built environment with the prevailing racial thought of early-20th-century America. Both nationally and in California specifically, federal officials largely excluded nonwhite Americans from taking advantage of the FHA program. Racial attitudes towards nonwhite groups permeated housing practices in the ESGV and beyond. In Claremont, surveyors colored one neighborhood yellow rather than red, speculating that it might contain “a few better class Mexicans.” Surveyors coded red much of the San Gabriel Valley and its heavy Mexican and Mexican American population. One inspector referred to the region as an “infiltration of goats, rabbits, and dark-skinned babies.” Another assessor suggested of the ESGV that “the vast majority of the population, while American-born, are still ‘peon Mexicans,’ and constitute a distinctly subversive racial influence.” Assessors considered African Americans and Asian Americans the most racially “subversive” of all groups. The FHA occasionally backed developers who created tracts for nonwhite groups, but with the implicit guarantee that these tracts would remain segregated.¹⁸¹

Greenberry, also known colloquially as “Little Watts,” emerged in the 1960s as a distinctly black suburban neighborhood in the unincorporated community of West Puente Valley. The neighborhood is composed of Greenberry Drive, Glenshaw Drive, and Evanwood Avenue (Figure 4.5.5-6, *Glenshaw Drive, Greenberry*). The neighborhoods are composed of a portion of Tract No. 21359, which developers platted in 1955 (Figure 4.5.5-7, *Tract No. 21359*). Many black families sought to relocate to the San Gabriel Valley in the 1960s amidst rampant urban renewal, eminent domain of lower-class neighborhoods, and the 1965 Watts Uprising. White real estate agents, seeking to preserve all-white enclaves within incorporated West Covina and “fueled by racist beliefs that Black residents would lower home values,” steered black families south of Francisquito Avenue into unincorporated West Puente Valley.¹⁸²

¹⁸⁰ Federal Reserve History. 2 June 2023. “Redlining.” Accessed February 2025. Available at: <https://www.federalreservehistory.org/essays/redlining#:~:text=The%201968%20Fair%20Housing%20Act,the%20Federal%20Reserve%2C%20with%20enforcement.&text=Redlining%20is%20the%20practice%20of,are%20personally%20qualified%20for%20loans.>

¹⁸¹ Brooks, Charlotte. 2009. *Alien Neighbors, Foreign Friends: Asian Americans, Housing, and the Transformation of Urban California*. Chicago, IL: University of Chicago Press, pp. 116-117.

¹⁸² Ochoa, Gilda L. 15 August 2024. “Searching for My Mom, and the History of La Puente’s ‘Little Watts’.” Zócalo Public Square. Accessed January 2025. Available at: <https://www.zocalopublicsquare.org/searching-mom-la-puente-little-watts-greenberry-san-gabriel-valley/>



**Figure 4.5.5-6. Glenshaw Drive, Greenberry
(view looking northeast)**

TRACT N^o 21359

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

SURVEYED BY MANNING & DETILLA — JAN., 1955

Scale 1" = 100'



Figure 4.5.5-7. Tract No. 21359 (1955)¹⁸³

In addition to housing discrimination, people living within the unincorporated communities of the ESGV also faced a number of environmental challenges. Many of the unincorporated communities in the southwest portion of the ESGV surrounds the City of Industry, incorporated in 1957. The City of Industry's General Plan, written in 1971, outlined its primary goal as "creating and maintaining an ideal setting for manufacturing, distribution and industrial facilities."¹⁸⁴ While providing an economic and industrial boon to the valley as a whole, surrounding residential development in the communities ranging from Avocado Heights in the west to South San Jose Hills in the east were confronted with the realities of living adjacent to large-scale industrial production. Those who championed Industry's incorporation "failed, or did not care, to grasp the

¹⁸³ Clark, Jennie E. April 1955. *Tract No. 21359* [tract map]. In Map Book 558 (TR0558-024). Los Angeles County Public Works. Accessed January 2025. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0558/TR0558-024.pdf>

¹⁸⁴ Spitzzeri, Paul R. 3 October 2017. "Time Capsule Tuesday: The City of Industry General Plan, 1971, Part One." The Homestead Blog. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2017/10/03/time-capsule-tuesday-the-city-of-industry-general-plan-1971-part-one/>

impact of their innovations: privatized government, suburban sprawl, air and groundwater pollution, [and] freeways crowded with loaded tractor-trailers spewing diesel fumes.”¹⁸⁵ Many of the unincorporated pockets of residential development throughout the ESGV consist of Latino families. Job proximity, lower housing costs, and transportation costs “often pack working Latino families into the region’s transportation corridors.”¹⁸⁶ Unincorporated communities of North Whittier, South El Monte, Pellissier Village, and others which are hemmed in by freeways and industrial-zoned land, fit this description. Despite these challenges, these communities have preserved their equestrian legacies.

In addition to residential proximity to industrial development, many of the unincorporated residential communities have dealt with decades of proximity to major landfill sites. In 1957, the San Gabriel Valley Dump opened, which grew to become the second largest landfill in the United States. Subsequently known as the Puente Hills Landfill, the site filled an entire back canyon within the Puente Hills west of Hacienda Heights and south of Avocado Heights to address the waste management of a rapidly urbanizing region. While landfills are heavily regulated today in a manner similar to wastewater treatment plants, the San Gabriel Valley Dump’s establishment predated the Solid Waste Disposal Act of 1965 (later amended and superseded by the Resource Conservation and Recovery Act, 1975); California Environmental Quality Act (CEQA) in 1970; and the Toxic Substances Control Act, 1976. As such, the San Gabriel Valley Dump operated for several years with relatively little environmental regulation.¹⁸⁷ The landfill has been closed since 2013. In 2016, the County Open Space and Park District adopted a Master Plan to redevelop large portions of the closed land fill as a recreational park.^{188,189}

From the postwar era onward, the ESGV’s demographics became increasingly diversified. In addition to a sizable Latino population, the ESGV in the 2020s has become home to a large Asian American population. As of 2012, 8 of the 10 cities in the United States with the highest proportion of Chinese Americans were located in the San Gabriel Valley, with several in its eastern half. These include the unincorporated communities of Hacienda Heights and Rowland Heights, which sit adjacent to the northern borders of the Puente Hills. As of 2012, Hacienda Heights’s Asian population stood at 36.1 percent, with 25.5 percent self-identifying as Chinese Americans. Similarly, Rowland Heights’s Asian population was 50.3 percent, with 32.4 percent Chinese Americans.¹⁹⁰ Although Chinese, Japanese, Filipino, and South Asian pioneers had settled in the San Gabriel Valley during its burgeoning years as an agricultural hub in the late 19th century, it was not until the 1970s and 1980s that the region’s demographics shifted decidedly in this manner.

¹⁸⁵ Valle, Victor. 2009. *City of Industry: Genealogies of Power in Southern California*. New Brunswick, NJ: Rutgers University Press, p. 80.

¹⁸⁶ Valle, Victor. 2009. *City of Industry: Genealogies of Power in Southern California*. New Brunswick, NJ: Rutgers University Press, p. 248.

¹⁸⁷ Puente Hills Habitat Preservation Authority. “Milestones Over 30 Years.” Accessed January 2025. Available at: <https://www.habitatauthority.org/about-us/history/>

¹⁸⁸ Los Angeles County Public Works. “Fact Sheet: Puente Hills Landfill.” Solid Waste Information Management System. Accessed January 2025. Available at: <https://pw.lacounty.gov/epd/swims/Site/factsheet-esri.aspx?id=13>

¹⁸⁹ County of Los Angeles Department of Parks and Recreation. 2017. *Puente Hills Landfill Park Master Plan*. Accessed January 2025. Available at: <https://parks.lacounty.gov/wp-content/uploads/2020/01/PHMP-P1.pdf>

¹⁹⁰ Ling, Susie. 2012. “History of Asians in the San Gabriel Valley.” IMDiversity. Accessed January 2025. Available at: <https://imdiversity.com/villages/asian/history-of-asians-in-the-san-gabriel-valley/>

From 1942 to 1944, U.S. authorities sent Japanese American citizens to internment camps. The largest of these was in the San Gabriel Valley at the Santa Anita Racetrack in the City of Arcadia. Santa Anita was the largest and longest occupied of the internment camps managed by the Wartime Civil Control Administration. At its peak, the population of the internment camp rose to 18,719. Over 8,500 Japanese Americans lived in converted horse stalls at the racetrack.¹⁹¹ The immediate postwar years into the 1950s saw a decrease in Japanese, Chinese, and Filipino populations in the San Gabriel Valley as white Americans moved en masse to newly established suburbs. The Immigration Act of 1965 facilitated a dramatic rise in migration from southern and eastern Europe as well as from Asia. Aided in part by President Johnson's immigration law, the San Gabriel Valley saw a surge of Asian immigrants to the U.S. in the last decades of the 20th century.¹⁹² In the ESGV, at the time of preparing this report, including its unincorporated communities, the residential population remains racially and ethnically diversified. The Asian and Latino populations across Los Angeles County grew dramatically in the 20th century's final decades, and the ESGV was no exception (Figure 4.5.5-8, *Los Angeles County Racial/Ethnic Population, 1890–2010*).

Year	Total	White	Black	Asian	Hispanic
1890	101,454	95,033	1,817	n/a	n/a
1900	170,298	163,975	2,841	n/a	n/a
1910	504,131	483,474	9,424	n/a	n/a
1920	936,455	894,507	18,738	n/a	n/a
1930	2,208,492	1,949,882	46,425	n/a	n/a
1940	2,785,643	2,660,042	75,209	n/a	n/a
1950	4,151,687	3,877,940	217,881	n/a	n/a
1960	6,038,711	5,453,866	461,546	n/a	n/a
1970	7,041,980	4,957,554	753,492	232,385	1,077,423
1980	7,477,421	3,992,943	942,155	441,168	2,086,200
1990	8,863,164	3,616,171	930,632	912,906	3,368,002
2000	9,519,338	3,017,630	909,097	1,151,840	4,245,625
2010	9,889,056	2,729,379	856,874	1,346,865	4,687,889

Figure 4.5.5-8. Los Angeles County Racial/Ethnic Population, 1890–2010¹⁹³

¹⁹¹ Linke, Konrad. 22 January 2024. "Santa Anita (detention facility)." *Densho Encyclopedia*. Accessed January 2025. Available at: [https://encyclopedia.densho.org/Santa_Anita_\(detention_facility\)](https://encyclopedia.densho.org/Santa_Anita_(detention_facility))

¹⁹² Ngai, Mae M. 2004. *Impossible Subjects: Illegal Aliens and the Making of Modern America*. Princeton, NJ: Princeton University Press, pp. 227, 261.

¹⁹³ Mordechai, Kfir. April 2014. "Vast Changes And An Uneasy Future: Racial and Regional Inequality in Southern California." The Civil Rights Project. Accessed January 2025. Available at: <https://www.civilrightsproject.ucla.edu/research/metro-and-regional-inequalities/lasanti-project-los-angeles-san-diego-tijuana/vast-changes-and-an-uneasy-future-racial-and-regional-inequality-in-southern-california/mordechayi-uneasy-future-lasantai-2014.pdf>

4.5.5.1 Registration Requirements

Associated Property Types

The property types with the potential to represent significant trends in residential development are single- or multi-family residences. The majority of potential historic resources are single-family residences, although there are a limited number of multi-family residences (duplex, triplex, fourplex residences, apartment buildings) located on major thoroughfares through some of the larger unincorporated communities such as Hacienda Heights and Rowland Heights. Some of the multi-family properties may be altered buildings originally constructed as single-family homes in the decades before World War II.

Eligibility Standards

A Residential-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant period of residential development and/or represents the work of a significant developer
- Reflects residential development during one of the significant periods in the residential development of the ESGV communities and embodies the distinctive characteristics of residential development from that period. The periods are:
 - Early Residential Development (1887–1944)
 - Postwar Tract Development (1945–1979)
- Simply being a residential resource is not enough to justify eligibility. An eligible resource must have been important in the overall residential development of the County (A/1/1). Examples might include resources related to very early development, residences of significant individuals or those built or designed by significant architects, or residences that were meeting places for community organizations significant in the history of the County
- Eligible tracts must have been important in the overall residential development of their community. Examples might include very early tracts or ones that set precedents. An eligible tract will reflect the early development of the neighborhood in conjunction with adjacent commercial or industrial development; represent specific milestones in the fight against unfair planning and discriminatory housing practices; or be representative examples of the work of important developers
- A residence may also be significant as an excellent example of a specific architectural style (C/3/3). For more information on architectural styles within the ESGV Planning Area, see the Section 5, Architectural Styles
- Early or distinctive residential tracts of multiple properties may also be eligible as historic districts under local, state, or national criteria

Character-Defining Features/Associated Features – Individual Residences

- Individual residences
- Constructed in one of the popular architectural styles for residential buildings of the period
- Almost exclusively located on individual lots, although the size of tracts can vary greatly
- Older homes from the late 19th and early 20th centuries often situated on larger or irregular lots that have since been enveloped by tract development
- May or may not have associated garages or outbuildings

Character-Defining Features/Associated – Historic Districts

- Defined tract of single-family residences constructed within a distinct period of time
- May have been constructed by the same builder
- May have been designed by the same architect or builder
- May represent the work of an important developer
- Residences will reflect the popular architectural styles of the period of significance
- May represent early subdivisions featuring uniform setbacks and lot plan, small blocks; or may be part of planned developments or large “tracts” of multiple single-family homes, similar in style, massing, and construction methods
- Almost exclusively located on individual lots, although the size of tracts can vary greatly
- May feature uniform decorative landscaping or street plantings
- May feature sidewalks or the deliberate lack of sidewalks
- Must feature a majority of contributing resources (i.e., more contributing resources than non-contributing resources). Contributing resources must date from the period of significance and retain sufficient integrity

Considerations

- Eligible resources should retain integrity of *Location, Design, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- For homes with the period of Early Residential Development, *Setting* may be compromised by surrounding tract development that post-dates the earlier build date of the subject property
- The majority of the resource’s original materials and design features must remain intact and visible, including wall cladding, fenestration pattern and size of openings, and roof features
- Tracts must be composed of a majority of contributing resources (more contributors than non-contributors). Contributors would include all buildings and street features that both date from the period of significance and retain sufficient integrity
- If a resource is a rare surviving example of its style and/or period, a greater degree of alterations that have already occurred may be acceptable.
- In some cases, if a resource is eligible under this theme, it may also be eligible under the theme of Agricultural Development or Civil Rights and Social Justice
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder

4.5.6 Theme: Commercial Development

Overview

Given the pattern of annexation and incorporation within the ESGV, there is a general dearth of commercial buildings located within the ESGV Planning Area's unincorporated communities, at least relative to their residential counterparts. Throughout the 20th century, incorporated cities such as those of Azusa, Claremont, and Walnut targeted areas with higher tax revenue for incorporation. Generally, this meant commercial thoroughfares were more likely to face incorporation than pockets of residential tract development. This reality, paired with the enduring agricultural identity of the ESGV, meant that there is very little commercial infrastructure remaining in the unincorporated ESGV that predates World War II. The majority of commercial buildings that were extant at the time of the 2024 survey date to the postwar era. These commercial buildings were thus designed to cater to a public reliant on the automobile, meaning the commercial built environment is composed of buildings often recessed from the public right-of-way behind large parking lots, or buildings that incorporated drive-thru options for customers. The commercial built environment within the unincorporated ESGV is also decentralized along major thoroughfares that link residential tracts to the network of freeways cutting through the ESGV. These thoroughfares include for example, Workman Mill Road in Avocado Heights, Hacienda Boulevard in Hacienda Heights, and Colima Road in Rowland Heights. Extant buildings tend to reflect the dominant architectural styles of commercial construction around the midcentury, including Midcentury Modern and Googie, designed to catch the eye of passing motorists. Architectural styles are further described in Section 5.

Early Commercial Development (1887–1944)

The only extant early commercial property identified within the unincorporated areas of the ESGV is a Spanish Colonial Revival-style building located at 2514 S Hacienda Blvd. in Hacienda Heights (Figure 4.5.6-1, *2514 South Hacienda Blvd., Early Commercial Development*). Built in 1936, it is likely the building originally had a different use. Surrounded by farmland, it was possibly tied to an agricultural estate. Despite the incorporation of much if not all commercial area within the ESGV in the late 19th and early 20th centuries, this development paralleled expansion of railroad and streetcar lines throughout the valley. People living and working within the unincorporated areas would have still traveled to and relied on commercial properties within the nearby incorporated communities. The City of Azusa, for example, offered numerous commercial amenities for nearby residents. Demonstrating the value of horses in daily life, Kort Meier delivered groceries by carriage to residents in the early 20th century from a store in the Griffith Building at the 700 block of Azusa Avenue (Figure 4.5.6-2, *Delivering Groceries by Carriage in Azusa*). Although the grocery store sat within incorporated Azusa, those living within the valley would have relied on and traveled to commercial centers within these municipal hubs. Commercial architecture in the early 20th century embodied the popular architectural styles of the day, notably Period Revival styles. One example was the automotive garage located at 250 E Foothill Blvd. in Azusa, built in the 1920s with a mission-style façade by Ralph and Ira Moon (Figure 4.5.6-3, *Kort H. Meier Garage*). Originally known as the Azusa Garage, this building was eventually owned and operated by Kort H. Meier.



Figure 4.5.6-1. 2514 S Hacienda Blvd., Early Commercial Development



Figure 4.5.6-2. Delivering Groceries by Carriage in Azusa (undated)¹⁹⁴

¹⁹⁴ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 44.



Figure 4.5.6-3. Kort H. Meier Garage (1936)¹⁹⁵

The requirement of those living and working within unincorporated areas to rely on commercial hubs in the incorporated cities filtered into the latter half of the 20th century. David Pérez, a resident in the Azusa neighborhood, recalled that when his parents decided to relocate from downtown Los Angeles in the early 1990s to the ESGV, theirs was one of the first Latino families in the neighborhood. In many ways, Pérez felt, this area still felt like a “frontier” which lacked many social amenities. “There used to be a lot more factories here,” Pérez recalled, “but now we don’t have many local jobs, or local markets.” His family would travel to the City of Covina to shop.¹⁹⁶

Postwar Commercial Development (1945–1979)

Even following the end of World War II and the rise of automobile use in everyday life, some community-centered commercial development occurred in certain sections of the ESGV Planning Area. In Pellissier Village, El Mercado Market has served as a commercial and social hub of activity at the intersection of Pellissier Road and Mardel Avenue (Figure 4.5.6-4, *12404 Pellissier Road, Pellissier Village*). The market was built in 1956. Since Pellissier Village is surrounded by the San Gabriel River and multiple freeways, El Mercado Market has played a heightened role as the sole commercial establishment in an otherwise isolated community (Figure 4.5.6-5, *1968 Aerial Photograph of Pellissier Village*). In addition to its commercial function, the business (across the street from the local church) has functioned as a town square. El Mercado Market has served as an important social gathering space for locals in the community for much of the late 20th and early 21st centuries. In 2023, equestrian communities from across the San Gabriel Valley gathered at El Mercado Market in Pellissier Village to discuss what they viewed as unfair code enforcement practices.¹⁹⁷ Midcentury commercial establishments thus played a critical role in

¹⁹⁵ Cornejo, Jr., Jeffrey Lawrence. 2007. *Azusa*. Charleston, SC: Arcadia Publishing, p. 103.

¹⁹⁶ Los Angeles County Department of Regional Planning and Fonografia Collective. “David Pérez: The Aspiring Planner.” *A People’s Map: Stories from the East San Gabriel Valley*. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/david-perez/>

¹⁹⁷ Arellano, Gustavo. 15 May 2023. “Column: Horse lovers to L.A. County: Leave us alone.” *Los Angeles Times*. Accessed January 2025. Available at: <https://www.latimes.com/california/story/2023-05-15/equestrian-community-los-angeles-county-pellissier-village>

unincorporated communities. This was done not just by supplying groceries and other goods for purchase, but by serving as social hubs in residential enclaves otherwise devoid of amenities typically offered in larger incorporated towns and cities.



Figure 4.5.6-4. 12404 Pellissier Road, Pellissier Village (built 1956)



Figure 4.5.6-5. 1968 Aerial Photograph of Pellissier Village¹⁹⁸

¹⁹⁸ University of California Santa Barbara Library. 1 March 1968. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Another community market sits along the northern border of the unincorporated community of Valinda (Figure 4.5.6-6, 15978 Francisquito Avenue, Valinda). Built in 1952, this market appears to have served the residents of newly established tracts in the surrounding vicinity (Figure 4.5.6-7, 1954 Aerial Photograph of Valinda). The 1954 aerial photograph also reveals the outline of a rectangular arena with rounded edges, including a fenced track and an interior composed of sand or loose earth. These features are indicative of equestrian activity or the presence of an equestrian arena. The arena has since been replaced with tract housing. The market was originally known as Stassi and Humphrey's Complete Market and in 1958 became Todd's Market.¹⁹⁹ At an unknown date the building became John's Market. The family-operated market was active in the local community in the 1950s, donating food for volunteers during a telethon raising money for Cerebral palsy.²⁰⁰



Figure 4.5.6-6. 15978 Francisquito Avenue, Valinda (built 1952)

¹⁹⁹ *Covina Argus* (Covina, CA). 26 June 1958. P. 4.

²⁰⁰ *Covina Argus* (Covina, CA). 27 May 1954. "Local Role in Telethon Brought in \$5400 Cash," p. 7.



Figure 4.5.6-7. 1954 Aerial Photograph of Valinda²⁰¹

As residents with their cars in tow began populating the ESGV in the 1950s, commercial corridors emerged on main thoroughfares in some of the valley's larger unincorporated communities. These included Workman Mill Road in Avocado Heights, Hacienda Boulevard in Hacienda Heights, and Colima Road in Rowland Heights. Commercial buildings constructed in strip shopping centers along these thoroughfares often reflected prominent architectural trends of the time, with buildings designed in Midcentury Modern and Googie styles. This latter style, often exaggerated and pronounced, was intended to catch the eye of passing motorists.

Latino and Asian residents moving to the ESGV after World War II brought with them culinary customs, some of which have found homes in staple restaurants around the area. In 1978, Gilberto and Mario Romero opened a taco truck offering Ensenada-style tacos from their home in Baja. Eventually they relocated to a permanent storefront at 13032 Valley Boulevard in Avocado Heights, in a building constructed in 1965 according to the Los Angeles County Assessor (Figure 4.5.6-8, *13032 Valley Blvd., Avocado Heights*). According to the business's website, "if you've enjoyed this style of fish taco anywhere in the greater Los Angeles area, it can be traced back to the original La Puente location" [in Avocado Heights].²⁰² At the very least, Taco Nazo has remained a staple family restaurant in the lower ESGV for several decades, with family-owned franchises opening outside the valley as well.

²⁰¹ University of California Santa Barbara Library. 1 June 1954. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

²⁰² Taco Nazo. "Our Story." Accessed January 2025. Available at: <https://taconazo.com/our-story>



Figure 4.5.6-8. 13032 Valley Blvd., Avocado Heights (built 1965)

In 1948, Harry Snyder introduced California's first drive-thru hamburger stand in the San Gabriel Valley's Baldwin Park. By 1958, In-N-Out boasted five storefronts within the San Gabriel Valley.²⁰³ Several of the original In-N-Out locations still operate within the bounds of the unincorporated ESGV. Similar to the original Taco Nazo in Avocado Heights, these first In-N-Out locations did not feature indoor dining rooms but instead relied on drive-thru traffic while offering exterior walk-up ordering options and shaded, outdoor seating. In-N-Out #4 opened in 1962 at 15610 E San Bernardino Road in East Irwindale. In-N-Out #11 opened in 1972 at 14620 E Gale Avenue in Hacienda Heights (Figure 4.5.6-9, *15610 E San Bernardino Road* and Figure 4.5.6-10, *14620 Gale Avenue*).²⁰⁴ Both storefronts preserve the classic feel of midcentury drive-thru restaurants, set in Modern buildings exhibiting Googie stylistic influences. Unlike more recently built iterations, both the East Irwindale and Hacienda Heights restaurants offer only shaded, outdoor seating areas as well as drive-thru lanes and walk-up windows.

²⁰³ In-N-Out. "History." Accessed January 2025. Available at: <https://www.in-n-out.com/history>

²⁰⁴ LasVegas360.com. 17 July 2024. "In-N-Out Burger Locations and Storefront Numbers." Accessed January 2025. Available at: <https://www.lasvegas360.com/3428/in-n-out-burger-locations-and-store-numbers/>



Figure 4.5.6-9. 15610 E San Bernardino Road (built 1962)



Figure 4.5.6-10. 14620 Gale Avenue (built 1972)

Commercial development in the ESGV has mirrored changes in residential demographics over the course of the mid to late 20th century. Multilingual signage is common. Commercial architecture also reveals a blend of styles that pays homage to Period Revival styles of past eras while incorporating an Asian influence through flared eaves on the roofline (Figure 4.5.6-11, *2020 Hacienda Blvd.* and Figure 4.5.6-12, *2112 S Hacienda Blvd.*). The collection of buildings located at 2112 S Hacienda Blvd., built in 1973, reflects the mission-style façade of the Azusa Garage despite being built four decades later. The flares eaves atop the two-story commercial building at 2020 S Hacienda Blvd. showcase the subtle but important Asian influence on a building that otherwise appears in step with other Spanish Colonial Revival buildings in the area.



Figures 4.5.6-11. 2020 S Hacienda Blvd. (built 1970)



Figure 4.5.6-12. 2112 S Hacienda Blvd. (built 1973)

Strip malls developed in the 1960s, 1970s, and 1980s now cater to the more diverse demographics present in the ESGV. The Basha Market, run by owner Mohamad Tabaja, has served the community of Charter Oak for roughly two decades. Basha Market functions as one of the biggest halal markets in the area, serving customers across all of Southern California who come to the store for imported goods not carried elsewhere. Tabaja caters primarily to an international clientele, with many Middle Eastern, South Asian, East Asian, and Indian-Pakistani customers coming through his doors. Customers “trust us,” Tabaja recalls, and “count on us for a lot of things they won’t find elsewhere.”²⁰⁵ Operating in a small strip mall along the north edge of Charter Oak, Basha Market represents just one of numerous commercial storefronts catering to the ESGV’s increasingly diverse residents. An oral history interview of Judy and Sem Cheng, two 30-year residents of Rowland Heights, reveals how much the commercial landscape of the ESGV has changed over the course of the last several decades. When the Chengs first arrived in Rowland Heights, it was a small and quiet community with no Asian supermarkets. Their family had to travel 25 miles west to Chinatown to stock up with food for the week. Not only has Rowland Heights gained its own cadre of Asian grocery stores and restaurants, but most of the Cheng’s neighbors are now also Chinese. Judy noted that Rowland Heights offers all types of cuisine, including Korean, Japanese, Chinese, Mexican, and American. “People come here to eat,” Judy recalled, noting that in the past, “you could only speak English, but now you can speak Chinese everywhere—[the] bank, post office, library...you can live here with [speaking] no English.”²⁰⁶

²⁰⁵ Los Angeles County Department of Regional Planning and Fonografia Collective. “Mohamad Tabaja: The Market Owner.” A People’s Map: Stories from the East San Gabriel Valley. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/mohamad-tabaja/>

²⁰⁶ Los Angeles County Department of Regional Planning and Fonografia Collective. “Judy and Sem Cheng: The Tai Chi Practitioners.” A People’s Map: Stories from the East San Gabriel Valley. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/judy-sem-chung/>

4.5.6.1 Registration Requirements

Associated Property Types

The property types with the potential to represent significant trends in commercial development include standalone retail and restaurant buildings; theaters and other commercial entertainment venues; office buildings; banks; car washes; drive-up/roadside restaurants; and signs. Groupings of commercial buildings, such as those found concentrated in a commercial corridor, may be eligible collectively and constitute a historic district. Commercial buildings may also be eligible individually. Within the unincorporated ESGV communities, eligible buildings, signs, and districts may include those developed specifically to attract and accommodate customers traveling by automobile; those that represent specific events in the development of the County; and those that were the primary place of business for an important business or a person significant within the commercial development theme. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

A Commercial-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant period of commercial development; and/or was the primary location of an important business; and/or was the primary place of work of an individual important within the theme of commercial development
- Reflects commercial development during one of the significant periods in the commercial development of the ESGV communities and embodies the distinctive characteristics of commercial development from that period. The periods are:
 - Early Commercial Development (1887–1944)
 - Postwar Commercial Development (1945–1979)
- Simply being a commercial resource is not enough to justify eligibility. An eligible resource must have been important in the overall business and commercial development of the County (A/1/1). Examples might include resources related to very early businesses, pioneering businesses, and businesses particularly important to the local economy and culture, such as restaurants that reflect important demographics or demographic changes in the area.
- A commercial property may also be significant as an excellent example of a specific architectural style (C/3/3). For more information on architectural styles within the ESGV Planning Area, see Section 5, *Architectural Styles*.

Character-Defining Features/Associated Features

- Constructed in one of the popular architectural styles for commercial buildings of the period or may have a utilitarian design without many architectural details, but features distinctive signage
- Signage may be attached to a building or freestanding in a parking lot
- Features typical of commercial design, such as large display windows and signage
- Buildings and corridors reflecting Early Commercial Development and Postwar Commercial Development
- Buildings that formed original community centers
- Postwar commercial development may reflect more automobile-oriented development with large parking lots

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Workmanship, Feeling*, and *Association* from their period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to its architectural style or commercial function
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size openings, and are compatible with the original design of the resource
- If a resource is a rare surviving example of its style and/or period, a greater degree of alterations that have already occurred may be acceptable
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder

4.5.7 Theme: Religion and Spirituality

Overview

The examination of the religious and spiritual properties within the ESGV speaks not only of the religious trends in the area, but also reflects the diversity of the ESGV. Although the San Gabriel Valley has had religious institutions since the Mission San Gabriel, the unincorporated areas of the ESGV did not have religious institutions until the 1950s after the development of post-World War II tract housing. Furthermore, the churches that started in the 1950s and 1960s were established in predominantly white and Christian communities. *The East Review* in 1972 accounted for over 187 churches of all different denominations that were established in and around the San Gabriel Valley. In the 1980s, religious institutions shifted with the increasingly diversified demographics. Religious institutions thus became more multicultural and multilingual. Many of the churches shifted to serve a multiethnic community and now administer services in a variety of languages. Furthermore, other religious institutions such as multiple Buddhist temples, Buddhist meditation centers, and Islamic mosques can be seen in the unincorporated communities of the ESGV. Today, the ESGV has a wide range of religious practices and beliefs.

History of Religious and Spiritual Institutions

The history of post-contact religion in the ESGV started with the establishment of the 21 missions in Alta California by the Spanish and Franciscan order between 1769 and 1823. Father Junipero Serro started the Mission San Gabriel. The mission's purpose was to "convert the native populations to Christianity and solidify Spanish claims over the territory."²⁰⁷ However, the mission also served to control the native population and forced the indigenous people to build and work on the mission. After the secularization of the missions, the Rancho Period began severing the religious hold these missions held on local indigenous populations (Figure 4.5.7-1, *Mission San Gabriel*). Throughout the Rancho Period, Roman Catholicism still thrived. Many Rancho families, such as the Workman and Temple families, took sacraments at the mission church.²⁰⁸ After the Rancho Period, it would not be until the 1950s that church buildings would be constructed in the unincorporated areas of ESGV.

²⁰⁷ California.com. "San Gabriel Mission: History and Significance Explained." Accessed December 2024. Available at: <https://www.california.com/san-gabriel-mission-history-and-significance-explained/>

²⁰⁸ Spitzzeri, Paul R. 2 June 2019. "Take it on Faith: Historic Photos of the Mission San Gabriel Church Interior, 1878-1900." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/06/02/take-it-on-faith-historic-photos-of-the-mission-san-gabriel-church-interior-1878-1900/>



Figure 4.5.7-1. Mission San Gabriel (taken by Alexander C. Varela; circa 1878)²⁰⁹

St. Matthews United Methodist Church, now located on 15653 Newton Street in Hacienda Heights, started in 1958 at a woman's club on La Mesita Drive. On January 4, 1959, the church officially became chartered under the guidance of Reverend Donald Shelby with 156 members.²¹⁰ On July 5, 1959, the church moved into converted Citrus Association barrack facilities. Members built kitchen facilities, pastor's offices, and rooms for the church school. While the church was located at the barrack, they established the Women's Society for Christian Service, Methodist Men, and Mission Outreach groups. The church remained in this building for three years before moving to its current location. In 1961, a building program resulted in the construction of one of the first two units of the present church facility.²¹¹ The original church sanctuary is named Dodrill Hall. Construction of the second sanctuary, designed as the New Formalist style, started in 1967 and was finished by 1969. Church services began in 1968 with a Christmas presentation of 'Messiah' and has continued that tradition today, with over 250 musicians participating each year.²¹² In 1979, they celebrated 20 years in the community and had about had over 1,100

²⁰⁹ Spitzzeri, Paul R. 2 June 2019. "Take it on Faith: Historic Photos of the Mission San Gabriel Church Interior, 1878-1900." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/06/02/take-it-on-faith-historic-photos-of-the-mission-san-gabriel-church-interior-1878-1900/>

²¹⁰ *Los Angeles Times*. 4 January 1979. "Began in a Barracks: St. Matthews will Celebrate 20th Anniversary with Two Special Services," p. 229.

²¹¹ St. Matthew's United Methodist Church. "Our Story." Accessed December 2024. Available at: <https://www.stmattsumc.com/our-story/>

²¹² St. Matthew's United Methodist Church. "Our Story." Accessed December 2024. Available at: <https://www.stmattsumc.com/our-story/>

members (Figure 4.5.7-2, *St. Matthews United Methodist Church*).²¹³ For eight years beginning in 2015, the St. Matthews United Methodist Church held two services, one in English and one in Chinese, but since 2023 the services have been conducted in English.



Figure 4.5.7-2. St. Matthews United Methodist Church (built 1962)

Other churches also offer services in multiple languages. The Holy Trinity Lutheran Church located at 15710 Newton Street in Hacienda Heights, began in 1962.²¹⁴ Started by David P. Joeckel, the church began as a member congregation of the Lutheran Church-Missouri Synod. Currently, the Holy Trinity Lutheran Church offers two services—one in English and another in Mandarin.²¹⁵ The Hacienda Heights Congregational Church, located at 15750 Los Altos Drive, similarly serves a multilingual community and offers services in both English and Samoan.²¹⁶ This church, started by Reverend Vernon Flynn, began in private homes in 1963. By 1964, the church had 100 members and were meeting in a gymnasium on Highway 39.²¹⁷ Aerial photographs indicate the Hacienda Heights Congregational Church was built between 1965 and 1972. The church erected a second building, in the Spanish Colonial Revival style, in 1980, dedicating it a year later.²¹⁸

²¹³ *Los Angeles Times*. 4 January 1979. “Began in a Barracks: St. Matthews will Celebrate 20th Anniversary with Two Special Services,” p. 229.

²¹⁴ *Progress-Bulletin* (Pomona, CA). 24 February 1962. “Fifth Sermon on Mount Talk Planned Tomorrow,” p. 9.

²¹⁵ Holy Trinity Lutheran Church. “Holy Trinity Lutheran Church.” Accessed December 2024. Available at: <https://htlcms.org/>

²¹⁶ Hacienda Heights Congregational Christian La O Le Amiotonu UCC/CCCS. “About.” Accessed December 2024. Available at: <https://haciendaheightsucc.wixsite.com/cccsucc/about>

²¹⁷ *Progress-Bulletin* (Pomona, CA). 21 May 1964. P. 17.

²¹⁸ *Los Angeles Times*. 1 February 1981. “Congregational Church Plans Sanctuary Dedication Service,” p. 574.

By 1980, an increased number of Asian American residents influenced the religious institutions within the unincorporated ESGV. Those in the Asian community started churches in the area to accommodate the growing population. Some churches, such as the Lutheran and Congregational churches above, began offering services in multiple languages, while others sold property to members of different denominations. The Home of Christian Church, located at 1153 S Hacienda Blvd., for example, began as a Baptist church before selling its property to Brother Chua Kwok-man and Sister Choi Cheung-shing (Figure 4.5.7-3, *Evangelical Church, 1153 S Hacienda Blvd.*). The new owners started an evangelical church for the nearby Asian population.²¹⁹



Figure 4.5.7-3. Evangelical Church, 1153 S Hacienda Blvd. (Built 1964)

Church buildings constructed in the 1960s and 1970s corresponded with the dominant architectural styles of the day. The New Formalist St. Matthews United Methodist Church stands as a prime example, but others exhibited Midcentury Modern styling or were built in the iconic A-Frame typical in commercial and institutional buildings of the era. The Evangelical Formosan Church of Hacienda Heights, built in 1969 and located at 2245 S Hacienda Blvd., exhibits a sleek and simple brick exterior with wide overhangs characteristic of midcentury institutional buildings. The church building, however, also features what appears to be modified, flared eaves along its roofline, emblematic of East Asian architecture (Figure 4.5.7-4, *Evangelical Formosan Church of Hacienda Heights*).

²¹⁹ East Los Angeles Christian Home Church. "Our Story." Accessed December 2024. Available at: <https://www.hocela.org/pastors-team-%E6%95%99%E7%89%A7%E5%90%8C%E5%B7%A5-1>



Figure 4.5.7-4. Evangelical Formosan Church of Hacienda Heights (built 1969)

Other religious institutions, such as the Hsi Lai Temple, were also built in the late 1980s. Hsi Lai Temple was one of the first branch temples of Taiwan's largest charity and religious organization, Fo Guang Shan, founded by Venerable Master Hsing Young. Today, it holds the distinction of being the "oldest operating Buddhist temple in the United States."²²⁰ Before the temple could be built, the Fo Guang Shan organization had to overcome negative attitudes and widespread opposition from local residents outside the Asian and Buddhist community. The Fo Guang Shan organization, however, was granted permission to begin construction in 1985 after attending six public hearings and more than 100 explanatory sessions.²²¹ The Hsi Lai Temple encompasses 15 acres of land and was the largest Buddhist temple in the United States at its completion in 1988. The temple's architecture is in the style of the Chinese monasteries from the Ming and Qing dynasties (Figure 4.5.7-5, *Hsi Lai Temple*).²²² In addition to the Hsi Lai Temple, other religious institutions have established operations in existing buildings within the unincorporated areas of the ESGV. The Tzu Chi Foundation, for example, established its operations in the 1990s on a campus of Spanish Colonial Revival-style buildings in the unincorporated area of West San Dimas. Other examples include the Wat Padhammachart Thai Buddhist temple (14036 Don Julian Road) in the unincorporated area of Avocado Heights.

²²⁰ Kramer, Howard. 12 April 2014. "Hsi Lai Temple: Hacienda Heights, California." Accessed December 2024. Available at: <https://thecompletepilgrim.com/hsi-lai-temple/>

²²¹ Buddhism Guide. "Hsi Lai Temple." Accessed December 2024. Available at: <https://buddhism-guide.com/hsi-lai-temple/>

²²² SoCal Landmarks. 30 December 2023. "Hsi Lai Temple." Accessed December 2024. Available at: <https://socallandmarks.com/index.php/2023/12/30/hsi-lai-temple/>



Figure 4.5.7-5. Hsi Lai Temple, Hacienda Heights (built 1988)

Before the establishment of the ranchos, the Mission San Gabriel cemetery was used for the San Gabriel Valley. Some of the rancho families buried their dead in the Mission San Gabriel cemetery.²²³ Other ranchos had private mausoleums on their property. The Workman family had a private family cemetery, known as El Campo Santo, that they established in 1850 (Figure 4.5.7-6, *El Campo Santo Cemetery*). St. Nicholas' Chapel on-site, built by William Workman, was destroyed by fire in 1903.²²⁴ In 1914, Augustus Gregg and other Whittier businessmen established the Whittier Heights Memorial Park (today Rose Hills Memorial Park) at 3888 Workman Mill Road to accommodate the new population of Whittier and the surrounding areas. In 1917, the Rose Hills Garden cemetery expanded to include a public mausoleum—the second of its kind in Southern California. This cemetery began just outside the unincorporated areas of Hacienda Heights and North Whittier, but the land shares ties with their history. Pellissier Dairy sold a portion of its land to the cemetery and mortuary located within an expanding Rose Hills Memorial Park, which today holds the title of largest cemetery in North America.²²⁵

²²³ Spitzzeri, Paul R. 2 June 2019. "Take it on Faith: Historic Photos of the Mission San Gabriel Church Interior, 1878-1900." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2019/06/02/take-it-on-faith-historic-photos-of-the-mission-san-gabriel-church-interior-1878-1900/>

²²⁴ Spitzzeri, Paul R. 30 May 2018. "On This Day: Laying the Cornerstone for St. Nicholas' Chapel, El Campo Santo Cemetery, 30 May 1857." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/05/30/on-this-day-laying-the-cornerstone-for-st-nicholas-chapel-el-campo-santo-cemetery-30-may-1857/>

²²⁵ *Rose Hills Memorial Park and Mortuary*. "History." Accessed January 2025. Available at: <https://www.rosehills.com/history>



Figure 4.5.7-6. El Campo Santo Cemetery (circa 1857)²²⁶

In concert with the burgeoning postwar residential boom, Hubert Eaton established Forest Lawn Memorial Park in Covina Hills (and within the unincorporated community of Walnut Islands). This cemetery was part of a chain of cemeteries built by Eaton. In 1917, Eaton had first assumed control of Forest Lawn Memorial Park in Glendale. The branch in Covina Hills includes a 'Life of Christ' mosaic standing four stories tall. Forest Lawn-Covina Hills also includes the Church of Our Heritage, built in 1966 (Figures 4.5.7-7, *Forest Lawn Memorial Park Mortuary* and Figure 4.5.7-8, *Forest Lawn Memorial Park Chapel*).



Figures 4.5.7-7. Forest Lawn Memorial Park Mortuary (built 1965)

²²⁶ Spitzzeri, Paul R. 30 May 2018. "On This Day: Laying the Cornerstone for St. Nicholas' Chapel, El Campo Santo Cemetery, 30 May 1857." The Homestead Blog. Accessed December 2024. Available at: <https://homesteadmuseum.blog/2018/05/30/on-this-day-laying-the-cornerstone-for-st-nicholas-chapel-el-campo-santo-cemetery-30-may-1857/>



Figures 4.5.7-8. Forest Lawn Memorial Park Chapel (built 1966)

4.5.7.1 *Registration Requirements*

Associated Property Types

The property types with the potential to represent the significant trends in religion and spirituality in the ESGV Planning area are churches, meditation retreats, religious facilities, mortuaries, and cemeteries. Properties associated with religion and spirituality vary in size and are located in both residential neighborhoods and along major boulevards. The churches are in predominantly Spanish Colonial Revival, Midcentury Modern, or A-Frame styles.

Only properties with demonstrated significance and integrity are eligible for designations. Ordinarily, cemeteries, birthplaces, graves of historical figures, and properties owned by religious institutions or used for religious purposes are not considered eligible for designation. A religious property may be eligible if it derives its primary significance from distinctive design features or is associated with historic events or persons. An important event could be, but not limited to, a political rally, speech, or march. It may also be eligible if the property is associated with the work of an individual who was significant within the theme of religion and spirituality.

Eligibility Standards

A Religion and Spirituality-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to an event of historic importance; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of religion and spirituality

- An eligible resource must have been important within its community. Examples might include resources related to important church congregations and leaders, ethnic groups, and institutions particularly important to the local community beyond the significance of religious identity.

Character-Defining Features/Associated Features

- Constructed in one of the popular architectural styles for institutional buildings of the period
- Features typical of its property type, such as steeples and stained glass windows for churches

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Workmanship, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, fenestration pattern and size of openings, roof features, and details related to the architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, roof features, and details related to its architectural style.
- If a resource is a rare surviving example of its type and/or period, a greater degree of alterations that have already occurred may be acceptable

4.5.8 Theme: Parks and Recreation

Overview

The construction of parks and recreational facilities within the ESGV Planning Area resulted from residential, industrial, and commercial development. The Angeles National Forest, created in 1892, coincided with much of the valley's early agricultural development. Most of the parkland and recreational facilities within and used by those in the unincorporated areas of the ESGV, however, were developed later in the 20th century in response to encroaching residential development in the 1960s and 1970s. Los Angeles County intended parks to act as green space for residents, as well as community meeting places. The County Department of Parks and Recreation expanded its park services throughout the late 1950s, 1960s, and 1970s.

Recreational History (1892–1979)

National Park and National Forest Service

In 1892, President Benjamin Harrison issued a proclamation establishing Angeles National Forest, rendering it the first national forest in the State of California and the second in the United States. Originally known as the San Gabriel Timberland Reserve, its name changed twice. It first changed on March 4, 1907, to the San Gabriel National Forest, and again on July 1, 1908, to the Angeles National Forest.²²⁷ Since its establishment, residents of the ESGV have used trails and enjoyed scenic drives throughout the Angeles National Forest and up to Mount San Antonio (colloquially known as Mount Baldy).

In addition to access to the many trails and scenic drives within the Angeles National Forest, residents of and visitors to the ESGV have historically accessed a wide range of both regional and community parks (Table 4.5.8-1, *Regional and Community Parks of the ESGV*).

²²⁷ California State University, Northridge. "History of the San Gabriel Mountains." Accessed January 2025. Available at: <https://www.csun.edu/science/geoscience/fieldtrips/san-gabriel-mts/history.html>

**TABLE 4.5.8-1
REGIONAL AND COMMUNITY PARKS OF THE ESGV**

Unincorporated Community	Park
Avocado Heights	San Angelo Park
	Avenue Park
	Avocado Heights Park
Charter Oak	Charter Oak Park
Hacienda Heights	Manzanita Park
	William Steinmetz Park
	Countrywood Park
	Los Robles Park
Rowland Heights	Pathfinder Community Regional Park
	Rowland Heights Park
	Carolyn Rosas Park
	Gloria Heer Park
	Trailview Park
	Peter F. Schabarum Community Regional Park
	Bill Blevins Park
Walnut Islands (San Jose Hills Communities)	Schabarum Skyline Trail
West San Dimas (San Jose Hills Communities)	Walnut Creek Community Regional Park
Covina Islands (Northwestern Communities)	Dalton Park
	Valleydale Park
South San Jose Hills (Southwestern Communities)	Sunshine Park
Valinda (Southwestern Communities)	Rimgrove Park
West Puente Valley (Southwestern Communities)	Bassett Park
	Allen J. Martin Park
	San Gabriel Aquatic Center (under construction as of 2025)
	Puente Hills Landfill Park (planning stages as of 2025)
Northeast La Verne (San Gabriel Mountains Foothill Communities)	Marshall Canyon Regional Park
	Marshall Canyon Golf Course
NOTE: The County of Los Angeles Department of Parks and Recreation compiled this list of parks on February 24, 2025.	

Regional and Community Parks

Several agencies were established on July 1, 1903, to oversee park and recreational facilities and programs within the County. The Parks Division was responsible for maintaining the park's physical upkeep under the Forester and Fire Warden's Office, while the Department of Recreation, Camps and Playgrounds administered park programming. The County of Los Angeles Department of Parks and Recreation was created on July 1, 1944 to consolidate these efforts in order to combat the County's growing urbanization.²²⁸ As part of the effort to create green spaces and specific land uses, the Los Angeles County Regional Planning Commission began a focused study on the land use in ESGV. The ESGV was the first of the Planning Commission's ten sub-

²²⁸ County of Los Angeles Department of Parks and Recreation. "History: Parks and Recreation." Accessed December 2024. Available at: <https://parks.lacounty.gov/history/>

regional area plans, which it completed in 1956.²²⁹ In a 1959 article in the *Daily News-Post*, Milton Breivogel, chairman of the County Regional Planning Commission, noted the sudden population surge. He stated that the “present population of the valley, east of the San Gabriel River is 350,000, three times that of 1950.”²³⁰ He stressed the need for regional park facilities to help preserve some of the open spaces. The County’s master plan in 1959 included a goal to preserve 10 acres of land for parkland per 1,000 people.²³¹ Los Angeles County used the 1956 Area Plan to establish numerous parks from the late 1950s through the 1980s

Several parks started in the incorporated areas of ESGV, including two regional parks Whittier Narrows Recreation Area and the Santa Fe Dam Recreation Area. Many of the early residents had fond memories of frequenting these recreation areas. Claire Robinson noted that the Whittier Narrows Recreation Area was the place to go for many families during the hottest part of the summer. For many families, this was the only place that provided shade and swimming facilities to get cool. Local residents, many of which were Latino or Asian immigrants, could not make it to the beach, or were not welcome, and many were not welcome at local pools. In 2005, the California nonprofit organization Amigos de los Rios established the Emerald Necklace Vision, which laid the groundwork for the Emerald Necklace, a “17-mile long network of existing and future parks, greenways, and trails located along the Rio Hondo and San Gabriel River between Peck Road Water Conservation Park to the north and Whittier Narrows Recreation Area to the south.”²³² Part of the “Emerald Necklace,” the Rio Hondo at El Bosque del Rio Hondo Park represents one of the only portions of the Los Angeles River system that remains “outer channel,” or flowing rather than channelized in trapezoidal or boxed form. Robinson fondly remembered exploring bike trails and going down to the San Gabriel River.²³³ Many multi-use equestrian and hiking trails such as the San Gabriel River Trail run through both incorporated and unincorporated areas of the ESGV and provide valuable recreation resources for residents (Figure 4.5.8-1 *View of Horse Riders on San Gabriel River Trail*).

²²⁹ Los Angeles County Department of Regional Planning. “LA County Regional Planning Commission (RPC)-100 Years.” Story Maps ARC GIS. Accessed December 2024. Available at: <https://storymaps.arcgis.com/stories/99dbdca47fa749148aaa31df85bb6092>

²³⁰ *Daily News-Post* (Monrovia, CA). 2 February 1959. “Park Plans for Valley Discussed,” p. 3

²³¹ *Daily News-Post* (Monrovia, CA). 2 February 1959. “Park Plans for Valley Discussed,” p. 3

²³² Watershed Conservation Authority. “Emerald Necklace Planning: Project Background.” Accessed February 2025. Available at: https://www.wca.ca.gov/emerald_necklace_greening_and_trails

²³³ Los Angeles County Department of Regional Planning and Fonografia Collective. “Claire Robinson: The River Activist.” A People’s Map: Stories from the East San Gabriel Valley. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/claire-robinson/>



Figure 4.5.8-1. View of Horse Riders on San Gabriel River Trail (c. 1969)²³⁴

In 1960, a newspaper article noted that the County Board of Supervisors ordered “a crash program to finance development of five idle parcels of land into golf courses.”²³⁵ One of the County courses listed as acquired by Los Angeles County was in Marshall Canyon.²³⁶ Marshall Canyon Golf Course was built in the 1960s in the unincorporated area as part of the larger Marshall Canyon Regional Park. The plans for the golf course started in 1965 with the development of an 18-hole golf course and driving range.²³⁷ William C. Crowell Company and R. A. Crowell constructed the course.²³⁸ In 1966, the Long Beach architectural firm of Adams, Latham, Kripp, and Wright began construction of a one-story clubhouse (Figure 4.5.8-2, *View of Construction of Marshall Canyon Golf Course*).²³⁹ The golf course and clubhouse, exhibiting a Midcentury Modern style with brick exterior and a dramatic, gabled overhanging eave on its southeast elevation, are still in use today (Figure 4.5.8-3, *Marshall Canyon Golf Clubhouse*).

²³⁴ Los Angeles County Chief Administrative Office: CEO Photo Unit. 20 September 1969. *View of horse riders on San Gabriel River Trail*. Photograph. Los Angeles County Library Digital Collections. Accessed December 2024. Available at: <http://history.lacountylibrary.org/digital/collection/p15952coll11/id/4524/rec/1>

²³⁵ *Los Angeles Mirror*. 13 September 1960. “Golf Course Project Put on Crash Basis,” p. 6.

²³⁶ *Los Angeles Mirror*. 13 September 1960. “Golf Course Project Put on Crash Basis,” p. 6.

²³⁷ *Daily News-Post* (Monrovia, CA). 28 July 1965. “Golf Course Low Bidder Announced,” p. 3.

²³⁸ *Daily News-Post* (Monrovia, CA). 3 June 1967. “New Golf Course Opening,” p. 8.

²³⁹ *The Van Nuys News and Valley Green Sheet*. 16 May 1964. “Plans Approved for Construction of Golf Course,” p. 22.



Figure 4.5.8-2. View of Construction of Marshall Canyon Golf Course (1966)²⁴⁰



Figure 4.5.8-3. Marshall Canyon Golf Clubhouse (southeast elevation)

²⁴⁰ County of Los Angeles Department of Parks and Recreation. 31 August 1966. *View of Construction of Marshall Canyon Golf Course*. Photograph. Los Angeles County Library Digital Collections. Accessed December 2024. Available at: <https://lacountylibrary.contentdm.oclc.org/digital/collection/p15952coll11/id/1117/>

Los Angeles County's approved 1963–1964 budget included development funds and plans to establish Marshall Canyon Regional Park.²⁴¹ The regional park originally included several hiking trails, equestrian trails, and equestrian center. The park originally comprised 865 acres but has since been reduced to only 119 acres.^{242, 243} One of the park's trails, the Marshall Canyon Trail, allows visitors to walk along the Marshall Creek.

Another regional park, the Peter F. Schabarum Regional County Park is located in both Hacienda Heights and Rowland Heights and was originally named Otterbein State Recreational Area. According to the Puente Hills Landfill Native Habitat Preservation Authority, Los Angeles County originally began acquiring parcels in the 1960s. Land was conveyed to the State in 1977 with the Department of Parks and Recreation executing a long-term operational agreement with the State to operate the park. The park was dedicated in 1980.²⁴⁴ It was renamed to Peter F. Schabarum Regional Park in December of 1988 to honor Peter Frank Schabarum, a member of the California State Assembly and the Los Angeles County Board of Supervisors.²⁴⁵ The park was preserved by the state as 523 acres of land with a promise that it would remain in its natural state. 60 acres of land were eventually developed for equestrian shows, riding rings, riding trails, hiking trails, picnic areas, playgrounds, and a dog park.²⁴⁶

At the community level, park and recreational space within the unincorporated areas of the ESGV were built largely during the 1960s, 1970s, and 1980s to combat the decline of agricultural and equestrian land and the rise of urban development. One of the earliest parks developed in the unincorporated area was Charter Oak Park at 20261 E Covina Boulevard. The County Board of Supervisors awarded Sarnelle-Sparks Construction Company of Santa Monica a \$155,000 contract to build the park in 1963. Charter Oaks Park was to have “a recreation building with a park director's office, a crafts and meeting room, a paved and walled patio, two small picnic shelters, walks, drives, playgrounds and a 90-car parking lot.”²⁴⁷ In addition to its recreational capacity, Charter Oaks Park served as a community meeting space for nearby residents (Figure 4.5.8-4, *Charter Oak Park Community Center*). The Community Center, which is surmounted by a row of barrel vaults, may have been inspired by Case Study House #20B, also known as the Bass House, constructed in 1958.²⁴⁸ Other parks, such as Manzanita Park and William Steinmetz Park (originally Stimson Avenue Park) in Hacienda Heights were also built during this time in similar midcentury architectural styles.²⁴⁹ As discussed in Section 4.5.2, establishment of Avocado Heights Park in 1982 and the associated equestrian arena stemmed from encroaching residential development in the form of the Trilside Ranch Tract.²⁵⁰ Communities within the ESGV have

²⁴¹ *Los Angeles Times*. 30 June 1963. “Budgets Forecast Big Boom in Recreation: 3 Valley Projects Given Ok,” p. 225.

²⁴² County of Los Angeles Department of Parks and Recreation. “Marshall Canyon Regional Park: Parks and Recreation.” Accessed January 2025. Available at: <https://parks.lacounty.gov/marshall-canyon-regional-park/>

²⁴³ *Los Angeles Mirror*. 1 July 1960. “La Verne,” p. 18.

²⁴⁴ Puente Hills Habitat Preservation Authority. “History: Milestones over 30 Years.” Accessed January 2025. Available at: <https://www.habitatauthority.org/about-us/history/>

²⁴⁵ *Thousand Oaks Star* (Thousand Oaks, CA). 18 February 1982. “Otterbein,” p. 13.

²⁴⁶ *Los Angeles Times*. 10 November 1979. “Hidden Crest near Otterbein State Park,” p. 224.

²⁴⁷ *Progress-Bulletin* (Pomona, CA). 20 December 1962. “Charter Oak Park Job Starts Soon,” p. 23.

²⁴⁸ Los Angeles Conservancy. “Bass House (Case Study House #20B).” Accessed June 2025. Available at: <https://www.laconservancy.org/learn/historic-places/bass-house-case-study-house-20b/>

²⁴⁹ *The Van Nuys News and Valley Green Sheet*. 19 February 1961. “San Gabriel Valley Park Funds Award”, p. 27.

²⁵⁰ Moss, Don C. “The History of Horses in Avocado Heights.” Equestrian Joint Council of Avocado Heights and Surrounding Equestrian Communities, City of Industry, CA.

worked to connect a growing network of parks and recreational opportunities. Avocado Heights Trail, established to provide residents with hiking and horse trails along the roadside, connects to the San Jose Creek Trail to its southwest.



Figure 4.5.8-4. Charter Oak Park Community Center (c. 1964)²⁵¹

In recent years, Los Angeles County has developed new parks, such as the San Gabriel River Park—a regional park facility on property historically comprising the Woodland Duck Farm discussed in Section 4.5.1.²⁵² Communities across the ESGV are developing the San Gabriel Valley Greenway Network, with walk and bike paths being built along channelized waterways across much of the landscape. In 2017, the Los Angeles County Board of Supervisors passed a resolution “to create a countywide network of interconnected, multi-use community greenways” by transforming the storm channels, washes, and creeks of the San Gabriel River Watershed into a recreational network for bikes and pedestrians.²⁵³ Plans for recreational pathways extend to many of the region’s historic waterways, including, but not limited to the Big Dalton Wash, Walnut Creek, San Dimas Wash, and San Jose Creek. Many of these networks intersect with unincorporated areas of the valley. For example, a portion of this network, the Thompson Creek Trail, cuts through much of unincorporated West Claremont (Figure 4.5.8-5, *Thompson Creek Trail*). The San Gabriel Valley Greenway Network represents an important shift within the ESGV’s land use, with infrastructure formerly critical to the valley’s agricultural utility taking on a new role as recreational conduits for the robust residential population who now call the ESGV home.

²⁵¹ County of Los Angeles Department of Parks and Recreation. 27 January 1964. “View of the community building at Charter Oak Park.” Los Angeles County Library Digital Collections. Accessed December 2024. Available at: <https://lacountylibrary.contentdm.oclc.org/digital/collection/p15952coll11/id/161/>

²⁵² Spitzzeri, Paul R. 8 June 2024. “Take Me To The River: The Lost Community of Misión Vieja/Old Mission Preview and a San Gabriel River Park Grand Opening Postview.” The Homestead Blog. Accessed January 2025. Available at: <https://homesteadmuseum.blog/2024/06/08/take-me-to-the-river-the-lost-community-of-mision-vieja-old-mission-preview-and-a-san-gabriel-river-park-grand-opening-postview/>

²⁵³ San Gabriel Valley Greenway Network. “About the Plan.” Accessed January 2025. Available at: <https://www.sgvgreenway.org/about>



Figure 4.5.8-5. Thompson Creek Trail

Public Health and Landfills (1957–1979)

While the ESGV is bordered on its north by the San Gabriel Mountains and Angeles National Forest, much of the unincorporated areas, including Hacienda Heights and Rowland Heights, border the Puente Hills to the south. Development in these hills has included oil drilling facilities, residential tracts, Buddhist Temples, and a landfill. The Puente Hills Landfill first opened in 1957 as the privately owned San Gabriel Valley Dump. The Los Angeles County Sanitation Districts purchased the site in 1970 for use as a regional disposal facility, which continued operations until 2013.²⁵⁴ The 1970s witnessed growing environmentalism throughout the United States, with several landmark pieces of federal legislation passed, including the Clean Air Act (1970), Clean Water Act (1972), Pesticide Control Act (1972), and Endangered Species Act (1973). Many of the communities surrounding the Puente Hills, including the City of Whittier, remained decidedly pro-development in the 1970s and supported the continued operation of the landfill as the population boomed and residents needed space to dump their trash.²⁵⁵ The Puente Hills Landfill owns the title of largest landfill in the United States. By 2012, a year prior to its closure, over 490 feet of compacted garbage had risen from the ground since its inception in 1957.²⁵⁶ As of 2025, the Puente Hills Landfill Park is currently in the planning stages to become Los Angeles County Department of Parks and Recreation's next regional park facility.²⁵⁷

²⁵⁴ Los Angeles County Sanitation Districts. "Puente Hills Landfill (Closed)." Accessed January 2025. Available at: <https://www.lacsd.org/services/solid-waste/facilities/puente-hills-landfill>

²⁵⁵ West, Amanda C. 7 May 2013. *The Puente Hills Habitat Authority: A Preservation Success Story*. Accessed January 2025. Available at: <https://www.habitatauthority.org/fc/studies/historic-natural-history.pdf>

²⁵⁶ Gutierrez, Thelma. 28 April 2012. "Trash city: Inside America's largest landfill site." CNN. Accessed January 2025. Available at: <https://www.cnn.com/2012/04/26/us/la-trash-puente-landfill/index.html>

²⁵⁷ Puente Hills Landfill Park. "Home Page." Accessed June 2025. Available at: <https://puentehillslandfillpark.org/>

In the early 1990s, the Puente Hills Landfill Native Habitat Preservation Authority (“Habitat Authority”) was established. The Habitat Authority’s purpose is to preserve and restore open spaces in the Puente Hills and to establish permanent protection for the native habitat.²⁵⁸ The Habitat Authority is a public agency jointly managed by a Board of Directors consisting of the City of Whittier, the County of Los Angeles’s Fourth Supervisorial District, the Sanitation Districts of Los Angeles County, and the Hacienda Heights Improvement Association.²⁵⁹ Today, the Habitat Authority has preserved upwards of 3,000 acres of land, much of which borders the unincorporated communities of Hacienda Heights and Rowland Heights (Figure 4.5.8-6, *Preserve Map*). According to Whittier City Councilmember Greg Nordbak, preserving the Puente Hills “had a real healing effect in our community [...] It took away the adversity between the groups that wanted to develop the hills and the groups that wanted to save the hills. Finally preserving the land took that knife that had been wedged into our community out of the picture.”²⁶⁰

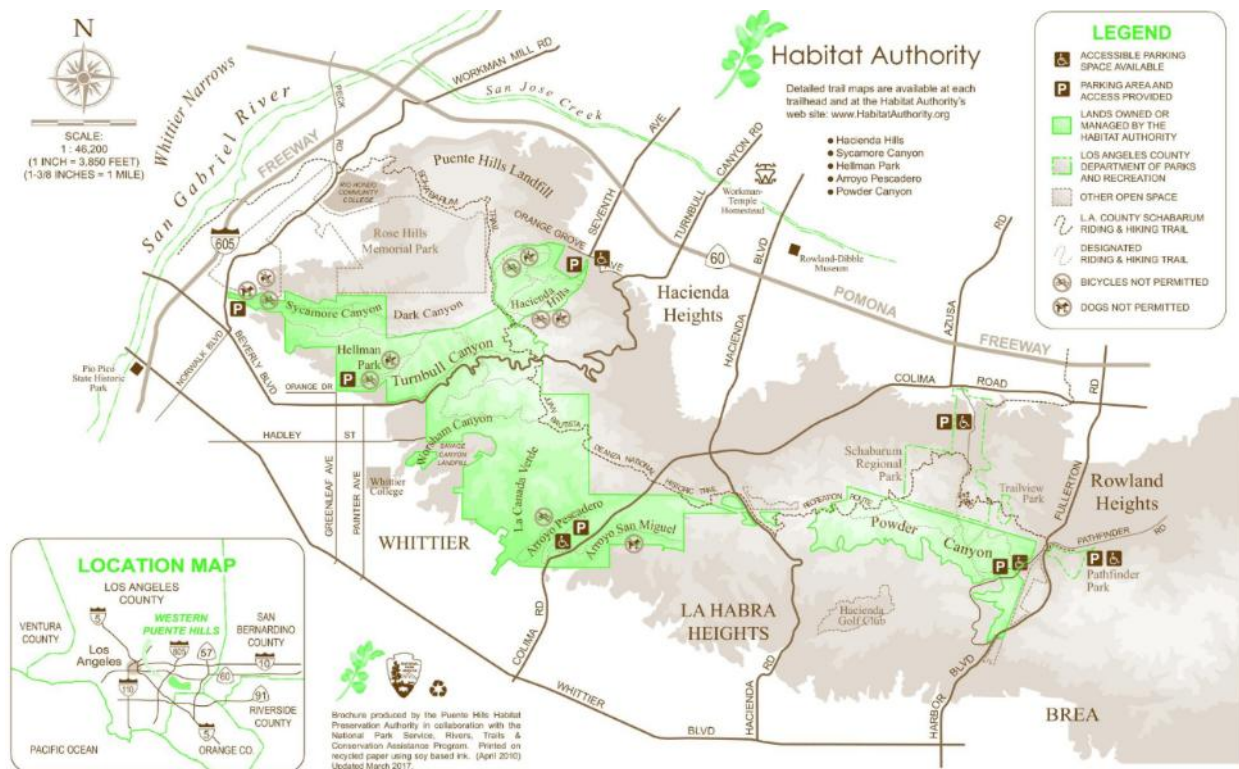


Figure 4.5.8-6. Preserve Map²⁶¹

²⁵⁸ Puente Hills Habitat Preservation Authority. “History: Milestones over 30 Years.” Accessed January 2025. Available at: <https://www.habitatauthority.org/about-us/history/>

²⁵⁹ Puente Hills Habitat Preservation Authority. “Who We Are.” Accessed February 2025. Available at: <https://www.habitatauthority.org/about-us/mission-vision-values-who-we-are/>

²⁶⁰ Easterbrook, Michael. 29 December 1996. “City Landed Some Big Deals: Another Busy Year Expected in Whittier.” *Whittier Daily News* (Whittier, CA).

²⁶¹ Puente Hills Habitat Preservation Authority. “Preserve Map.” Accessed January 2025. Available at: <https://www.habitatauthority.org/explore/trail-maps/>

This preserve's acreage includes a robust network of hiking and equestrian trails. Several access points from within the unincorporated, residential communities provide residents with direct access to this recreational network. A gated trailhead at the intersection of 7th and Orange Grove Avenues in Hacienda Heights provides access to the Ahwingna Trail (Figure 4.5.8-7, *Hacienda Hills Trailhead*). Hikers, cyclists, bird watchers, and equestrians all make use of this network of trails which skirt across the preserve's steep hillsides and deep canyons and on a clear day, provide views from Catalina Island and Pacific Ocean to the San Gabriel Mountains.



Figure 4.5.8-7. Hacienda Hills Trailhead

The success of the conservation and resource management efforts in the Puente Hills stemmed from grassroots support of locals who realized their health and well-being were being impacted by their proximity to the Puente Hills Landfill. When Chris Sanchez first moved to Hacienda Heights, she called her mother and recalled saying, “You can hear the cows mooing in the background.” Sanchez described the landscape as “green and beautiful.” Within 10 years of her arrival, however, Los Angeles County had acquired land near her home for its Puente Hills Landfill. A desire to combat the negative impacts of the landfill inspired Sanchez to undertake volunteer work with the County’s Fourth Supervisorial District, where she worked to inform the public of the potential health risks associated with living near a landfill. Sanchez worked to inform residents that proximity to the landfill not only endangered public health, but also negatively affected local property values. Sanchez spent much of her time advocating for the construction of a local community center in Hacienda Heights to offset these ill effects.²⁶² Grassroots opposition of continued landfill activity to combat environmental health hazards has continued into the 21st century.

²⁶² Los Angeles County Department of Regional Planning and Fonografia Collective. “Chris Sanchez: The Community Advocate.” *A People’s Map: Stories from the East San Gabriel Valley*. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/chris-sanchez/>

A second major landfill facility, the BKK landfill, is located to the immediate northeast of the unincorporated communities of Valinda and South San Jose Hills (Figure 4.5.8-8, *View of BKK Landfill from Amar Road*). This landfill was originally intended to be a housing tract for 20,000 people and included a park, cemetery, and golf course.²⁶³ The privately owned BKK landfill began operations in 1963 and quickly assumed an infamous reputation, in part due to its reception of toxic waste materials. Construction of homes in 1977 in the immediate vicinity exacerbated public health concerns. Debates raged in the early 1980s, with residents citing constant odor and health concerns, and proponents acknowledging that closure of BKK would result in “a lot of indiscriminate dumping” elsewhere. If the landfill closed, industries using the 583-acre site to “dispose of toxic waste would [instead] have to pay for hauling the material to the Kettleman Hills in Kings County—the nearest acceptable site.”²⁶⁴ West Covina Councilman Forest Tennant, who lived near the landfill, noted, “There are members of families who are not speaking to each other, and there are members of government who are not speaking to each other, all because of trash” (Figure 4.5.8-9, *Hacienda Heights Residents Oppose Expansion of Puente Hills Landfill*).²⁶⁵



Figure 4.5.8-8. View of BKK Landfill from Amar Road (looking east)

²⁶³ Jobst, Brian. 2021. *A Brief History of the BKK Landfill: The Cracked Colander*, pp. 7-8. Accessed January 2025. Available at: https://www.livablewestcovina.org/_files/ugd/7bfbfc_0c2406cbaefb43688da8827f428f2124.pdf

²⁶⁴ Ward, Mike. 1 March 1981. “State Hints It Won’t Resist Dump Closing.” *Los Angeles Times*, p. 661.

²⁶⁵ Braxton, Greg. 22 May, 1983. “Landfills and People: a Volatile Mix.” *Los Angeles Times*, p. 583.



Figure 4.5.8-9. Hacienda Heights Residents Oppose Expansion of Puente Hills Landfill²⁶⁶

In 1984, it was discovered that methane and high concentrations of the carcinogen vinyl chloride were being leaked from the landfill and were polluting the air, resulting in the forced evacuation of 21 homes south of the landfill.²⁶⁷ The BKK landfill eventually closed in 1996 amidst a bevy of lawsuits, but still contains over 20 million tons of municipal trash and 5 million tons of toxic hazardous waste.²⁶⁸ BKK's legacy included chemical spills on nearby streets, methane and vinyl chloride leaks, constant odor complaints, resident evacuations, and prolonged litigation.²⁶⁹ Grassroots opposition has again come to the forefront against recent real estate speculation by a hotel developer. Development of any sort, residents fear, could lead to the release of toxic wastes underground. Instead, locals have led a multi-year fight to transform the landfill into a preserve similar to one established at Puente Hills and install an elevated, capped, and flat deck for solar power generation.²⁷⁰ Brian Jobst, one of those leading this charge to keep the former

²⁶⁶ Braxton, Greg. 22 May 1983. "Landfills and People: a Volatile Mix." *Los Angeles Times*, p. 577.

²⁶⁷ Jobst, Brian. 2021. *A Brief History of the BKK Landfill: The Cracked Colander*, pp. 7-8. Accessed January 2025. Available at: https://www.livablewestcovina.org/_files/ugd/7bfbfc_0c2406cbaefb43688da8827f428f2124.pdf

²⁶⁸ Livable West Covina. "BKK Landfill." Accessed January 2025. Available at: <https://www.livablewestcovina.org/bkk-landfill#:~:text=BKK%20begins%20operating%20in%201963,homes%20south%20of%20the%20landfill.&text=After%20lawsuits%2C%20BKK%20closes%20in%201996>.

²⁶⁹ Sierra Club Angeles Chapter. 30 January 2019. "The Legacy of One of California's Most Infamous Landfills." Accessed January 2025. Available at: <https://www.sierraclub.org/angeles/blog/2019/01/legacy-one-california-s-most-infamous-landfills>

²⁷⁰ Sierra Club Angeles Chapter. 30 January 2019. "The Legacy of One of California's Most Infamous Landfills." Accessed January 2025. Available at: <https://www.sierraclub.org/angeles/blog/2019/01/legacy-one-california-s-most-infamous-landfills>

BKK as an accessible nature preserve and recreation facility, states that he is not anti-development: “What we’re advocating for is smart development that is suitable for the land.”²⁷¹

4.5.8.1 Registration Requirements

Associated Property Types

The property types associated with the theme of Parks and Recreation include large and small neighborhood parks adjacent to schools; golf courses; equestrian arenas; designated equestrian trails; designated hiking trails; tennis courts; and community centers. Recreational areas and parks vary in size. Generally, community centers are located in the parks themselves and are designed in a Midcentury Modern style. Common materials and characteristics include stucco, brick, blocks, large plate-glass windows, gabled or flat roofs, and clerestories. Other features of parks include playgrounds, swimming pools, playing fields, equestrian arenas, tennis courts, picnic shelters, benches, walking/running trails, equestrian trails, and hiking trails. Property types could also include places where important grassroots meetings or gatherings occurred to oppose landfill development and support establishment of parkland/preserves.

Eligibility Standards

A Parks and Recreation-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant period of Parks and Recreation development in the ESGVAP; and/or was the primary location of important events; and/or the primary place of work of an individual important within the theme of Parks and Recreation
- Reflects recreational development during one of the significant periods in the development of the ESGV communities and embodies the distinctive characteristics of recreational development from that period. The periods are:
 - Recreational History (1892–1979)
 - Public Health and Landfills (1957–1979)
- Simply being a park or place of recreation is not enough to justify eligibility. An eligible resource must have been important within the community. Examples might include the earliest developed park in the area or a park with innovative landscape design.

Character-Defining Features/Associated Features

- Includes buildings constructed in one of the popular architectural styles of the period
- Includes recreational facilities, such as courts, playgrounds, and equestrian arenas
- Large areas of landscaping
- Equestrian trails or hiking trails

²⁷¹ Los Angeles County Department of Regional Planning and Fonografia Collective. “Brian Jobst: The Environmental Activist.” A People’s Map: Stories from the East San Gabriel Valley. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/brian-jobst/>

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Workmanship, Feeling, and Association* from their period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including details related to the architectural style of the building, plant materials, site plan, and related buildings, structures, and fixtures
- Minor changes to the overall site plan or replacement of limited plant materials with similar materials are acceptable, but substantial demolition or reconfiguration of spaces and amenities are not acceptable
- A resource eligible under this theme may also be a good example of an architectural style from its period and/or the work of a significant architect or builder
- A resource eligible under this theme may also be eligible under the theme of Equestrian/Vaquero or the theme of Public Art, Music, and Cultural Celebrations

4.5.9 Theme: Education

Overview

The East San Gabriel education system encompasses both the construction of schools within the ESGV, as well as the segregation practices and cultural environment in the California's education system. The ESGV offered a variety of public and private institutions that were started early in its development history. Many of the early institutions incorporated both agrarian and equestrian practices in their schools. As the ESGV grew and diversified in the postwar decades of the 20th century, the school districts faced criticism due to their racist and discriminatory school practices.

Primary and Secondary Education (1890–1979)

Elementary and Secondary Schools

The buildings of Charter Oak Elementary School are no longer extant but represent one of the earliest schools established in the unincorporated areas of the ESGV. Charter Oak Elementary School officially opened in 1894 (Figure 4.5.9-1, *Charter Oak Elementary School*). The school offered classes for the first time in a tent with 15 pupils. By 1899, five students had graduated, and the school opened a second classroom in 1903. In the early 1900s, the school maintained two outhouses, one for boys and the other for girls, with the latter always being knocked on Halloween—a feat always blamed on the boys of nearby San Dimas. By 1911, the school included two additional classrooms and by 1915 boasted an enrollment of 75 students. In 1920, builders outfitted the school with electricity. In 1922, the school opened a new, Spanish Colonial Revival-style U-shaped building with six classrooms, library, office, teachers' room, and outdoor stage for its 220 students in attendance. This building lasted until 1955, when the district replaced it with a newer building more suitable to potential earthquake damage.²⁷²

²⁷² Robertson, Jeanine. "A View of the History of Charter Oak, California," pp. 42-43. Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>



Figure 4.5.9-1. Charter Oak Elementary School (1894)²⁷³

Bassett Elementary School represented another of the ESGV's earliest educational institutions. Although no longer extant, the school was located at 546 N Vineland Avenue in the unincorporated community of West Puente Valley. The local community erected the first school building on site in 1895. In 1898, the two-room wood building admitted its first 20 pupils. These students ranged from grades one to nine and walked to the school from several miles in the surrounding countryside. In 1924, the community built a new four-classroom brick building to accommodate the burgeoning student populace. The community moved the two-room frame schoolhouse to the south side of the grounds and used it as a migratory school for many years during the two months in the fall when migrant workers came to the area to harvest walnuts. In the 1920s, dense walnut groves surrounded the school. The 1924 building also included an auditorium, a library, an office and a small kitchen. Because the Bassett area was not an incorporated city, the local community relied heavily on these institutional spaces, particularly the auditorium, for "community service needs such as assistance with welfare, social security, house rentals, bus transportation," and other public assembly and meeting space needs. In this way, Bassett Elementary "served as the focal point for community functions and services." The building was condemned following the 1933 Long Beach Earthquake. WPA laborers rebuilt the school in a streamline modern style in 1938-1939 and re-opened it to students in 1940 (Figures 4.5.9-2A–B, *Bassett Elementary School*). By then, enrollment had increased to 210 students with eight teachers.²⁷⁴

²⁷³ Charter Oak Unified School District. "History of Charter Oak." Accessed January 2025. Available at: https://www.cousd.net/apps/pages/index.jsp?uREC_ID=3188571&type=d&pREC_ID=2361303

²⁷⁴ Reveles, Belia R. 4 November 1983. "Bassett Elementary School." California Point of Historical Interest Nomination Form. Resource Record for P-19-186571, on file at South Central Coastal Information Center of the California Historical Resources Information System, Fullerton, CA.

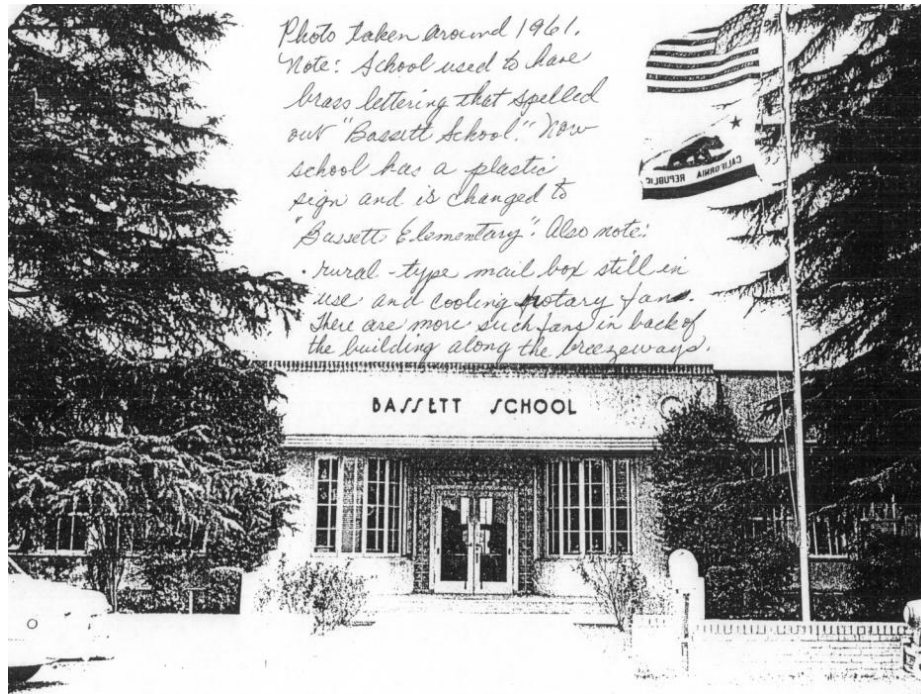


Figure 4.5.9-2A. Bassett Elementary School (1961)²⁷⁵



Figure 4.5.9-2B. Bassett Elementary School (1980-81)²⁷⁶

²⁷⁵ Reveles, Belia R. 4 November 1983. "Bassett Elementary School." California Point of Historical Interest Nomination Form. Resource Record for P-19-186571, on file at South Central Coastal Information Center of the California Historical Resources Information System, Fullerton, CA.

²⁷⁶ Reveles, Belia R. 4 November 1983. "Bassett Elementary School." California Point of Historical Interest Nomination Form. Resource Record for P-19-186571, on file at South Central Coastal Information Center of the California Historical Resources Information System, Fullerton, CA.

Through the 1930s, the old schoolhouse was used for the children of migrant farm workers who picked walnuts, oranges, and avocados. In 1934, many of the walnut trees which occupied the area surrounding Bassett Elementary were uprooted by elephants from L.G. Barnes Circus, which had established a winter camp in nearby Baldwin Park. Local farmers then replanted the area with beans and alfalfa, with truck farming and strawberry fields eventually dominating the landscape. Japanese, Chinese, and Korean farmers were quite successful in the operation of these truck farms, and their children would have attended school on the Bassett Elementary grounds. With Japanese internment during World War II, many of these fields were left unattended and Mexican Nationals working through the Bracero Program replaced their labor. Postwar tract development spawned an upsurge in school attendance. The Bassett Elementary District officially became a unified school district on July 1, 1962. The student population in the postwar era exhibited the diversity representative of the ESGV as a whole, including Chinese, Japanese, Korean, and Mexican students alongside children from veterans who laid down roots with mortgage provided through the GI Bill.²⁷⁷ Bassett Elementary School became a California Point of Historical Interest in 1983. Historic aerial photographs indicate the site was demolished and replaced with tract housing at some point between 1987 and 1992.

Several school districts service the students living within the unincorporated areas of the ESGV. For example, the Hacienda La Puente Unified School District serves the cities of Industry and La Puente, and the unincorporated areas of Hacienda Heights, Avocado Heights, and Valinda. Two examples that are situated within the unincorporated boundaries of Hacienda Heights are Los Robles Academy at 1530 S Ridley Avenue and Bixby Elementary School at 16446 Wedgeworth Drive. The San Gabriel Unified School District serves the community of Rowland Heights, and the Charter Oak Unified School district serves the unincorporated area of Charter Oak. Public schooling has been part of the ESGV since at least the 1890s.²⁷⁸

As the area's population diversified and expanded in the second half of the 20th century, students attending schools within the ESGV faced frequent racial discrimination. Locals banded together to fight for civil rights and equality in schooling. In the 1960s, the La Puente-West Covina branch of the National Association for the Advancement of Colored People (NAACP) fought "curriculum tracking and IQ testing in schools."²⁷⁹ Furthermore, the La Puente-area organization demanded that their school district require students to take one year of Chicano and Black Studies to graduate high school.²⁸⁰ Many of the public schools built in this era were built in the Midcentury Modern architectural style (Figure 4.5.9-3, *Sparks Middle School*). Many of these school campuses include numerous low-massed, one-story buildings clad in block and brick masonry, large overhanging eaves with exposed beams, and large plate-glass windows that cover large portions of the elevations. Campus buildings designed in this style were often connected by

²⁷⁷ Reveles, Belia R. 4 November 1983. "Bassett Elementary School." California Point of Historical Interest Nomination Form. Resource Record for P-19-186571, on file at South Central Coastal Information Center of the California Historical Resources Information System, Fullerton, CA.

²⁷⁸ Robertson, Jeanine. "A View of the History of Charter Oak, California," pp. 42-43. Master's Thesis. Claremont, CA: Claremont Graduate University. Accessed January 2025. Available at: <https://4.files.edl.io/2e51/08/23/22/213202-7c0f667b-9f8c-47cc-a4a5-2cb1dab22170.pdf>

²⁷⁹ Ochoa, Gilda L. 15 August 2024. "Searching for My Mom, and the History of La Puente's 'Little Watts: Greenberry, Where She taught for Decades, Helped Forge Today's Multi-Racial San Gabriel Valley.'" Zocalo Public Square. Accessed December 2024. Available at: <https://www.zocalopublicsquare.org/searching-mom-la-puente-little-watts-greenberry-san-gabriel-valley/>

²⁸⁰ Ochoa, Gilda L. 15 August 2024. "Searching for My Mom, and the History of La Puente's 'Little Watts: Greenberry, Where She taught for Decades, Helped Forge Today's Multi-Racial San Gabriel Valley.'" Zocalo Public Square. Accessed December 2024. Available at: <https://www.zocalopublicsquare.org/searching-mom-la-puente-little-watts-greenberry-san-gabriel-valley/>

covered outdoor walkways to provide students with shade—a design that married the architectural features of the Midcentury Modern style with practical applicability for institutional usage.



Figure 4.5.9-3. Sparks Middle School

Voorhis School for Boys

One of the earliest private schools in the unincorporated area started in 1928 as an underprivileged school for boys (Figure 4.5.9-4, *1934 Aerial of Voorhis School for Boys*). The property, originally known as the Oak Knoll Ranch, was situated southwest of San Dimas in the unincorporated area at the address of 1100 S Valley Center Avenue, San Dimas. The Voorhis School for Boys started under Charles Brown Voorhis and his son, Jerry Voorhis.²⁸¹ Charles Brown Voorhis was an owner of the Nash Motor Company. His son, Jerry H. Voorhis, the headmaster and teacher, was a future Congressman.²⁸² The purpose of the school, which began as a religious school under the direction of the Methodist Episcopal Church, was to help underprivileged boys to get an education.²⁸³ The campus was built in the Spanish Colonial Revival-style and started with 70 boys. According to Peggy Olsen, the school “provided music, nature study, agriculture, bookkeeping, library works, carpentry, machine shop, and printing for boys through the junior high school level.”²⁸⁴ The school closed for financial reasons in 1938.²⁸⁵

²⁸¹ *Covina Argus* (Covina, CA). 10 February 1928. “Oak Knoll Ranch Begins Cottage Construction for Voorhis School for Boys,” p. 4.

²⁸² California State Polytechnic University, Pomona. “Pomona Valley Historical Collection.” CalPoly Pomona University Library. Accessed December 2024. Available at: <https://libguides.library.cpp.edu/c.php?g=771946&p=7979576>

²⁸³ *Covina Argus* (Covina, CA). 10 February 1928. “Oak Knoll Ranch Begins Cottage Construction for Voorhis School for Boys,” p. 4.

²⁸⁴ Olsen, Peggy. 12 February 1976. “Jerry Voorhis: Christian-Retired but still Active.” *La Verne Leader*, p. 1.

²⁸⁵ Beall, Robert S. 7 January 1950. “Charles B. Voorhis Interview by Robert S. Beall.” Audio. Time 25:00-26:00. Accessed December 2024. Available at: <https://californiarevealed.org/do/001022d8-b604-4cd6-990d-17b5851e0288>

Charles Voorhis donated the property to the state of California after the school's closure.²⁸⁶ He stated in an interview with Robert S. Beall that he wanted the property to be continued to be used for educational purpose.²⁸⁷



Figure 4.5.9-4. 1934 Aerial of Voorhis School for Boys²⁸⁸

Higher Education Institutions (1920–1979)

Cal Poly Pomona

Cal Poly Pomona originally bought property from the Voorhis School for Boys in San Dimas to start the agricultural branch of the Cal Poly school. It originally was named the Voorhis Unit of California State Polytechnic College in San Luis Obispo. It was located on the 150-acre San Dimas site of the former Voorhis School for boys.²⁸⁹ The school curriculum included agricultural services and inspection; citriculture and deciduous fruit production; and landscape gardening.²⁹⁰ The school remained at the Voorhis unit for 18 years before moving to its current location. In 1949, the school was deeded 813 acres of land located three miles south of the Voorhis campus. The

²⁸⁶ California State Polytechnic University, Pomona. "Pomona Valley Historical Collection." CalPoly Pomona University Library. Accessed December 2024. Available at: <https://libguides.library.cpp.edu/c.php?g=771946&p=7979576>

²⁸⁷ Beall, Robert S. 7 January 1950. "Charles B. Voorhis Interview by Robert S. Beall." Audio. Time 25:00-26:00. Accessed December 2024. Available at: <https://californiarevealed.org/do/001022d8-b604-4cd6-990d-17b5851e0288>

²⁸⁸ University of California Santa Barbara Library. 1934. Historic aerial photographs. FrameFinder. Accessed January 2025. Available at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

²⁸⁹ California Department of Transportation. 2023. 3801 West Temple Avenue. California Department of Parks and Recreation 523 Form, p. 25. Historic Resource Evaluation Report for the I-10 Express Lanes Project, Los Angeles County, California. Prepared by : Sapphos Environmental, Inc., Pasadena, CA.

²⁹⁰ California Department of Transportation. 2023. 3801 West Temple Avenue. California Department of Parks and Recreation 523 Form, p. 25. Historic Resource Evaluation Report for the I-10 Express Lanes Project, Los Angeles County, California. Prepared by : Sapphos Environmental, Inc., Pasadena, CA.

Voorhis Unit in San Dimas became too small for the growing school and the decision was made to move the Voorhis Unit to the current location.²⁹¹ Therefore, the Voorhis campus was abandoned by Cal Poly when they moved in 1956 to the Kellogg campus.

After relocating to the Kellogg Campus, the school was renamed Kellogg-Voorhis campus (Figure 4.5.9-5, *1961 Aerial View of Cal Poly Pomona*). The growing school allowed women to become part of the school in 1961. In 1966, the campus split from the Cal Poly San Luis Obispo and was renamed California State Polytechnic College.²⁹² In 1972, the current name, California State Polytechnic University, Pomona (Cal Poly Pomona) was used. Today, the school is the largest of the three polytechnic universities in California. The school has maintained its agricultural roots by continuing the equestrian and agricultural tradition. Cal Poly Pomona has over 266 different varieties of trees represented on the campus at the time of this report.²⁹³ Furthermore, avocados were planted on Radio Tower Hill, which are some of the oldest and tallest avocado trees lining Radio Tower Hill.²⁹⁴

²⁹¹ California State Polytechnic University, Pomona. "Cal Poly Pomona University Archives: History of Cal Poly Pomona." Cal Poly Pomona University Library. Accessed December 2024. Available at: <https://libguides.library.cpp.edu/c.php?g=686944&p=5013734>

²⁹² California State Polytechnic University, Pomona. "About Cal Poly Pomona: A Brief History." Cal Poly Pomona. Accessed December 2024. Available at: <https://www.cpp.edu/aboutcpp/heritage/index.shtml>

²⁹³ Cal Poly Pomona and West Coast Arborists. Fall 2024. "Cal Poly Pomona Urban Forest Benefits: A Case Study on the Environmental Benefits of trees within Cal Poly Pomona, CA." Accessed March 28, 2025. Available at: <https://cpp-urbanforest.wca.app/>

²⁹⁴ McEwen, Lauren. "Stumped." Cal Poly: College of Agriculture, Food, and Environmental Sciences. Accessed March 28, 2025. Available at: <https://cafes.calpoly.edu/cultivate-fall-2024/stumped>



Figure 4.5.9-5. 1961 Aerial View of Cal Poly Pomona²⁹⁵

Pacific Coast Baptist Bible College

After Cal Poly Pomona moved to its current location, the property was sold to the Pacific Coast Baptist Bible College. The bible college started on September 11, 1967, and moved to the old Cal Poly Voorhis campus in 1972 (Figure 4.5.9-6, *Pacific Coast Bible College*).²⁹⁶ Reverend Ted Hicks founded the school as a Christian college for students on the west coast. In 1974, the school had an enrollment of approximately 420 students.²⁹⁷ The school remained on the campus for the next 26 years. The school ran into financial problems with a decline in enrollment in the 1990s and eventually moved outside of the state.²⁹⁸ As of the date of this survey in 2024, the Buddhist Tzu Chi Foundation purchased the property for use as both a Buddhist temple and school.²⁹⁹

²⁹⁵ Sorveti, Laura. Winter 2017. "A Campus on the Move: Cal Poly in the 1960s and 1970s." *The Magazine for Cal Poly San Luis Obispo*. Accessed December 2024. Available at: <https://magazine.calpoly.edu/winter-2017/campus-move-cal-poly-1960s-1970s/>

²⁹⁶ Heartland Baptist Bible College. "History." Accessed December 2024. Available at: <https://heartlandbaptist.edu/history>

²⁹⁷ *Tri-City Herald* (Pasco, WA). 1 February 1974. "President of School to Speak," p. 8.

²⁹⁸ Heartland Baptist Bible College. "History." Accessed December 2024. Available at: <https://heartlandbaptist.edu/history>

²⁹⁹ Tzu Chi USA National Headquarters. "Offices." Accessed December 2024. Available at: <https://tzuchi.us/offices/hq>

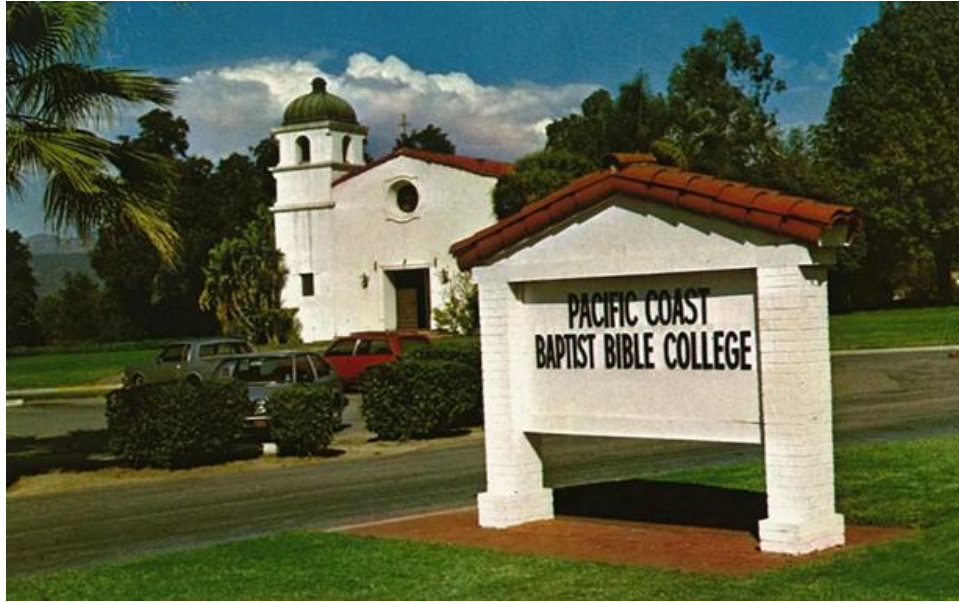


Figure 4.5.9-6. Pacific Coast Baptist Bible College³⁰⁰

Latin American Bible Institute

Alice E. Luce started the Latin American Bible Institute (LABI), a Pentecostal-run school, started in 1926 in San Diego. Luce envisioned a school that would provide a place that offered instructions in both English and Spanish to help students prepare for full time ministry.³⁰¹ LABI holds the distinction of being the oldest educational institute dedicated to serve the Hispanic community.³⁰² The school relocated from San Diego to Los Angeles in 1941. In need of further expansion, the school moved to 14209 E Lomitas Avenue in Avocado Heights in 1948. According to a *Los Angeles Times* article from 1948, the “school owns 3.75 acres on which are being erected three buildings, auditorium, dormitory, and infirmary” (Figure 4.5.9.7, *Construction of LABI in Avocado Heights*).³⁰³ At the time of this survey in 2024, the Mission Revival-style buildings on this property are still used by the institute (Figure 4.5.9-8, *Latin American Bible Institute*).

³⁰⁰ Heartland Baptist Bible College. “History.” Accessed December 2024. Available at: <https://heartlandbaptist.edu/history>

³⁰¹ Latin American Bible Institute. “History.” Accessed December 2024. Available at: <https://www.labi.edu/our-history/>

³⁰² Latin American Bible Institute. “History.” Accessed December 2024. Available at: <https://www.labi.edu/our-history/>

³⁰³ *Los Angeles Times*. 17 August 1948. “Latin-American Institute Buildings Rise at Puente,” p. 26.

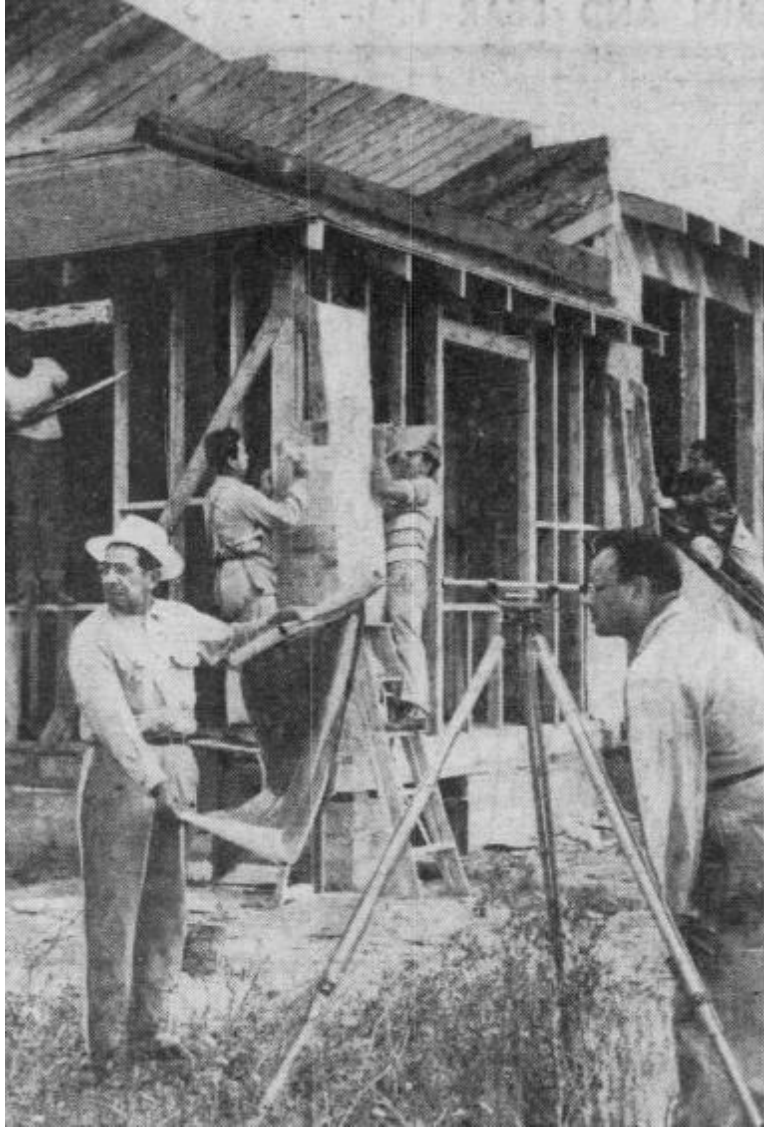


Figure 4.5.9-7. Construction of LABI in Avocado Heights (1948)³⁰⁴

³⁰⁴ *Los Angeles Times*. 17 August 1948. "Latin-American Institute Buildings Rise at Puente," p. 26.



Figure 4.5.9-8. Latin American Bible Institute (2024)

4.5.9.1 *Registration Requirements*

Associated Property Types

Property types associated with the theme of education include individual school buildings and larger school campuses composed of numerous buildings and related features, including playing fields, playgrounds, horse stables, and barns. The ESGVAP communities have both public and private school buildings. The majority of the schools were built expressively as schools. Schools in the ESGVAP reflect two distinct periods of construction: the earliest schools constructed were of the Spanish Colonial Revival in the 1920s and early 1930s; schools constructed after the World War II in Midcentury Modern styles. Common materials and features include block and brick masonry, stucco, covered outdoor walkways, and large plate glass windows.

A building or campus evaluated under this theme may be considered eligible if it was the location of an important event, such as a political rally, speech, march, or the location of an important milestone in the events leading to the diversification of the school system in the ESGVAP. It may also be eligible for this theme if it is the place most directly associated with the work of an individual who was significant within the theme of education. In many cases, if a resource is eligible under this theme, it may also be eligible for its architectural style or under the themes of Civil Rights and Social Justice; Religion and Spirituality; and/or Public Art, Music, and Cultural Celebrations.

Eligibility Standards

An Education-themed property can be considered for an Historic Designation if the property:

- Reflects one of the significant trends in the development of education in the ESGV communities or embodies the distinctive characteristics of school development from that period. The major trends are:
 - Primary and Secondary Education (1890–1979)
 - Higher Education Institutions (1920–1979)

- Has a direct and significant relationship with educational development, and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of education
- Simply being a school is not enough to justify eligibility. An eligible resource must have been important within the community. An eligible resource may reflect the early development of a neighborhood; reflect an early iteration of an important design prototype for educational buildings; or represent specific milestones in the fight to diversify the education system

Character-Defining Features/Associated Features

- Constructed in one of the most popular architectural styles for educational buildings of the period
- Reflects distinctive design and planning features for educational properties of its time
- May be a style or mixture of styles typical of the period of construction

Considerations

- Should retain integrity of *Location, Design, Materials, Workmanship, Feeling, and Association* from the period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size of openings, roof features, and details related to architectural style
- Limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder
- In some cases, if a resource is eligible under this theme, it may be eligible under the themes of Civil Rights and Social Justice, and/or Religion and Spirituality, and/or Public Art, Music, and Cultural Celebrations.

4.5.10 Theme: Civil Rights and Social Justice

Overview

The history of the unincorporated areas of the ESGV and the theme of civil rights and social justice are profoundly intertwined. African Americans, Latinos, and Asian Americans comprise a large percentage of the ESGV population and are still working to combat structural and systemic racism enacted since their large-scale settlement in the area beginning in the early 20th century. Exclusionary legislation and discriminatory labor practices from the previous century laid a foundation of inequality for many persons of color in the ESGV, but this inequality became entrenched further with the housing market as more and more people sought to relocate in the valley's neighborhoods. Poor living conditions brought on by unequal access to social services and public utility infrastructure, as well as uneven proximity to environmental harms such as freeway, industrial, and landfill development, set the stage for strained race relations by the middle of the 20th century.

The forced removal of indigenous peoples from their homelands and enslavement in the mission system laid a foundation for decades of resistance. One of the earliest known fights for social justice with regard to indigenous peoples who considered the ESGV their home came with the work of Toypurina, a Kizh medicine woman who led a revolt against the Spanish Missionaries at the San Gabriel Mission in 1785. Although west of the ESGV Planning Area, this mission was the first in the area and enslaved indigenous peoples from the surrounding areas. Toypurina recruited six of the eight villages that participated in the attack during the revolt. The unsuccessful revolt by Toypurina resulted in her conviction by Spanish officials for organizing the attack and her sentencing to six years of hard labor and exile to Mission San Carlos Borromeo.³⁰⁵

Julia Bogany, a Tongva Elder in Claremont, who passed away in 2021,³⁰⁶ served as the Cultural Officer for the Gabrielino (Tongva and Kizh) San Gabriel. Bogany worked and volunteered in various capacities to ensure the Tongva language, culture, and legacy of indigenous social justice is not forgotten. This included teaching students, hosting workshops and discussions, designing museum and exhibit work, and creating artwork. Bogany's efforts also included fighting for no oil wells, water rights, and other issues critical to the health and well-being of those in the area.³⁰⁷

Although recognized in 1994 by the State of California, the Gabrielino (Tongva and Kizh) tribe remains unrecognized by the federal government at the time of this report. The Tongva were included in three censuses under their Gabrielino name and are acknowledged as contributing to the founding of California, but numerous issues of social justice persist. These include the inability to claim and repatriate ancestors' remains, participate in scholarships for Native Americans, and the inability to sell traditional crafts and wares as Native Americans without facing steep fines and penalties for appropriation of Native Culture for monetary gain.³⁰⁸

³⁰⁵ Gabrielino Tongva Tribe. "Timeline." Accessed February 2025. Available at: <https://gabrielinotongva.org/history/#timeline>

³⁰⁶ Vega, Priscella. 14 April 2021 "Julia Bogany, venerated Tongva elder who fought for her tribe's recognition, dies." *Los Angeles Times*. Available at: <https://www.latimes.com/california/story/2021-04-14/julia-bogany>

³⁰⁷ Los Angeles County Department of Regional Planning and Fonografia Collective. "Julia Bogany: The Tongva Elder" *A People's Map: Stories from the East San Gabriel Valley*. Accessed February 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/julia-bogany/>

³⁰⁸ State of California Native American Heritage Commission. "Gabrielino/Tongva Nation of the Greater Los Angeles Basin." Accessed February 2025. Available at: <https://nahc.ca.gov/cp/tribal-atlas-pages/gabrielino-tongva-nation/#:~:text=The%20Tongva%20were%20included%20in,means%20on%20an%20individual%20basis.>

The theme of civil rights and social justice is carried throughout this document and can be identified in other significant themes, including agricultural, equestrian, and residential development, religion, education, parks and recreation, and public art, music, and cultural celebrations. A brief history of the issues of worker rights and collectivization efforts by those toiling in the citrus industry, for example, is found in Section 4.5.1, *Agricultural Development*. A brief history of Japanese internment camps is found in Section 4.5.5, *Residential Development*.

Restrictive Housing Development (1930s–1970s)

Gilda Ochoa states aptly that much of the Southwestern United States's history is that “of conquest, labor, exploitation, racism, and discrimination.”³⁰⁹ The ESGV and its storied history of large-scale agricultural and residential development, fits this rubric. Much of the residential development history applicable to the ESGV, including New Deal-era housing legislation predicated on restrictive covenants and redlined maps, as well as the history of Japanese internment camps throughout Southern California, is discussed in Section 4.5.5. Many of the unincorporated communities within the ESGV witnessed large-scale residential development in the second half of the century, but were near landfills, freeways, or other infrastructural projects that would have hindered air quality and home values. Furthermore, despite the good intentions of the landmark Supreme Court decision, *Shelley v. Kraemer* (1948), which outlawed the practice of racial housing covenants, this court case did not wholly solve the issue of racial discrimination within the housing market. Families of color buying a new home were often met with violence, intimidation, and vandalism. Others were subject to the practice of “blockbusting,” in which real estate developers manipulated the market through prejudice-driven white flight and sale of homes to black families at intentionally inflated prices.³¹⁰ Families nevertheless found ways to confront and make the most of such situations.

The residents of West Puente Valley's Greenberry in the 1960s faced multiple forms of racism but established a tight-knit community within their residential enclave. Residents described Greenberry as a “village,” with many members of the community integrating into existing churches and black pastors establishing new ones. Families hosted parties and game nights at their homes. Frustrated with ongoing discrimination, the community in 1964 established the La Puente-West Covina branch of the NAACP. This branch challenged segregated housing in the predominantly white and middle-class city of West Covina, as well as curriculum tracking and IQ testing in schools. Many residents found common cause with the area's Latino population. In the early 1970s, the local NAACP branch allied with the La Puente-area Organization of Mexican American Communities and La Raza Unida Party to combat police brutality and increase the number of African American and Chicana/o educators. It was around this time that schools began offering Black and Chicano Studies courses.³¹¹ Greenberry thrived as a haven of black activism in the 1960s and 1970s but was only one pocket of such activity within the larger ESGV.

Activists also combatted housing and other forms of discrimination through newspapers. Ignacio L. López ran *El Espectador* (the Spectator), a Spanish-language newspaper, from approximately 1933 to 1961 (Figure 4.5.10-1, *Ignacio López*). *El Espectador* built on the legacies of other

³⁰⁹ Ochoa, Gilda. 2004. *Becoming Neighbors in a Mexican American Community: Power, Conflict, and Solidarity*. Austin, TX: University of Texas Press, p. 47.

³¹⁰ Gaspaire, Brent. 7 January 2013. “Blockbusting.” Blackpast. Accessed January 2025. Available at: <https://www.blackpast.org/african-american-history/blockbusting/>

³¹¹ Ochoa, Gilda L. 15 August 2024. “Searching for My Mom, and the History of La Puente's ‘Little Watts’.” Zócalo Public Square. Accessed January 2025. Available at: <https://www.zocalopublicsquare.org/searching-mom-la-puente-little-watts-greenberry-san-gabriel-valley/>

Spanish-language newspapers in the greater Los Angeles region, including *El Clamor Público* and *La Opinión*, founded in 1926, but catered specifically to the Spanish-speaking immigrant communities of the ESGV and Inland Empire. A graduate of Pomona College, López published the paper from his home in Pomona from roughly 1935 to 1944. López used the newspaper as a “tool for social change and racial equality,” publishing local injustices in the paper and arranging community boycotts, confronting discriminatory politicians and businesses, and mobilizing the local populace.³¹²

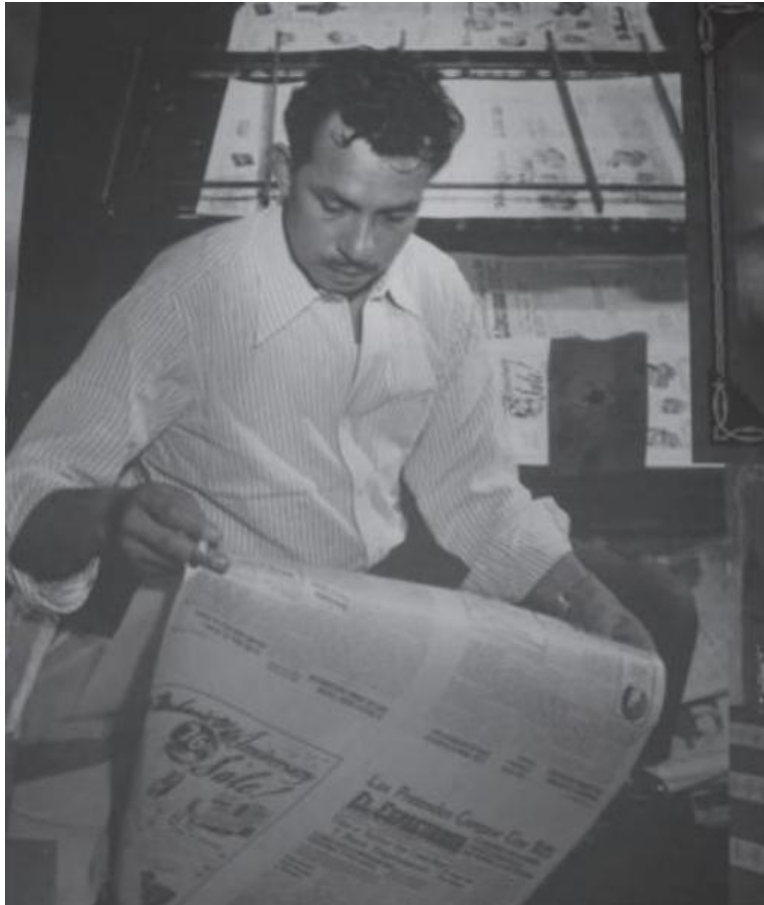


Figure 4.5.10-1. Ignacio López (date unknown)³¹³

Chicano Civil Rights Movement (1960s–1970s)

The Mexican and Mexican American communities of the ESGV had long suffered racial discrimination in multiple forms. Exploitative labor conditions in the citrus fields and a series of deportation campaigns left those in the community reeling from the ill effects of unequal racial dynamics well before the ESGV transformed into a residential hub. In the 1960s, the Chicano Movement emerged as a response to simmering frustrations with this rampant inequality. A social and political movement, the Chicano Movement called not just for political challenges to issues facing their community, but for a widespread embrace of Chicano/a culture and identity as a

³¹² Pulido, Laura, Laura R. Barraclough, and Wendy Cheng. 2012. *A People's Guide to Los Angeles*. Berkeley, CA: University of California Press, pp. 86-87.

³¹³ Pulido, Laura, Laura R. Barraclough, and Wendy Cheng. 2012. *A People's Guide to Los Angeles*. Berkeley, CA: University of California Press, pp. 86-87.

source of pride. Issues confronted by those in the Chicano Movement ranged from institutional racism, unequal labor rights, and voter registration to poor neighborhood conditions and the disproportionate drafting of Latinos in the Vietnam War. The Chicano Movement produced nationally recognized leaders such as Cesar Chavez, Dolores Huerta, and Rosalio Munoz.³¹⁴

In addition to farm worker rights, education signified one of the crucibles of debate within the movement. Latino students often found themselves confined to run-down, overcrowded, and underfunded schools.³¹⁵ Teachers rarely encouraged Latino students to pursue college, instead advocating vocational and domestic opportunities meant to ensure continuation of existing racial hierarchies. As a result of substandard educational conditions and opportunities, roughly half of Latino students around midcentury failed to graduate from high schools in the Los Angeles area.³¹⁶ In March 1968, roughly 15,000 Latino high school students walked out of classes in East Los Angeles to protest educational inequality in the public school system.³¹⁷ While these “East L.A. Blowouts” were centered west of the ESGV, areas with similar demographics experienced similar protests. Irene Sánchez, the only ethnic studies teacher in the Azusa Unified School District, recalled student walkouts in December 1968 that occurred in Azusa. Students in 1968 demanded that there be more Mexican American teachers and that Mexican American Studies be offered to students. Sánchez noted that most of her students at Sierra High School in Azusa are of either Mexican or Central American descent, but there is little opportunity beyond her class in Latino studies for engagement with this subject matter. “If students think they are not a part of history, or [that] they have no history” Sánchez believes, “they feel disconnected.”³¹⁸ Influenced by the 1968 walkouts, Sánchez requires students to write extensively about themselves and their homes in an effort to build that sense of belonging and connection between students in the ESGV.

4.5.10.1 Registration Requirements

Associated Property Types

Property types eligible under this theme include residential, commercial, industrial, and institutional buildings used by organizations and groups that played an important role in the Civil Rights movement. In addition, property types include the sites of important events such as demonstrations. A property eligible under this theme could be the location of an important event, such as a political rally, speech, or march. It may also be eligible under this theme if the place is most directly associated with the work of an individual or organization who was significant within the theme of Civil Rights and Social Justice.

³¹⁴ Kratz, Jessie. 23 September 2021. “El Movimiento: The Chicano Movement and Hispanic Identity in the United States.” National Archives. Accessed January 2025. Available at: <https://prologue.blogs.archives.gov/2021/09/23/el-movimiento-the-chicano-movement-and-hispanic-identity-in-the-united-states/>

³¹⁵ For more on educational inequality and a closer look at one case study in Oxnard, California, see David G. Garcia, 2018, *Strategies of Segregation: Race, Residence, and the Struggle for Educational Equality*. Berkeley, CA: University of California Press.

³¹⁶ Davis, Mike and Jon Wiener. 2020. *Set the Night on Fire: L.A. in the Sixties*. New York, NY: Verso, p. 376.

³¹⁷ Simpson, Kelly. 7 March 2012. “East L.A. Blowouts: Walking Out for Justice in the Classrooms.” PBS SoCal. Accessed January 2025. Available at: <https://www.pbssocal.org/shows/departures/east-l-a-blowouts-walking-out-for-justice-in-the-classrooms>

³¹⁸ Los Angeles County Department of Regional Planning and Fonografia Collective. “Irene Sánchez: the Ethnic Studies Teacher.” A People’s Map: Stories from the East San Gabriel Valley. Accessed January 2025. Available at: <https://planning.lacounty.gov/site/apeoplesmap/stories/irene-sanchez/>

Eligibility Standards

A Civil Rights and Social Justice-themed property can be considered for an Historic Designation if the property:

- Reflects one of the significant trends in the Civil Rights history of the ESGV communities. Major events within this history are:
 - Restrictive Housing Development (1930s–1970s)
 - Chicano Civil Rights Movement (1960s–1970s)
- Has a direct and significant relationship to civil rights; and/or was the primary location of an important organization; and/or was the primary place of work of an individual important within the theme of Civil Rights
- Is a single-family or multi-family residence, neighborhood, or school significant for its association with ending deed restrictions and racial segregation
- Is directly associated with events and institutions that were pivotal in the history of the African American or Chicano Civil Rights movements

Character-Defining Features/Associated Features

- Documented location of an important event or residence associated with an individual or organization significant in the history of Civil Rights and Social Justice
- If associated with an individual, the individual must have resided in the property during the period in which he or she achieved significance

Considerations

- Should retain integrity of *Location*, *Setting*, *Feeling*, and *Association* from the period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- Exterior and interior spaces that functioned as important gathering/meeting places must remain readable from the period of significance
- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- In some cases, if a resource is eligible under this theme, it may also be eligible under additional themes

4.5.11 Theme: Public Art, Music, and Cultural Celebrations

Overview

Art, music, and cultural events represent one of the only aspects of daily life that people within the ESGV could control. These forms, whether physical elements of the built environment or ephemeral aspects of the valley's cultural fabric, function as representations of how the members of these various unincorporated communities feel. Public art can be in any media form if it intends to be visually and physically accessible to the public. Within the ESGV, public art often took the form of murals sculptures, and artwork. Cultural celebration within the ESGV communities historically included parades, festivals, art shows, and music concerts. Frequently, these events encouraged community unity and often were grassroots events funded and organized by community members.

Cultural Celebrations and Public Art (c. 1930–1979)

Equestrian Art

In several of the equestrian communities dispersed throughout the unincorporated ESGV, locals have imbued the built environment with equestrian-related art and sculptures. These objects are often linked to personal residences but play an important public role in adding to the vibrancy of these places' equestrian character. Signage, wall art, and decorative sculptures atop fence piers are some of the many examples of public art that contributes to the unique equestrian identity of communities in Avocado Heights, Pellissier Village, and South El Monte (Figure 4.5.11-1, *Equestrian Sculpture at 2203 Pearson Avenue*).



Figure 4.5.11-1. Equestrian Sculpture at 2203 Pearson Avenue, Pellissier Village

Padua Hills Artist Colony

Local citizens in the unincorporated area of North Claremont saw a need to foster an area for the artists, scholars, and craftsman that came to study at Claremont College. Herman H. Garner, an industrialist and Pomona College alumnus, headed this movement by purchasing roughly 2,000 acres of land in the late 1920s to establish an artist colony. Sarah Bixby Smith named the area Padua Hills because it reminded her of Mt. San Antonio in Italy.³¹⁹ Boosters of the artist colony encouraged scholars, artists, and craftsman to come to the area (Figure 4.5.11-2, *Padua Hills Advertisement*). Those who arrived were offered land to build homes. Herman H. Garner stated that “we believe equally that there is a place for the artist, the craftsman, the scholar.”³²⁰ By the end of World War II, many such residents settled in the North Claremont area to study under the GI Bill at Claremont College. Padua Hills gave these artists the opportunity to teach at the collegiate level and practice their art.

³¹⁹ Maio, Pat. 31 October 2004. “Culture and Neutra in Claremont.” *Los Angeles Times*, p. 110.

³²⁰ Young, Robin. 28 September 2014. “City on the Hill: Padua Hills Design.” *Claremont Courier*. Accessed December 2024. Available at: <https://claremont-courier.com/latest-news/t13008-padua-35632/>

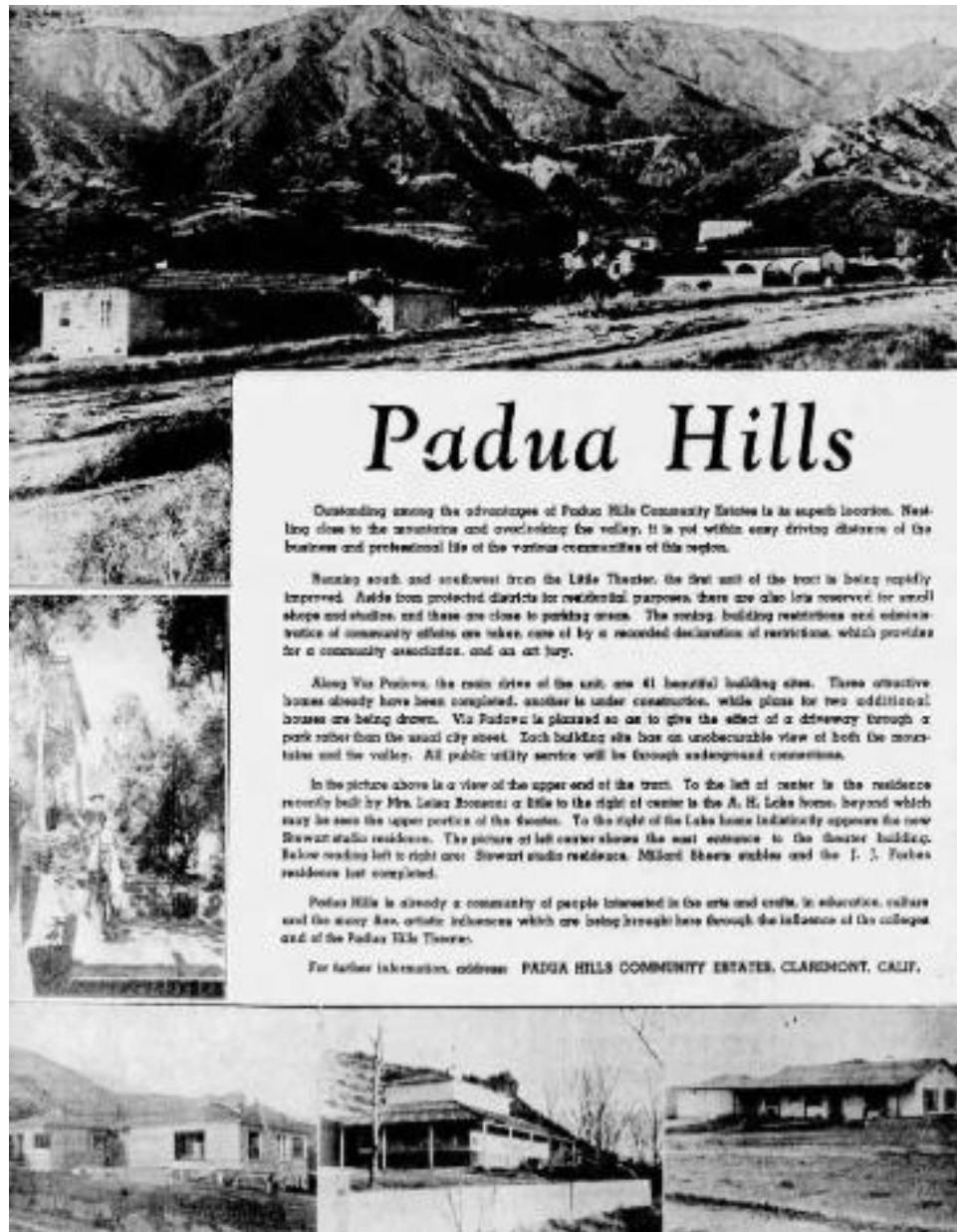


Figure 4.5.11-2. Padua Hills Advertisement³²¹

Incorporated in 1927 as Padua Hills, Inc., the property management company led by Garner subdivided land into residences for artists, studios, and a center with a dining room and small theater. Herman and his wife, Bess Garner, worked in tandem with architect Millard Sheets, who brought in major architects from all over the country to contribute to the Artist Colony.³²² Modernist architect Richard Neutra designed a house in the enclave, imprinting a Midcentury Modern stylistic stamp on many of the single-family residences that ran along Via Padova. Other famous architects, including Fred McDowell and Sheets himself, also designed homes in the area.

³²¹ *Progress-Bulletin* (Pomona, CA). 23 January 1939. "Padua Hills Advertisement," p. 22.

³²² Poorman, Josh, Sapphos Environmental, Inc., Pasadena, CA and Katrina Castaneda, Los Angeles County Regional Planning, Los Angeles, CA. 26 November 2024. Interview with David Shearer, Claremont Heritage, Claremont, CA.

Padua Hills Theater

Garner not only encouraged homes to be built for resident artists, scholars and craftsman, but also built a community theater adjacent to the enclave in the 1930s. The Padua Hills Theater, built in 1930, was designed in the Spanish Colonial Revival style (Figure 4.5.11-3, *Padua Hills Theater*). Designed by renowned Pasadena firm of Marston and Maybury, the Padua Hills Theater has been within the incorporated City of Claremont since 1991 and listed on the National Register of Historic Places.³²³ Prior to its incorporation, however, the theater played an integral role in fostering appreciation of Mexican culture throughout the region. Bess Garner's Mexican Players held a nationwide reputation for producing folk dramas of Mexico and Early America. The theater and restaurant became an instant success in the early 1930s, capitalizing on the influx of westbound passersby on Route 66 heading to Los Angeles for the 1932 Olympics.³²⁴ The actors, most of which were local Mexican Americans, served as waiters and wore costumes while serving the guests. They presented Mexican culture through song, dance, and pantomime. In operation from 1932 to 1974, the Mexican American Theater was the longest running of its kind in the United States.³²⁵



Figure 4.5.11-3. Padua Hills Theater³²⁶

³²³ SoCal Landmarks. 4 November 2022. "Padua Hills Theatre." Accessed January 2025. Available at: <https://socallandmarks.com/index.php/2022/11/04/padua-hills-theatre/>

³²⁴ Poorman, Josh, Sapphos Environmental, Inc., Pasadena, CA and Katrina Castaneda, Los Angeles County Regional Planning, Los Angeles, CA. 26 November 2024. Interview with David Shearer, Claremont Heritage, Claremont, CA.

³²⁵ Online Archive of California. "Collection Guide: Padua Hills Land Development Collection." Accessed January 2025. Available at: <https://oac.cdlib.org/findaid/ark:/13030/c8vq39dr/>

³²⁶ Padua Hills Theatre: The Mexican Players. Accessed January 2025. Available at: <http://www.loscalifornios.org/>

A 1951 newspaper article advertised the artist colony and nearby theater with the following description: “Nestling snugly against foothills of [the] San Gabriel Range of the Sierra Madre mountains, Padua Hills residential community and famed Padua Hills Mexican theatre, boasts cultural progress and natural beauty found in few places in Southern California.”³²⁷ What came with this midcentury perception of “cultural progress” came by way of what Matt Garcia calls “strategic essentialism” presented by Mexican American performers at the theater. Garcia writes:

“In the case of the Mexican Players, these young Mexican Americans seized upon the sympathy and curiosity of reformers to create a theater that provided them access to jobs and public space frequently denied to Mexicans living in Southern California. Many Paduanos used their experience to make money for college, avoid work in agriculture, acculture to life after immigration from Mexico, or acquire communication skills that helped them achieve a degree of prosperity in their careers after their retirement from Padua. In the process, managers and performers alike discovered the political potential of the theater as an organ for intercultural understanding.”³²⁸

The cultural performances enacted by Mexican Americans at the Padua Hills Theater from the 1930s onward gave them a platform to create intercultural dialogue, albeit in mediated fashion. “Access to white audiences and public space allowed Paduanos not only to disarm their detractors without confrontation and conflict,” Garcia writes, “but also to confidently state their presence within the region against the backdrop of anti-immigrant and anti-Mexican politics prevalent during the time of Padua’s creation.”³²⁹ While many of the single-family residences within the Padua Hills Artist Colony endure, those built for the theater’s Mexican Players are no longer extant, lost due to fire.³³⁰

Padua Hills Art Fiesta

Beginning in 1953, artists within the Padua Hills Artist Colony began organizing the Padua Hills Art Fiesta at Claremont College. The Padua Hills Art Fiesta encouraged artists to exhibit their artwork and showcase how they designed their work. The fiesta included over 32 professional artists that showcased their work in any given year. The festival’s ‘Art in Action’ portion allowed artists to create work in front of live audiences.³³¹ Famous artists and architects such as Millard Sheets, Paul Darrow, and Phil Dike showcase their work at the Padua Hills Art Fiesta.³³² This event highlighted the synergy between art and architecture prevalent in and around the unincorporated hills of North Claremont.

³²⁷ *New-Pilot* (San Pedro, CA). 4 December 1951. “Foothill Beauty,” p. 5.

³²⁸ Garcia, Matt. 2001. *A World of Its Own: Race, Labor, and Citrus in the Making of Greater Los Angeles, 1900-1970*. Chapel Hill, NC: University of North Carolina Press, p. 153.

³²⁹ Garcia, Matt. 2001. *A World of Its Own: Race, Labor, and Citrus in the Making of Greater Los Angeles, 1900-1970*. Chapel Hill, NC: University of North Carolina Press, p. 153.

³³⁰ Poorman, Josh, Sapphos Environmental, Inc., Pasadena, CA and Katrina Castaneda, Los Angeles County Regional Planning, Los Angeles, CA. 26 November 2024. Interview with David Shearer, Claremont Heritage, Claremont, CA.

³³¹ Landsberg, Eva and Sean Stanley. 2014. *Claremont*. Charleston, SC: Arcadia Publishing, p. 106.

³³² *Los Angeles Times*. 19 July 1953. “Artists Prepare to Welcome Throngs of Visitors to Padua,” p. 109.

Artists in North Claremont

One of the notable artists who lived in Padua Hills Artist Colony was Harrison McIntosh. McIntosh resided at 4206 Via Padova, where he also operated a studio (Figure 4.5.11-4, *McIntosh Residence and Studio, 4206 Via Padova*). Fred McDowell designed the residence and studio in 1958. McIntosh had a long career as a ceramic artist, and was known for his modern approach to classical vessel forms (Figure 4.5.11-5, *Lidded Jar, Harrison McIntosh*). In the earlier years of his career, he designed prototypes for Metlox Pottery and tiles for Interpace. Later in his career, he worked for Louis Newman and later the Frank Lloyd Gallery.³³³



Figure 4.5.11-4. McIntosh Residence and Studio, 4206 Via Padova (1958)³³⁴

³³³ *Claremont Courier* (Claremont, CA). 29 January 2016. "Obituary: Harrison McIntosh." Accessed December 2024. Available at: <https://claremont-courier.com/obituaries/t18092-harrison-34279/>

³³⁴ Claremont Heritage. "Claremont Modern: An Architectural Tour for the Palm Springs Modern Committee presented by Claremont Heritage." Accessed December 2024. Available at: <https://storymaps.arcgis.com/stories/39291a67ed5d407b932d6e04a33276c9>



Figure 4.5.11-5. Lidded Jar, Harrison McIntosh (1982)³³⁵

Another famous architect and artist is Millard Sheets. Sheets lived in Padua Hills from 1941 to 1975. He founded the Scripps Art Department and that of the Claremont Graduate School. He was well known for his murals and watercolors (Figure 4.5.11-6, *Padua, Olive Hills Drive, Claremont*). In 1953, Sheets founded the Millard Sheets Design Company and hired 25 to 30 artisans for large projects. His firm produced “murals, mosaics, stained glass, and sculpture for private homes and public commercial buildings.”³³⁶

³³⁵ American Museum of Ceramic Art. 13 September – 29 October 2014. “HM100 & Harrison McIntosh’s 100th.” Flickr. Accessed December 2024. Available at: <https://www.flickr.com/photos/ceramicmuseum/albums/72157646490301044/>

³³⁶ Claremont Heritage. “Millard Sheets.” Accessed January 2025. Available at: <https://claremontheritage.org/16architects/FLASH/data/42.html>



Figure 4.5.11-6. Padua, Olive Hills Drive, Claremont (1940)³³⁷

Murals and Mosaics

Murals and mosaics are some of the most prevalent forms of public art. Some murals are designed to be temporary and painted over while others are created as permanent pieces of public art. These art forms tend to add visual interest to the built environment and function as reflections of the community's values. One of the most famous examples in the unincorporated ESGV is the 'Life of Christ' mosaic in Forest Lawn-Covina Hills. Daphne Huntington and Venetia Epler worked for six years to create a mosaic on a mausoleum façade within the cemetery, and is the largest of its kind in the western hemisphere. The Covina Hills mosaic depicts 26 scenes from the life of Jesus, including a rendering of 'The Last Supper' by Leonardo da Vinci as the centerpiece. The artists created the 3-story mosaic out of hand-crafted, multi-colored Venetian glass. It includes over 13 million individual pieces. They started by creating an oil painting depicting the 26 biblical scenes they intended to include in the mosaic (Figure 4.5.11-7, *Venetia [left] and Daphne [right] painting their 'Life of Christ' model*). Huntington and Epler completed the mosaic on June 22, 1975.³³⁸

³³⁷ Sheet, Millard. 1940. "Millard Owen Sheets (1906-1989): Padua, Olive Hills Drive, Claremont." Oil on canvas. Accessed January 2025. Available at: <https://www.bonhams.com/auction/27627/lot/126/millard-owen-sheets-1907-1989-padua-olive-hills-drive-claremont-28-x-36-in-framed-35-x-43-in/?msockid=13268e621c6661b33da89a391d886069>

³³⁸ Merrell, Eric. 7 December 2012. "Remembering Daphne Huntington (1910-2012) and her Contributions to CAC Art History." Accessed January 2025. Available at: <https://www.ericmerrell.com/news/2012/12/07/remembering-daphne-huntington-1910-2012-and-her-contributions-to-cac-art-history>



Figure 4.5.11-7. Venetia (left) and Daphne (right) painting their 'Life of Christ' model³³⁹

³³⁹ Merrell, Eric. 7 December 2012. "Remembering Daphne Huntington (1910-2012) and her Contributions to CAC Art History." Accessed January 2025. Available at: <https://www.ericmerrell.com/news/2012/12/07/remembering-daphne-huntington-1910-2012-and-her-contributions-to-cac-art-history>

4.5.11.1 Registration Requirements

Associated Property Types

Public art can be created in any media form but has often been in the form of murals. While every form of public art has importance, not all will rise to a level of eligibility for an association with the history of the ESGVAP communities and each should be evaluated within the larger context of its creation. Cultural celebrations include parades, festivals, art shows, and music concerts. Only properties with demonstrated significance and integrity are eligible for designation.

Eligibility Standards

A Public Art, Music, and Cultural Celebrations-themed property can be considered for an Historic Designation if the property:

- Was designed, constructed, or used during the period of significance
- Is directly associated with important development in the history of the visual arts in the County
- Property conveys an important aspect of community heritage and identity
- Property functioned as an important place for production, display, appreciation of, or education in, the visual arts

Character-Defining/Associated Features

- Buildings that are associated with a person or group of persons or institutions significant to the development of the cultural history of the area
- Buildings that were used as a gathering place for artists
- Buildings that were used as studios for artists
- Documented location of an important event or series of events in the visual arts or performing arts cultural history

Considerations

- Works of visual art should retain integrity of *Location, Feeling, Design, Materials, Workmanship*, and *Association* from the period of significance as defined in the Regulatory Setting
- Some original materials may have been altered or removed
- Locations of cultural celebrations should retain integrity of *Location, Setting, Feeling*, and *Association* from the period of significance
- *Setting* may be compromised by nearby construction that post-dates the period of significance

4.5.12 Theme: Civic Development

Overview

There is a limited historical record of civic development and the respective institutions within the ESGV Planning Area as they are unincorporated areas and, with the exception of the larger communities of Hacienda Heights and Rowland Heights to the valley's south, have functioned as fringe portions of incorporated cities. There is therefore a dearth of traditional civic services, such as town halls or courthouses. Some Los Angeles County-managed libraries and fire stations are nevertheless situated within unincorporated portions of the ESGV, but communities rely on neighboring incorporated cities for other essential services such as police stations.

Libraries (1912–1979)

The Los Angeles County Library system began in 1912 with the passing of the County Free Library Act and operated under the authority of the Council Board of Supervisors officially as the Los Angeles County Free Library. By the 1920s, the County's free public library system was the largest in the world, "both from the standpoint of circulation and the areas served."³⁴⁰ Today, the County's library system serves approximately 3.4 million residents across 3,000 square miles through its 86 libraries, four cultural resource centers, and mobile fleet of 15 vehicles.³⁴¹ The County operates roughly a dozen public libraries throughout the ESGV. Several of these are situated within incorporated cities such as La Puente, Walnut, West Covina, San Dimas, La Verne, Claremont, and Diamond Bar. Some cities, including Pomona, Covina, and Irwindale also offer their own library systems. Only three County-operated libraries are present within unincorporated areas of the ESGV, all within the larger communities of Charter Oak, Rowland Heights, and Hacienda Heights.

Charter Oak's first library building was a private residence of the librarian, Mrs. W. A. Jones. The library moved in 1930 and changed its name to the Ben Lomond Library. In July 1962, the Charter Oak Library moved to 20562 Arrow Highway. After a fire destroyed much of its space and collections, it relocated in 1991 to its present location at 20540 E Arrow Highway, Suite K along the north edge of unincorporated Charter Oak in a modern strip mall.³⁴² Hacienda Heights Library first opened on January 25, 1960, at 1016 S Hacienda Blvd. in a leased building near the City of Industry. The library relocated to a double trailer in 1966 at 2054 S Hacienda Blvd. In 1972, the County built a permanent establishment at 16010 La Monde Street, which was renovated in 1992 (Figure 4.5.12-1, *Hacienda Heights Library*).³⁴³

³⁴⁰ *Foothill Review* (South Pasadena, CA). 1 June 1928. "County Free Public Library Largest in World Report Says," p. 12.

³⁴¹ Los Angeles County Library. "About LA County Library." Accessed January 2025. Available at: <https://lacountylibrary.org/about-us/>

³⁴² Los Angeles County Library. "Charter Oak Library." Accessed January 2025. Available at: <https://lacountylibrary.org/location/charter-oak-library/>

³⁴³ Los Angeles County Library. "Hacienda Heights Library." Accessed January 2025. Available at: <https://lacountylibrary.org/location/hacienda-heights-library/>



Figure 4.5.12-1. Hacienda Heights Library (1972)

Rowland Heights Library opened in Eastwood Shopping Center on July 21, 1971, before moving to 1850 Nogales Street on April 20, 1979. The building was refurbished in 1990 along with an interior overhaul and renovation in 2018.³⁴⁴ The debut of the Rowland Heights Library in 1971 marked a shift in the civic development of the unincorporated ESGV. Prior to its establishment, the area had been served for the previous several years by the Puente Valley Mobilibrary. “Continuing population growth,” one newspaper article stated, “made ‘establishment of a permanent library essential at this time.’” The Rowland Heights Library, unlike its mobile predecessor, would be a “full-fledged community library of the County Public Library System,” offering a “full range of library services.”³⁴⁵ Residents living within the ESGV thus had access to numerous County libraries throughout the 20th century, but often would have needed to travel to incorporated areas to access them or rely on temporary, mobile libraries in their own neighborhoods. Only in the late 20th century did larger communities within unincorporated areas such as Rowland Heights and Hacienda Heights gain their own dedicated branches.

Fire Department (1924–1979)

Between 1923 and 1925, 31 separate fire districts formed across the greater Los Angeles region. The first fire protection district for the unincorporated areas of Los Angeles County was established in 1924. In 1949, the Board of Supervisors established the Consolidated Fire Protection District (CFPD), which united previously designated districts and engine companies.³⁴⁶ Los Angeles County constructed numerous fire stations throughout the 1950s and 1960s. Fire

³⁴⁴ Los Angeles County Public Library. “Rowland Heights Library.” Accessed January 2025. Available at: <https://lacountylibrary.org/location/rowland-heights-library/>

³⁴⁵ *Los Angeles Times*. 27 June 1971. “Open House Scheduled at New Library,” p. 227.

³⁴⁶ County of Los Angeles Fire Department. “History of the Consolidated Fire Protection District.” Accessed January 2025. Available at: <https://fire.lacounty.gov/history/>

stations from this period frequently exhibited Midcentury Modern (or Contemporary) architectural styles that feature brick or stucco exteriors with integrated planters, flat or angled roofs, and limited exterior ornament.

Numerous branches of the Los Angeles County Fire Department are dispersed through both incorporated and unincorporated portions of the ESGV, though most rest within incorporated areas. Construction of these stations paralleled burgeoning residential development in the postwar era. One of the earliest fire stations built within the unincorporated areas of the ESGV is located at 2691 S Turnbull Canyon Road in Hacienda Heights. The County built this facility, Fire Station 91, in 1959. Adjacent Rowland Heights received its own station in 1974 when the County built Fire Station 145 at 1525 S Nogales Avenue (Figure 4.5.12-2, *Fire Station 145, Rowland Heights*).³⁴⁷ The firefighters of Fire Station 145, which services surrounding neighborhoods that are heavily Asian American in demographic, refer to themselves as “Protectors of the Far East” (Figure 4.5.12-3, *“Protectors of the Far East” Sign*).³⁴⁸ “Lucky” the Dragon, donning a fire hat, appears in the middle of a yellow sign affixed to the station’s primary façade beneath its gable roofline. The County built a second station, Fire Station 119, in Rowland Heights at 20480 Pathfinder Road in 1986.³⁴⁹



Figure 4.5.12-2. County of Los Angeles Fire Station 145 (built 1974)

³⁴⁷ Fire Wiki. “Los Angeles County Fire Department.” Accessed January 2025. Available at: https://fire.fandom.com/wiki/Los_Angeles_County_Fire_Department#History

³⁴⁸ 5280Fire.com. “Los Angeles County Station 145 – Rowland Heights.” Accessed January 2025. Available at: <https://5280fire.com/home/other-states-fire-apparatus-stations/california/los-angeles-county-fire-department/los-angeles-county-station-145/>

³⁴⁹ Fire Wiki. “Los Angeles County Fire Department.” Accessed January 2025. Available at: https://fire.fandom.com/wiki/Los_Angeles_County_Fire_Department#History



Figure 4.5.12-3. “Protectors of the Far East” Sign, Fire Station 145³⁵⁰

Law Enforcement

No branches of the County Sheriff’s Department are situated within the unincorporated areas of the ESGV. These unincorporated communities rely on police stations established within neighboring incorporated cities. Three County Sheriff’s Department stations service most of the valley’s unincorporated communities. The Industry Station at 150 N Hudson Avenue in the City of Industry serves the unincorporated communities of Valinda, North Whittier, and Hacienda Heights.³⁵¹ The San Dimas Station at 270 S Walnut Avenue in the City of San Dimas serves the unincorporated communities of Covina, Azusa, Glendora, La Verne, and Claremont.³⁵² Finally, the Walnut/Diamond Bar station at 21695 E Valley Blvd. in the City of Walnut serves the unincorporated communities of Rowland Heights, Walnut Islands, and Covina Islands.³⁵³ Smaller pockets of unincorporated residential development that comprise part of the ESGV Planning Area, such as North Pomona, are likely serviced by its respective police departments within the City of Pomona. Camp Afflerbaugh, a juvenile detention center in operation since 1961, sits in the foothills of Northeast La Verne.³⁵⁴

³⁵⁰ 5280Fire.com. “Los Angeles County Station 145 – Rowland Heights.” Accessed January 2025. Available at: <https://5280fire.com/home/other-states-fire-apparatus-stations/california/los-angeles-county-fire-department/los-angeles-county-station-145/>

³⁵¹ Los Angeles County Sheriff’s Department. “Industry Sheriff’s Station.” Accessed January 2025. Available at: <https://lasd.org/industry/>

³⁵² Los Angeles County Sheriff’s Department. “San Dimas Sheriff’s Station.” Accessed January 2025. Available at: <https://lasd.org/industry/>

³⁵³ Los Angeles County Sheriff’s Department. “Walnut/Diamond Bar Sheriff’s Station.” Accessed January 2025. Available at: <https://lasd.org/walnut-diamond-bar/>

³⁵⁴ Pesantes, Galo. 1 July 2007. “Los Angeles County Kids in Trouble with the Law Often End Up at this Local Camp in the Foothills of Our City.” *La Verne Magazine*. Accessed January 2025. Available at: <https://lavernemagazine.org/2007/07/inside-camp-afflerbaugh/>

4.5.12 Registration Requirements

Associated Property Types

Property types associated with the theme of civic development including buildings and campuses constructed for County-run entities. They include fire stations, office buildings, law enforcement stations, and libraries. As monuments to municipal government, these buildings are often architecturally notable Midcentury Modern, Late Modern, or Brutalist designs. Buildings related to civic development may also be utilitarian in design. They may include the long-term location of a library, police station, or fire station that is no longer used for that purpose but retains sufficient integrity to convey its original or adapted use to serve a function of civic development.

Eligibility Standards

A Civic Development-themed property can be considered for an Historic Designation if the property:

- Has a direct and significant relationship to a significant theme of civic development within the ESGV communities and/or was the primary place of work of an individual important within the theme of civic development
- Reflects one of the significant types of civic development in the history of the ESGV communities and embodied the distinctive characteristics of the type from a specific period:
 - Libraries (1912–1979)
 - Fire Department (1924–1980)
- An eligible resource must have been important in the overall civic development of the County. Examples might include resources related to libraries, law enforcement, the fire department, or a department that played a major role in another municipal capacity.

Character-Defining Features/Associated Features

- May include buildings constructed in one of the popular architectural styles of the period, such as Midcentury Modern or Brutalist
- Features typical of its property type, such as large garages for firetrucks at a fire station

Considerations

- Eligible resources should retain integrity of *Location, Design, Materials, Feeling, Workmanship*, and *Association* from the period of significance as defined in the Regulatory Setting
- *Setting* may be compromised by nearby construction that post-dates the period of significance
- If the building is the historic location of a civic development function but is no longer associated with this use, it must retain features that reflect its use as a type of civic development
- The majority of the resource's original materials and design features must remain intact and visible, including wall cladding, windows, fenestration pattern and size openings, roof features, and details related to its architectural style for buildings, and plant materials, site plan, and related buildings, structures, and fixtures for parks

- For buildings, limited door and window replacements may be acceptable if they are located on secondary elevations, do not change the original fenestration pattern and size of openings, and are compatible with the original design of the resource
- May include the long-term location of a library, law enforcement facility, or fire station that is no longer used for that purpose
- In some cases, if a resource is eligible under this theme, it may also be eligible as a good example of an architectural style from its period and/or the work of a significant architect or builder
- In some cases, if a resource is eligible under this theme, it may also be eligible under the theme of Civil Right and Social Justice

5. Architectural Styles

The vast majority of historic-age buildings in the unincorporated areas of the ESGV are tract homes that were predominantly built in the postwar decades of the 1940s, 1950s, and 1960s. Extant homes from either the late 19th century or the first decades of the 20th century are typically found among (and sometimes within) larger tracts, which seem to have developed around these older buildings. It is likely that many of the older residences built around the turn of the century were farmhouses of various styles, originally surrounded by acres, if not miles, of citrus orchards and farmland that have since been developed. Residential architecture found in the unincorporated ESGV is diverse and housed within four distinct architectural movements spanning almost a century of development: Victorian, Arts and Crafts, Period Revival, and Modern.

Scant evidence exists of commercial or civic/institutional buildings prior to the large-scale tract development of the postwar years. Some businesses from the 1930s exist along large-scale commercial corridors that continue into incorporated cities, but the majority of commercial and institutional buildings seem to have been built in concert with the population booms from the 1940s onward. Styles of commercial and civic/institutional buildings therefore tend to skew more to postwar development, seen in the broader Period Revival and Modern movements of the mid-to-late twentieth century.

The following section presents an overview of all major architectural styles by property type (residential, commercial, and civic and institutional) for properties identified during the windshield survey. Styles displaying similar character-defining features are grouped together. Examples included in the following section, while emblematic of their respective styles, are not necessarily considered significant or historically eligible resources based on their inclusion in this section. Further research is needed to determine the potential eligibility of these resources. See Appendix A, *Study List* for a list of potential historical resources.

5.1 Residential Properties

Victorian

In the United States, the Victorian era generally refers to a cadre of architectural styles popularized during the last decades of Queen Victoria's reign in Britain (1837–1901). Rapid industrialization and cross-continental railroad expansion facilitated changes in American house design and construction materials. Balloon framing, using long wood studs, enabled faster and cheaper construction than traditional timber framing, and growing industrialization across the country enabled the mass production and shipment of machine-made doors, windows, roofing, siding, and decorative ornamentation. Victorian styles, now machine-made, could suddenly reflect the complex shapes and elaborate detailing previously reserved for expensive homes.¹ Within the ESGV, styles that fall under this category include Queen Anne and Folk Victorian.

Queen Anne (1880–1910)

The Queen Anne style was among the most popular architectural styles to emerge in the late-19th-century United States. It provided a means of “expressing the materialistic values and the romantic imagination of urban, upwardly mobile Americans,” many of whom were coming to Southern California in the late 19th century.² Unique, asymmetrical designs with complex rooflines and elaborate exterior decoration characterize the style. Fueled by the power of industrialization and machine production suddenly rendered formerly costly, hand-crafted wood lace and spindles within reach. The popularization of pattern books and rapidly expanding railroad systems enabled architects, builders, and homeowners to harness prefabricated shapes on behalf of custom-designed houses for newly arrived middle- and upper-class residents in Southern California, eager to establish themselves in their new home.³

¹ McAlester, Virginia Savage. 2017. “Victorian Houses.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 314-315.

² Ovnick, Merry. 1994. *Los Angeles: The End of the Rainbow*. Los Angeles, CA: Balcony Press, p. 94.

³ McAlester, Virginia Savage. 2017. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, p. 350.

*Character-Defining Features/Associated Features:*⁴

- One or two stories in height
- Irregular plans and asymmetrical massing
- Wood clapboard, shingle, or a combination of siding
- Hipped, gabled, or combination roof forms
- Steeply pitched roof, often of irregular shape
- Wrap-around porches
- Bay windows, oriels, or corner towers
- Narrowly proportioned double-hung windows, often with bordered glass
- Leaded and colored glass often used in transoms
- Decorative millwork detailing



16831 E Cypress Street (1890)

APN: 8419-005-015

East Irwindale

⁴ City of Los Angeles Department of City Planning, Office of Historic Resources. July 2019. "Queen Anne, 1885-1905." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Late 19th and Early 20th Century Residential Architecture*, pp. 16-21. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/1481fba6-c496-495c-804e-c56fd98b7f48/Late19thandEarly20thCenturyResidentialArchitecture_1885-1910.pdf

Folk Victorian (1870–1910)

The spread of the Folk Victorian style was made possible by the growth of the railroads, since it made heavy woodworking machinery and pre-cut detailing from distant mills more readily available in trade centers. Often the resulting detailing, including elaborate filigree, was fused onto more traditional folk houses, if only as porch decoration. This style embodies modest, simple wood frame vernacular houses with Victorian-era detailing at the porch and cornice line. Folk Victorian differs from the Queen Anne style through the use of symmetrical façades, and the lack of textured or varied wall surfaces.⁵

*Character-Defining Features/Associated Features:*⁶

- One or two stories in height
- Wood clapboard siding, sometimes with fish scale shingles in gable ends
- Ornamentation often rendered by cut-out patterns, drilled holes, and thin, layered wood with sharp edges
- Porch supports have Queen-Anne-type turn spindles or square posts with beveled corners
- Lace-like spandrels
- Rectangular or 'L'-shaped plans
- Centered gables are often added to side-gabled and pyramidal examples
- Narrowly proportioned double-hung windows
- Simple window surrounds



5033 Bonnie Cove Avenue (1905)
APN: 8403-014-043
Charter Oak



19352 E Puente Street (1911)
APN: 8446-025-024
Walnut Islands

⁵ McAlester, Virginia Savage. 2017. "Folk Victorian." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 397-406.

⁶ City of Los Angeles Department of City Planning, Office of Historic Resources. July 2019. "Folk Victorian, 1871-1905." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Late 19th and Early 20th Century Residential Architecture*, pp. 26-29. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/1481fba6-c496-495c-804e-c56fd98b7f48/Late19thandEarly20thCenturyResidentialArchitecture_1885-1910.pdf

Arts and Crafts

The Arts and Crafts Movement was a revolt against the upright verticality, the overt materialism of the machine-made, the busyness, and even the vibrant colors of the earlier Victorian era. By contrast, proponents such as William Morris in England, Charles Lummis in Los Angeles, and Charles and Henry Greene in Pasadena called for simpler, more relaxed, and more horizontal building forms along with the use of natural materials, quality craftsmanship, and utility in design.⁷ Within the ESGV, the styles of residences that fall under this category include National Folk, American Foursquare, Craftsman, and Arroyo Stone.

National Folk (1850–1930)

National Folk homes were built with inexpensive, mass-produced materials. Shipment along expanding rail lines across the country enabled a proliferation of home building with these cheaper and readily accessible materials, but many homes still relied on distinctive house shapes that had dominated folk building prior to the railroad. These house forms included Gable-Front, Gable-Front with Wing ('L'-shaped), Hall & Parlor, I-House, Side Gable, Pyramidal. Each of these house shapes originally held a traditional region of dominance, but exhibited much less geographic restriction once transportation and communication lines improved in the late 19th century. National Folk homes were typically built with light balloon or braced framing covered in wood sheathing. These homes were thus built with new techniques but retained traditional folk building shapes.⁸

*Character-Defining Features/Associated Features:*⁹

- Elevations clad predominantly in wood cladding
- Exhibits one of the typical house forms, including Gable-Front, Gable-Front with Wing ('L'-shaped), Hall & Parlor, I-House, Mass-Planned with Side Gable, Pyramidal
- Medium-pitched roof
- Minimal to medium eave overhangs
- One to two stories in height

⁷ Les Collection. "Arts & Crafts Movement 101." Accessed December 2024. Available at: https://lescollection.com/blogs/journal/arts-crafts-movement-101?srltid=AfmBOorK4YOlinyZjlpfgVBOhOxADV8Csr_AI60K9wupiGhVkbq_DHmn

⁸ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 134-147.

⁹ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 134-147.



19148 E Walnut Drive (1915)
 APN: 8760-001-016
 Rowland Heights



15102 Walbrook Drive (1920)
 APN: 8217-008-001
 Hacienda Heights



15156 Marwood Street (1920)
 APN: 8217-007-050
 Hacienda Heights



15884 Fellowship Street (1920)
 APN: 8254-005-037
 Valinda

American Foursquare (1895–1924)

An exclusively domestic style of architecture, the American Foursquare style can be found in homes that are generally two stories high with hipped roofs, overhanging eaves, a ground-level porch spanning the primary façade, and, typically, a centrally located dormer. This post-Victorian style shared much in common with the Prairie style pioneered by Frank Lloyd Wright. American Foursquare houses were relatively affordable and simple to build despite their large size. They exhibited large, boxy designs, typically with symmetrical proportions that maximize interior space. Magazines, pattern books, and mail order house catalogues published plans for American Foursquare designs throughout the United States.¹⁰ American Foursquare homes in the unincorporated ESGV are predominantly located in the communities of East Irwindale, Covina Islands, and Charter Oak and have since been surrounded by midcentury tract development.

*Character-Defining Features/Associated Features:*¹¹

- Two stories in height
- Simple square or rectangular building forms; symmetrical boxy designs
- Clapboard exteriors, sometimes stuccoed or shingled
- Low-pitched hipped roofs; sometimes pyramidal; often with large central hipped dormers
- Substantial front porches
- Double-hung sash windows

¹⁰ City of Los Angeles Department of City Planning, Office of Historic Resources. June 2016. "American Foursquares or Prairie Boxes, 1895-1924." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, pp. 40-44. Accessed September 2024. Available at: https://planning.lacity.gov/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf

¹¹ City of Los Angeles Department of City Planning, Office of Historic Resources. June 2016. "American Foursquares or Prairie Boxes, 1895-1924." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, pp. 40-44. Accessed September 2024. Available at: https://planning.lacity.gov/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf



16134 E Cypress Street (1919)
APN: 8417-022-025
East Irwindale



16133 E San Bernardino Road (1895)
APN: 8435-006-013
East Irwindale



16731 E Cypress Street (1887)
APN: 8419-006-027
East Irwindale



16154 E Cypress Street (1892)
APN: 8417-022-020
East Irwindale

Craftsman (1905–1930)

The Craftsman style was prevalent throughout the country from 1905 to the early 1930s, especially in Southern California, where it originated. Synthesizing aspects of the Prairie style, traditional wooden architecture, and the English-born Arts and Crafts Movement, the style, pioneered by the Greene brothers and the Heineman brothers of Pasadena, and journalist and explorer Charles Lummis, became popular nationwide by way of pattern books and popular magazines such as “The Craftsman,” founded by the famed furniture maker Gustav Stickley.¹² The Craftsman houses of the ESGV feature many examples of low-slung, one-story cottages and bungalows. More prominent, however, are numerous large, two-story, and finely crafted residences, many with second-story sleeping porches, intended to promote good health through fresh air. Many of these more upscale residences were likely originally tied to owners of the large citrus groves and surrounding farmland.

*Character-Defining Features/Associated Features:*¹³

- 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

¹² McAlester, Virginia Savage. 2017. “National.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-578.

¹³ McAlester, Virginia Savage. 2017. “National.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 567-578.



2933 N Mountain Avenue (1926)
 APN: 8669-008-014
 West Claremont



20245 E Covina Hills Road (1902)
 APN: 8447-005-032
 Walnut Islands



17924 E Cypress Street (1910)
 APN: 8432-001-002
 Covina Islands



4539 N Vincent Avenue (1898)
 APN: 8417-012-050
 East Irwindale

Arroyo Stone (1892–1930)

Buildings with river rock façades appeared in Southern California starting in the late 19th century, notably with the Lummis House that employed stone from the nearby Arroyo Seco (“dry stream” in Spanish). Arroyo Stone buildings can be found in foothill neighborhoods, where arroyo stones (or river rocks) could be gathered from nearby streams.¹⁴ River rock is a type of rock that has been smoothed and rounded by the natural erosion or weather of flowing water over time. Whether this rock takes the form of cladding over a wood frame or of thick stone walls set in concrete, these buildings generally hark back to stone missions in the American Southwest. Arroyo stone buildings thus embody the spirit of the Arts and Crafts Movement, with their foremost character-defining feature—arroyo stone walls—handcrafted from local materials.

*Character-Defining Features/Associated Features:*¹⁵

- One or two stories in height
- Elevations clad extensively with arroyo stones
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings



807 E Baseline Road (1910)

APN: 8669-017-043

West Claremont



1803 Big Dalton Canyon Road (1934)

APN: 8636-036-272

Glendora Islands

¹⁴ For photos of the Lummis Home and Gardens for reference, see City of Los Angeles Department of Recreation and Parks, “Lummis Home and Gardens,” accessed December 2024, available at: <https://www.laparks.org/historic/lummis-home-and-gardens>

¹⁵ City of Los Angeles Department of City Planning, Office of Historic Resources. June 2016. “Arroyo Stone Buildings, 1892-1930.” In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, pp. 40-44. Accessed September 2024. Available at: https://planning.lacity.gov/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf

Period Revival

Period Revival architectural styles became popular in the United States predominantly after World War I, when two million soldiers returned home from Europe with firsthand observations of historic cities. Period Revival styles referencing Old World homes benefited from new and inexpensive methods of photography, enabling architects and prospective home builders to study and learn the architectural details and ornamentation of European styles. In the 1920s, builders developed an affordable technique for adding a thin veneer of brick or stone to exteriors, enabling them to design homes that mimicked the historic homes abroad.¹⁶ In Southern California specifically, faraway settings and landscapes depicted on-screen and in Hollywood set design also laid a cultural foundation for interest in Period Revival styles, which remained popular in the United States until the end of World War II. Within the ESGV, residences that fall under this period include Spanish Colonial Revival, Pueblo Revival, Tudor Revival, and American Colonial Revival.

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style is most commonly found in southwestern states, including California, Arizona, and Texas, where original Spanish Colonial building unfolded in the 19th century. The 1915 Panama-California Exposition in San Diego, which sought to romanticize the state's Spanish colonial past, laid the groundwork for and introduced this style to the public. Paired with Southern California's massive population boom in the 1920s, these developments facilitated widespread use of this style not only in home building but also in commercial and civic/institutional construction. The Spanish Colonial Revival style drew from numerous architectural and historical precedents, including Moorish, Byzantine, Gothic, and Renaissance designs and motifs, as well as from modernist styles such as Art Deco.¹⁷

Character-Defining Features/Associated Features:¹⁸

- Asymmetrical façades
- Simple rectangular or 'L'-shaped massing
- One or one-and-one-half stories in height
- Low-pitched side or cross-gabled roof, occasionally with hipped or flat-roof sections
- Minimal eaves with little to no overhangs
- Red clay tile roofs; either in Spanish ('S'-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls; typically natural colors of white or tan; wall surfaces continue into gable without break
- Irregular fenestration; often recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- May have wrought iron features such as grilles over windows, lanterns, and handrails
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways
- Landscaping incorporated into interior gardens and transitional spaces and arcades

¹⁶ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 448-466.

¹⁷ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.

¹⁸ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.



5304 N Roxburgh Avenue (1930)
 APN: 8619-014-013
 East Irwindale



14357 Edgeridge Drive (1934)
 APN: 8221-025-016
 Hacienda Heights



15885 Fellowship Street (1931)
 APN: 8254-004-004
 Valinda



7344 N Barranca Avenue (1926)
 APN: 8635-003-004
 East Azusa



762 S 5th Avenue (1933)
 APN: 8206-019-024
 Avocado Heights

Pueblo Revival (1915–1942)

The Pueblo Revival style draws inspiration from both indigenous architecture of the American Southwest and the more widely seen Spanish Colonial Revival style of architecture. Notable architectural elements derived from this mixture of influences are flat roofs, cubic massing, and stucco exteriors simulating adobe finishes. The earliest examples were built in Southern California in the early 20th century, but the style is found more frequently in Arizona and New Mexico.¹⁹

*Character-Defining Features/Associated Features:*²⁰

- Cubic massing in a picturesque arrangement
- Parapeted flat roofs
- Stucco exterior simulating adobe construction; usually earth-colored
- Unornamented surfaces and few openings
- Projecting wood roof beams (vigas)



555 S 5th Avenue (1928)
APN: 8206-015-002
Avocado Heights



15237 Los Robles Avenue (1923)
APN: 8215-001-001
Hacienda Heights

¹⁹ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 542-546.

²⁰ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 542-546.

Tudor Revival (1890–1940)

The Tudor Revival style was adapted from a variety of late-Medieval and early-Renaissance-English prototypes. In the late 19th century, Tudor Revival-designed homes were typically monumental in size and scale and designed by architects. By the 20th century, these larger residences had given way to smaller homes that reflected quaint medieval cottages. The Tudor Revival style peaked in popularity in the 1920s and 1930s. Not beholden to exacting period copies, Tudor Revival homes exhibited unique floorplans and designs and could vary dramatically based on their exterior materials. Steeply pitched roof lines and the half timbering of English market town were popular.²¹

*Character-Defining Features/Associated Features:*²²

- Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled)
- One or more prominent front-gables on primary elevation
- Round or Tudor arch front door or entry porch
- Decorative half-timbering
- Tall, narrow windows; commonly casement or double-hung windows in multiple groups and with multi-pane glazing
- Massive chimneys, sometimes crowned with decorative chimney pots
- Stucco and/or brick cladding
- Wood shingle or composition shingle roofing
- Elaborate roof vents

²¹ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 448-466.

²² McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 448-466.



521 E Baseline Road (1926)
 APN: 8669-021-024
 West Claremont



1515 Willow Avenue (1929)
 APN: 8464-005-010
 West Puente Valley



14856 Clark Avenue (1927)
 APN: 8217-011-013
 Hacienda Heights



20159 E Covina Boulevard (1905)
 APN: 8403-013-007
 Charter Oak

American Colonial Revival (1880–1955)

The American Colonial Revival style emerged in the early 20th century, popularized in part by late-19th-century centennial celebrations. The Philadelphia Centennial Exposition in 1876 spearheaded renewed interest in the nation's architectural heritage of colonial America. The American Colonial Revival style derives inspiration from Georgian and Federal styles. Wildly popular, from 1910 to 1930 it is estimated that 40 percent of American homes were in the Colonial Revival style. Construction in this style continued beyond World War II, but in significantly diminished numbers.²³

*Character-Defining Features/Associated Features:*²⁴

- Classical proportion and symmetry
- Primary façade normally with symmetrically balanced windows and center door (less commonly with door off-center)
- Accentuated front entry door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form entry porch
- Fanlights and sidelights often surrounding exterior doors
- Fenestration on the front façade is typically organized symmetrically, with a centered door and a balanced arrangement of windows
- Windows frequently in adjacent pairs
- Windows with double-hung sashes, usually with multi-plane glazing in one or both sashes



18850 E Gladstone Street (1928)

APN: 8630-001-010

Covina Islands

²³ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 408-432.

²⁴ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 408-432.

Modernism

In general, Modernism in architecture focused on the essential functional aspects of building rather than adapting to older traditional styles and ways of building. The movement eschewed ornamentation, sought to exploit the new materials of the 20th century, especially glass and steel, and/or replaced stick (stud) framing with wood post-and-beam framing, simpler and less costly than steel. Émigrés to the United States in the 1920s, including Rudolf Schindler, Richard Neutra, and William Lescaze were joined in the late 1930s by many architects and designers affiliated with the Bauhaus and fleeing the Nazis. Americans William Wurster, Frank Lloyd Wright, and Irving Gill (who trained with Wright) presented other unique interpretations of Modernism. One vein of this multivalent movement, the International style, associated with flat roofs and austere white volumes, gained notoriety through the watershed exhibition held at the Museum of Modern Art in 1932. This style, originally intended to provide quality design for everyone, proved attractive to developers of commercial and institutional buildings because of its lack of excessive detail: it was cheaper to build. The Modernist impulse gave rise to two distinct styles of domestic architecture. New Deal mortgage insurance programs such as the Home Owners' Loan Corporation (HOLC) and the Federal Housing Administration (FHA) offered Americans grappling with the Great Depression the ability to build simple, low-cost homes that nonetheless felt traditional. That is the Minimal Traditional style. By contrast, breezy Ranch-style homes, suitable for single-family suburban neighborhoods, took root in the 1950s to meet the postwar housing demand of soldiers returning home. Notably, the Ranch style, which wrapped around a back yard, displaced the Craftsman Bungalow, with its street-friendly front porches. Simultaneously, a more stylized interpretation of Modernism—Midcentury Modern—emerged. Protégés of Schindler, Wright, and Neutra and others, such as the firm Buff, Straub, and Hensman, inspired by the education at the University of Southern California, famed for its significant role in promoting Modernism, sought to blend the outside and the inside through the use of broad, flat roofs; walls of glass; flooring, and radiant floor heating. They harnessed new innovations and industrial products such as Formica, tempered Masonite, and plywood, and designed built-in furniture to streamline life for busy families with no servants.²⁵ Within the ESGV, residences that fall under this period include Minimal Traditional, Midcentury Modern, and Ranch, with the following sub-types: Rustic, Contemporary, Asian Influence, and Storybook.

²⁵ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 548-549.

Minimal Traditional (1935–1950)

The Minimal Traditional style emerged out of the Great Depression with establishment in 1934 of the FHA, which provided struggling families with long-term, low-interest mortgages. The style was based on more upscale, traditional styles but were economical and modest, with less detail and smaller footprints, thus providing new homeowners with few resources a sense of security and dignity. The FHA provided insurance and published a variety of bulletins to guide home builders on how to construct small-scale, affordable houses. The most influential of these bulletins was the 1936 *Principles of Planning Small Houses*, which the agency revamped in 1940 with expanded illustrations depicting an attractive variety of Minimal Traditional styles. The style persisted through 1950, when larger and more sprawling Ranch homes became the predominant housing style for the middle class, a style that reflected the new prosperity and confidence of an America that had just won a war.²⁶

*Character-Defining Features/Associated Features:*²⁷

- Small scale and located on small lots
- One-story in height
- Low- or medium -pitched gable or hipped roof with minimal eave overhangs
- Features a variety of exterior materials including vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Little added architectural detail; typically lacks roof dormers
- Often features double-hung windows
- Detached garages to the rear of the property are common

²⁶ McAlester, Virginia Savage. 2017. "National." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 588-589.

²⁷ McAlester, Virginia Savage. 2017. "Minimal Traditional." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 586-595.



14025 Don Julian Road (1938)
 APN: 8206-014-011
 Avocado Heights



4715 N Bonnie Cove Avenue (1950)
 APN: 8403-016-069
 Charter Oak



1303 Bannon Avenue (1937)
 APN: 8254-016-011
 Valinda



2281 Kaydel Road (1949)
 APN: 8215-004-018
 Pellissier Village



714 E Baseline Road (1956)
 APN: 8661-021-001
 East San Dimas

Ranch (1935–1975)

The Ranch style emerged as the dominant form of domestic architecture from the 1940s through the 1960s in the United States. After World War II, developers mass-produced Ranch-style homes on large, suburban tracts to compensate for postwar housing demand for returning veterans and their families. The “rambling” one-story Ranch style was well suited for the nation’s shift from traditional urban centers to automobile-centric suburbs, where prospective homeowners could purchase spacious lots at an affordable price. The style originated in Southern California in the mid-1930s, popularized across the country in magazines such as *Sunset Magazine*, which often highlighted the work of architect Cliff May, a sixth-generation Californian familiar with the style’s Spanish Colonial precedents. May’s genius was to marry such precedents with the International style, softening its spartan character by relating his houses to older traditions. The FHA approved the Ranch style as one of its loan-eligible housing types in the 1940s. By the 1950s it had become the most popular style nationwide.²⁸ Architects throughout Southern California, including John Byers, Lutah Maria Riggs, Sumner Spaulding, Paul R. Williams, May, and others designed homes in a style Alan Hess refers to as a “hospitable Modernism.”²⁹ Despite myriad adaptations, Ranch-style homes are typically one-story in height with an ‘L’- or ‘U’-shaped plan, feature low-pitched gabled or hipped roofs, broad overhangs, and an attached garage. The low-profile form encourages asymmetry and a horizontal influence in design, resulting in a relaxed, easy-going feeling of informality.

Character-Defining Features/Associated Features:^{30 31}

- Elongated form, built low to the ground, often with ‘L’, ‘H’, or ‘U’-shaped plans
- Low-pitched roof with wide eaves and typically without dormers
- Hipped, gabled, or combination roof, typically clad in asphalt shingles or cedar shakes
- General horizontal emphasis (in forms, or in materials emphasizing horizontality)
- Front entry usually off-center and sheltered under main roof of house
- Asymmetrical façade
- Stucco and a variety of wood siding materials for exterior
- Differing material of brick or stone, often used in accent cladding
- Attached two-car garage or carport
- Broad chimneys, typically brick
- Aluminum window sashes and frames
- Large picture windows on some
- Tripartite window designs with double-hung or casement sash flanking a fixed center sash
- An open interior plan blending functional spaces
- A designed connection to the outside (this can include a ‘U’-shaped plan that embraces a terrace patio, sliding glass doors, picture windows, a front porch, etc.)
- Rustic materials and details (board-and-batten siding, high brick foundations, dovecotes, Dutch doors, shake roof, barn door garage doors, exposed rafter beams, exposed truss ceilings, etc.)

²⁸ McAlester, Virginia Savage. 2017. “National.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 602-603.

²⁹ Hess, Alan. 2004. *Ranch House*. New York, NY: Harry N. Abrams, Inc., Publishers, p. 13.

³⁰ McAlester, Virginia Savage. 2017. “National.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 597-612.

³¹ Hess, Alan. 2004. *Ranch House*. New York, NY: Harry N. Abrams, Inc., Publishers, p. 17.



17217 E Francisquito Avenue (1949)

APN: 8490-021-013

Valinda

Ranch Sub-Style

Architectural historian Alan Hess notes that the Ranch home is a “mixture of historic precedent and Modern design,” with “many adaptations” enacted on its sprawling, one-story form.³² The Ranch-style home exhibits many sub-styles that are prominent through the ESGV. These include Rustic, Contemporary, Asian Influence, and Storybook.

Ranch Sub-Style: Rustic (1945–1965)

Popularized with the first tract Ranch houses in the early 1950s, the Rustic Ranch style conveys the rural or agricultural traditions of the American West, filtered through an imaginative Hollywood lens. Far from actual vernacular hard-working buildings, suburban Rustic Ranch homes were built on lots far too small to serve as farms or ranches, but still provided a semi-rural association through the building’s materials and ornamentation. Notable among these features were board-and-batten siding, diamond-pane windows (typically with wood muntins rather than lead), and porch posts with decorative knee-braces. The Rustic Ranch diminished in popularity by the mid-1960s.

*Character-Defining Features/Associated Features:*³³

- Board-and-batten siding combined with other wood siding, stucco, or areas of masonry
- Exposed and shaped rafter tails
- Projecting ridge beams
- Cedar shake roof cladding
- X-bracing on garage doors
- Diamond-pane windows with wood muntins
- Porch posts with decorative knee-braces
- Shaped brackets supporting pent roofs or roof overhangs
- Birdhouses or dovecotes attached to the roof or incorporated into the gable walls. The birdhouses and dovecotes were purely decorative with painted-on holes

³² Hess, Alan. 2004. *Ranch House*. New York, NY: Harry N. Abrams, Inc., Publishers, p. 11

³³ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 85-86. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>



3011 S Hacienda Boulevard (1960)
 APN: 8290-019-034
 Hacienda Heights



2360 Sandra Glen Drive (1957)
 APN: 8253-015-008
 Rowland Heights



322 Basetdale Avenue (1952)
 APN: 8112-002-011
 Avocado Heights



21068 E Cloverland Drive (1957)
 APN: 8426-027-017
 West San Dimas

Ranch Sub-Style: Storybook (1955–1965)

The Storybook style—also referred to as Fairy Tale, Disneyesque, Cinderella, Hansel and Gretel—appeared in Southern California in the 1920s and came to prominence in the 1930s. Storybook-style homes, inspired by Hollywood fantasy stories and film sets, were relatively rare compared to other Period Revival styles, but evolved into a more enduring form with its marriage to the postwar Ranch style.³⁴ After Disneyland opened in Orange County in 1955, the Storybook style reemerged as a widely popular Ranch sub-style. Builders sought to counter minimalism and contemporary architecture with romantic charm. The Storybook Ranch shares many features with its Rustic counterpart but speaks more to fantasy and fairy tale than authentic rural traditions. Much like the Rustic Ranch, the Storybook Ranch’s popularity declined by the mid-1960s.³⁵

*Character-Defining Features/Associated Features:*³⁶

- Incorporation of Rustic Ranch features
- Tudor Revival or other Period Revival elements
- Asymmetrical gable roofs, and concave “catslide” roofs, often extending well below the main eave line
- Two or more siding materials, often board-and-batten or shingle siding
- Stucco exterior walls
- Planter boxes below windows
- Decorative window trim or shutters
- Scalloped or shaped bargeboards and decorative details
- Corbel blocks or brackets supporting shallow gable overhangs

³⁴ Gellner, Errol and Douglas Keister. 2017. *Storybook Style: America's Whimsical Homes of the 1920s*. Atglen, PA: Schiffer Publishing, Ltd., p. 9.

³⁵ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 86-87. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

³⁶ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 86-87. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>



15615 Newton Street (1957)
 APN: 8219-009034
 Hacienda Heights



810 Gladstone Street (1949)
 APN: 8391-011-035
 East San Dimas



1247 Bannon Avenue (1946)
 APN: 8254-016-041
 Valinda



17041 Wing Lane (1957)
 APN: 8248-016-021
 Valinda

Ranch Sub-Style: Asian Influence (1960–1969)

The early to mid-1960s saw the rise of Ranch homes which included Asian-influenced exterior detailing. Notable among these details was an upward flare at the corner of eaves, a slight change in roof pitch suggestive of Asian roof forms, and gable-on-hip roofs with latticework in the gables. The earliest tract house examples of the Asian style in California appear in the late 1950s, though promotion of the *House Beautiful* magazine in the 1960s increased its popularity. The sub-style was found on many one-story Ranch homes, but also in split-level and two-story variations. The sub-style reached the height of its popularity in the early 1960s, but it was never as common as the earlier Storybook style and typically only accounted for a small number of homes within any given tract. Similar to the Storybook and Rustic Ranch styles, it declined as the decade progressed. The ornamentation these three sub-styles touted was gradually replaced with simpler designs with more clean lines in tract housing.³⁷

*Character-Defining Features/Associated Features:*³⁸

- Gable on hip roofs
- Latticework in the gables
- Projecting ridge beams with shaped ends
- Change of pitch or upward flare of the eaves at the ends of the roof ridge to suggest Asian roof forms
- Double-pitched roofs with a steeper gable portion atop a hip portion of lower pitch
- Regularly spaced trim boards that divide the walls into vertical panels
- Decorative wood screens or window grilles
- Geometric ornament of vaguely Asian inspiration on garage doors (rare)

³⁷ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 87-88. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

³⁸ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 87-88. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>



3710 Garey Avenue (1962)
 APN: 8302-022-010
 North Pomona



15771 Del Prado Drive (1960)
 APN: 8290-018-001
 Hacienda Heights



2318 Punta Del Este Drive (1963)
 APN: 8205-027-003
 Hacienda Heights



849 Gladstone Street (1962)
 APN: 8391-006-058
 East San Dimas

Ranch Sub-Style: Contemporary (1945–1975)

The Contemporary Ranch sub-style was evocative of the optimism and enthusiasm of the early postwar years. Contemporary Ranches typically featured very low-pitch or flat roofs, open floor plans, and the use of post-and-beam construction, which enabled wider spaces between posts to be filled with glass or prefabricated, non-structural wall panels. This system enabled a much higher proportion of glazing to solid walls and harmonized with open floor plans. While some designs featured large picture windows, typically the emphasis was on the backyard, where nuclear families gathered and entertained. Bay Area developer Joseph Eichler was the most prominent builder in the nation of Contemporary Ranch houses. Eichler Architects such as Palmer and Krisel; Edward Fickett; Buff, Straub and Hensman; and A. Quincy Jones and Claude Oakland were engaged by builders such as Joseph Eichler to develop and design tracts of Ranch houses in this style. The Contemporary Ranch sub-style was widely popular in the early to mid-1950s. While it was viewed as dated by the 1960s, it is still a popular style for developers.³⁹

*Character-Defining Features/Associated Features:*⁴⁰

- Simple geometric forms
- Post-and-beam construction
- Flat, butterfly, single-pitched, or low-pitched gabled roofs often with overhanging eaves
- Stucco and wood siding for exterior walls, often applied vertically
- Simple glazing in triangular gable ends; flush mounted steel-framed windows, or large single-paned wood-framed windows
- Horizontal bands of windows with contrasting materials, often surrounded by wood trim
- Extensive glazing in the rear
- Brick or stone often used as primary accent material
- Masonry areas of concrete block, sometimes with patterns on the faces and set in stack bond
- Screen walls of open concrete block to form entries and patios
- Plain, solid entrance doors with sidelights or transoms
- Carports rather than garages
- Steel pipe columns or slender wood posts supporting roof overhangs, canopies, and carport roofs

³⁹ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 80-85. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>

⁴⁰ California Department of Transportation. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, pp. 80-85. Prepared by California Department of Transportation. Accessed December 2024. Available at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/tract-housing-in-ca-1945-1973-a11y.pdf>



19047 E La Crosse Street (1962)
APN: 8635-020-011
East Azusa

Midcentury Modern (1945–1965)

The Midcentury Modern style, which became popular after World War II, drew inspiration from the earlier International and Bauhaus styles, especially looking at Mies van der Rohe and their own California innovators: Wright, Schindler, and Neutra. The Midcentury Modern style signaled an intellectual break from the decorative elements of past styles, particularly those of the Period Revival styles, but was also economically sensible to build. The overall design of Midcentury Modern buildings encouraged a relationship between interior and exterior spaces, aided by the post-and-beam construction that enabled design features such as window walls, either fixed or entire sliding walls that opened to terraces and lawns. In houses, the style emphasized low, horizontal massing, broad overhangs to reduce solar gain, and an integration with gardens and the landscape as “outdoor rooms.” Architects such as Pierre Koenig and Rafael Soriano began experimenting with steel construction for homes; others, such as Konrad Wachsmann and Walter Gropius, designed whole-house building systems with structural panels for quick assembly. Still others, such as Buff, Straub, and Hensman, synthesized their love of Greene and Greene with European sensibilities on behalf of easy living in light-filled, functional spaces, seen in their detailing of wood post-and-beam framing, exposed beams and the occasional splash of color on front doors. Architects incorporated the use of mass-produced and replicable components, advocating great design with humble, off-the-shelf materials. Use of such standardized materials made Midcentury Modern an appealing style for not just residences, but also schools, churches, office buildings, and a range of businesses.

*Character-Defining Features/Associated Features:*⁴¹

- One to two stories in height
- Low, boxy, horizontal proportions
- Sleek, simplified geometric forms with a lack of exterior decoration
- Post-and-beam construction, exposed framing
- Asymmetrical, intersecting angular planes of masonry volumes
- Flat or low-pitched gabled roofs, often with wide overhanging eaves
- Recessed entrances
- Flush mounted simple windows (metal or wood); clerestory windows
- Window walls or glass curtain walls
- Use of concrete, aluminum, and glass throughout design
- Plain, unglazed doors
- Broad, low masonry chimneys
- Decorative grilles, commonly of concrete screen block
- Continuity of materials from inside to outside to create “flowing space”
- Use of standardized hardware, kitchen and bath fixtures and appliances
- Use of industrial building products such as concrete block and veneer plywood indoors
- Use of clerestory windows on primary façades for privacy

⁴¹ McAlester, Virginia Savage. 2017. “Contemporary.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 628-646.



4039 Olive Point Place (1952)
 APN: 8673-029-006
 North Claremont



4123 Via Padova (1952)
 APN: 8673-028-006
 North Claremont



4070 Olive Knoll Place (1955)
 APN: 8673-029-012
 North Claremont



4152 Via Padova (1958)
 APN: 8673-028-011
 North Claremont



4524 Rhodelia Avenue (1965)
 APN: 8669-016-021
 West Claremont

5.2 Commercial Properties

Period Revival

Period Revival architectural styles became popular in the United States predominantly after World War I. In Southern California, commercial iterations of Period Revival styles drew from both international influences informed by the wartime experience in Europe, but also historic periods of the American past as well. These styles were used in rapidly developing cities across Southern California. Within the ESGV, commercial properties that fall under this period include Spanish Colonial Revival, Mission Revival, and Western Revival. Some of the properties identified within these styles also exhibit a blend of Asian-influenced design features, emblematic of shifting demographics in the mid to late 20th century.

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style is most commonly found in southwestern states, including California, Arizona, and Texas, where original Spanish Colonial building unfolded in the 19th century. The 1915 Panama-California Exposition in San Diego, which sought to romanticize the state's Spanish colonial past, laid the groundwork for and introduced this style to the public. Paired with Southern California's massive population boom in the 1920s, these developments facilitated widespread use of this style in home building, but also in commercial and civic/institutional construction. The Spanish Colonial Revival style drew from numerous architectural and historical precedents, including exotic Moorish, Byzantine, Gothic, and Renaissance designs and motifs, as well as from modernist styles such as Art Deco.⁴²

*Character-Defining Features/Associated Features:*⁴³

- Asymmetrical façades
- Simple rectangular or 'L'-shaped massing
- One or one-and-one-half stories in height
- Low-pitched side or cross-gabled roof, occasionally with hipped or flat-roof sections
- Minimal eaves with little to no overhangs
- Red clay tile roofs; either in Spanish ('S'-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls; typically natural colors of white or tan; wall surfaces extend into gable without break
- Irregular fenestration; often recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- May have wrought iron features such as grilles over windows, lanterns, and handrails
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways

⁴² McAlester, Virginia Savage. 2017. "Spanish Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.

⁴³ McAlester, Virginia Savage. 2017. "Spanish Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.



15922 Gale Avenue (1954)
 APN: 8245-013-006
 Hacienda Heights



2514 S Hacienda Boulevard (1936)
 APN: 8204-005-122
 Hacienda Heights



1201 S Hacienda Boulevard (1973)
 APN: 8218-022-009
 Hacienda Heights



2020 S Hacienda Boulevard (1970)
 APN: 8204-001-017
 Hacienda Heights

Mission Revival (1893–1948)

Much like its Spanish Colonial Revival counterpart, the Mission Revival style is most commonly found in the southwestern states of California, Arizona, and Texas, where original Spanish Colonial missions existed. This revival style was based on common mission characteristics such as solid white walls, low-pitched, red-tiled roofs, and arcades porches. The most notable character-defining feature is the espadaña—a curved or scalloped parapet above the roof line.⁴⁴

*Character-Defining Features/Associated Features:*⁴⁵

- Espadañas (shaped Mission roof parapet)
- Stucco exterior
- Bell towers and domes
- Tile-covered roofs
- Rounded arches and arcades
- Verandas, patios, and courtyards
- General lack of ornamentation or use of Moorish-inspired decoration



2122 S Hacienda Boulevard (1963)
APN: 8204-001-007
Hacienda Heights



2112 S Hacienda Boulevard (1973)
APN: 8204-001-005
Hacienda Heights

⁴⁴ City of Los Angeles Department of City Planning, Office of Historic Resources. November 2018. "Mission Revival, 1893-1948." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Mediterranean & Indigenous Revival Architecture, 1893-1948*, pp. 6-13. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf

⁴⁵ City of Los Angeles Department of City Planning, Office of Historic Resources. November 2018. "Mission Revival, 1893-1948." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Mediterranean & Indigenous Revival Architecture, 1893-1948*, pp. 6-13. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf

Western Revival (1920–1960)

The Western Revival commercial building type features a false front wall extending as a tall parapet above the roof to create a more imposing façade and to hide any roof slope. The exaggerated second story often takes the form of a raised central section, and of wood ornament imitating brick or stone. The revival of Western false-front architecture was inspired in part by the Hollywood Western genre, including movies and television programs such as *Gunsmoke*. More recent examples of this style are commercial buildings with rusticated board-and-batten siding and signature irregular, rectilinear rooflines.⁴⁶

*Character-Defining Features/Associated Features:*⁴⁷

- Prominent parapet on the primary façade, traditionally with a central rise masking a front gable
- Façade exhibits greater ornamentation and finish than do the other sides of the building
- Façades are usually clad in wood, often board-and-batten
- Later buildings have roofs that were flat or gently rear sloping



20550 E Arrow Highway (1954)

APN: 8401-001-012

Charter Oak

⁴⁶ History Colorado. "False Front Commercial." Accessed December 2024. Available at: <https://www.historycolorado.org/false-front-commercial>

⁴⁷ History Colorado. "False Front Commercial." Accessed December 2024. Available at: <https://www.historycolorado.org/false-front-commercial>

Modernism

Modernism in corporate architecture eschewed ornamentation and focused on the essential functional aspects of buildings—a concept fit for the “machine age.” German architects such as Walter Gropius, Richard Neutra, and Mies van der Rohe, among many others, preached functionalism, steel construction, and prefabrication. One vein of Modernism, coined the International style (the name was to reinforce the style’s global adaptability), proved especially suitable for commercial buildings. New construction techniques, engineering innovations, and structural systems of steel and sometimes reinforced concrete, could meet the intense postwar demand for construction.⁴⁸ Championed by firms such as Skidmore, Owings, & Merrill and architects such as Tony Lumsden, Cesar Pelli, Eero Saarinen and John Dinkeloo, beginning in the mid-1950s and rapidly accelerating in the late-1960s, the advent of the “curtain wall” removed the need for heavy, load-bearing exterior walls, a strategy that created new opportunities for large expanses of interior space (valuable for businesses that desired flexibility and changeability in interior design, or for the rapid change in tenants.) Curtain walls also permitted the extensive use of glass and other materials, especially more lightweight cladding choices. The term “techno-expressionistic” appeared, combining the appreciation for technology with the desire to nonetheless convey an expressive and original design intent. Within the ESGV, commercial properties that fall under this period include Midcentury Modern, Googie, and New Formalism. Some of the properties identified within these styles also exhibit a blend of Asian-influenced design features, emblematic of shifting demographics in the mid to late 20th century.

Midcentury Modern (1945–1965)

In commercial, institutional, and public buildings during this period, buildings often became “objects in space,” or “objects in the landscape.” By contrast to the East Coast, which was heavily built out, Southern California land was relatively inexpensive, urban areas were growing, and suburbia and the reliance on the automobile was now a hallmark of the Southern California lifestyle. Buildings no longer had to squeeze into infill lots. In response, businesses, libraries, churches, etc., exploited the opportunity, developing prominent, freestanding buildings surrounded by landscape and parking lots. Organizations could embody the new prosperity and global influence that America represented. Schools paralleled that change. No longer four-and-five story heavy-handed rectangular volumes, schools and colleges could spread out as one-story, light-filled, earthquake-resistant compounds with plenty of room for playgrounds and long, covered walkways between buildings. The use of machine components, industrialized building techniques, float glass, steel and stucco, was the norm. At the same time, some residential Modern motifs were employed on a larger scale to “domesticate” businesses.

⁴⁸ McAlester, Virginia Savage. 2017. “Modern Houses.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 548-549.

*Character-Defining Features/Associated Features:*⁴⁹

- Sleek, simplified geometric forms with a lack of exterior decoration
- Asymmetrical, intersecting angular planes of masonry volumes
- Flat or low-pitched gabled roofs, often with wide overhanging eaves
- Recessed entrances
- Flush mounted simple windows (metal or wood); clerestory windows
- Window walls or glass curtain walls
- Use of concrete, aluminum, and glass throughout design
- Decorative grilles, commonly of concrete screen block



6100 Stephens Ranch Road (1966)
APN: 8678-020-906
Northeast La Verne



3120 S Hacienda Boulevard (1964)
APN: 8241-005-019
Hacienda Heights



15722 Gale Avenue (1961)
APN: 8218-022-003
Hacienda Heights



20560 E Arrow Highway (1954)
APN: 8401-001-015
Charter Oak

⁴⁹ McAlester, Virginia Savage. 2017. "Contemporary." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 628-646.



510 Workman Mill Road (1965)

APN: 8112-022-028

Avocado Heights

Googie (1949–1970)

The Googie style was exclusively related to commercial architecture. Designers and architects such as Helen Lui Fong, Louis Armet, Eldon Davis, and John Lautner, developed the style's visual vocabulary: playful, colorful, big-boned, and irreverent. The Googie style, named after the nickname of the owner of Googie's Coffee Shop in Hollywood, spoke to the ascent of car culture in the postwar era, with bold and exaggerated architectural features meant to catch the eye of passing motorists and cater to the automobile, hopefully drawing drivers into the parking lot. The style became synonymous with many roadside building types, including motels, coffee shops, car washes, gas stations, and restaurants. The style was also influenced by the futuristic enthusiasm of the postwar era as seen in advances in nuclear energy and space travel, seen in Seattle's Space Needle, Disneyland's Tomorrowland, or the Theme Building at the Los Angeles International Airport. Features include upswept roofs, curvilinear, geometric shapes and extensive use of glass, angled framing members, steel, and neon, and over-scaled, tall signage featuring anything from bowler hats to donuts.⁵⁰

*Character-Defining Features/Associated Features:*⁵¹

- One story in height
- Building forms may display sharp angles and sweeping curves
- Dramatic rooflines taking on a variety of shapes
 - Hyperbolic paraboloids, zig-zag folded plates, butterfly, cantilever, etc.
- Variety of materials including stucco, brick, stone, wood, lava rock, flagstone/flagcrete, terrazzo, ceramic tile
- Extensive use of glass, such as floor-to-ceiling plate glass windows
- Entry canopies, often cantilevered or suspended
- Exaggerated signs, either on pylons or attached to the roofline
- Extensive landscaping, with integrated planters and exterior lighting
- Use of exaggerated design elements such as boomerang shapes and starbursts

⁵⁰ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "Googie, 1949-1970." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 178-187. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

⁵¹ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "Googie, 1949-1970." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 188-189. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf



19720 E Arrow Highway (1963)
 APN: 8408-009-030
 Charter Oak



2219 S Hacienda Boulevard (1965)
 APN: 8215-024-007
 Hacienda Heights



16021 Amar Road (1963)
 APN: 8252-004-045
 Valinda



15628 Gale Avenue (1971)
 APN: 8218-020-062
 Hacienda Heights

New Formalism (1960–1975)

New Formalism bridges the postwar Modern Movement with Classical forms, proportions, and motifs. The style emerged in response to growing critiques of the stringent design principles employed in Modern architecture, primarily through the incorporation of reinterpreted, pared down Beaux Arts Classical design elements into Modern buildings. New Formalist-style buildings typically exhibit a monumental scale. Classical design features employed in New Formalist designs tend to include arches, columns, and entablatures.⁵²

*Character-Defining Features/Associated Features:*⁵³

- Strict bilateral symmetry and formality
- Monumental in size and appearance, often three or more stories in height
- Flat roof, often with heavy, projecting overhang
- Smooth or textured flat wall surfaces
- Colonnade of stylized, full-height columnar supports
- Repeating arches or rounded openings
- Large screens of perforated cast stone, or metal or concrete grilles over expanses of glass
- Integral parking lot, either subterranean or above grade
- Landscaped plazas, fountains or integral plantings at ground floor



2040 S Hacienda Boulevard (1965)

APN: 8204-001-004

Hacienda Heights

⁵² City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "New Formalism, 1960-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 190-198. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

⁵³ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "New Formalism, 1960-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 199-200. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

5.3 Civic and Institutional Properties

Period Revival

Period Revival architectural styles became popular in the United States predominantly after World War I. In Southern California, commercial iterations of Period Revival styles drew from both international influences informed by the wartime experience in Europe, but also historic periods of the American past as well. These styles were used in rapidly developing cities across Southern California. Within the ESGV, civic and institutional properties that fall under this period include Spanish Colonial Revival, Mission Revival, and American Colonial Revival.

Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style is most commonly found in southwestern states, including California, Arizona, and Texas, where original Spanish Colonial building unfolded in the nineteenth century. The 1915 Panama-California Exposition in San Diego, which sought to romanticize the state's Spanish colonial past, laid the groundwork for and introduced this style to the public. Paired with Southern California's massive population boom in the 1920s, these developments facilitated widespread use in commercial and civic/institutional construction. The Spanish Colonial Revival style drew from numerous architectural and historical precedents, including Moorish, Byzantine, Gothic, and Renaissance designs and motifs, as well as from modernist styles such as Art Deco.⁵⁴

*Character-Defining Features/Associated Features:*⁵⁵

- Asymmetrical façades
- Simple rectangular or 'L'-shaped massing
- One or one-and-one-half stories in height
- Low-pitched side or cross-gabled roof, occasionally with hipped or flat-roof sections
- Minimal eaves with little to no overhangs
- Red clay tile roofs; either in Spanish ('S'-shaped) or Mission (half-cylinder)
- Painted stucco exterior walls; typically natural colors of white or tan; wall surfaces extend into gable without break
- Irregular fenestration; often recessed
- Elaborately carved wood entry doors with rounded arches above both doors and windows
- May have wrought iron features such as grilles over windows, lanterns, and handrails
- Elaborate chimney caps
- Courtyards with or without covered arcaded walkways

⁵⁴ McAlester, Virginia Savage. 2017. "Spanish Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.

⁵⁵ McAlester, Virginia Savage. 2017. "Spanish Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred Knopf, pp. 520-534.



19560 E Walnut Drive (1930)

Apex Montessori Academy

APN: 8762-010-011

Rowland Heights



19045 E Sierra Madre Avenue (1930)

St. Lucy's Priory

APN: 8684-033-030

East Azusa



3801 W Temple Avenue (1926)

Kellogg House – Cal Poly Pomona

APN: 8710-003-920

Walnut Islands

Mission Revival (1893–1948)

Much like its Spanish Colonial Revival counterpart, the Mission Revival style is most commonly found in the southwestern states of California, Arizona, and Texas, where original Spanish Colonial missions existed. This revival style was based on common mission characteristics such as solid white walls, low-pitched, red-tiled roofs, and arcades porches. The most notable character-defining feature is the espadaña—a curved or scalloped parapet above the roof line.⁵⁶

*Character-Defining Features/Associated Features:*⁵⁷

- Espadañas (shaped Mission roof parapet)
- Stucco exterior
- Bell towers and domes
- Tile-covered roofs
- Rounded arches and arcades
- Verandas, patios, and courtyards
- General lack of ornamentation or use of Moorish-inspired decoration



14209 Lomitas Avenue (1940s)

LABI College

APN: 8206020-023

Avocado Heights

⁵⁶ City of Los Angeles Department of City Planning, Office of Historic Resources. November 2018. "Mission Revival, 1893-1948." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Mediterranean & Indigenous Revival Architecture, 1893-1948*, pp. 6-13. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf

⁵⁷ City of Los Angeles Department of City Planning, Office of Historic Resources. November 2018. "Mission Revival, 1893-1948." In *SurveyLA Los Angeles Citywide Historic Context Statement – Context: Architecture and Engineering, 1850-1980: Mediterranean & Indigenous Revival Architecture, 1893-1948*, pp. 6-13. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf

American Colonial Revival (1880–1955)

The American Colonial Revival style emerged in the early 20th century, popularized in part by late-19th-century centennial celebrations. The Philadelphia Centennial Exposition in 1876 spearheaded renewed interest in the nation's architectural heritage of Colonial America. The American Colonial Revival style derives inspiration from Georgian and Federal styles. Construction in this style continued beyond World War II, but in significantly diminished capacity.⁵⁸

*Character-Defining Features/Associated Features:*⁵⁹

- Classical proportions and bilateral symmetry
- Primary façade normally with symmetrically balanced windows and centered entrance
- Accentuated front entry door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by columns to create a formal portico
- Fanlights and sidelights often surrounding exterior doors
- Fenestration on the front façade is typically organized symmetrically, with a centered door and a balanced arrangement of windows
- Windows frequently in adjacent pairs
- Windows with double-hung sashes, usually with multi-plane glazing in one or both sashes



21300 E Via Verde Street (1965)
Forest Lawn – Covina Hills
APN: 8710-001-031
Walnut Islands



21300 E Via Verde Street (1966)
Forest Lawn – Covina Hills
APN: 8710-001-030
Walnut Islands

⁵⁸ McAlester, Virginia Savage. 2017. "Colonial Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 408-432.

⁵⁹ McAlester, Virginia Savage. 2017. "Colonial Revival." In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture*. New York, NY: Alfred Knopf, pp. 408-432.

Modernism

Modernism in architecture eschewed ornamentation and focused on the essential functional aspects of buildings—a concept fit for the “machine age.” Émigrés to the United States in the 1920s, including Rudolf Schindler, Richard Neutra, and William Lescaze were joined in the 1930s by many of Europe’s Bauhaus School. The ensuing style of modernism, coined the International style, proved suitable for commercial buildings. Modern architecture in all its guises relied on the nation’s increased industrial and manufacturing output in the middle of the 20th century and used machine-made building materials and assembly-line style construction techniques to meet intense postwar demand for construction.⁶⁰ Modern architecture proved suitable for a variety of institutional property types including civic and other government buildings, hospitals, churches, and schools. Within the ESGV, civic/institutional properties that fall under this period include Midcentury Modern, A-Frame, New Formalism, and Brutalist. Some of the properties identified within these styles also exhibit a blend of Asian-influenced design features, emblematic of shifting demographics in the mid to late 20th century.

Midcentury Modern (1945–1965)

The Midcentury Modern style, which became popularized after World War II, drew inspiration from the earlier International and Bauhaus styles. The Midcentury Modern style signaled an intellectual break from the decorative elements of past styles, particularly those of the Period Revival styles, but was also economically sensible to build. Designs incorporated use of mass-produced, and replicable components. Use of such standardized materials made Midcentury Modern an appealing style for not just residences, but also schools, churches, office buildings, and a range of businesses. The style emphasized low, horizontal massing and downplayed the entrance, which was often deeply recessed within the footprint. Another notable stylistic component was window walls, which were primarily composed of large single-pane fixed-glass panes. The overall design of Midcentury Modern buildings encouraged a relationship between interior and exterior spaces, aided by the post-and-beam construction that enabled design features such as window walls.

*Character-Defining Features/Associated Features:*⁶¹

- One to two stories in height
- Low, boxy, horizontal proportions
- Sleek, simplified geometric forms with a lack of exterior decoration
- Post-and-beam construction
- Asymmetrical, intersecting angular planes of masonry volumes
- Flat or low-pitched gabled roofs, often with wide overhanging eaves
- Recessed entrances
- Flush mounted simple windows (metal or wood); clerestory windows
- Window walls or glass curtain walls
- Use of concrete, aluminum, and glass throughout design
- Plain, unglazed doors
- Broad, low masonry chimneys

⁶⁰ McAlester, Virginia Savage. 2017. “Modern Houses.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 548-549.

⁶¹ McAlester, Virginia Savage. 2017. “Contemporary.” In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, NY: Alfred Knopf, pp. 628-646.

- Decorative grilles, commonly of concrete screen block



15616 Newton Street (1956)
Newton Middle School
APN: 8215-022-900
Hacienda Heights



2245 S Hacienda Boulevard (1969)
Evangelical Formosan Church
APN: 8215-024-083
Hacienda Heights



233 E Base Line Road (1954)
Leroy Haynes Educational Center
APN: 8666-008-010
West Claremont



15325 Los Robles Avenue (1958)
Los Altos High School
APN: 8215-001-900
Hacienda Heights

A-Frame (1954–1975)

Used for centuries in parts of Japan, China, and Southeast Asia, the rustic A-frame is also familiar in ski-culture countries in Europe and in Portugal as utilitarian sheds. In 1934, Austrian émigré architect Rudolf Schindler introduced the A-Frame into America with the Lake Arrowhead cabin he designed (still extant) for the Bennati family. A-Frame buildings surged in popularity in the postwar era, both for their highly expressive form, but also for their simplicity and ease of assembly. The style peaked in popularity in Southern California in the early to the mid-1960s. The primary design feature of A-Frame buildings is their steeply pitched, triangular roof forms that often extend entirely to the ground and serve as load-bearing exterior walls. The style is notable for experimenting with new structural methods. The style became popular for use in roadside commercial architecture and churches due to their simple but visually provocative qualities.⁶²

*Character-Defining Features/Associated Features:*⁶³

- One story in height
- Triangular shape
- Steeply sloping roof that extends all or partway to the ground on two sides
- Deep-set eaves
- Few vertical wall surfaces
- Large windows or groups of windows on front or rear façades

⁶² City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "A-Frame Buildings, 1954-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 167-175. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

⁶³ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "A-Frame Buildings, 1954-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 176-177. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf



17880 E Covina Boulevard (1961)
The Fellowship of Covina Apostolic Church
APN: 8421-031-011
Covina Islands



15786 La Subida Drive (1962)
Crossbridge Fellowship
APN: 8222-026-061
Hacienda Heights



1153 S Hacienda Boulevard (1964)
APN: 8218-022-007
Hacienda Heights

New Formalism (1960–1975)

New Formalism bridges the postwar Modern movement with Classical forms, proportions, and motifs. The style emerged in response to growing critiques of the stringent design principles employed in Modern architecture, primarily through the incorporation of reinterpreted, pared down Beaux Arts Classical design elements into Modern buildings. New Formalist-style buildings typically exhibit a monumental scale. Classical design features employed in New Formalist designs tend to include arches, columns, and entablatures.⁶⁴

*Character-Defining Features/Associated Features:*⁶⁵

- Strict symmetry and formality
- Monumental in size and appearance, often three or more stories in height
- Flat roof, often with heavy, projecting overhang
- Smooth wall surfaces
- Colonnade of stylized, full-height columnar supports
- Repeating arches or rounded openings
- Large screens of perforated cast stone, or metal or concrete grilles over expanses of glass
- Integral parking lot, either subterranean or above grade
- Landscaped plazas, fountains or integral plantings at ground floor



15653 Newton Street (1962)
St. Matthews United Methodist
APN: 8219-009-031
Hacienda Heights

⁶⁴ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "New Formalism, 1960-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 190-198. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

⁶⁵ City of Los Angeles Department of City Planning, Office of Historic Resources. August 2021. "New Formalism, 1960-1975." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: L.A. Modernism, 1919-1980*, pp. 199-200. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf

Brutalism (1966–1990)

Brutalism emerged in the 1950s and 1960s in Europe and was characterized by simple, blocky forms. The word is derived from the French term, *béton brut*, or raw concrete. Often represented by the controversial Boston City Hall and Paul Rudolph's School of Art and Architecture, Yale University, brutalism was intended to be an antidote to the perception of a sterile, slick International style, with its vast surfaces of glass and skinny steel members, instead offering chunky, rough, and powerful forms of solid and void, the voids provided by glass. Brutalist buildings were typically built in monochromatic material, usually exposed concrete, sometimes complemented by heavy timbers or steel. Oversized angular shapes contributed to a heavy, sculptural style. The Brutalist style is relatively uncommon in Los Angeles and is most frequently used in commercial and institutional architecture, such as civic and educational buildings.⁶⁶

*Character-Defining Features/Associated Features:*⁶⁷

- Bold oversized angular shapes with sculptural and distinctive geometric forms to break apart the rectangular form
- Unpainted rough, exposed concrete, raked or smooth, dominating visible elevations



19360 Colima Road (1963)
Dynamic Evangelism Church
APN: 8276-005-057
Rowland Heights



1923 Workman Mill Road (1973–1980)
LA County Sanitation District Offices
APN: 8115-004-906
North Whittier

⁶⁶ City of Los Angeles Department of City Planning, Office of Historic Resources. July 2020. "Brutalism." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: Late Modern, 1966-1990*, pp. 26-28. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/de23aa2c-7d44-4f2d-a071-67354bbf9255/6.13_LateModern_1966-1990.pdf

⁶⁷ City of Los Angeles Department of City Planning, Office of Historic Resources. July 2020. "Brutalism, 1966-1990." In *SurveyLA Los Angeles Citywide Historic Context Statement - Context: Architecture and Engineering; Theme: Late Modern, 1966-1990*, pp. 37-38. Accessed December 2024. Available at: https://planning.lacity.gov/odocument/de23aa2c-7d44-4f2d-a071-67354bbf9255/6.13_LateModern_1966-1990.pdf

6. Recommendations

The ESGVAP HCS recommendations presented below are intended to guide future planning and preservation efforts for the County of Los Angeles and inform Land Use policies specific to the ESGV Planning Area.

6.1 Designate Historic Resources

Overall, the unincorporated areas of the ESGV have a lack of designated properties. There are numerous opportunities to nominate selected individual resources as well as a potential district. To increase the number of designated properties, SEI recommends that the County:

- Encourage community groups to nominate properties and provide technical assistance to help them through the nomination process. Community groups with likely interest to nominate potential historic resources include Claremont Heritage, the Workman and Temple Family Homestead Museum, and the Equestrian Joint Council of Avocado Heights and the Surrounding Equestrian Communities.
- Prioritize the properties identified in the ESGVAP HCS as a starting point for future evaluations and designations.
 - The Study List (Appendix A) identifies many residential, commercial, and some institutional properties with potential for historic designation.
 - The communities of East Irwindale, Charter Oak, and Covina Islands which feature a higher-than-usual number of turn-of-the-century single-family residences.
 - The Padua Hills Artist Colony in North Claremont and Greenberry (“Little Watts”) in West Puente Valley as potential residential historic districts.
- Prioritize the reduction of nomination-related fees as part of future planning efforts
- Promote the landmark designation process at any public opportunity, including the development of a short pamphlet that details the specifics of the process and provides examples of previous designations throughout the county.
- Provide an easy-to-access initial guide on the County’s Historic Preservation website with a layman’s guide to Historic Preservation research and the nomination process, in addition to publicizing the benefits and process to qualify for the Mills Act tax incentive.

6.1.1 Streamline the Nomination Process

The most efficient way to evaluate and nominate historic resources that share common themes or geographies is through a group documentation method that streamlined both the research and survey process. This method aligns with the National Park Service guidance provided in *National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form*¹ and *National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis*

¹ National Park Service, U.S. Department of the Interior. [1991] 1999. *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*. Accessed December 2024 Available at: <https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>

for *Preservation Planning*.² This streamlined method could apply for several groupings of properties within the unincorporated ESGV, 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

6.1.2 Preserve Legacy Businesses

The preservation of long-operating local small businesses preserves community character. Preserve legacy businesses by:

- Preparing a study of other jurisdictions' incentives that protect legacy businesses
- Developing a legacy business program based on study findings that includes but is not limited to grant funding, legacy business registry establishment, technical assistance, and marketing support
- Continued public engagement in identifying legacy businesses
- Conducting community outreach to legacy businesses identified by the public to inform them of program eligibility
- Encourage further study and evaluation through development of an interpretation plan for commercial corridors to:
 - Encourage a sense of place that communicates these corridors' historic significance. The plan should include signage programs and design standards and should allow for public input
 - Prioritize the following corridors: Workman Mill Road (Avocado Heights), Hacienda Boulevard (Hacienda Heights), and Colima Road (Rowland Heights)

6.2 Conduct More In-Depth Studies of Priority Communities

While the completion of the windshield survey and HCS are critical first steps to streamline the process of identifying historic properties and neighborhoods, more in-depth surveys of prioritized planning areas are needed to provide more nuanced and community-specific patterns of development and resources. SEI architectural historians were able to survey all or most all streets in smaller but culturally significant communities such as Pellissier Village and East Azusa. Due to time and logistical constraints, however, larger unincorporated communities required more targeted and specific survey approaches. SEI thus recommends further in-depth studies be conducted for the larger unincorporated communities, with Hacienda Heights, Rowland Heights, and Avocado Heights as priorities.

² Derry Anne, H. Ward Jandl, Carol D. Shull, and Jan Thorman. [1977] 1985. *National Register Bulletin 24: Guideline for Local Surveys: A Basis for Preservation Planning*. Revised by Patricia L. Parker. National Park Service, U.S. Department of the Interior. Accessed December 2024. Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1t.pdf

6.3 Facilitate Designations Related to Broad Patterns of Development and Historically Significant People

Identifying significant properties based on their physical appearance alone (i.e., Criterion 3) is not an adequate methodology for the ESGV (see Section 3.3, *County of Los Angeles Criteria for Designation of Landmarks and Historic Districts*, for description of what each criterion entails). Historic preservation within the ESGV must go beyond the traditional practices of identifying buildings in public spaces with recognizable architectural styles completed by important architects. When evaluating a property that is associated with a locally significant event or pattern of development (Criterion 1), or individual (Criterion 2), its alterations should not immediately preclude it from eligibility based on a lack of integrity. The history of the built environment within the ESGV is often told through its alterations, which can represent layers of time. For communities within the ESGV that have experienced significant cultural change over time, alterations of properties may have acquired significance in their own right and should be adequately examined. For example, many of today's churches and other institutional and commercial buildings in Hacienda Heights and Rowland Heights feature more recent modifications by the Asian American communities that patronize them, in both architectural style and signage. These buildings often exhibit their own unique set of character-defining features centered on their alterations.

The use of study lists for the ESGV allowed the project team to capture information on important community resources that could easily be dismissed as not eligible for their architectural integrity. The most notable of these resources are the commercial and institutional buildings identified in Hacienda Heights and Rowland Heights.

Facilitate designation of Criteria 1 and 2 historic resources by:

- Preparing focused historic context statements and surveys to identify historic resources subject to Criteria 1 and 2;
- Evaluating resources not only through the lens of architecture but through the lens of association of broad patterns of development (Criteria 1) and individuals (Criteria 2); and
- Permitting lower integrity thresholds when evaluating resources under Criteria 1 and 2.

6.4 Pursue a Cultural Thematic Study of an Asian American Context

The current demographic character of the ESGV is heavily dominated by Asian and Asian American residents, most of whom emigrated to the United States after federal immigration laws changed in 1965. Many of their descendants have remained in the area, and the San Gabriel Valley contains one of the highest concentrations of Asian American residents in the entire country. The built environment communities of the ESGV largely predate this population shift and may not accurately reflect this associated cultural history.

The focus of this HCS on historic-age potential resources precludes inclusion of many commercial and institutional buildings that service the Asian American communities but were built after 1979. Some, including the Hsi Lai Temple in Hacienda Heights, have been included despite their later build date due to their overwhelming importance in the community. Some residential buildings, particularly Ranch homes, display Asian-influenced characteristics, but this remains a small number of buildings. More buildings and structures will become eligible as historic-age resources in ensuing years, necessitating the eventual need for a specific Asian American context.

6.5 Utilize Technology to Improve Internal Plan Review Procedures

SEI recommends that the County take advantage of its digital resources during the internal plan review process for properties within the unincorporated ESGV, by updating the County's Historic Resources GIS layer with the survey data collected from the windshield survey. This process will raise awareness of potential historic resources in the community. Once survey data has been incorporated into the County's Historic Resources GIS layer, these efforts also include:

- Placing alerts on historic resources in the permitting system
- Establishing guidelines for the plan check process that includes:
 - Identifying historic resources on project sites
 - Encourage developers to preserve and integrate historic resources into their projects
 - Educating property owners about the benefits of historic preservation and incentives at the earliest point in the project

6.6 Increase Community Knowledge of Local History to Inspire the Preservation of the Built Environment

This would involve outreach in a variety of languages and further solicitation of community stories and history, specifically of the communities that have arrived in the ESGV following the Immigration reform of the late 1960s. Given the widespread postwar transition from agricultural to residential development, only a handful of areas represented have historic development patterns that extend back multiple generations, and newer generations are unlikely to be aware of significant history that occurred in their community before their families' arrival. Additionally, the large wave of Asian immigrants that arrived in the last three decades of the 20th century represent significant cultural history within its own right, that should be preserved and celebrated. Overall, encourage local ownership and civic pride for each community in the ESGV.

6.7 Promote Education and Advocacy for Preservation in the ESGV

Any program for the repair and maintenance of historic buildings and structures should preserve cultural, historical, and architectural significance while allowing for the continued function of the building by following the principles established by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.³

³ National Park Service, U.S. Department of the Interior. "The Secretary of the Interior's Standards for the Treatment of Historic Properties." Accessed January 2025. Available at: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

SEI recommends that the County:

- Educate property owners about the benefits of historic preservation and incentives at the beginning of any development plans.
- Help residents recognize buildings or structures of potential historical significance.
- Encourage developers to preserve and integrate historic resources into their projects.

Preservation is the maintenance and repairing of historic materials and features instead of replacement and includes these important factors:

- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship are retained.
- The repair of existing materials is accomplished using methods and techniques appropriate to the period of significance.

Rehabilitation allows for updates and modifications to a historic building to satisfy contemporary needs while preserving the significant historical and architectural value of the building and includes the following guidelines:

- Historical buildings may be adaptively reused in a manner that does not harm the historical integrity of the building, such as converting a warehouse or mill to commercial retail or multi-family residential use.
- Compatible alterations or new additions must not destroy historic materials or affect the historic setting of the property.
- Changes should be reversible so that the building can be restored to its original state.

Restoration is the accurate depiction of the form and features that defined the character of a property during a particular period of significance. Important aspects of restoration are:

- Restoring the building based on documentary and physical evidence to achieve a historically accurate result.
- Removal of features or additions that detract from the building's authentic historic character.
- Employ genuine materials and building techniques that are appropriate to the period of significance in replacing missing elements.

Reconstruction is the recreation of a non-surviving historic building or structure. A successful reconstruction program will exhibit the following imperatives:

- The accurate duplication of historic features and materials will be based on documentary and physical evidence, such as site plans, photographs, and salvaged architectural elements from the period of significance.
- Indicate that the reconstructed property is a modern interpretation of an historic building to avoid creating a false or misleading sense of historic integrity.

In general, the preservationist must intervene only when necessary, using original materials and building techniques; use experienced conservators who are aware of the proper methods and building techniques; adhere to local, state, and federal regulations; and thoroughly document the work being done for the benefit of future reference and research.

6.8 Promote Future Study

Throughout the course of researching and writing, including engagement with the various ESGV communities, SEI became aware that certain key sites were not accessible from the public right-of-way, and that all historical research is a work in progress. To further future understanding, SEI recommends that the County further engage with ESGV communities to uncover stories, documents, and artifacts relating to the history of the built environment.

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APPENDIX A
STUDY LIST

Study List

Study lists were compiled for each of the 15 community profiles within the unincorporated East San Gabriel Valley (ESGV). These study lists include important events, people, and various components of the built environment such as buildings, structures, public spaces, and art. These lists were completed using two methods. The first method was during the development phase of the East San Gabriel Valley Historic Context Statement (ESGV HCS) where Sapphos Environmental, Inc. (SEI) identified important aspects of each community through research and an intensive field survey. The second method was through community outreach during the stakeholder engagement process. Stakeholders identified important events, people, and buildings, structures, public spaces, and art within their respective communities. As part of the project methodology, SEI completed a review of previously evaluated resources listed in the Built Environment Resource Directory (BERD) for Los Angeles County and California Historical Resources Information System (CHRIS) records through the South Central Coastal Information Center (SCCIC) at California State University, Fullerton for the project area. Where applicable, the resource codes for properties identified in BERD or P-record numbers for pertinent built environment resources identified in the CHRIS record search are included.

BERD resource codes listed below include:

- **2S:** Individually determined eligible for the National Register of Historic Places (NRHP) by the Keeper of the NRHP. Listed in the California Register of Historical Resources (CRHR).
- **2S2:** Individually determined eligible for NRHP by consensus through Section 106 process. Listed in the CRHR.
- **3S:** Appears eligible for NRHP individually through survey evaluation.
- **5S2:** Individually eligible for local listing or designation.

This study list is not intended to be exhaustive but rather serves as a base for future study.

Avocado Heights

Important Events

- 1842 Establishment of Rancho La Puente
- 1880s–1950s Citrus Farming
- 1940–1970s Postwar Housing Development
- 1950s Encroachment of City of Industry and industrial production
- 1950s Citrus Quick Decline Virus
- 1950–2001 Operation of Woodland Farms (duck farm)
- 1957 Establishment of San Gabriel Valley Dump (Puente Hills Landfill)
- 1978 Development of Trailside Ranch (Tract No. 33469)
- 1978 Designation of Trailside Equestrian District (Ordinance 11690)
- 1980s–1990s Asian American Population Boom
- 1991 Designation of Avocado Heights Equestrian District (Ordinance 91-0054Z)

Important People

- Alice E. Sweeney
- Elias J. “Lucky” Baldwin
- John Rowland
- Marco Hellman
- The Yarnell Family (Jessie Yarnell Kimball)
- William Workman
-

Important Buildings/Structures/Spaces/Art

- 738 S 3rd Avenue, single-family residence
- 824 S 3rd Avenue, single-family residence
- 762 S 5th Avenue, single-family residence
- 14105 Don Julian Road, Avocado Heights Park and Alice E. Sweeney Equestrian Arena
- Avocado Heights Trail, Streetside throughout Avocado Heights Equestrian District
- San Jose Creek Trail, Intersection with 4th and 5th Avenues
- 14209 E Lomitas Avenue, Latin American Bible Institute (LABI)
- 13032 Valley Boulevard, Taco Nazo
- 255 San Fidel Avenue, San Gabriel River Park (former Woodland Farms – P-19-004079)

Charter Oak

Important Events

- 1837; 1840 Establishment of Rancho San Jose and Addition
- 1841 Establishment of Rancho Azusa
- 1880s–1950s Citrus Farming
- 1894 Establishment of Charter Oak Elementary School
- 1902 Establishment of Charter Oak Citrus Association
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1970s Annexation of parts of Charter Oak by Covina, Glendora, and San Dimas

Important People

- Henry Dalton
- Luis Arenas
- Ricardo Vejar
- Ygnacio Palomares

Important Buildings/Structures/Spaces/Art

- 20738 E Arrow Highway, single-family residence
- 4741 Valley Center Avenue, single-family residence
- 5033 N Bonnie Cove Avenue, single-family residence
- 20355 E Covina Boulevard, single-family residence
- 19534 E Covina Boulevard, single-family residence
- 20261 E Covina Boulevard, Charter Oak Park Community Center (BERD: 3CS; 5S3)
- 20550 E Arrow Highway, Charter Oak Hardware
- 20560 E Arrow Highway, Rosie Thai Restaurant

East San Dimas

Important Events

- 1837; 1840 Establishment of Rancho San Jose and Addition
- 1841 Establishment of Rancho Azusa
- 1887 Construction of Atchison, Topeka, and Santa Fe Railroad
- 1880s–1950s Citrus Farming
- 1926 Construction of Route 66
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1958–1990s Construction of 210 Freeway

Important People

- Henry Dalton
- Luis Arenas
- Ricardo Vejar
- Ygnacio Palomares

Important Buildings/Structures/Spaces/Art

- 627 Damien Avenue, multi-family residence
- Allendale Water Tower, APN: 8661-020-901
- 810 Gladstone Street, single-family residence

Hacienda Heights

Important Events

- 1840 Establishment of Rancho La Puente
- 1880s–1950s Citrus Farming
- 1897–1940s Oil Drilling in Puente Hills
- 1905 Establishment of Los Angeles, San Pedro, and Salt Lake Railroad
- 1919 Establish of North Whittier Heights Citrus Association Packing Plant
- 1940s–1970s Postwar Housing Development
- 1950s Encroachment of City of Industry and industrial production
- 1950s Citrus Quick Decline Virus
- 1957 Establishment of San Gabriel Valley Dump (Puente Hills Landfill)
- 1964 Construction of Highway 60
- 1980s–1990s Asian American Population Boom
- 1988 Establishment of Hsi Lai Temple
- 1990 Establishment of Puente Hills Landfill Native Habitat Preservation Authority

Important People

- Edwin G. Hart
- Elias J. “Lucky” Baldwin
- Grover Russell
- John Rowland
- William Workman

Important Buildings/Structures/Spaces/Art

- 14357 Edgeridge Drive, single-family residence
- 14185 Skyline Drive, single-family residence
- 1970 Turnbull Canyon Road, single-family residence
- 2514 S Hacienda Boulevard, Steinmetz Oaks
- 14620 E Gale Avenue, In-N-Out #11
- 15653 Newton Street, St. Matthews United Methodist Church
- 2691 S Turnbull Canyon Road, Fire Station 91
- 17250 Colima Road, Peter F. Schabarum Regional Park
- 16010 La Monde Street, Hacienda Heights Library
- 2040 S Hacienda Boulevard, U.S. Bank and U.S. Post Office
- 2219 S Hacienda Boulevard, single-family residence
- 15628 Gale Avenue, McDonald’s
- 3456 Glenmark Drive, Hsi Lai Temple
- 14600 Orange Grove Avenue, Hacienda Hills Trailhead
- 14906 Los Robles Avenues, Los Robles Park (BERD: 5S3; 5D3)

North Pomona

Important Events

- 1837; 1840 Establishment of Rancho San Jose and Addition
- 1887 Construction of Atchison, Topeka, and Santa Fe Railroad
- 1880s–1950s Citrus Farming
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus

Important People

- Luis Arenas
- Ricardo Vejar
- Ygnacio Palomares

Important Buildings/Structures/Spaces/Art

- 3327 N Towne Avenue, single-family residence

Pellissier Village

Important Events

- 1840 Establishment of Rancho La Puente
- 1888 Establishment of Pellissier Dairy Farms
- 1940s–1970s Postwar Housing Development
- 1950s Encroachment of City of Industry and industrial production
- 1954–1968 Pellissier Hills Trail Ride
- 1964 Construction of Highway 60
- 1963–1971 Construction of 605 Freeway
- 1976 Establishment of Pellissier Village Equestrian District (Ordinance 11384)

Important People

- Elias J. “Lucky” Baldwin
- Francois (“Frank”) F. Pellissier
- John Rowland
- William Workman

Important Buildings/Structures/Spaces/Art

- 12404 Pellissier Road, El Mercado Market
- San Gabriel River Trail, Access Point at Famosa Street

Rowland Heights

Important Events

- 1840 Establishment of Rancho La Puente
- 1880s–1950s Citrus Farming
- 1884 Establishment of Puente Oil Company
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1950s Encroachment of City of Industry and industrial production
- 1964 Construction of Highway 60
- 1970s Loss of Farjardo Park Riding Arena
- 1980s–1990s Asian American Population Boom
- 1990 Establishment of Puente Hills Landfill Native Habitat Preservation Authority

Important People

- John Rowland
- William R. Rowland
- William Workman

Important Buildings/Structures/Spaces/Art

- 19148 E Walnut Drive, single-family residence
- 1850 Nogales Street, Rowland Heights Library
- 1525 S Nogales Avenue, Fire Station 145
- 17250 Colima Road, Peter F. Schabarum Regional Park
- 19560 E Walnut Drive, Apex Montessori Academy
- 18400–18410 Colima Road, Hong Kong Plaza

South Diamond Bar

Important Events

- 1950s Land purchase by Boy Scouts of America
- 1950s–present Recreation and camping in Puente Hills

South Walnut

Important Events

- 1840 Establishment of Rancho La Puente
- 1870s Construction of Southern Pacific Railroad
- 1950s Encroachment of City of Industry and industrial production
- 1960s Channelization of San Jose Creek

Important People

- John Rowland
-
- William Workman

Important Buildings/Structures/Spaces/Art

- Southern Pacific Railroad (P-19-186112), Camino de Teodoro to Brea Canyon Road
- San Jose Creek Channel, Camino de Teodoro to Brea Canyon Road

Unincorporated North Whittier

Important Events

- 1840 Establishment of Rancho La Puente
- 1860s Establishment of Workman Grist Mill
- 1905 Construction of Los Angeles and Salt Lake Railroad (Union Pacific)
- 1940s–1970s Postwar Housing Development
- 1950s Encroachment of City of Industry and industrial production
- 1957 Establishment of San Gabriel Valley Dump (Puente Hills Landfill)
- 1960s Channelization of San Jose Creek
- 1964 Construction of Highway 60
- 1963–1971 Construction of 605 Freeway
- 1965 Construction of San Jose Creek Water Reclamation Plant
- 2004 Establishment of Clean Air Coalition

Important People

- Antonia Margarita Workman de Temple
- John Rowland
-
- William Workman

Important Buildings/Structures/Spaces/Art

- Union Pacific Railroad (P-19-186112), Intersection with Crossroads Parkway
- 1830 Whittier Woods Circle, Whittier Woods Condominiums

Unincorporated South El Monte

Important Events

- 1840 Establishment of Rancho La Puente
- 1976 Establishment of Rancho Potrero De Felipe Lugo Equestrian District (Ordinance 11297)

Important People

- Elias J. "Lucky" Baldwin
- F. P. F. Temple
- William Workman

Important Buildings/Structures/Spaces/Art

- San Gabriel River Bikeway, Intersection with Thienes Avenue
- 12622 Rush Street, equestrian ranch; 12625 Rush Street, equestrian ranch

San Jose Hills Communities

Walnut Islands, West San Dimas

Important Events

- 1837; 1840 Establishment of Rancho San Jose and Addition
- 1925 Establishment of Kellogg Arabian Horse Center
- 1928 Establishment of Voorhis School for Boys
- 1950s–1990 Construction of I-10 Freeway
- 1956 Establishment of Cal Poly Pomona in Walnut Islands

Important People

- Charles Brown Voorhis
- Daphne Huntington
- Jerry H. Voorhis
- Hubert Eaton
- Luis Arenas
- Ricardo Vejar
- Venetia Epler
- Will Keith (“W.K.”) Kellogg
- Ygnacio Palomares

Important Buildings/Structures/Spaces/Art

- 19352 E Puente Street, single-family residence (Walnut Islands)
- 20245 E Covina Hills Road, single-family residence (Walnut Islands)
- 20769 E Mesarica Road, single-family residence (West San Dimas)
- 1100 S Valley Center Avenue, Buddhist Tzu Chi Foundation (West San Dimas)
- Eucalyptus Lane, Pomona, CA 91768, W.K. Kellogg Arabian Horse Center (Walnut Islands) (BERD: 2S2)
 - Horse Stables (BERD: 3S)
- 3801 W Temple Avenue, Kellogg House (Walnut Islands)
- 21300 Via Verde Street, Forest Lawn Memorial Park (Walnut Islands)
- 21300 Via Verde Street, “Life of Christ” Mosaic (Walnut Islands)

Northwestern Communities

Covina Islands, East Irwindale

Important Events

- 1841 Establishment of Rancho Azusa
- 1845 Establishment of Rancho San Francisquito (Dalton)
- 1880s–1950s Citrus Farming
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1959 Construction of Big Dalton Wash

Important People

- Elias J. “Lucky” Baldwin
- Henry Dalton

Important Buildings/Structures/Spaces/Art

- 17727 E Cypress Street, single-family residence (Covina Islands)
- 17924 E Cypress Street, single-family residence (Covina Islands)
- 18850 E Gladstone Street, single-family residence (Covina Islands)
- 4667 N Edenfield Avenue, single-family residence (Covina Islands)
- 4539 N Vincent Avenue, single-family residence (East Irwindale)
- 16154 E Cypress Street, single-family residence (East Irwindale)
- 16134 E Cypress Street, single-family residence (East Irwindale)
- 16831 E Cypress Street, single-family residence (East Irwindale)
- 16731 E Cypress Street, single-family residence (East Irwindale)
- 5304 N Roxburgh Avenue, single-family residence (East Irwindale)
- 15610 E San Bernardino Road, In-N-Out #4 (East Irwindale)
- 16332 E San Bernardino Road, STR Towing & Autobody (East Irwindale)

Southwestern Communities

South San Jose Hills, Valinda, West Puente Valley

Important Events

- 1840 Establishment of Rancho La Puente
- 1870s Construction of Southern Pacific Railroad
- 1880s–1950s Citrus Farming
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1960s Annexation Attempt of Valinda by West Covina
- 1960s Establishment of Greenberry (“Little Watts”) Neighborhood
- 1963 Establishment of BKK Landfill

Important People

- Amar Family
- Elias J. “Lucky” Baldwin
- John Rowland
- William Workman

Important Buildings/Structures/Spaces/Art

- 16021 Amar Road, Jim’s Burgers (Valinda)
- 15978 Francisquito Avenue, single-family residence (Valinda)
- 15884 Fellowship Street, single-family residence (Valinda)
- 15885 Fellowship Street, single-family residence (Valinda)
- 1323 Bannon Avenue, single-family residence (Valinda)
- 17217 E Francisquito Avenue, single-family residence (Valinda)
- 1515 Willow Avenue, single-family residence (West Puente Valley)
- 14032 Dillerdale Street, single-family residence (West Puente Valley)
- 15151 E Temple Avenue, Sparks Elementary School (West Puente Valley) 15100 E Giordano Street, Sparks Middle School (West Puente Valley)

San Gabriel Mountains Foothill Communities

East Azusa, Glendora Islands, North Claremont, Northeast La Verne, Northeast San Dimas, West Claremont

Important Events

- 1837; 1840 Establishment of Rancho San Jose and Addition
- 1841 Establishment of Rancho Azusa
- 1880–1950s Citrus Farming
- 1887 Construction of Atchison, Topeka, and Santa Fe Railroad
- 1900s Recreation within the San Gabriel Mountains
- 1926 Construction of Route 66
- 1927 Establishment of Padua Hills Artist Colony
- 1930 Construction of Padua Hills Theater
- 1932–1974 *Performances by Mexican Players*
- 1940s–1970s Postwar Housing Development
- 1950s Citrus Quick Decline Virus
- 1953 Padua Hills Art Fiesta
- 1958-1990s Construction of 210 Freeway

Important People

- Bess Gardner
- Fred McDowell
- Harrison McIntosh
- Henry Dalton
- Herman H. Gardner
- Lee Pitzer
- Luis Arenas
- Millard Sheets
- Ricardo Vejar
- Richard Neutra
- Ygnacio Palomares

Important Buildings/Structures/Spaces/Art

- 7344 N Barranca Avenue, single-family residence (East Azusa)
- 18825 E Sierra Madre, single-family residence (East Azusa)
- 19045 E Sierra Madre, St. Lucy's Priory (East Azusa)
- 1803 Big Dalton Canyon Road, single-family residence; park administrative building (Glendora Islands)
- 4003 Via Padova, Sheets Residence (North Claremont)
- 4115 Via Padova, single-family residence (North Claremont)
- 4123 Via Padova, single-family residence (North Claremont)
- 4152 Via Padova, single-family residence (North Claremont)
- 4161 Via Padova, single-family residence (North Claremont)

- 4206 Via Padova, McIntosh Residence (North Claremont)
- 4218 Via Padova, Ninneman Residence (North Claremont)
- 4228 Via Padova, single-family residence (North Claremont)
- 4323 Via Padova, single-family residence (North Claremont)
- 4111 Mount Baldy Road, Mixon Studio (North Claremont)
- 4039 Olive Point Place, single-family residence (North Claremont)
- 4070 Olive Knoll Place, single-family residence (North Claremont)
- 4094 Olive Hill Drive, single-family residence (North Claremont)
- 6100 Stephens Ranch Road, Marshall Canyon Golf Course (Northeast La Verne)
- Thompson Creek Trail, Intersection with N Towne Avenue, Glen Way, and N Mountain Avenue (West Claremont)
- 2933 N Mountain Avenue, The Ivy House Antiques (West Claremont)
- 4524 Rhodelia Avenue, single-family residence (West Claremont)
- 4353 Towne Avenue, Pitzer Ranch (West Claremont) (BERD: 2S)
- 4436 N Towne Avenue, single-family residence (West Claremont)
- 807 E Baseline Road, single-family residence (West Claremont)
- 925 E Baseline Road, single-family residence (West Claremont) (BERD: 2S2)
- 415 E Baseline Road, single-family residence (West Claremont)
- 521 E Baseline Road, single-family residence (West Claremont)
- 353 E Baseline Road, single-family residence (West Claremont)
- 381 E Baseline Road, single-family residence (West Claremont)
- 4434 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4435 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4442 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4445 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4506 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4508 Live Oak Drive, Eban Gopp, Casa de Luna (West Claremont) (BERD: 5S2)
- 4517 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4530 Live Oak Drive, Gilbert House (West Claremont) (BERD: 5S2)
- 4531 Live Oak Drive, single-family residence (West Claremont) (BERD: 5S2)
- 4556 Live Oak Drive, Ellington House (West Claremont) (BERD: 5S2)
- 4557 Live Oak Drive, Charles Samuel Elder House (West Claremont) (BERD: 5S2)
- 5000 Live Oak Canyon Road, single-family residence (West Claremont)

APPENDIX B
RESUMES OF KEY PERSONNEL

Role: Architectural Historian
Coordinator

Background/Certification

Meets Secretary of Interior's
*Professional Qualification
Standards* for History and
Architectural History

Years of Experience

10

Value Added to Team

- Cultural resources management
- Historic resource evaluations
- Historic resource assessment reports
- DPRs

Education

PhD, History, University of
Southern California

BA, History, Gettysburg College

Joshua W. Poorman

Architectural Historian

Dr. Joshua Poorman has more than 10 years of experience in the field of historic research and writing, including primary and secondary source analysis, conducting oral history interviews, field surveying, editing, and teaching. He has researched, written, and taught in undergraduate courses at the University of Southern California (2018–2023). He meets the Secretary of the Interior's professional qualification standards in the field of History. He is currently supporting the City of Sierra Madre on assessment of residential properties on their eligibility for listing at the national, state, and local levels.

Dr. Poorman is currently supporting the City of Sierra Madre on assessment of residential, commercial, and municipal properties on their eligibility for listing at the national, state, and local levels. This entails the writing of intensive DPR reports after in-person site visits of properties. He has also written a successful landmark nomination application for the Sierra Madre Playhouse. Dr. Poorman has conducted several extensive field surveys for places ranging from the City of Manhattan Beach to the unincorporated community of Acton. He has also written historic evaluations of properties—typically through

DPR reports or Historic Resource Assessment Reports (HRARs)—for numerous municipalities in the greater Los Angeles region. These include, but are not limited to: Hollywood, Los Feliz, Monrovia, San Marino, and East Wilmington.

Dr. Poorman has worked as the International Fundraising and Educational Outreach Coordinator for the National Dwight D. Eisenhower Memorial Commission (EMC) in Washington, D.C. (2014–2018), where he helped usher the Frank Gehry–designed Eisenhower Memorial through its design approval process, which required research and preparation of paperwork used in design and planning approval meetings with the U.S. Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPC). This work involved extensive project management and agency coordination. He has also volunteered as a docent (2015–2018) and served on an Advisory Panel for an NEH reinterpretation grant for Dumbarton House, as well as served as an interpreter at Peirce Mill in Rock Creek Park.

His dissertation, “Rust World: Postindustrial Tourism and the Theming of American Industry,” examines the confluence of deindustrialization, historic preservation, and tourism in the late twentieth century. This work entailed analysis of how former industrial sites met environmental compliance standards in redevelopment efforts, both in cleaning up former industrial activity and rendering the spaces safe and accessible for incoming tourists. It examines how private and public redevelopers have worked together to shape and preserve industrial vernacular aesthetics. Dr. Poorman's work incorporates documentation packages of several National Historic Landmarks (Sloss Blast Furnaces, Washburn “A” Mill, and the Spindletop Oil Field), as well as numerous HAER and HABS records, and extends to many sites on the National Register of Historic Places.

Dr. Poorman is a member of the California Preservation Foundation, the American Historical Association, and the Phi Beta Kappa Honor Society.

Project Experience

Master Service Agreement With the City of Sierra Madre. Project Architectural Historian. Dr. Poorman is serving as the architectural historian for evaluation of eligibility of residential, commercial, and municipal properties for their eligibility on the NRHP, CRHR, and as City Landmarks. Each evaluation has been supported by an intensive survey documented in DPR 523 forms.

County of Los Angeles Department of Regional Planning Master Services Agreement for Historic Preservation Services. Project Architectural Historian. Dr. Poorman is serving as the architectural historian on a number of Historic Resource Assessment determinations for the County of Los Angeles.

Landmark Nomination Application for the Sierra Madre Playhouse. Project Architectural Historian. Dr. Poorman prepared a successful City Landmark Nomination Application in support of landmark designation for the Sierra Madre Playhouse.

Historic Field Survey for Properties Constructed Before 1976 for the City of Manhattan Beach. Project Architectural Historian. Dr. Poorman coordinated completion of a reconnaissance survey of 7,041 properties in the City of Manhattan Beach, which included a windshield survey and pedestrian survey of properties along the City's Walk Streets, as well as preparation of an inventory designating integrity and historic eligibility on a number of the properties surveyed.

Reconnaissance Survey and Historic Evaluation for Acton Historic Context Statement. Dr. Poorman conducted an expansive reconnaissance survey of numerous properties in the City of Acton (and some parcels in nearby Palmdale), for inclusion in its Historic Context Statement. This work included the production of DPR 523 forms for many of the properties surveyed.

Historic Resources Services for Alameda Street Widening in Wilmington, CA. Dr. Poorman assisted in the preparation of a Historic Resources Evaluation Report, which included examination of 45 properties along Alameda Street and establishment of an exemption list and production of DPR 523 reports for numerous properties within this list.

Historic Resource Assessment for 2310 N Edgemont Street in Los Angeles, CA. Project Architectural Historian. Dr. Poorman prepared a Historic Resources Assessment Report for a Tudor Revival single-family home listed as a contributor in the Los Feliz Heights Residential Historic District.

Historic Evaluation for 605 Hacienda Drive in Monrovia, CA. Project Architectural Historian. Dr. Poorman conducted an intensive evaluation via a DPR 523 form for a single-family residence in Monrovia.

Historic Resource Assessment for 1512-1516 N Gardner Street in Hollywood, CA. Project Architectural Historian. Dr. Poorman revised and expanded on a previously prepared Historic Resource Assessment Report with inclusion of an additional property requiring historic evaluation.

Other relevant project experience includes:

- Assisted in preparation of design approval document packages of the Dwight D. Eisenhower National Memorial for submission to the Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPC)
- Worked with Gehry Partners, NPS, AECOM, GSA, and other regulatory agencies in Washington, D.C.'s urban planning/design sector to transition the National Eisenhower Memorial from its design phase to groundbreaking in 2017
- Conducted extensive archival research and oral histories to track the environmental compliance and redevelopment of numerous former industrial sites into tourist attractions, consulting numerous HAER, HABS, NRHP, and NHL document packages

Role: Architectural Historian
Coordinator

Background/Certification

Meets Secretary of Interior's
*Professional Qualification
Standards for History*

Years of Experience

5

Value Added to Team

- Cultural resources management
- Historic resource evaluations
- DPRs

Education

PhD (in process), History,
Liberty University
BA, History, Pensacola Christian
College

Morgan E. Thomas
Architectural Historian

Ms. Morgan Thomas has more than five years of experience in the field of history conducting primary and secondary research by identifying relevant materials in archives, researching, outlining, and writing her findings for varying audiences. She has five years of experience organizing, tracking, and accounting for documents and sources reviewed or collected in a large-scale research project. She is currently working on her Ph.D. in History. She meets the Secretary of the Interior's *Professional Qualification Standards* in the field of History. She is currently supporting the City of Sierra Madre and the County of Los Angeles on the assessment of residential properties on their eligibility for listing at the national, state, and local levels.

Ms. Thomas taught and was head of the History Department at Pacific Point Christian Schools (PPCS) (2018-2023), teaching a variety of dual-credit and high school classes

including: United States History, World History, American Government, and Economics. While working at PPCS, she helped manage projects, wrote curriculum for the history department, and taught students how to use primary and secondary sources.

Ms. Thomas's recent project experience includes the Manhattan Beach Historic Context Statement, Survey of Manhattan Beach Properties, the Acton Historic Context Statement, and the Bob Hope Patriotic Hall Historic nomination packet. She is also conducting ongoing preparation of the State of California Department of Parks and Recreation 523 Series Forms for the City of Sierra Madre to assess residential properties for their eligibility for listing at the national, state, and local levels.

Ms. Thomas is a current member of the American Historical Association.

Project Experience

Master Service Agreement with the City of Sierra Madre. Project Architectural Historian. Ms. Thomas is serving as the architectural historian for evaluation of eligibility of residential and commercial properties for their eligibility on the NRHP, CRHR, and as City Landmarks. Each evaluation has been supported by an intensive survey documented in DPR 523 forms.

Historic Evaluation for 375 Auburn Avenue. Project Architectural Historian. Ms. Thomas conducted an intensive evaluation via a DPR 523 form for the City of Sierra Madre.

Historic Evaluation for 190 Merrill Avenue. Project Architectural Historian. Ms. Thomas conducted an intensive evaluation via a DPR 523 form for the City of Sierra Madre.

County of Los Angeles Department of Regional Planning Master Services Agreement for Historic Preservation Services. Project Architectural Historian. Ms. Thomas is serving as the architectural historian on a number of Historic Resource Assessment determinations for the County of Los Angeles.

Historic Evaluation of Santa Fe Dam. Project Architectural Historian. Ms. Thomas conducted an intensive evaluation via a DPR 523 form for restroom #3 at the Santa Fe Dam.

Historic Field Survey for Properties Constructed Before 1976 for the City of Manhattan Beach and Historic Context Statement for the City of Manhattan Beach. Ms. Thomas assisted on the completion of a reconnaissance survey of 7,041 properties in the City of Manhattan Beach, which included a windshield survey of properties along the City's Walk Streets. She also assisted on the historic context statement as well.

Historic Resource Assessment for 2310 N Edgemont Street in Los Angeles, CA. Ms. Thomas assisted with the completion of the Historic Resources Assessment Report for a Tudor Revival single-family home listed as a contributor in the Los Feliz Heights Residential Historic District.

Historic Evaluation for Acton Historic Context Statement. Ms. Thomas assisted with the production of DPR 523 forms for many of the properties surveyed. She also assisted with the writing of the historic context statement.

Landmark Nomination Application and NRHP Nomination for the Bob Hope Patriotic Hall. Ms. Thomas assisted with the preparation of the County and National Landmark Nominations in support of landmark designation for the Bob Hope Patriotic Hall.