

City of Arcadia

Citywide Historic Context Statement

Prepared for:

City of Arcadia
Development Services, Planning Division

Prepared by:



Architectural
Resources Group

Pasadena, California

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I. INTRODUCTION

Project Overview and Scope

In July 2015, the City of Arcadia (the City) retained Architectural Resources Group (ARG) to conduct a citywide historic resources survey and historic context statement for Arcadia. The scope of this project included a reconnaissance-level survey of all properties within Arcadia’s city limits that were constructed up to 1970, which provided a baseline understanding of the city’s built environment and potential historic resources. Concurrently with the reconnaissance survey, ARG drafted a citywide historic context statement which places Arcadia’s built resources within the broader context of the economic, political, social, and cultural forces that coalesced to shape the city’s development over time. The information included in the historic context statement will provide field surveyors with a contextual basis for evaluation of historic resources in Arcadia.

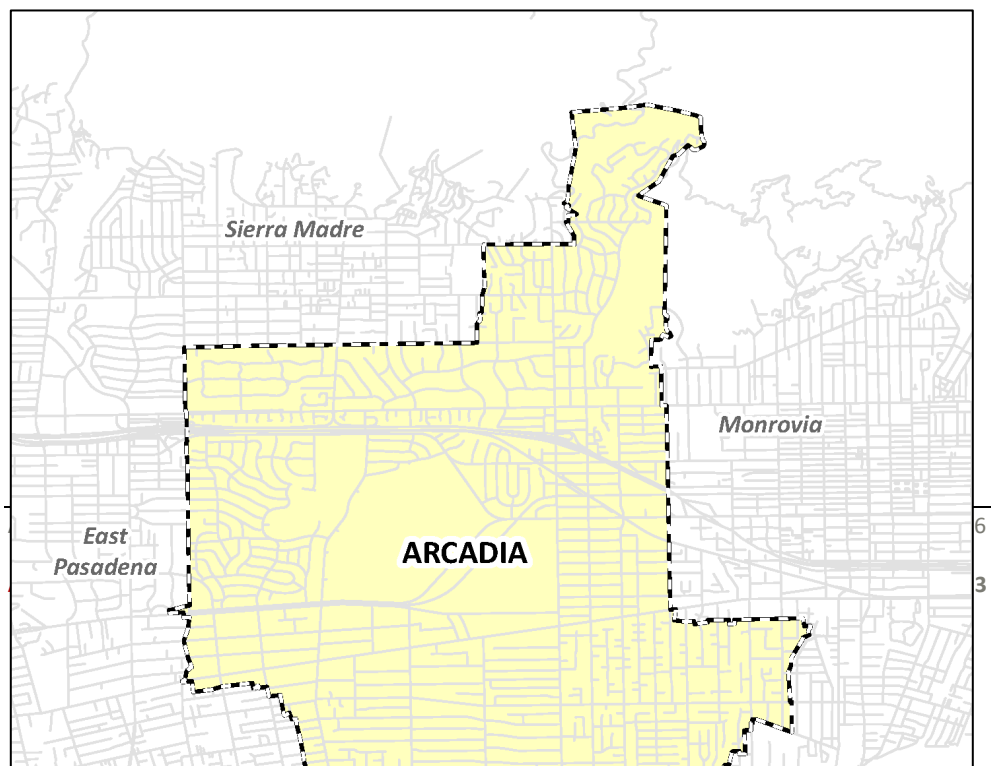
This phase of the project did not include an evaluation of potential historic resources against federal (National Register of Historic Places), state (California Register of Historical Resources), and/or local eligibility criteria. An intensive-level survey, which would utilize the historic context statement provided herein and evaluate properties for potential significance and eligibility, may be conducted in a subsequent phase of work.

Description of the Survey Area

The city of Arcadia is located in the San Gabriel Valley in Los Angeles County, approximately 18 miles northeast of downtown Los Angeles. Arcadia is bounded by the city of Sierra Madre to the north, the cities of El Monte and Temple City to the south, the city of Monrovia to the east, and the city of Pasadena to the west. A small area at the northernmost portion of the city abuts the Angeles National Forest. The area’s topography slopes slightly upward towards the north, increasingly dramatically at its northern edge at the foothills of the San Gabriel Mountains. Two channelized washes – the Arcadia Wash and the Santa Anita Wash – run north-south through the center and eastern parts of the city, respectively. Arcadia has always been known for its vast array of mature shade trees, which helps to define its character and appearance; it was designated “Tree City USA” in 1993. From the mature eucalyptus Arcadia founder Elias Jackson “Lucky” Baldwin had planted along the wide Santa Anita Avenue median (later replaced with deodar cedar trees), to the numerous exotic and native varietals at the Arboretum, to the massive live oaks that characterize the neighborhoods in

the foothills, trees have played a major role in shaping the city's natural landscape.

Figure 1. General location map of the Survey Area and environs (ARG)



Arcadia is typical of a suburban community and largely composed of residentially-zoned properties, the majority of which are detached single-family houses. Multi-family residences comprise much less of the housing stock and almost all date to the postwar period. While single-family dwellings are concentrated in residential neighborhoods throughout the city, multi-family properties are primarily located on or adjacent to larger corridors. Commercial and institutional buildings are mostly located along east-west corridors including Huntington Drive, Foothill Boulevard, Duarte Road, and Live Oak Avenue, as well as north-south corridors such as Baldwin Avenue and Santa Anita Avenue. Arcadia is almost entirely devoid of industrial development, the exception being a small planned industrial district in an annexed area south and east of the original city limits.¹

Arcadia's early development occurred in the southern half of the city, where most properties constructed prior to the mid-1930s are situated. The city experienced tremendous growth after World War II, which is evident in the vast amount of postwar residential neighborhoods, located predominantly north of Huntington Drive. Arcadia's earliest commercial district was established near the intersection of 1st Avenue and Huntington Drive, where a handful of commercial properties dating to the 1920s and '30s remain. Early public and private institutions, including schools, religious properties, government buildings, and fraternal organizations were constructed throughout the community; the number of institutional properties increased substantially after World War II.

The southern half of the city adheres to a regular, rectilinear street grid pattern, while the northern half is composed of winding streets and cul-de-sacs. The community's major corridors include Huntington Drive, Foothill Boulevard, Duarte Road, Baldwin Avenue, Santa Anita Avenue, and Live Oak Avenue. The Interstate 210 Freeway was completed in the 1970s and runs east-west through the north half of the city. Prior to the construction of the freeway, Foothill Boulevard and Huntington Drive were the primary transportation thoroughfares into and out of the area.

Though a relatively small city, Arcadia contains a vast amount of space dedicated to public and private recreation. Santa Anita Park, the Los Angeles County Arboretum and Botanic Garden, and Arcadia County Park have helped to shape Arcadia's reputation as a regional hub for outdoor leisure and recreation. Santa Anita Park was constructed in 1934 and comprises 304 acres at the center of Arcadia. The Los Angeles County Arboretum and Botanic Garden occupies 127 acres of open space, just north and west of Santa Anita Park. Once part of Rancho Santa Anita, the Arboretum formally opened on January 9, 1955. Arcadia County

¹ Information related to land use patterns was gleaned from the City's zoning map and from field observations.

Park (also known as Arcadia Community Regional Park) is located on a 52-acre parcel southeast of the racetrack and just north of the 147-acre Santa Anita Golf Course. Originally known as the Santa Anita Regional Recreational Center, the county park was created in 1938 under the direction of the Works Progress Administration (WPA) during the Great Depression. The park and adjacent golf course were built on the site of the Ross Field Balloon School, a military training school during World War I. The property is currently home to playgrounds, picnic areas, tennis courts, baseball fields, an outdoor swimming pool, and an impressive collection of mature trees.

Project Team

All phases of this project were conducted by ARG personnel who meet the *Secretary of the Interior's Professional Qualification Standards* in Architectural History and History.² ARG staff who participated in the project include Katie E. Horak, Principal; Mary Ringhoff, Associate; and Evanne St. Charles, all Architectural Historians and Preservation Planners. Additional support was provided by intern Christina Park.

Previous Designations and Surveys

In 2002, a historic resources survey of Arcadia was completed by Cultural Resource Management, LLC. At that time, 269 properties were found to be individually historically significant through survey evaluation (no historic districts were identified). The 2002 survey findings were not formally adopted by the City of Arcadia; none of the properties identified were placed on a local register or historic resources inventory, nor were they nominated or listed in the California Register of Historical Resources or the National Register of Historic Places.

Two buildings in Arcadia – Elias Jackson “Lucky” Baldwin’s Queen Anne Cottage and its associated Coach Barn – were individually listed in the National Register of Historic Places. Both buildings date to the 1880s and are located in the Los Angeles County Arboretum and Botanic Garden, 301 N. Baldwin Ave. By virtue of their listing in the National Register, they are also listed in the California Register of Historical Resources. The Queen Anne Cottage is also California State Historic Landmark No. 367. Hugo Reid Adobe, also located in the Arboretum, was designated California State Historic Landmark No. 368 in 1940. The former Arcadia Santa Fe Depot was designated California Point of Historical Interest No. 33 in 1967; it was reconstructed at the Arboretum in 1970.

² The Secretary of the Interior’s Professional Qualification Standards were developed by the National Park Service. For further information on the Standards, refer to http://www.nps.gov/history/local-law/arch_stnds_9.htm.

Santa Anita Park was determined to be eligible for listing in the National Register in 2006, and has subsequently been listed in the California Register. The park, which includes the grandstands/clubhouse area, the paddock, race track, stables, and parking lots, was completed between 1934 and 1938. Its unique Moderne design with American Colonial Revival elements was created by noted architect Gordon B. Kaufmann, with its landscape designed by later-renowned landscape designer Tommy Tomson. The property was found to be eligible under Criterion A for its association with the horse racing industry as well as for its use as a temporary assembly center for Japanese Americans interned during World War II.

Anoakia, the former home of Anita Baldwin, daughter of Lucky Baldwin, was determined eligible for the National Register prior to its demolition and replacement with a gated residential community in 2000. Only the estate's gatehouse and perimeter wall remain.

The Los Angeles County Arboretum and Botanic Garden was the subject of a *Cultural Landscape Report and Treatment Plan*, prepared by Historic Resources Group, LLC and Kornrandolph, Inc. in 2014. The study identified a National Register and California Register-eligible Los Angeles County Arboretum and Botanic Garden Historic District. Sixty resources, including buildings, structures, landscapes, and landscape features, were found to be contributors to the historic district. Two periods of significance – 1875-1936 and 1947-1978 – were established to capture the site's significance as Rancho Santa Anita, the former estate of E.J. "Lucky" Baldwin, as well as its development as the Arboretum after World War II.

II. METHODOLOGY

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, ARG consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*

Archival Research

ARG conducted primary and secondary source research in order to inform the writing of the historic context statement and provide valuable property-specific information for the reconnaissance survey. Research included the overview of pertinent city planning documents (municipal codes and planning reports); primary resources (historic photographs, maps, building permits); and secondary sources (newspaper articles, local published histories).

The following collections were consulted:

- Collections of the Arcadia Library
- Collections of the Gilb Museum of Arcadia Heritage
- Collections of the Los Angeles Public Library
- ARG's in-house library of architectural reference books, journals, and other materials
- Various internet sites and digital archives
- City of Arcadia Building Services Division for building and alteration permits
- Historic Sanborn Fire Insurance Maps
- Historic tract maps from the Los Angeles Department of Public Works

Reconnaissance Survey

A reconnaissance survey is an essential component of the preparation of a historic context statement, as it informs the project team about a city's patterns of development and major and minor physical components, as well as enables a

street-by-street look at all of the city’s resources at once for effective comparative analysis.

Prior to reconnaissance, ARG used the City’s Geographic Information Systems (GIS) data, supplemented by Los Angeles County Assessor data, to develop a map that color coded all of the city’s parcels by decade of development. This “chronology map” helped to identify different development patterns in the survey area and locate groupings of properties that might be unified by age and appearance. The map also located all buildings constructed after 1970, which were not included as part of the survey. During the reconnaissance survey, each street in the city was driven and a “windshield” inspection was conducted. The general age of buildings, property types, architectural styles, and levels of integrity were noted and compared. As part of this phase of work, an evaluation of individual properties or collections of properties (historic districts) against federal, state or local criteria was not conducted.

City of Arcadia Development Chronology

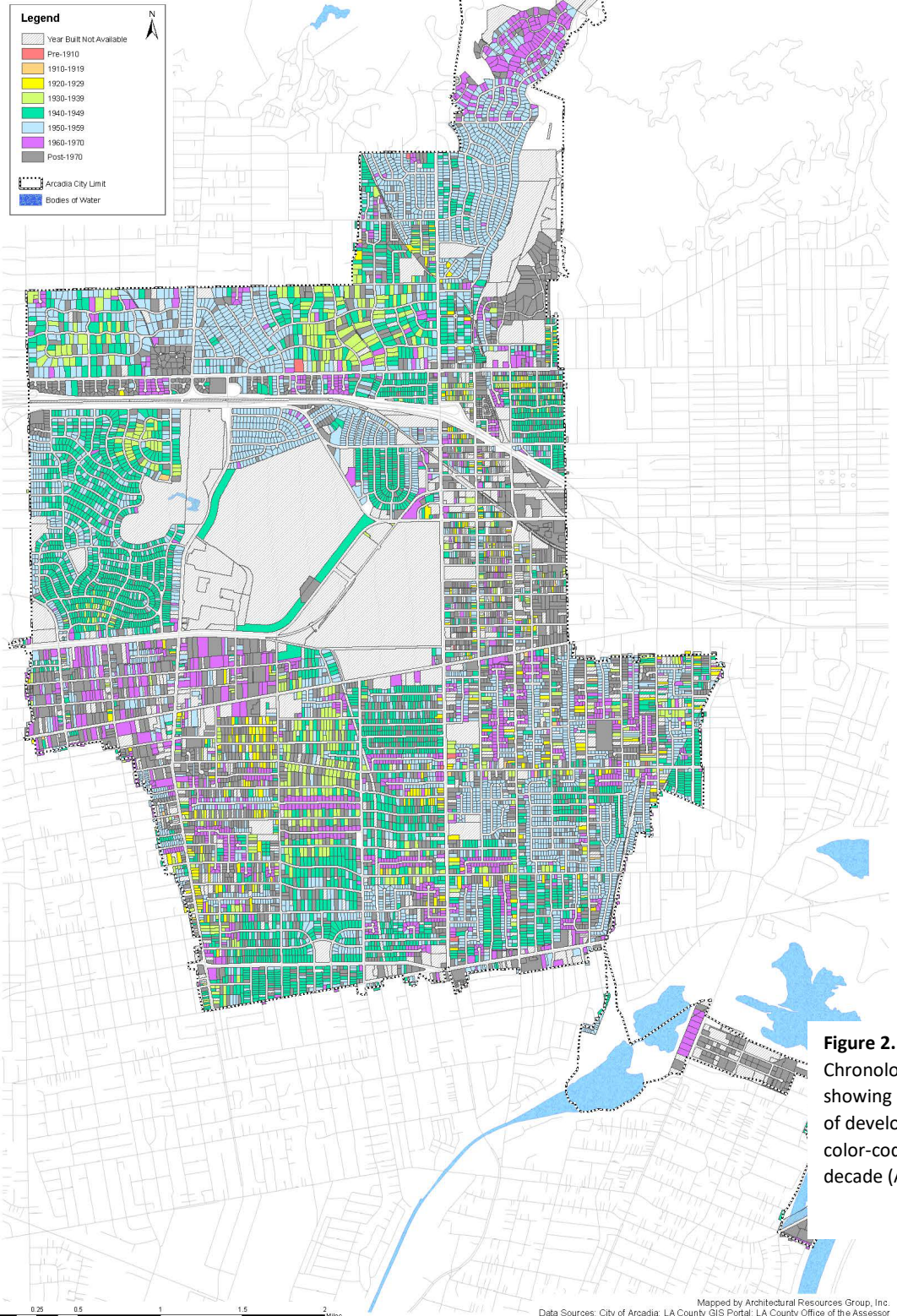


Figure 2.
Chronology map showing phases of development color-coded by decade (ARG)

III. HISTORIC CONTEXT STATEMENT

Introduction to the Historic Context Statement

Historic and cultural resources cannot be evaluated without first taking into consideration the historic context(s) with which they are associated. Historic contexts are defined by the NPS as “broad patterns of development in a community or its region that may be represented by historic resources.”³ Those historic contexts that are germane to a particular area of study are identified and explored in a technical document known as a historic context statement, which links extant built resources to the key patterns of development that they represent. As historic context statements establish the analytical framework through which historic and cultural resources may be evaluated, a well-developed context statement is a vital component of any successful survey endeavor. Context statements are also used to guide future determinations of eligibility and land use decisions involving potential historic resources.⁴

While a historic context statement helps to relay the story of a particular community, it is not intended to be an all-encompassing history of that community; rather, its aim is to identify and describe broad historical patterns so that one may better ascertain how a community’s built environment and cultural climate came to be. Historic context statements are generally organized by context and theme: **contexts** cast the widest net and capture a broad historical pattern or trend, and within each context are one or more relevant **themes** that are represented through extant property types sharing physical and/or associative characteristics. Accompanying each theme is a list of associated property types and guidelines for establishing eligibility and assessing integrity under the theme.

Arcadia possesses a rich and varied past that spans multiple eras of California history and is associated with contexts and themes that are definitive in the history of the San Gabriel Valley, Los Angeles County, and Southern California. The city retains a wide range of properties related to multiple periods of development. Together, Arcadia’s historic properties create a diverse built environment.

³ National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* Chapter I: Planning the Survey (revised 1985).

⁴ More information and resources related to historic context statements and their application can be found on OHP’s web site: http://ohp.parks.ca.gov/?page_id=23317.

This historic context statement provides a narrative historical overview of Arcadia's broad patterns of development and the forces which have helped to shape the city as it appears today.

Summary of Contexts and Themes

Four contexts have been identified for the future evaluation of historic resources in Arcadia. The contexts are organized chronologically and capture major patterns and trends in the city's development history that are expressed in its extant built resources. Within each context are one or more themes that provide a focused discussion related to a particular property type(s). The historic context statement culminates with a chapter titled *Architectural Styles*, which helps to identify and define the architectural styles that are reflected in every phase of Arcadia's development and give the city its physical character.

The following contexts and themes are associated with Arcadia's development history and extant built resources:

- **Context: Arcadia's Early Development: The Baldwin Era, 1875-1909**
The majority of resources that fall under this context are single-family residences representing the city's earliest period of development as a small farming and ranching community. Other potential resources under this context are those related to infrastructure and street improvements that were made in the formation of the new city. The period of significance under this context includes Arcadia's earliest extant resources up to E.J. Baldwin's death in 1909.
 - Theme: Early Residential Development, 1875-1909
 - Theme: Early Institutional Development, 1875-1909

- **Context: Early Subdivision and Growth, 1910-1935**
Properties under this context are associated with Arcadia's development during the 1910s through the mid-1930s, a period of accelerated growth in the southern half of the city, particularly during the Southern California boom years of the 1920s. The period of significance under this context begins in 1910, after the death of E.J. Baldwin, and ends in 1935, prior to the subdivision and development of the last of the Baldwin family lands, north of Huntington Drive.
 - Theme: Residential Development, 1910-1935
 - Theme: Commercial Development, 1910-1935
 - Theme: Institutional Development, 1910-1935

- **Context: The Final Baldwin Subdivisions and Arcadia During Wartime, 1936-1945**

Resources under this context are reflective of Arcadia's continued progress and development, during a time when prosperity and growth were at a standstill in much of the country due to the Great Depression and World War II. Arcadia's Depression-era and wartime development was boosted by a number of factors, including the subdivision of the remaining tracts of Lucky Baldwin's land, the popularity of the new Santa Anita Park and Racetrack, and the establishment of military facilities and the resulting increase in demand for commercial services. The period of significance for this context begins in 1936, when the last of Baldwin family land north of Huntington Drive was sold for development, and ends in 1945 with the culmination of World War II.

- Theme: Residential Development, 1936-194
- Theme: Commercial Development, 1936-1945
- Theme: Institutional Development, 1936-1945

- **Context: Post-World War II Development, 1946-1970**

Properties under this context are reflective of wider trends in Southern California during the postwar era. As with much of the region, Arcadia experienced a tremendous increase in population in the years following World War II, which resulted in the construction of several large-scale residential developments north of Huntington Drive, as well as a surge in commercial and institutional development along major corridors throughout the city. The period of significance for this context begins in 1946, after the end of World War II, and ends in 1970, when the country witnessed a series of economic changes that brought about an end to the postwar era.

- Theme: Postwar Residential Development, 1946-1970
- Theme: Postwar Commercial Development, 1946-1970
- Theme: Postwar Institutional Development, 1946-1970

- **Architecture and Design, 1875-1970**

This chapter provides an overview of the range of architectural styles that represent each period of Arcadia's development. In addition to the array of Period Revival styles built in the southern half of the city during its population boom between World War I and II, Arcadia features a significant concentration of Ranch style residences concentrated in postwar residential neighborhoods north of Huntington Drive. Modern styles, such as Art Deco (in its earlier period of development) and Mid-

Century Modern (in the post-World War II period) comprise much of the commercial development that has occurred in Arcadia from the 1920s to the present.

Historical Background: Early History of Arcadia

Prior to the Spanish colonization of California in the 18th century, the San Gabriel Valley and its environs were inhabited by the Tongva, a Native American tribe that occupied much of what is now Los Angeles County, half of Orange County, and the islands of San Clemente, San Nicolas, and Santa Catalina.⁵ The Tongva had frequent interactions with the groups bordering their territory, including the Chumash to the north, the Serrano to the east, and the Luiseño and Juaneño to the south. The group is commonly referred to as the Gabrielino as well as the Tongva; the name Gabrielino originally referred specifically to the people affiliated with Mission San Gabriel Arcangel. Today, the name refers to other adjacent groups as well, some of whom prefer the name Tongva.

The Gabrielino/Tongva used both inland and coastal food resources, living a semi-sedentary lifestyle that relied on seasonally available foods and establishing large, permanent villages near stable water sources. Temporary campsites were used seasonally for gathering plant foods like acorns, as well as for fishing, harvesting shellfish, and hunting. The first known permanent settlement in what would become Arcadia was a Gabrielino/Tongva village known as *Ahuupkinga*, located near springs and a natural lake in the area of what is now the Los Angeles County Arboretum. Like other villages, *Ahuupkinga* likely housed a year-round population of at least 100 people and featured houses and other structures made of willow poles and tule mats in domed circular configurations.

In 1771, the local Gabrielino/Tongva way of life saw a dramatic change with the arrival of Spanish missionaries and the founding of Mission San Gabriel Arcangel. The fourth of California's 21 Franciscan missions, Mission San Gabriel Arcangel was originally sited in what is now Montebello, but relocated to what is now San Gabriel in 1776 after seeing significant damage in a flash flood. As was common throughout the Spanish mission system, Mission San Gabriel had not just religious conversion as its goal, but the strengthening of Spanish economic and military influence in California. It encouraged and coerced the Gabrielino/Tongva to become neophytes who would convert to Christianity, learn approved agricultural and ranching techniques, and provide free labor. The effects of mission influence upon the local native populations were devastating. Gabrielino/Tongva villages

⁵ Alfred L. Kroeber, *Handbook of the Indians of California* (Washington, D.C.: Government Printing Office, 1925), 620-621; William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 3.

like *'Ahuupkinga* were abandoned as their residents were either relocated to the mission or killed by epidemics of European diseases against which they had no immunity.⁶ Although most of the local Native Americans were incorporated into the mission system, some refused to give up their traditional existence and escaped into the interior regions of California.

Mission San Gabriel's influence extended far beyond its physical base, as the Spanish used thousands of acres of the surrounding lands to grow crops and graze cattle. These agricultural outholdings included the property later known as Rancho Santa Anita, which once held *'Ahuupkinga* and would eventually house all or part of the cities of Arcadia, Monrovia, Sierra Madre, Pasadena, and San Marino. While the Arcadia portion of Rancho Santa Anita remained otherwise undeveloped, it served an important auxiliary role in the operations of Mission San Gabriel. Its crops fed the mission population and its animals, while its cattle produced valuable tallow and hides which the Spanish traded for other much-needed supplies.

⁶ Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs Smith, 1946), 32.

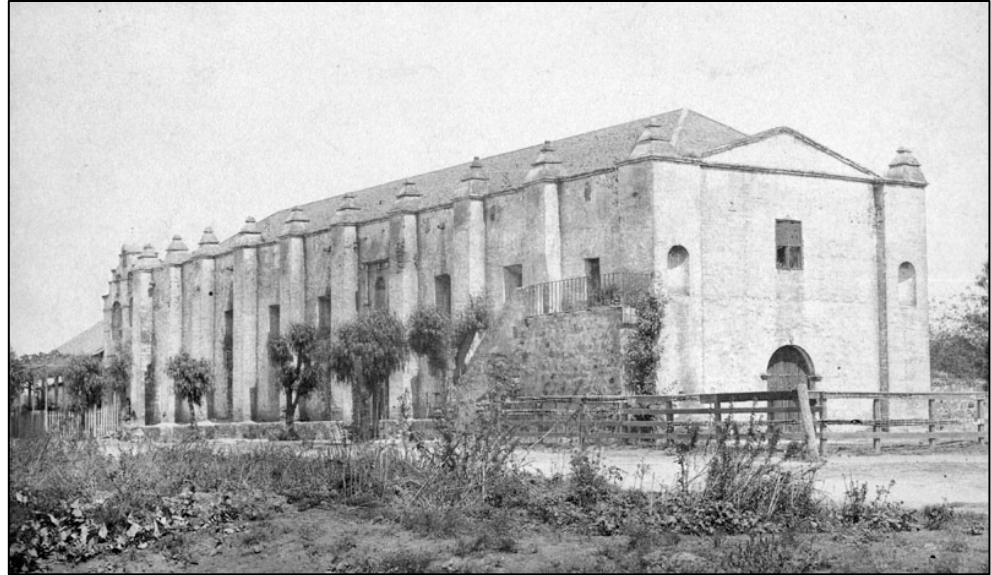


Figure 3. Mission San Gabriel, 1900 (Los Angeles Public Library)

When Mexico won its independence from Spain in 1821, California became a part of Mexico and large parcels of Spanish lands saw changes in ownership and use. Land use patterns in Mexican California were predominantly defined by a system in which the government issued expansive land grants, or ranchos, to prominent, well-connected families as a means of encouraging settlement and bolstering California's lucrative hide and tallow trade.⁷ The missions, meanwhile, waned in influence and were ultimately desecularized and abandoned. A portion of Mission San Gabriel land was deeded to one of very few Gabrielino/Tongva to receive land grants: Bartolomea Maria (better known as Victoria Bartolomea and later Victoria Reid), the young widow of mission neophyte Pablo Maria and the powerful daughter of an influential tribal leader.⁸

After Pablo Maria's death from smallpox in 1836, Victoria married a Scottish-born trader named Hugo Reid. While marriage between whites and Gabrielino/Tongvas was not unusual during the Mexican rancho period, Hugo and Victoria's story has been particularly compelling; some sources claim Helen Hunt Jackson based her seminal 1884 novel *Ramona* on the couple.⁹ In order to marry Victoria, Reid applied for Mexican citizenship, converted to Catholicism, and formally requested permission from the Governor of Alta California for the nuptials.¹⁰ He adopted her

⁷ McWilliams, 38-39.

⁸ Pat McAdam and Sandy Snider, *Arcadia: Where Ranch and City Meet* (Arcadia: Friends of the Arcadia Public Library, 1981), 13; Andrea Desoto, "Biographies of Notable California Indians: Victoria (Bartolomea) Reid," *University of California, Irvine*, 2006, accessed September 2015, <http://faculty.humanities.uci.edu/tcthorne/notablecaliforniaindians/victoriareid.htm>.

⁹ Cecilia Rasmussen, "Their Story Inspired 'Ramona'," *Los Angeles Times*, 5 December 1999.

¹⁰ McAdam and Snider, 13.

four children and soon petitioned the government for the Rancho Santa Anita land grant, comprising 13,319 acres; Reid prevailed over five other applicants in part because of his family connections through Victoria.¹¹ His 1841 provisional title to the land required that he make certain improvements to it, and in response Reid planted wheat, established a small herd of cattle, and built a three-room adobe near the spring-fed lake that had once attracted Gabrielino/Tongva to the location. This house still stands in Arcadia today on the grounds of the Los Angeles County Arboretum, as California Historical Landmark No. 368.¹² Reid gained full title to Rancho Santa Anita in 1845 and his home became known as a hospitable stop for travelers from far and wide.

Reid only possessed the rancho for a few years; in 1847, he was compelled to sell the entire property to his friend Henry Dalton for about 20 cents an acre in order to pay off debts.¹³ In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as a United States possession. It also provided for the retention of private lands by their original Mexican owners, but eager would-be landowners contested the validity of many of the valuable land grants, leading to years of litigation and debt. Many of the larger ranchos were divided into smaller parcels to pay bills and settle legal disputes. Rancho Santa Anita did not immediately suffer such a fate, but it came eventually. Dalton sold the land to Joseph A. Rowe in 1854, who sold it to the partnership of Albert Diblee, William Corbitt and a Mr. Barker.¹⁴ After a number of unprofitable years caused in part by a severe drought, the partners sold a small (2,000 acre) portion of the ranch to Leonard Rose, and the rest (11,319 acres) to an ex-trapper named William Wolfskill. Wolfskill moved into the old Reid adobe and died only a year later; his son Louis inherited Rancho Santa Anita and did more subdividing as land prices rose, selling 1,740 acres to Alfred Chapman. In 1872, Wolfskill sold the remaining portion of the rancho, about 8,000 acres, to Los Angeles merchant Harris Newmark.¹⁵ Just three years later, Newmark would sell the land to an investor who would change the face of Rancho Santa Anita forever: Elias Jackson “Lucky” Baldwin.

¹¹ McAdam and Snider, 14.

¹² Robert Imboden, DPR Form for California Historical Landmark 368, Hugo Reid Adobe (Long Beach, CA: Kelly Sutherlin McLeod Architecture, Inc., January 2014).

¹³ Gordon S. Eberly, *Arcadia: City of the Santa Anita* (Claremont, CA: Saunders Press, 1953), 10. Reid traveled to northern California hoping to strike it rich in the gold fields (to no avail), and later published a highly regarded series of letters he originally wrote to the *Los Angeles Star* about the disappearing cultures of Los Angeles-area Native Americans. He died in 1852; Victoria and all of their children later died of smallpox.

¹⁴ Eberly, 12.

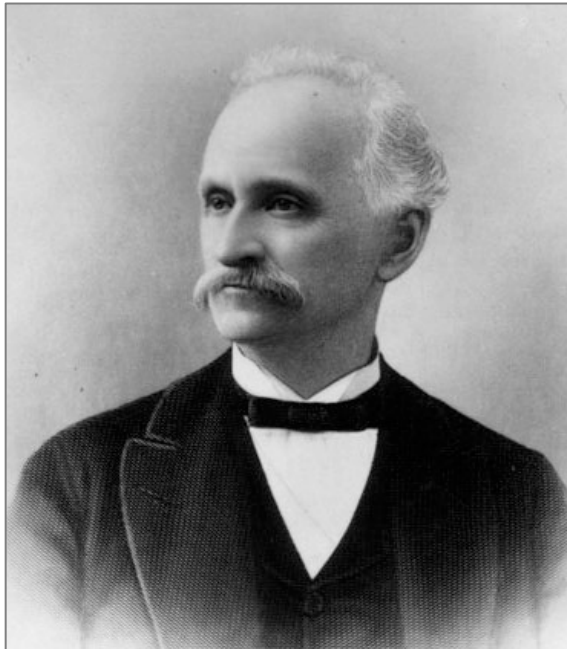
¹⁵ Eberly, 13-14; McAdam and Snider, 15.

Figure 4. Hugo Reid Adobe, ca. 1910. Now located on the Los Angeles County Arboretum and Botanic Garden site (Los Angeles Public Library)



Context: Arcadia's Early Development: The Baldwin Era, 1875-1909

The late 19th and early 20th centuries saw massive changes in the area that once held Rancho Santa Anita, most of which were initiated directly or indirectly by landowner and entrepreneur E.J. "Lucky" Baldwin. Multiple railroads and later a streetcar line ran through Baldwin's property, and the townsite of Arcadia was platted to take advantage of the 1880s influx of visitors and new residents to Southern California. Arcadia began its long climb to visibility and stability at the turn of the century, seeing the subdivision of its earliest residential developments and the slow establishment of commercial and institutional interests. This context addresses the rare extant built resources that are associated with Arcadia's late 19th-early 20th century growth, representing the earliest beginnings of the community. Accounted for are built resources that were constructed between 1875, when Baldwin acquired the land that would become Arcadia, and 1909, the year of his death.



Elias Jackson Baldwin was an Ohio-born entrepreneur who immigrated to California with his young family in 1853. Like many others, he hoped to make his fortune out West; unlike many others, he found great success. Thanks to wise and timely investments in ventures like livestock, San Francisco real estate, and Comstock Lode (Virginia City, Nevada) mining companies, Baldwin was a rich man by the time he was 40. He earned the nickname "Lucky" after leaving on an 1867 world tour, giving his broker instructions to sell his shares in Virginia City's Hale and Norcross

mine when they reached a price of \$800 a foot. The broker was unable to carry out his order since Baldwin neglected to leave him a key to the safe containing the shares; by the time Baldwin returned, the shares' value had soared to \$12,000 a foot.¹⁶ Baldwin promptly sold them for a tidy profit, and went on to make much more money (some \$5 million) from his Virginia City mining investments through

Figure 5. Arcadia founder Elias Jackson "Lucky" Baldwin, date unknown (Los Angeles Public Library)

¹⁶ McAdam and Snider, 19; Eberly, 22.

the early 1870s. Sometime around 1873, he fulfilled one of his long-held ambitions by buying his first thoroughbred race horses.¹⁷

In 1875, Baldwin happened upon Harris Newmark's Rancho Santa Anita property while in the area researching a potential mine investment. He fell in love with it immediately, and purchased the property from Newmark for \$200,000. According to the *Los Angeles Herald*, it was the largest real estate transaction Los Angeles had ever seen.¹⁸ It included the 8,000 acres of the rancho, 432 more acres of scattered sections of land that included portions of Santa Anita Canyon, and water rights in the canyon. Later that same year, Baldwin purchased some 6,000 acres of Rancho San Francisquito, adjoining Rancho Santa Anita to the south.¹⁹ He acquired other nearby properties as they came under foreclosure, eventually amassing nearly 50,000 acres of land within Los Angeles County.²⁰ Baldwin established his center of operations at the Baldwin Ranch on Rancho Santa Anita, centered on the area of Arcadia now containing the Los Angeles County Arboretum.

Figure 6. Baldwin family, E.J. Baldwin just right of center, ca. 1895 (Los Angeles Public Library)



Baldwin was too busy to personally manage development of his new ranch, entrusting most of that to others, but happily paid long visits from his San Francisco base with his young third wife Jennie and their daughter Anita. He added a new wooden wing and modern plumbing to the old Reid adobe, and saw the rapid rise of around 30 buildings, including barns, stables, storehouses, worker housing (a boarding house as well as homes for employees

with families), a school, and separate stables and a private training track for Baldwin's prized racehorses.²¹ A workforce of at least 200 employees, which included Mexican American, Chinese American, European American, and Native American individuals, planted acres of orange groves, walnut trees and vineyards;

¹⁷ Eberly, 23.

¹⁸ Eberly, 26.

¹⁹ McAdam and Snider, 20.

²⁰ Eberly, 27; McAdam and Snider, 20-21.

²¹ McAdam and Snider, 20.

built reservoirs; dug wells and irrigation systems; and erected miles of fenceline.²² By the 1890s, the ranch also included the Santa Anita Store, a blacksmith shop, a distillery for brandy and sherry, a citrus packing house, and separate “colonies” for Mexican and Chinese workers.²³

²² Eberly, 28-29; McAdam and Snider, 20-21.

²³ Elizabeth Wiegand Cleminson, sketch map of the Baldwin Ranch 1889-1890, in McAdam and Snider, 28.

Figure 7. Santa Anita Ranch employees, 1886. Baldwin employed hundreds of workers at his ranch, including stable men, horse trainers, farmers, and fruit packers (Los Angeles Public Library)



Baldwin imported exotic plants and birds (including the now-iconic peacocks), and made sure his ranch would be as picturesque as it was profitable. And profitable it was; by its height at the turn of the twentieth century, the Baldwin Ranch produced alfalfa, barley, citrus crops, walnuts, wine, cattle, sheep, hogs, dairy products, poultry, eggs, bricks, and winning thoroughbreds. It employed hundreds of people, including at least 60 African American horse trainers, stablemen, and jockeys hired by Baldwin in 1886.²⁴ Construction of buildings continued, and included a new guest house and coach barn near the adobe. The Queen Anne Cottage, as it is now known, and the coach barn boasted a flamboyant Queen Anne design by Albert A. Bennett. The new guest house may have been intended as a “honeymoon cottage” for Baldwin’s fourth wife, Lillian (Jennie died in 1881), but the couple had separated by the time of its completion in 1886. The cottage became a memorial to Jennie, with her stained glass portrait sitting in the front door. The Queen Anne Cottage and Coach Barn are listed in the National Register of Historic Places. These properties, the only ones known to be directly associated with the Baldwin Ranch operation, are located on the grounds of the Arboretum.

Another opportunity for profit presented itself to Lucky Baldwin in the mid-1880s, when the Los Angeles & San Gabriel Valley Railroad (LA&SGVRR) planned to construct its right-of-way through the Baldwin Ranch. The new rail line came after the Southern Pacific Railroad’s stronghold over Southern California was finally broken, letting major rail companies like the Santa Fe Railway emerge as a competitor, and allowing smaller regional companies like the LA&SGVRR to establish service. The LA&SGVRR planned to construct not only a rail line through the Baldwin Ranch, but two stations as well, all part of its larger route that connected Los Angeles with Mud Springs (now San Dimas) and served the whole San Gabriel Valley.²⁵

The Santa Fe and the Southern Pacific embarked on a fare war, substantially reducing the cost of train fare and suddenly making it possible for droves of tourists and settlers from the Midwest and elsewhere to travel to Southern California.²⁶ This, in turn, ignited a real estate boom that was predicated on speculation, as investors and developers seized upon the mass arrival of newcomers and hastily subdivided new towns along railroad corridors. California historian Carey McWilliams sardonically remarked that these towns “appeared like scenes conjured up by Aladdin’s map – out of the desert, in the river wash, or

²⁴ McAdam and Snider, 39.

²⁵ Sandra Lee Snider, *Elias Jackson “Lucky” Baldwin: California Visionary* (Los Angeles: The Stairwell Group, 1987), 14-15; https://en.wikipedia.org/wiki/Los_Angeles_and_San_Gabriel_Valley_Railroad, accessed September 2015.

²⁶ George L. Henderson, *California and the Fictions of Capital* (New York: Oxford University Press, 1999), 154.

a mud flat, upon a barren slope or hillside” – anywhere that investors perceived even the smallest kernel of demand.²⁷ Among the new townsites established in this boom period were Sierra Madre and Monrovia, both platted on tracts Baldwin sold to others.

Not one to miss out on this kind of opportunity (and finding himself in need of funds after a major stock loss), Baldwin decided to create his own town and subdivided 3,000 acres of his land into the Santa Anita Tract in 1883. He ensured that one of the LA&SGRR’s new stations would be located within his new townsite of Baldwin, subdivided as town lots, “villa sites,” and larger 30-acre farm parcels.²⁸ The LA&SGVRR reached Baldwin in 1886, but despite daily newspaper advertisements, the new townsite faltered in comparison to the burgeoning city of Monrovia. Baldwin deeded the remaining acreage of the Santa Anita Tract to his ranch manager Hiram Unruh, who subdivided it and began selling lots under the name of the Santa Anita Tract; advertisements boasted of the townsite’s ample water supply, broad graded streets (many already planted with eucalyptus and pepper trees), and perfect climate.²⁹ By 1887, the townsite was being referred to as Arcadia, and it proved far more successful than its predecessor.³⁰ In that same year, the LA&SGVRR was consolidated into the California Central Railway Company (CCRRy), owned by the Atchison, Topeka & Santa Fe Railway (AT&SFRy), leading to more traffic through the area. In March of 1887, the *Los Angeles Herald* noted, “the city consists of a sign under a huge spreading oak tree, but in four days about 300 lots have been sold and the surveyors are having hard work to keep up with the agent, Mr. H.A. Unruh.”³¹

Like other Southern California cities, Arcadia was established as the Santa Fe’s affordable fares lured people from across the country, but its initial growth was slow compared to that of the adjacent Monrovia. Its association with the infamous Lucky Baldwin seems to have helped in terms of publicity; as historian Sandra Lee Snider points out, newspaper references as well as the “scope and occasional flamboyance” of proposed improvements to the town suggest Baldwin was actively involved in promotion and development, and the popular conception certainly saw him as its founding father.³² The first rail depot, the Arcadia Depot, was completed where the CCRRy line crossed First Avenue in June 1887, providing an anchor to Arcadia’s nascent business district.³³ The earliest residences sprang

²⁷ McWilliams, 120.

²⁸ Snider, 16.

²⁹ Advertisement, *Los Angeles Daily Herald* 23 January 1887, in Snider, 17.

³⁰ Snider, 18; McAdam and Snider, 42.

³¹ *Los Angeles Herald*, 30 March 1887, in McAdam and Snider, 42.

³² Snider, 18-19.

³³ This depot was moved to the Los Angeles County Fairgrounds in Pomona in 1969.

up in this same area, some built of bricks conveniently produced at the Baldwin Ranch's brickyard.

Figure 8. Hotel Oakwood, built at the corner of First Avenue and Santa Clara Street, ca. 1890 (Los Angeles Public Library)



The town was more than primed for rapid growth, especially with the 1888 completion of the narrow-gauge San Gabriel Valley Rapid Transit Railroad between Monrovia and Los Angeles, known as the “Jack Rabbit Line.”³⁴ But aside from the 1887 construction of the 35-room Hotel Oakwood at the corner of First Avenue and Santa Clara Street, the 1890 completion of the brick Santa Anita Depot on Baldwin Avenue, and the erection of a few new houses, growth proved elusive; in 1888 the town had only 150 residents.³⁵ The Southern California boom of the 1880s saw a quick and general decline in most places as the railroad fare war ended at the end of the decade and land speculation slowed. McAdam and Snider further speculate that Arcadia was “oriented more toward a tourist and small farming economy than to the small businesses and city living that characterized Monrovia. Arcadia was perhaps more functional as a selling point for E.J.’s growing number of subdivisions than as an organized town per se.”³⁶

³⁴ McAdam and Snider, 43, 56. This company was taken over by the Southern Pacific Railroad in 1893.

³⁵ The Santa Anita depot was moved about a quarter mile north of its original location in 1970.

³⁶ McAdam and Snider, 43.

Grand Auction Sale and Excursion

TO THE

Famous Santa Anita Ranch,

Where we will sell at auction, on the grounds, on

SATURDAY, FEBRUARY 24, AT 1 O'CLOCK P.M.

1000---CHOICE SELECTED ACRES---1000

By order of E. J. BALDWIN, Owner, in Subdivisions of 10 Acres and Upwards.

The Santa Anita Ranch has a national reputation, and is most favorably known from the Atlantic to the Pacific. The public will be given an opportunity of viewing this property, the finest of all Southern California holdings. FREE COLLATION on the grounds at noon and a parade of the celebrated thoroughbred stock at 12:30.

Sale Begins Promptly at 1 o'clock.

The property we offer is 1000 acres of selected land lying southwest of the Hotel Oakwood, Arcadia, being the choicest citrus and deciduous fruit land in Southern California. Water free to purchasers for the planting year. Crop of barley and wheat now on the land goes with each portion purchased.

TERMS OF SALE: One-fourth cash, balance in 1, 2 and 3 years.

The grand excursion train will leave the SANTA FE DEPOT (La Grande Station) at 10:20 a.m., connecting with regular trains from Santa Ana, Anaheim, Orange, Rivera, etc., and stopping at Garvanza, Raymond and Pasadena, returning to Los Angeles immediately after the sale same day. On arrival at Arcadia our guests will be provided with carriages to drive them over the land we offer for sale.

50 CTS. ROUND TRIP TICKETS. 50 CTS.

From Los Angeles and Pasadena, for sale at Santa Fe depots on morning of excursion, Saturday, February 24th, or at our offices, where catalogues and all other information respecting the land and the excursion may be obtained.

Select your acreage, mark your catalogues, let your bid be known.

Figure 9.
Advertisement for
the sale of Santa
Anita Ranch land,
prior to Arcadia's
incorporation (*Los
Angeles Times*, 23
February 1894)

E.J.'s growing number of subdivisions included the tracts of Santa Anita Colony, Colony Addition No. 1, and Colony Addition No. 2, subdivided in 1891 in what is today the area bounded by Duarte Road, Lower Azusa Road, Baldwin Avenue, and 2nd Avenue.³⁷ These subdivisions comprise most of the southern third of Arcadia, and contain some of its oldest extant residential properties. Seeing the end of the land speculation boom and realizing the stagnant nature of the original townsite's growth, Baldwin pulled no punches in his advertisements for these new tracts. A marketing brochure bluntly noted, "The present is a good time to buy land, as the bottom has been reached."³⁸

The 1890s proved a difficult decade for Arcadia and Lucky Baldwin. The city saw little growth and its founder experienced a series of business reversals that led him close to debt, with a national depression on top of it all. After an unsuccessful

³⁷ McAdam and Snider, 43.

³⁸ "California's Choicest Locality" brochure (1891-1892), in Snider, 22.

attempt to strike it rich in the Alaskan gold fields, a pneumonia-ridden Baldwin retreated to his ranch in 1901 to recuperate. Upon recovering, he rededicated himself to increasing his still-large ranch's productivity, and regaining some of his lost fortune through the continued subdivision and sale of his land. He also made the ranch a more permanent home, spending much more time there than in the preceding years when he traveled frequently between there, the Baldwin Hotel in San Francisco, and his Tallac resort at Lake Tahoe.

Baldwin seized on a new opportunity when the Pacific Electric Railway announced in 1902 it would soon begin constructing a streetcar line from Pasadena to Monrovia as part of its Pasadena Short Line; he forged an agreement with the company ensuring the route would pass through the nascent community of Arcadia. Pacific Electric service began in 1903, and just two weeks later, Baldwin filed a petition for incorporation of Arcadia.³⁹ Many scoffed at the idea, with the *Los Angeles Times* noting the area appeared to house far fewer than the required 500 residents for incorporation, with "land adorned by not more than 65 buildings, some of which are barns, stables, and shacks, built of such material as cast off water pipe, refuse tin, flattened-out gasoline cans and dilapidated shingles."⁴⁰ Some opponents, notably the Anti-Saloon League, claimed Baldwin had no intent of creating a true city, but instead aimed to establish "an American Monte Carlo, with whose ribaldry, racing, gambling and gaming the county government would be powerless to interfere."⁴¹

Baldwin's intent was not quite so insidious, and in fact he seemed to have been more motivated by a desire to avert annexation by Los Angeles, with its undesirable tax rates.⁴² But he certainly planned to establish a horse racing track and was no opponent of gambling, so on that count at least the Anti-Saloon League was correct. After a few months, during which a census found the requisite number of Arcadia residents (some of which may have been quite temporary in nature) and no evidence was found of nefarious motivations on Baldwin's part, Arcadia successfully incorporated. The incorporation election resulted in the anointing of Baldwin as mayor and the filling of most city positions with his closest colleagues and employees.

By 1904, Arcadia had a school district, a city newspaper, and a number of active liquor licenses. Its residential growth had picked up since its most moribund years, but was still slow. Most new houses were on large parcels holding small-scale farming operations or poultry ranches, and orchards were far more common than residential neighborhoods. Commercial development was centered on

³⁹ McAdam and Snider, 62.

⁴⁰ *Los Angeles Times*, 17 May 1903.

⁴¹ *Los Angeles Times*, 17 May 1903.

⁴² Snider, 50.

Huntington Drive (called Falling Leaf Avenue at that time) at 1st Avenue, near where the Santa Fe, Southern Pacific, and Pacific Electric routes intersected. At that time, the business district consisted of a few wood frame buildings, dominated by the Hotel Oakwood.⁴³ Institutional development was slow, with no churches or other social organizations beyond the school and newspaper finding a foothold in Arcadia for a few years. The city received a boost in visitor numbers, at least, with the Pacific Electric's establishment of the Orange Grove Route in 1905. Like other excursion routes of the time, this line was intended for day trippers from Los Angeles and brought tourists to see the Baldwin Ranch, San Gabriel Mission, and other sights of the San Gabriel Valley.

In 1907, Baldwin realized the rest of his horse racing dream with the incorporation of the Los Angeles Racing Association and the construction of the first Santa Anita Park. Sited on what is now the Santa Anita Golf Course, the racetrack was billed as the most modern and beautiful in the nation and saw a crowd of thousands on its opening day. It quickly became the best-known attraction in Arcadia and greatly increased the number of visitors to the city. Both the Pacific Electric and the Southern Pacific lines provided transportation directly to the park. As a result, by 1909, a dozen active saloons, poker rooms and music halls entertained all comers, and the refurbished Hotel Oakwood was constantly full.

⁴³ Eberly, 42-43.

Figure 10. First Santa Anita Park, 1909 (Los Angeles Public Library)



The good times were not to last, for Arcadia or for Lucky Baldwin. In March 1909, Baldwin died at age 81 in his adobe ranch home. His treasured Santa Anita Park closed the same year, the victim of a new California law banning horse racing. Baldwin's will left his daughters Clara and Anita his Los Angeles County land holdings, some 33,000 acres in all. Before its disbursement, some land was subdivided and sold off to pay off the estate's debts. The main Baldwin Ranch was

left untouched, in keeping with Baldwin's will. After the settlement was finally completed some four years later, Anita Baldwin took over management duties at the ranch and converted much of its agricultural area into grazing for larger herds of cattle, sheep, hogs, and horses. She was a philanthropist and major political and social force in Arcadia and greater Los Angeles through the 1930s. Clara Baldwin was less involved in Arcadia's political scene, but was active socially and ran Clara Villa, one of the city's earliest resorts, for years. She lived on White Oak Avenue (now Foothill Boulevard) in the northern part of town from 1907 until her death in 1929.

Theme: Early Residential Development, 1875-1909

Residential development was slow and scattered during Arcadia's earliest years; while Lucky Baldwin made his first attempts at drawing residents to his new townsites of Baldwin in 1883 and then Arcadia in 1887, the actual numbers of lots sold and houses built appear to have been very low indeed. The densest residential development took place in the heart of the Arcadia townsite, around the intersection of the Santa Fe and Southern Pacific Railroads where the few commercial properties (like the Hotel Oakwood) could be found. The 1908 Sanborn fire insurance map shows that this "densest" area contained only one or two small houses per block, and was some 20 years after the platting of the townsite. One of those houses, dating to 1902, is still extant at 114 La Porte Street; it represents the oldest known property in the Arcadia townsite, and the only one to pre-date the city's 1903 incorporation. Most of this area's early single-family residences likely resembled this two-story, gabled-roofed house, built in a vernacular idiom.

The houses in Arcadia's downtown core around the railroad junction sat on small lots compared to those in the other known residential subdivisions at the time: the 1891 Santa Anita Colony, Colony Addition No. 1, and Colony Addition No. 2 tracts. These early subdivisions were in the southern part of what would become Arcadia, in an area bounded today by Duarte Road, Lower Azusa Road, Baldwin Avenue, and 2nd Avenue. Their parcels were between nine and 20 acres in size and their buyers, few as they may have been, envisioned a rural existence with small-scale farming and ranching activities.⁴⁴ The houses built in this area were predominantly one- and two-story buildings in the Craftsman style, and most properties had associated outbuildings like privies, chicken coops, and stables. Much of this land was not developed until the 1920s, when the larger parcels were divided up into one to five acre lots, and the rest was developed in subsequent years when even these parcels were divided into lots of less than one acre apiece.

The census taken in 1903 to ascertain whether the proposed city of Arcadia had at least 500 residents found 642, though many of those were workers living on the Baldwin Ranch property, some were members of a railroad grading camp in Arcadia on a temporary basis, and others may well have been hired on a one-day basis to inflate population numbers.⁴⁵ As demonstrated by the small population at the time of incorporation, Arcadia just did not have the numbers for a large or highly visible pattern of residential development. Intact examples of the city's earliest residences, low in numbers to begin with, are even rarer today. The most

⁴⁴ McAdam and Snider, 43, 57.

⁴⁵ Snider, 48-49.

intact known example of a pre-1909 single-family residence is the Clara Baldwin house, a large two-story Craftsman-style building constructed in 1907 at what is now 291 Foothill Boulevard. Known as “Canary Cottage” and “Twin Oaks,” this grandiose residence is not the kind of house that typified Arcadia in its early years, but it is highly significant both for its association with Clara Baldwin and for its architectural style.

Theme: Early Institutional Development, 1875-1909

Institutional development was slow to the point of being almost non-existent during Arcadia's earliest years, with few churches, governmental bodies, or social organizations being established except for a school (no longer extant) and a newspaper. The most crucial developments were in the realm of infrastructure, notably transportation networks of railroads, streetcar lines, and roads. These networks were key to the success of early Arcadia, starting with the establishment of rail services, quickly moving to the construction of local roads, and reaching their zenith with the addition of streetcar service in 1903. While the railroad and streetcar lines are no longer present, their routes remain etched on the physical layout of Arcadia in the form of wide streets with medians cutting diagonally through the otherwise-rectilinear grid of the city.



Figure 11. Aerial view of Santa Anita Avenue, 1926 (Arcadia Public Library, Arcadia, CA)

Very early on, Arcadia advertised itself

as a community easily accessed from all over the region, with plenty of roads for local travel. The earliest advertisements for the Santa Anita Tract/Arcadia boasted “broad avenues already open and graded,” as well as “the intention of Mr. Baldwin to run a motor railroad along the entire length of Santa Anita Avenue.”⁴⁶ This supposed Santa Anita Avenue Railway would have run from a grandiose hotel at the mouth of Santa Anita Canyon, south some six miles to connect with a Southern Pacific Railroad depot.⁴⁷ This hotel-to-be is faithfully depicted in a ca. 1887 birds-eye view of Arcadia, although it never existed and neither did the

⁴⁶ Advertisement, *Los Angeles Daily Herald* 23 January 1887, in Snider, 17.

⁴⁷ McAdam and Snider, 43.

intended motor railroad.⁴⁸ The smaller Hotel Oakwood was constructed in Arcadia's business district, if nothing else, and Santa Anita Avenue was in fact an impressive road. Graded and planted with an estimated 40,000 eucalyptus and pepper trees in a double row, Santa Anita was the showcase boulevard of Arcadia. Its central portion was a dedicated bridle path.⁴⁹ Today its history is reflected in its width and its impressive landscaped median, now containing deodar cedar trees rather than eucalyptus or pepper trees.

⁴⁸ H.S. Crocker & Co., *Birdseye View of Arcadia and Santa Anita Tract, San Gabriel Valley, Los Angeles County, California*, ca. 1887, on file at Special Collections, Arcadia Public Library.

⁴⁹ Eberly, 33.

Context: Early Subdivision and Growth, 1910-1935

Arcadia's growth remained slow but steady in the years following Lucky Baldwin's death, marked in particular by increases in residential and commercial development during the Southern California boom years of the 1920s. Poultry farming became a major local industry, continuing the city's long history of ranching and agriculture, while new, more urban business districts developed and expanded. Institutional growth was punctuated by the establishment of the Ross Field balloon school during World War I, and continued as the community became more settled and unified. This context addresses extant built resources that are associated with Arcadia's growth from the 1910s to the mid-1930s, which provided the foundation for the city's layout and built environment as they exist today. Accounted for are built resources that were constructed between 1910, after the death of community founder Lucky Baldwin, and 1935, the year before the last of the Baldwin family land was subdivided for development, north of Huntington Drive.

In 1910, Arcadia's population was only 696, but the next few years saw increasing numbers of homeowners scattered across the city.⁵⁰ As historian Gordon Eberly explains it, they were far-flung, on larger pieces of land:

The influx of new home owners was on the increase, most of them buying tracts of considerable acreage. Fifty, a hundred or even more acres were often the purchases of these new arrivals, all in the southern part of the city. They were substantial citizens, interested in a community of good homes and they were proceeding to take an active interest in the affairs of the city.⁵¹

Not all parcels purchased by Arcadia's new homeowners were 50-100 acres; even more common in the southern part of the city was the two-and-a-half to five acre lot on which a resident could site a house, a small orchard, and some chickens, horses, and cows.⁵² Subdivision of larger parcels (including in the Santa Anita Colony and Additions tracts first subdivided in 1891) picked up the pace in the southern portion of the city, making available these smaller and more affordable lots. In 1910, 300 acres known as Tract 808 were divided into two-and-a-half to five acre lots; bounded by 1st Avenue, 10th Avenue, Duarte Road, and Valnett

⁵⁰ "Facts about Arcadia," from 1968 City publication, on file at Special Collections, Arcadia Public Library.

⁵¹ Eberly, 58.

⁵² McAdam and Snider, 95.

Street (now Camino Real), the land sold for \$700 to \$750 an acre.⁵³ Other subdivisions followed, including the F.A. Geier tract east of 10th and south of Duarte in 1913, and Tract 2731 bounded by Baldwin Avenue, the western city limits (about Michillinda Avenue), Huntington Drive, and Duarte in 1914.⁵⁴

On a larger scale in an area of town far to the north, Anita Baldwin completed construction of Arcadia's residential crown jewel, the mansion and estate known as Anoakia. Built at the corner of White Oak Avenue (now Foothill Boulevard) and Baldwin Avenue in 1915, Anoakia served as a school after Baldwin's 1939 death; it was razed in 2000 and replaced with a gated residential development. Only the perimeter wall and gatehouse remain today.

⁵³ Tract No. 808 map, March 1910, available at Los Angeles County Department of Public Works, accessed September 2015, <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>; Eberly, 63.

⁵⁴ Eberly, 63.

Figure 12. Anita Baldwin's residence, Anoakia, 1915. Anoakia was demolished in 2000 and replaced with a gated residential community (Los Angeles Public Library)



Along with its slow but steady residential growth, the young city began to see a shift from its early sporting days to more respectable pursuits, as it outlawed liquor licensing in 1912 and embarked on a series of civic improvements. After several fires (including conflagrations that destroyed the White City saloon in 1909, the Hotel Oakwood in 1911, and Santa Anita Park's grandstand in 1912), Arcadia organized a fire department. By 1915, electric street lights had been installed in some commercial and residential areas, and gas lines were laid to serve residents and businesses.⁵⁵ Huntington Drive was extended through Arcadia and on to Monrovia, streets were graded and oiled (and in a few cases paved), and a rudimentary municipal water system was put into place. And in 1918,

⁵⁵ Eberly, 57, 64.

Arcadia completed its first City Hall (no longer extant) at the northwest corner of Huntington and 1st.

Arcadia found itself a small part on a larger stage in 1917, after the United States entered World War I. Anita Baldwin sold the old 185-acre Santa Anita Park property (located where Arcadia County Park is now) to Los Angeles County, who deeded it to the War Department for use as a balloon training school; large hydrogen balloons carrying men in baskets to great heights were used to observe enemy positions and movements. Enormous hangars were constructed, old stables were converted into barracks and storehouses, and new buildings were constructed along Huntington Drive. Ross Field housed about 3,500 men, an enormous population influx which proved a strain on Arcadia's minimal infrastructure. The men trained at the balloon school never ended up overseas, as the 1918 Armistice was signed before they shipped out, and the facility closed in 1920. Of its many structures and features, only two remnants survive: what is said to be a Base Operations Center building, now nearly unrecognizable as part of the much-altered Elks Lodge 2025 at 27 W. Huntington Drive, and a mortared stone retaining wall on the same property (and extending east beyond its parcel). The retaining wall was once part of the officers' swimming pool, which is now the Elks' paved parking lot.

As was true across much of Southern California, the 1920s were a particularly transformative period in Arcadia's development. The region thrived after World War I, and a robust national and regional economy reinvigorated the Southern California real estate market. It was suddenly not just feasible, but lucrative for developers to invest in areas like Arcadia, and development boomed as a result. By 1920, the city's population had already grown to 2,239, and large farm plots were being divided into smaller (one acre or less) lots to accommodate more residents.⁵⁶ The many tracts subdivided between 1918 and 1923 included some in southern Arcadia, like Tract 3430 (bounded by Baldwin, Holly Avenue, the Southern Pacific line, and Duarte) in 1920, as well as one north of Foothill Boulevard (then White Oak Avenue), between Santa Anita Avenue and Santa Anita Wash in 1923.⁵⁷ Numerous streets were opened or extended to access the new tracts, and lots in the southern part of Arcadia sold rapidly. Those in Tract 4129 north of Foothill, in what is now the Highland Oaks neighborhood, did not really start selling for some 20 years due to a high minimum required construction cost (\$10,000).⁵⁸

⁵⁶ "Facts about Arcadia," from 1968 City publication, on file at Special Collections, Arcadia Public Library; McAdam and Snider, 109.

⁵⁷ Tract No. 3430 map, October 1920, and Tract No. 4129 map, June 1923, available at Los Angeles County Department of Public Works, accessed September 2015, <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>; Eberly, 79.

⁵⁸ Eberly, 79.

The 1927 brochure for the A.P. Green subdivision sited just south of the Arcadia city limits illustrates the typical marketing approach for these 1920s developments, which included race-based deed restrictions:

An acre costs less than a city lot. This district is first class residential and becoming the home of many having their business in Los Angeles. It is also famous for its high class Poultry and Rabbit Ranches from which many have found independent living. The climate here is ideal, the hottest rays of the summer sun are tempered by cool sea breezes. All you need is the desire to own a home on a half acre or acre in the country with all city conveniences. Remember the second million population is well on its way to Los Angeles and the time is not far off when good close in acreage cannot be had. We protect you with building and race restrictions for the character of this tract can be judged by the type of homes in the surrounding territory. Come out and see for yourself.⁵⁹

As the brochure notes, poultry farming was becoming a major Arcadia industry, as small-scale chicken farms were easily established and maintained on relatively small parcels of land. Rabbit farms were also feasible and common on lots of this size. By 1926, Arcadia farmers were shipping 5,000 eggs a day to Los Angeles markets.⁶⁰ One of many Arcadia chicken farmers in the 1920s was Prince Erik of Denmark, who married a Canadian and moved to Arcadia in 1924; his home still stands behind the Arcadia Congregational Church at 2607 S. Santa Anita Avenue. The small-lot poultry farmers of the 1920s joined others who had made their living farming the larger tracts of land for years, including a sizable population of Japanese vegetable, fruit, and flower farmers.

⁵⁹ Carroll & Pearce Realty Company, A.P. Green Subdivision Brochure, 1927, on file at Special Collections, Arcadia Public Library.

⁶⁰ *Los Angeles Times*, 1926, in McAdam and Snider, 109.

Figure 13.
Commercial
development along
First Avenue,
Arcadia's original
commercial center,
1925 (Los Angeles
Public Library)



Commercial development expanded beyond the existing business district on 1st Avenue during the 1920s, with businesses gradually moving south toward Huntington Drive. Huntington was widened between Santa Anita and 5th, while 1st was widened from the Santa Fe line south to California Street.⁶¹ New businesses in that area included a theater, banks, various retail and service operations in new commercial blocks, and even a drive-in market. Sanborn fire insurance maps indicate that commercial-industrial operations were established in the area adjacent to the Santa Fe and Southern Pacific railroad junction by 1924, including the San Gabriel Valley Lumber Company at the northwest corner of Walnut Avenue (now Wheeler Avenue; no longer extant).

This small, railroad-dependent industrial area also contained some of Arcadia's very sparse multi-family housing, with at least one triplex fronting on 1st Avenue

⁶¹ Eberly, 84.

and a three-building grouping of one-story buildings labeled on the 1924 Sanborn as “Mexican Tenements.” These are located behind the Southern Pacific depot at the corner of Front Street and 1st. A Roman Catholic chapel nearby is also labeled as Mexican.⁶² The same buildings appear on the 1932 Sanborn map. None of these properties appear to be extant today.

A second business district emerged at Baldwin Avenue and Duarte Road to serve the growing population of West Arcadia, with its earliest construction in 1924. Several mixed-use commercial buildings were constructed and housed businesses such as a drugstore, market, realty office, and an array of retail merchants. Other commercial properties, from service stations to vegetable markets, were scattered across the city.

Institutional development finally began to catch up with rest of Arcadia, most visibly in the form of schools. First Avenue School (originally Arcadia Grammar School; 301 S. 1st Avenue) was constructed with 1919 bond funds to serve over 200 students, and in 1926 it was joined by Holly Avenue School at 360 W. Duarte Road in the western part of town. Many of this school’s students were the children of Japanese American flower and vegetable growers who farmed large parcels in the western and southern parts of Arcadia.⁶³ Both schools are still extant, though their campuses have seen extensive additions over the years to accommodate growing student populations. Other institutions established during the 1910s and 1920s included an American Legion post, a public library, a Chamber of Commerce, several fraternal orders, a riding and hunting club, a baseball club, a golf club, and the Woman’s Club of Arcadia (with its 1931 clubhouse at 324 S. 1st Avenue still extant).⁶⁴ The Woman’s Club was particularly influential in the early institutional development of the city, spearheading establishment of the library, providing support services at Ross Field during World War I, and promoting Arcadia by creating Rose Bowl floats. The city’s infrastructure also continued to develop, albeit slowly, during this time; Arcadia still did not have a public sewer system, but it did have more paved streets, a new water reservoir, and thanks to a joint agreement with Monrovia, a new concrete bridge over Santa Anita Wash at Huntington Drive (1925).⁶⁵

⁶² Sanborn Map Company, *Arcadia, Los Angeles County, California*, February 1924, Sheet 3.

⁶³ McAdam and Snider, 110.

⁶⁴ McAdam and Snider, 110.

⁶⁵ Eberly, 85-87, 94.

Theme: Residential Development, 1910-1935

Arcadia's residential development between 1910 and 1935 set the stage for the swifter growth that was to come, and firmly established the city as a community of single-family houses. Development during this period was more rapid and widespread than the minimal amount seen during Arcadia's earliest years, thanks in large part to a region-wide boom in land speculation and subdivision for profit. During the 1910s, subdivision of larger parcels into smaller ones (most popularly in the two-and-a-half to five acre range) beckoned a wider range of buyers. Unlike the buyers of the earlier years, the new Arcadians were not necessarily full-time farmers or ranchers, but rather new suburbanites who wanted a relatively large plot on which they could keep a small orchard, chickens and maybe a horse or cow along with their single-family home. This subdivision pattern was common in

the southern part of the city, primarily in the Santa Anita Colony and Additions No. 1 and No. 2 tracts first subdivided in 1891.

A typical southern tract from this time period was the 300-acre Tract 808, bounded by 1st Avenue, 10th Avenue, Duarte Road, and Valnett Street (now Camino Real). Subdivided in 1910, its two-and-a-half to five acre lots sold for \$700 to \$750 an acre.⁶⁶ This tract and others like it were further subdivided into much smaller lots as residential development in Arcadia exploded during the post-World War II period.

Farther north, adjacent to the original Arcadia townsite, subdivision proceeded at the same rate during the 1910s and saw the same acceleration in construction during the 1920s; this area (roughly bounded by S. 1st Avenue, S. 3rd Avenue, E. Huntington Drive, and E. Duarte Road) had an even greater number of residences, mostly because lots were smaller and more abundant. Tract 866, subdivided in 1910, is an excellent example of the typical 1910s subdivision in this area; this tract bounded by El Dorado Street, Genoa Street, S. Santa Anita Avenue, and S. 2nd Avenue was directly south of the original Arcadia townsite. It featured lots averaging 8,000 square feet (about 0.2 acre) in size, much more on the scale of the townsite than the larger lots to the south.⁶⁷ This tract became a fairly dense residential neighborhood, likely attractive to buyers for its affordable lot prices and desirable location with easy access to railroad and streetcar routes. The northernmost part of Arcadia was little developed during the 1910s, with the exception of a few large properties like Anita Baldwin's Anoakia at the corner of White Oak Avenue (now Foothill Boulevard) and Baldwin Avenue (1915). Only the perimeter wall and gatehouse of this property remain today.

During the 1920s, residential subdivision accelerated, with many new tracts opening all over the city both north and south of the original townsite, and development extending farther west than it ever had. The 1920s tracts tended to feature smaller lots, although the same basic pattern was evident as in the 1910s: larger, multi-acre parcels were in the southern part of town, while smaller, sub-acre parcels were closer to the original townsite, the Pacific Electric line, and the commercial district around Huntington and 1st. Tract 7723, bounded by White Oak Avenue (now Foothill Boulevard), 5th Avenue, Floral Avenue, and 2nd Avenue/Wigwam Avenue, is an excellent example of a 1920s tract.⁶⁸ This small

⁶⁶ Tract No. 808 map, March 1910, available at Los Angeles County Department of Public Works, accessed September 2015, <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>; Eberly, 63.

⁶⁷ Tract No. 866 map, June 1910, available at Los Angeles County Department of Public Works, accessed September 2015, <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>.

⁶⁸ Tract No. 7723 map, November 1923, available at Los Angeles County Department of Public Works, accessed September 2015, <http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM>. Although Foothill Boulevard is commercial today, it was primarily residential during the 1920s.

tract was subdivided in 1923 and featured lots averaging 50 ft. x 130 ft. in size. Construction commenced quickly, and houses from the mid to late 1920s are still extant there today, joined by later construction from the 1930s and 1940s.

Most of the 1910s and '20s subdivisions tended to adhere to a rectilinear grid and their roads were graded and in some cases paved. The streets usually did not have curbs or sidewalks, as these features were not common citywide until constructed in the civic improvement projects of the postwar period. Some tracts had more ornamental features like streetlights, although few examples of these remain. One exception to the rule was Tract 4129 in the northern part of Arcadia, in what is now the Highland Oaks neighborhood. Envisioned as a highly exclusive neighborhood, this subdivision featured curving streets, large lots, and a \$10,000 minimum construction cost.⁶⁹ As a result, it saw hardly any construction until after World War II.

As in the 1910s, residential construction in the 1920s and early '30s was dominated by single-family houses of modest size. The earliest of these were constructed in the Craftsman style, while Period Revival styles, primarily Tudor Revival and Spanish Colonial Revival with rarer examples of Monterey Revival and French Revival, became prominent in the mid-1920s and dominated residential construction by the end of the decade and into the 1930s. Multi-family residences were very rare, with no known examples from the 1910s or '20s. One 1930s courtyard apartment, The Fleeta (1935), was constructed in the American Colonial Revival style at 124 S. Santa Anita Ave (this building remains extant at this location today).

⁶⁹ Eberly, 79.

Theme: Commercial and Recreational Development, 1910-1935

Arcadia's commercial development was slow during the 1910s, restricted mostly to a few new businesses in the area of 1st Avenue, but expanded significantly during the 1920s. During this time, the existing business district in the original townsite gradually shifted south on 1st Avenue and west and east along Huntington Drive. Huntington was widened between Santa Anita and 5th Avenue during this period, while 1st was widened from the Santa Fe line south to California Street.⁷⁰

Several businesses were added to the existing commercial district in the 1920s and '30s, including a theater, banks, a newspaper, various retail and service operations in new commercial blocks, and even a drive-in market. Only a few 1920s and early '30s commercial properties remain in the district, including a former shoe shop and grocery store (1923) at 323-325 N. 1st Avenue (heavily altered; now Arcadia Welfare and Thrift), and the former Arcadia Tribune (1930) at 8 N. 1st Avenue.

In the first decades of the 20th century, Arcadia witnessed the construction of a small number of industrial-related properties concentrated along the Santa Fe and Southern Pacific railroad junction, adjacent to the city's original commercial district. Sanborn fire insurance maps indicate industrial properties such as lumber companies, fruit canning and packing facilities, and storage warehouses were present in the 1920s and '30s. None of these industrial operations appear to be extant.

Figure 14. Commercial development along Duarte Road near Baldwin Avenue, ca. 1930 (Arcadia Public Library, Arcadia, CA)



⁷⁰ Eberly, 84.

A second business district at Baldwin Avenue and Duarte Road was established in the 1920s to serve the growing population of West Arcadia, the earliest development begun in 1924. The first commercial building constructed at this intersection appears to have been an Art Deco-style building at the southwest corner, housing a realty office, drugstore, market, and hardware store; it was quickly followed by a Spanish Colonial Revival-style strip across Baldwin, containing a Bank of Italy branch, another realty office, and various retail merchants.⁷¹ Development extended south from there. Remnants of this early business district are very rare, with the only known example being the much-altered 1926 building at 1218 S. Baldwin Avenue that now contains Terry's Station Bar.

The large majority of Arcadia's commercial development in the early 1930s centered on the opening of the Santa Anita Park and Racetrack, and the extension of Highway 66 through the city. In 1933, California re-legalized horse race betting, and Anita Baldwin seized her opportunity to revive her father's racetrack dream. After a false start involving a deal gone sour with a prominent track promoter, the new Santa Anita Park began with Baldwin's sale of 214 acres to a group of investors. The owners hired architect Gordon Kaufman to design the grandstand, Turf Club, and clubhouse; Kaufman's design integrated Late Moderne, Art Deco, and American Colonial Revival styles to great effect. Later-renowned landscape designer Tommy Tomson created the park's lush landscape design, in his first major commission.⁷² Santa Anita Park opened on Christmas day, 1934, and quickly became Arcadia's signature landmark, attracting Hollywood stars and racegoers from miles around. Large-purse races attracted the best stables, not to mention the most serious bettors. Kaufman-designed additions were constructed in 1937 and 1938 to enlarge the park's buildings, and subsequent additions by other architects eventually linked the grandstand and clubhouse buildings.⁷³ The nearly 300-acre Santa Anita property, including the Kaufman buildings as well as stables, the paddock, other structures, the track itself, and the surrounding landscape, has been determined eligible for listing in the National Register of Historic Places and is listed in the California Register of Historical Resources.⁷⁴

⁷¹ Arcadia Chamber of Commerce photographs, in McAdam and Snider, 116.

⁷² The Cultural Landscape Foundation, "Tommy Tomson," accessed September 2015, <https://tclf.org/pioneer/tommy-tomson>.

⁷³ Los Angeles Conservancy, "Santa Anita Park," accessed September 2015, <https://www.laconservancy.org/locations/santa-anita-park>.

⁷⁴ The property is considered historically significant for its 1942 use as the Santa Anita Assembly Center for Japanese American internees (discussed later in this context), as well as for its 1930s architecture and place in thoroughbred racing history.



Figure 15. Santa Anita Park, paddock and entrance, 1936 (Los Angeles Public Library)

The success of the racetrack proved a great boon to Arcadia, bringing business as well as positive publicity to the city during the Depression. Business owners took full advantage of the influx of racetrack visitors by opening motels, restaurants, and tourist attractions like W. Parker Lyon’s flamboyant Pony Express Museum (no longer extant), with its vast collection of “Wild West” memorabilia. Huntington Drive and Colorado Boulevard were opened through the old Baldwin Ranch to connect to transcontinental Highway 66 in 1931. By 1932, the route through Arcadia had been split between Foothill Boulevard and a portion of Huntington Drive.⁷⁵ Businesses capitalized upon the extension of Highway 66, as service stations, drive-in markets, and motor courts were constructed to serve motorists along the route.

⁷⁵ *Los Angeles Times*, 29 May 1932 and 2 August 1932.

Theme: Institutional Development, 1910-1935

As with its commercial development, Arcadia's institutional development was fairly slow during the 1910s and picked up during the 1920s and '30s. The 1910s did see some infrastructure improvements, notably the extension of Huntington Drive and its widening through the original business district; the grading, oiling, and (more rarely) paving of streets; the installation of electric streetlights in some commercial and residential areas; the establishment of a municipal water system; and the laying of new gas lines.⁷⁶ With the increase in utilities services, Southern Counties Gas Company constructed a centrally located office for customer services and administrative purposes at 314 N. 1st Avenue in 1928. As the city's population continued to grow in the late 1910s, the need for a permanent location for its local governing bodies was apparent. In 1918, Arcadia completed its first City Hall (no longer extant) at the northwest corner of Huntington and 1st.

The most notable institutional development of the 1910s was not Arcadia's doing, but rather the U.S. War Department's: the establishment of the Ross Field Balloon School for the training of observation balloon crews during World War I. This facility was located where Arcadia County Park is now. Anita Baldwin sold the old 185-acre Santa Anita Park property (located where Arcadia County Park is now) to Los Angeles County, who deeded it to the War Department. Large hydrogen balloons carrying men in baskets to great heights were used to observe enemy positions and movements. Enormous hangars were constructed, old stables were converted into barracks and storehouses, and new buildings were constructed along Huntington Drive. Ross Field housed about 3,500 men, a huge population influx which proved quite a strain on Arcadia's minimal infrastructure. The men trained at the balloon school never ended up overseas, as the 1918 Armistice was signed before they shipped out, and the facility closed in 1920. Of its many structures and features, only two remnants survive: what is said to be a Base Operations Center building, now nearly unrecognizable as part of the much-altered Elks Lodge 2025 at 27 W. Huntington Drive, and a mortared stone retaining wall on the same property (and extending east beyond its parcel). The retaining wall was once part of the officers' swimming pool, which is now the Elks' paved parking lot.

The 1919 construction of First Avenue School (301 S. 1st Avenue, extant) foreshadowed an increase in institutional development through the 1920s and '30s. This large school was constructed with bond funds to serve over 200 students, replacing the smaller school that had served the district for years. By the end of the 1920s, Arcadia had many more institutions, including an American

⁷⁶ Eberly, 57, 64.

Legion post, a public library, a Chamber of Commerce, several fraternal orders, a riding and hunting club, a baseball club, a golf club, and the Woman’s Club of Arcadia (with its 1931 clubhouse at 324 S. 1st Avenue still extant).⁷⁷ It also had another school: Holly Avenue School (360 W. Duarte Road, extant), constructed in 1926 to serve the rapidly growing student population in the western part of town. Infrastructure improvements in the 1920s included the paving of more streets, a new water reservoir, and a new concrete bridge at Huntington Drive over Santa Anita Wash.⁷⁸ In 1931, the same year Highway 66 was extended, Arcadia planted deodar cedars along Huntington and Colorado Boulevard, in a beautification project aiming to attract some of the thousands of visitors coming to Los Angeles for the 1932 Olympic Games.⁷⁹

Figure 16. Arcadia Grammar School (which later became First Avenue School), ca. 1919 (*Arcadia*, Arcadia Historical Society, 32).



⁷⁷ McAdam and Snider, 110.

⁷⁸ Eberly, 85-87, 94.

⁷⁹ Eberly, 104.

Context: The Final Baldwin Subdivisions and Arcadia During Wartime, 1936-1945

In an era characterized by economic uncertainty and massive unemployment, most communities saw a near-cessation of construction activity during the Great Depression. Arcadia was a rare exception, seeing continued residential subdivision and construction activity during the Depression. This was thanks, in part, to the popularity of the new Santa Anita Park and Racetrack, and was further boosted by Anita Baldwin selling off of her remaining tracts of Lucky Baldwin's land. The entry of the United States into World War II provided another boost to the local economy with the establishment of military facilities and the accompanying increase in demand for commercial services. This context addresses extant built resources that are associated with Arcadia's late 1930s and World War II-era growth, so unusual for the time period and important in the shaping of the physical and social character of present-day Arcadia. Accounted for are built resources that were constructed between 1936, when the last of Baldwin family land north of Huntington Drive was sold for development, and 1945, the end of World War II.

Arcadia received another Depression-era gift: a large new county park on the old Ross Field site, constructed by the Works Progress Administration (WPA) between 1936 and 1938. One of the work relief programs established as part of President Franklin Roosevelt's New Deal, the WPA employed many people during the Depression. At the Arcadia site, large work crews removed the old Ross Field buildings, laid water pipes, graded and created a golf course, and constructed multiple buildings and recreational facilities. In cooperation with other county groups, the WPA Federal Arts Project had Preston L. Prescott create a large statue of the Hugo Reid family to be placed at a prominent site at the park; the statue was moved to the grounds of the new Gilb Museum of Arcadia Heritage in 2003.⁸⁰ The Santa Anita Regional Recreational Center (now Arcadia County Park) was established at no cost to the City of Arcadia, and still serves residents today. The WPA completed a number of other projects in the city during this time period, including channelizing drainages with walls of mortared stone and concrete, and constructing concrete bridges over these flood control features.

In one major (and final) transaction that would spur another period of single-family growth, Anita Baldwin sold off the remainder – approximately 1,300 acres – of the Baldwin property (except for her Anoakia estate).⁸¹ The buyer was a syndicate called Rancho Santa Anita, Inc., headed by Harry Chandler, publisher of the *Los Angeles Times*. The syndicate parceled out much of the old ranch land into

⁸⁰ Eberly, 127; McAdam and Snider, 139

⁸¹ Baldwin died in 1939.

a number of subdivisions, including Santa Anita Village, the Rancho, the Upper Rancho, Santa Anita Gardens, and Colorado Oaks.⁸² House construction commenced in these neighborhoods as early as 1936, providing much-needed employment to local builders. Rancho Santa Anita, Inc. and other companies also developed Depression-era subdivisions on smaller portions of land it acquired from other owners (most notably the heirs of Clara Baldwin). While the pace of development was fairly slow compared to what was to come during the post-World War II period, and these neighborhoods were not fully built out until the 1950s, their establishment reversed the slowdown of the early 1930s. According to historian Gordon Eberly, only 30 to 40 houses per year were constructed between 1930 and 1935, while the number jumped to over 200 after 1936 and the establishment of the new subdivisions.⁸³ Work slowed again during World War II, when federal restrictions on building materials were instated.

⁸² It did not subdivide or sell the core Baldwin Ranch land containing Baldwin Lake, the Hugo Reid adobe, and the Queen Anne buildings at this time, and in fact used the Baldwin Lake area primarily as a filming location for hire; numerous Hollywood productions shot there during the 1930s and 1940s.

⁸³ Eberly, 139.



Figure 17. Aerial view of the north half of Arcadia, 1938. The street running east-west, just north of the center of the image is Foothill Blvd (Arcadia Public Library, Arcadia, CA)

By 1940, Arcadia's population had reached 9,122, representing substantial growth during the Great Depression.⁸⁴ It was soon to increase dramatically, if temporarily, due to the U.S. entry into World War II in December 1941. Among the immediate ramifications of the Japanese bombing of Pearl Harbor was the establishment of an Executive Order authorizing the exclusion of American residents of Japanese descent from areas deemed of military concern. This meant

⁸⁴ "Facts about Arcadia," from 1968 City publication, on file at Special Collections, Arcadia Public Library.

Japanese Americans living in the western portions of California, Oregon, and Washington were to be removed from their homes and placed in relocation centers, regardless of their loyalties, citizenship status, or length of time they had lived in the U.S.; in many cases, families who had been Americans for multiple generations lost their homes, businesses, and property during this process. The effect on Arcadia was massive: Santa Anita Park was taken over by the War Department for use as a temporary assembly center where evacuees would be held until internment camps further inland were constructed.

Figure 18. Santa Anita Assembly Center at Santa Anita Park, where Japanese Americans were temporarily held during World War II, 1939 (Arcadia Public Library, Arcadia, CA)



By the end of April 1942, approximately 500 new buildings (mostly barracks) had been constructed, and existing stables and other buildings had been converted into rudimentary living quarters.⁸⁵ By the beginning of June, the Santa Anita Assembly Center reached full capacity with a population of almost 19,000 disenfranchised Japanese Americans. The camp's residents tried to make their lives as normal as possible within a 420-acre property surrounded by barbed wire and lookout towers with armed guards, establishing a post office, schools, sports leagues, a newspaper, a fire department, a hospital, a job office, and even Boy Scout troops. The occupation of the assembly center was intense, taking quite a toll on Arcadia's still-immature infrastructure (the city still did not have a sewer system), but was fairly brief. By October 1942, all of the camp's residents had been transported to internment camps, mostly in Colorado, Wyoming, Arkansas, and Arizona.⁸⁶

⁸⁵ Konrad Linke, "Santa Anita (detention facility)," *Densho Encyclopedia*, accessed September 2015, http://encyclopedia.densho.org/Santa_Anita_%28detention_facility%29/.

⁸⁶ Jeffrey F. Burton et al., *Confinement and Ethnicity: An Overview of World War II Japanese American Relocation Sites* (Tucson: National Park Service Western Archeological and Conservation

After the assembly center closed, the War Department converted the property into a training facility for nearly 20,000 soldiers. Camp Santa Anita, as it was known, was the largest Army ordinance training center on the West Coast; the sudden influx of Army personnel had an even greater social and economic effect on Arcadia than the establishment of the assembly center did, given the non-imprisoned population's increased number of opportunities for local interactions. Personnel numbers declined as soldiers were shipped overseas, and in its last incarnation Camp Santa Anita primarily served as a POW camp housing captured German and Polish soldiers.

Arcadia's economy remained stable during World War II, bolstered by jobs at Los Angeles-area defense plants, as well as War Department money and infrastructure assistance. Construction remained at a near-standstill due to restrictions on building materials, but was very soon to resume as Arcadia saw its largest surge in development yet during the postwar period.

Center, 1999), in Konrad Linke, "Santa Anita (detention facility)," *Densho Encyclopedia*, accessed September 2015, http://encyclopedia.densho.org/Santa_Anita_%28detention_facility%29/.

Theme: Residential Development, 1936-1945

Little subdivision occurred in Arcadia during the early 1930s, and most residential construction that did occur took place in neighborhoods that had been developed a decade prior. However, this changed considerably in 1936 when Harry Chandler's land syndicate, Rancho Santa Anita, Inc., acquired the last 1,300 acres of Anita Baldwin's ranch land for residential development. The first Rancho Santa Anita, Inc. subdivision to be placed on the market was Santa Anita Village in 1937. Bounded by N. Sunset Boulevard, S. Michillinda Avenue, Hugo Reid Drive, S. Baldwin Avenue, and W. Huntington Drive, the Village featured "medium priced, attractive houses" in a landscape with curvilinear streets and uniform setbacks.⁸⁷ The next was the Upper Rancho in the northern part of the city, between W. Orange Grove Avenue, N. Baldwin Avenue, W. Foothill Boulevard, and S. Michillinda Avenue. This was a very exclusive subdivision with curvilinear streets, ornamental streetlights, and large lots with mature live oak and sycamore trees. The lower Rancho soon followed, located between the Village and the Upper Rancho and featuring curvilinear streets, uniform setbacks, and lot sizes greater than those in the Village. The syndicate's last subdivision was Colorado Oaks, a more modest neighborhood bounded by N. Baldwin Avenue, W. Colorado Boulevard, and the Santa Anita Park property. It featured smaller lots and fewer large native trees, but had a curvilinear street layout like that seen in the wealthier neighborhoods. Colorado Oaks was not placed on the market during the 1930s, but was held by the syndicate until 1950.⁸⁸

Depression-era subdivisions on land other than the Anita Baldwin property included the picturesque Santa Anita Oaks in the northern foothills, sold by the daughter of Clara Baldwin and developed by Rancho Santa Anita, Inc. as an exclusive residential district with curvilinear streets, massive live oaks, and large lots. Baldwin's heirs subdivided other tracts in the area generally known as Baldwin Stocker (in the southwestern part of the city) into smaller lots, though even these were relatively large and had building restrictions requiring larger homes; the area around Le Roy Avenue between Holly Avenue and El Monte Avenue is a good example of these 1930s Baldwin Stocker subdivisions.⁸⁹ Due to the large size of these lots, this area has seen substantial demolition and new construction of much larger houses in the 2000s.

The residential development of the late 1930s also included more modest neighborhoods like Havenhurst, built in what was once a rocky, uneven area just east of Santa Anita Wash; the Churchill Company purchased this affordable land, filled its gullies with soil, and created a neighborhood of modest Minimal

⁸⁷ Eberly, 142.

⁸⁸ Eberly, 142.

⁸⁹ Eberly, 140.

Traditional houses available at reasonable prices.⁹⁰ With most of its houses constructed in 1940, Havenhurst was “the first project of mass production of houses in Arcadia,” foretelling what would become the dominant type of residential development in Southern California during the postwar period.⁹¹ This neighborhood, bounded roughly by 2nd Avenue, 5th Avenue, Colorado Avenue, and Laurel Avenue, is still recognizable today as a 1930s-1940s planned housing development, although many of its individual buildings have experienced extensive alterations that obscure their historic character. Similar to Havenhurst (albeit without the mass-produced houses), Santa Anita Gardens featured smaller lots on curvilinear streets and was marketed toward the working class. This subdivision, located just east of Colorado Oaks, was owned and developed by the Gower Company.

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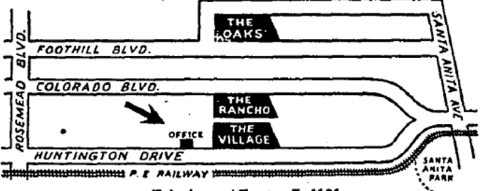


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Figures 19 and 20. Advertisements for Rancho Santa Anita residential developments, The Oaks, The Rancho, and The Village (*Los Angeles Times*, 1941-1943)

⁹⁰ Eberly, 140.

⁹¹ Eberly, 140.

Construction of single-family houses in most of these late 1930s subdivisions began as soon as lots started coming available. This resulted in a number of custom, architect-designed houses in the American Colonial Revival, Tudor Revival, and Traditional Ranch styles in the exclusive Upper Rancho and Santa Anita Oaks neighborhoods, as well as more modest Minimal Traditional, Tudor Revival, Spanish Colonial Revival, and American Colonial Revival houses (both custom and developer-built) in other neighborhoods. Regardless of lot size, owner wealth, or location, residential construction work ceased almost entirely with the entry of the U.S. into World War II in 1941. Restrictions on building materials needed for the war effort meant a stop in construction across Southern California at this time. As discussed in the Post-World War II Development context to follow, most of these Depression-era subdivisions did not see the majority of their actual house construction until after the end of the war in 1945.

Multi-family residential development continued to comprise a very small amount of Arcadia's housing stock during the Great Depression and World War II, in contrast to many Southern California communities dealing with increases in population at this time. A 1940 zoning map reveals that very few areas of Arcadia allowed multi-family residences; the largest area was along Huntington Drive between Holly Avenue and the western city limits, which was primarily zoned R-3, "limited multiple residence and apartment district," with a smaller area zoned R-2, "two family residence district."⁹² Smaller stretches of R-2 and R-3 zoning existed along Santa Anita Avenue, 1st Avenue, and 2nd Avenue between Duarte Road and Foothill Boulevard, interspersed with commercially zoned areas. R-2 zoning was also present immediately behind the business district along Baldwin Avenue between Fairview Avenue and Camino Real. It appears that few multi-family residences were constructed in these areas during the 1930s and 1940s, as most of the buildings there now date to the postwar period.

⁹² G.B. Watson (city engineer), Zoning Map of the City of Arcadia, California, June 1940, on file at Special Collections, Arcadia Public Library.

Theme: Commercial Development, 1936-1945

U.S. Route 66, which ran through Arcadia on both Foothill Boulevard and Huntington Drive, continued to experience automobile-oriented commercial development in the mid-1930s and '40s. Huntington Drive's business district was the primary beneficiary of the increased traffic, and saw increased commercial development beginning in the 1930s and reaching its height during the postwar period. While Foothill saw commercial development during the 1930s and '40s, most of its construction took place in the 1950s and later. By 1939, Arcadia's major commercial districts contained over 250 businesses.⁹³

⁹³ McAdam and Snider, 145.

Figure 21. The Derby restaurant, 233 E. Huntington Dr., ca. 1938. The Derby, located in the original Proctor's Tavern restaurant building, was founded by famed jockey and owner of the legendary Seabiscuit, George Woolf (Arcadia Public Library, Arcadia, CA



Arcadia's commercial buildings of this period included one and two-story office buildings as well as one-story blocks and strips with multiple occupants. Art Deco was a popular commercial style at this time, as seen in extant properties like 201 S. 1st Avenue (1937, with rear building at 54 Bonita Street) and 21 S. 1st Avenue (1938). Historic photographs from the 1930s and early 1940s show that other commercial properties featured the Spanish Colonial Revival and Late Moderne styles.⁹⁴ As with residential construction, commercial construction essentially ceased during World War II, so very few commercial buildings were erected between 1941 and 1945.

Theme: Institutional Development, 1936-1945

Most of Arcadia's institutional development during this period was dependent on federal sources, from the Works Progress Administration (WPA) in the late 1930s to the War Department between 1942 and 1945. Neither the funds nor the will were present for many independently-financed municipal improvements during this period, and as a result the city continued to struggle along without a sewer system or many other infrastructure systems other communities had had for years.

The city received a massive—and free--recreational complex in 1938, when the WPA completed construction of the new Santa Anita Regional Recreational Center (Arcadia County Park) on the old Ross Field site. Other WPA projects that helped the city included channelizing drainages with walls of mortared stone and concrete, and constructing new concrete bridges over these much-needed flood control features. Some of these infrastructure features are still extant and used today: a concrete bridge carries traffic on Grandview Avenue over an impressive mortared stone and concrete channel (paralleled by Oak View Lane), and another bridge with decorative tile does the same at Sierra Madre Boulevard near La Ramada Avenue, all courtesy of the federal government.

⁹⁴ William Orr, panoramic photograph of Huntington Drive ca. 1930, in McAdam and Snider, 130; Arcadia Historical Society, *Arcadia* (Charleston, SC: Arcadia Publishing, 2008), 71.

Figure 22.
Dismantling of the
Ross Field Balloon
School for the
construction of the
Santa Anita Regional
Recreational Center,
1932 (Los Angeles
Public Library)



New and existing social and religious institutions constructed some facilities during the prewar period, including Arcadia Lutheran Church at 1424 S. Baldwin Avenue (1939; the Serbian Orthodox Church of Christ Our Savior since 1964). But on the whole, Arcadia's institutions made do with what they had until construction could resume after World War II. During the war itself, the city's



most visible institutional development was the repurposing of Santa Anita Park into first an assembly center for Japanese American internees, then an Army ordnance training facility, and finally a POW camp for captured Axis soldiers. While the changes to the Santa Anita property were dramatic, they were only temporary, and at the war's end the racetrack reverted to its original purpose.

Figure 23. The original Arcadia Lutheran Church, 1424 S. Baldwin Ave., ca. 1948. The Serbian Orthodox Church of Christ Our Savior acquired the building in 1964 and remodeled its façade in 1966 to appear as it does today (Arcadia Public Library, Arcadia, CA)

Context: Post-World War II Development, 1946-1970

In Arcadia, as in the rest of Southern California and the country as a whole, the post-World War II period was marked by a renewed sense of optimism and prosperity. The city witnessed unprecedented population growth and a surge in development between the mid-1940s and 1970, transforming the once-rural town into the populous and dynamic “community of homes” of today. This context addresses extant built resources that are associated with the postwar growth and expansion that played such a profound role in shaping the built environment and character of present-day Arcadia. Accounted for are built resources that were constructed between 1946, after the end of World War II, and 1970, when the nation experienced a series of economic changes that brought about an end to the postwar period.

In the years immediately after World War II, California entered into a period marked by tremendous growth. Between 1940 and 1950, the population of California increased by an astonishing 53 percent.⁹⁵ Arcadia’s population growth even surpassed that statistic, more than doubling from 9,122 in 1940 to 23,066 in 1950.⁹⁶ The mass influx of new settlers to California is generally attributed to a variety of interrelated factors. As World War II came to a close, scores of soldiers who had been stationed overseas returned home, got married, had children, and sought a place to settle down and raise a family. Heavily-subsidized home loans offered by the Veterans’ Administration (VA) made it tenable for military veterans to buy a new house in the suburbs. Other federal programs, including low-interest mortgages offered by the Federal Housing Administration (FHA), promoted homeownership and encouraged the construction of single-family houses in suburban environments. The transition from a wartime to peacetime economy released Americans’ pent-up consumer demand. The proliferation of the car and auto-related infrastructure, including the construction of an expansive regional freeway network throughout Southern California, helped to further realize the development of housing in more suburban areas.

With its desirable location in the San Gabriel Valley and an already well-established sense of community, Arcadia earned its moniker “Community of Homes,” largely due to the vast amount of residential development that occurred in the city in the decades following World War II. The subdivisions and large home lots that had been laid out in the mid-1930s but remained largely unbuilt due to

⁹⁵ Kevin Starr, *Embattled Dreams: California in War and Peace, 1940-1950* (New York: Oxford University Press, 2002), 193-194.

⁹⁶ “Facts about Arcadia,” from 1968 City publication, on file at Special Collections, Arcadia Public Library.

the onset of the war provided a ready canvas for home construction, and vacant lots quickly began to fill in during the early postwar years. In 1948, the *Arcadia Tribune* reported over \$8 million in construction, including 650 houses and 35 commercial properties.⁹⁷

In 1950, over 1,200 new dwelling units were completed.⁹⁸ Hundreds of acres of residential subdivisions were developed to accommodate the steady influx of new arrivals to the city. In already established 1930s-1940s subdivisions like Santa Anita Village, the Rancho, Upper Rancho, and Santa Anita Oaks, empty lots were quickly filled with custom-built, single-family houses. For the first time in Arcadia, construction of multi-family housing helped to accommodate the large influx of new residents. Very few multi-family buildings had been built in Arcadia during the pre-war period, but the increase in population necessitated the creation of more housing, most visibly in the form of courtyard apartments along major thoroughfares like Baldwin Avenue, Santa Anita Avenue, and Huntington Drive.



Figure 24. Example of multi-family courtyard apartments constructed along Baldwin Avenue in the postwar era (ARG, 2015)

Commercial development progressed just as quickly as residential construction, with more and more businesses established to serve the needs of the growing postwar population. In the late 1940s-early 1950s, the business districts at

⁹⁷ John Luke, *100 Years of Arcadia* (Arcadia, CA: Core Media Group, Inc., 2003), 17.

⁹⁸ Eberly, 182.

Huntington Drive/1st Avenue and Baldwin Avenue/Duarte Road filled in any remaining empty lots, and expanded from their original cores. The portion of the Route 66 commercial district along Foothill Boulevard also saw its densest development during this time. The existing corridors were joined by new commercial complexes like the El Rancho Shopping Center on Huntington and smaller commercial strips along routes like Duarte Road. The newer commercial areas tended to be more explicitly automobile-oriented than the older ones south of Foothill Boulevard, and even the older areas now saw car rather than streetcar traffic, as Pacific Electric ceased operation of its famed Red Cars through the city in 1951 and switched to motor coaches (buses).

Figure 25. A mix of pre- and postwar commercial development along Huntington Dr., 1963 (Los Angeles Public Library)



Institutional development also accelerated during the postwar period, with existing institutions coming into full maturity and nearly a school a year being constructed between 1947 and 1956 to serve the booming student population.⁹⁹ Existing churches and social organizations were joined by new ones all over the city. Arcadia could no longer ignore the pressure its rudimentary infrastructure system was under, and finally constructed a municipal sewer system in 1948 after many years of failed proposals and political infighting. Another long-delayed project, construction of a civic center, finally came to pass in the same year. Like the sewer issue, the civic center issue had been a years-long battle featuring debates over potential locations, size, and cost. Finally, an agreement was reached and an imposing new city hall was constructed on a large parcel on

⁹⁹ McAdam and Snider, 163.

Huntington Drive. It was partially funded by revenue from a new five-cent admission tax levied on Santa Anita Park patrons, which also helped pay for construction of the local hospital (completed in 1957), police station, library, and other buildings. Subsequent development and new construction at the civic center property in the 1960s and '70s led to the complex in existence today.

As reported by historians Pat McAdam and Sandy Snider, a 1957 Arcadia Chamber of Commerce report aptly illustrated the dynamic growth of civic services:

In the ten years from 1947-1957, Arcadia's Police Department grew from 18 to 45 officers; the Fire Department provided protection for 12,000 homes and several business districts... In 1957 city maintenance was required for 125 miles of paved streets and almost as many miles of sewers; over 20,000 street trees were regularly pruned. Arcadia's Water Department reported more than 1,000 swimming pools in the city in 1957 and over 145 miles of water mains that distributed water to 10,800 customers and 830 fire hydrants.¹⁰⁰

Arcadia gained another public attraction during the postwar period with the establishment of the Los Angeles State and County Arboretum (now known as the Los Angeles County Arboretum and Botanic Garden). In the mid-1940s, Rancho Santa Anita Rancho Santa Anita, Inc. planned to subdivide the heart of the old Baldwin Ranch, going so far as to stake out lots, establish a tract office on Tallac Knoll, and ready itself to start selling.¹⁰¹ Alarmed at the potential loss of the historic landscape, and prodded by passionate amateur horticulturalist Samuel Ayres, Los Angeles County and the State of California joined forces to propose purchasing a 111-acre area around Tallac Knoll. Syndicate head Harry Chandler readily agreed to take the land off the market, and in 1947, it became the Los Angeles State and County Arboretum.¹⁰² The Arboretum preserved the historic Reid and Baldwin buildings, as well as the historic landscape and Baldwin Lake, as a crucial part of its development into a popular recreational and educational destination over the years. Following the 1950 development of a master plan by architect Harry Sims Bent, the Arboretum opened to the public in 1955. The facility is known not just for its diverse and picturesque landscapes, but for its architecture, from the Queen Anne buildings of the Baldwin era to the Mid-Century Modern designs by architects Allison & Rible (who designed the 1955-

¹⁰⁰ McAdam and Snider, 164.

¹⁰¹ George H. Spalding, *The First Twenty-five Years: A History of The Los Angeles State and County Arboretum* (Arcadia, CA: The California Arboretum Foundation, 1973), 3, in Historic Resources Group, LLC and kornrandolph, Inc., *Cultural Landscape Report and Treatment Plan for the Los Angeles County Arboretum and Botanic Garden* (prepared for the Los Angeles County Arboretum and Botanic Garden, 2014), 8.

¹⁰² *Ibid.* The later acquisition of additional parcels led to a total size of 127 acres.

1956 administration and gate house buildings and created the Arboretum's building master plan in 1958).¹⁰³



Figure 26.
Administration building,
Los Angeles County
Arboretum and Botanic
Garden, 1957 (J. Paul
Getty Trust, Getty
Research Institute, Los
Angeles (2004.R.10))

By 1957, Arcadia had grown to 37,271 residents, over four times as many people recorded at the beginning of World War II, and by 1960 the population had reached 41,005.¹⁰⁴ Development of all types continued at the same frenetic rate through the 1950s and 1960s, and Arcadia's reputation as a desirable, wealthy suburban community solidified. Access to the city, already fairly straightforward thanks to Route 66, became even easier with the construction of what would become Interstate/State Route 210 (the Foothill Freeway). The Arcadia Historical Society (another local institution established during the postwar period) accomplished one of its most visible acts of preservation in 1969-1970 when it moved the Santa Anita Depot from its location in the proposed path of the Foothill Freeway. The building, reduced to its component parts, was relocated to the grounds of the Arboretum and reconstructed using its original materials. Arcadia's other train station, the Santa Fe depot, was saved and relocated at the same time and now resides at the Los Angeles County Fairgrounds in Pomona.

¹⁰³ Historic Resources Group, LLC and kornrandolph, Inc., *Cultural Landscape Report and Treatment Plan for the Los Angeles County Arboretum and Botanic Garden* (prepared for the Los Angeles County Arboretum and Botanic Garden, 2014), 19.

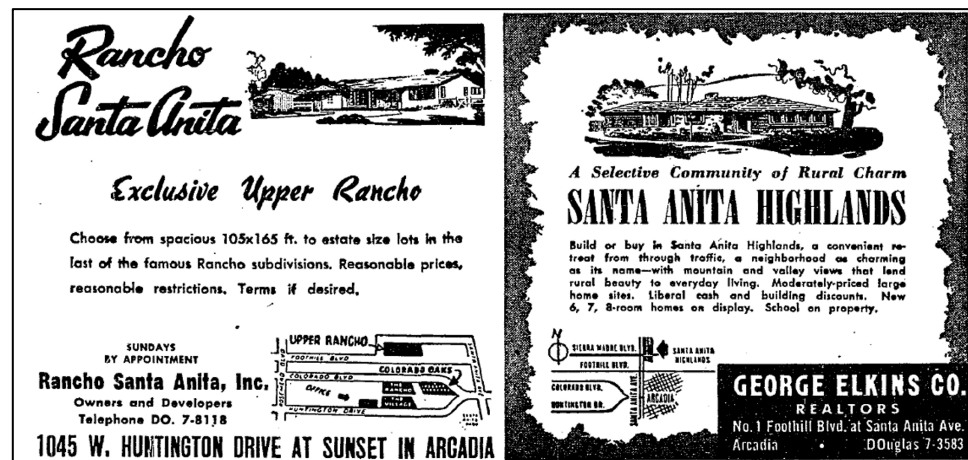
¹⁰⁴ "Facts about Arcadia," from 1968 City publication, on file at Special Collections, Arcadia Public Library.

In 1970, Arcadia had a population of 42,868 residents and was almost fully developed. The city has seen new cycles of demographic and physical development in its more recent history, most visibly in its residential neighborhoods; the later history is addressed in the Subsequent History section that follows this context.

Theme: Postwar Residential Development, 1945-1970

Much of Arcadia’s residential development that took place in the decades following World War II consisted of single-family houses, both mass-produced and custom-built. Approximately one third of postwar residential construction occurred in areas that had been subdivided by Harry Chandler’s land syndicate, Rancho Santa Anita, Inc., in the late 1930s, but remained partially undeveloped due to the Great Depression and World War II. These neighborhoods, located north of Huntington Drive and west of Santa Anita Avenue, include Upper Rancho, Santa Anita Oaks, the Rancho, and Santa Anita Village. The Upper Rancho and Santa Anita Oaks neighborhoods, and to a lesser extent, the Rancho neighborhood, were developed with large lots, custom, architect-designed houses (including some by architects Roland E. Coate, Harold Chambers, and Gordon Kauffman), and lush landscaping of lawns and mature shade trees.¹⁰⁵ In contrast, Santa Anita Village was composed of smaller lots and uniform house styles and plan types, more typical of a Depression-era or postwar residential subdivision.

Figure 27. Advertisements for the Upper Rancho and Santa Anita Highlands residential developments (*Los Angeles Times*, 22 February 1953)



The Highland Oaks (also known as the Santa Anita Highlands) neighborhood, located north of Foothill Boulevard and east of Santa Anita Avenue, was originally subdivided in the 1920s by the Cook Woodley Company as a highly exclusive community featuring large lots, picturesque views, and a \$10,000 minimum construction cost. By the time the minimum building cost was reduced to a reasonable \$6,000 in 1941, construction in the city had come to an almost complete standstill due to America’s involvement in World War II.¹⁰⁶ Development of the neighborhood took off in the 1950s when the Santa Anita

¹⁰⁵ Harold M. Finley, “Final Vast Tract of Baldwin Barony Sold: Purchase of 1038 Famous Acres Rounds Out Great Homesite Project,” *Los Angeles Times*, 27 September 1936, E1.

¹⁰⁶ Eberly, 79.

Improvement Company resumed marketing its architect-designed homes and bucolic scenery.¹⁰⁷ Santa Anita Gardens, another neighborhood built before and after World War II, was owned and developed by the Gower Company. Santa Anita Gardens was distinguished from the wealthier neighborhoods north of Foothill Boulevard, as it was marketed towards the working class, particularly those employed in the defense industry. The Federal Housing Administration-financed community, located just north of the Santa Anita Racetrack, provided affordable housing conveniently located near shopping, schools, and outdoor activities.¹⁰⁸

¹⁰⁷ "Models Finished in Arcadia Tract," *Los Angeles Times*, 22 February 1942, 15.

¹⁰⁸ "Ideals Realized at Santa Anita: Distinctive Community of New Homes Developed on Historic Old Rancho," *Los Angeles Times*, 1 February 1942, 20.

Figure 28. View of Colorado Boulevard, looking east, 1956. North of Colorado (on the left side of the photo) is Santa Anita Gardens, a pre-World War II residential community that was fully developed by the mid-1950s (Arcadia Public Library, Arcadia, CA)



The majority of post-World War II residential development occurred in areas north of Huntington Drive. These neighborhoods generally retained paved, curvilinear streets (some without sidewalks), medium to large setbacks, and landscaped front yards (often containing one or more mature shade trees). In addition to the neighborhoods Rancho Santa Anita, Inc. had begun developing prior to World War II, the company was also responsible for the development of Colorado Oaks, a uniform subdivision of modest Ranch-style residences, north of the racetrack. Postwar residential neighborhoods constructed south of Huntington Drive were composed of several disparate tracts with multiple developers. Lots are smaller in this area, and residences are typically more modest. Many of these neighborhoods south of Huntington have been subjected to the construction of much larger single-family homes beginning in the 1980s through the present. As a result, few visually cohesive postwar subdivisions remain in this area.

Various iterations of the Ranch style dominated single-family residential designs in postwar Arcadia. While Traditional Ranch-style residences were most prevalent, Minimal Ranch houses were built in areas that developed earlier, and Contemporary Ranch as well as Mid-Century Modern residences were interspersed throughout the city. Most custom-designed houses were constructed north of Foothill Boulevard in the Upper Rancho, Santa Anita Oaks, and Highlands neighborhoods. Neighborhoods consisting of both pre- and postwar development also contained American Colonial Revival-style residences. Although the pre- and postwar-developed neighborhoods span multiple decades and retain a variety of architectural styles, the scale and massing of the houses, lush landscaping, and uniform setbacks provide a cohesive residential suburban setting.

Though single-family housing comprised much of the residential construction after World War II, small-scale multi-family residential development occurred as well (most of which was also built in the north half of the city). Due to Arcadia's large population increase in the postwar era, the need for more densely-developed housing became apparent. One- and two-story apartment houses and courtyard apartments were constructed to meet these housing needs. Multi-family housing was largely concentrated along major corridors such as Santa Anita Avenue, Baldwin Avenue, and Huntington Drive, and was also clustered in postwar subdivisions, primarily in the West Arcadia neighborhood. Whereas one-story fourplexes and courtyard apartments were common in the 1950s, larger two-story apartments and courtyard housing prevailed in the 1960s.

As Arcadia's neighborhoods were mostly complete by the end of the 1950s, residential construction that occurred in the 1960s was largely to fill the last of

the vacant lots in areas developed in the decade prior. Residences from the 1960s were typically Contemporary Ranch or Mid-Century Modern in design and included both single- and multi-family housing. By the late 1970s, new residential construction often resulted in the demolition of older housing stock.

Theme: Postwar Commercial Development, 1945-1970

In order to meet the consumer demands of Arcadia's expanding postwar population, commercial development in the city increased exponentially. Commercial development in the mid-1940s and '50s generally followed previously-established patterns of development along the city's major pre-war thoroughfares, such as 1st Avenue, Huntington Drive, Foothill Boulevard, and Baldwin Avenue, as well as along newer, auto-centered corridors such as Live Oak Avenue. Original business districts at 1st/Huntington and on Baldwin/Duarte continued to expand outward from their commercial centers. The Route 66 section of Foothill Boulevard, which remained the city's main connection between neighboring communities until the completion of the Foothill Freeway in the early 1970s, continued to grow with new commercial establishments. Corridors such as Live Oak Avenue also experienced increased development in the postwar period, albeit on a smaller scale.

Figure 29. Aerial view of Huntington Drive and 1st Avenue, Arcadia's original business district, ca. 1955 (Arcadia Public Library, Arcadia, CA)



Arcadia received its first major department store, a J.C. Penney's located on Baldwin Avenue (no longer extant), in 1948.¹⁰⁹ That same year, El Rancho

¹⁰⁹ J.C. Penney would return to Arcadia as an anchor of the Santa Anita Fashion Park mall, constructed on portions of the Santa Anita Park and Racetrack land in 1974.

Shopping Center, featuring hardware, sporting goods, and shoe repair stores, among others, opened on Huntington Drive.¹¹⁰ In 1951, Arcadia's Chamber of Commerce conducted a survey in order to compile a complete census of all the city's businesses and to determine additional needed services for its burgeoning population.¹¹¹ Existing local commercial establishments were soon joined by larger retail chains, including Hinshaw's department store (1951; now the much-altered Burlington Coat Factory) at the southwest corner of Baldwin Avenue and Duarte Road; Nash's department store (1953; no longer extant) at 1325 S. Baldwin Avenue; and Firestone Tire & Rubber Co. (1954) at 1500 S. Baldwin Avenue. A number of financial institutions, mostly designed in austere, Late Modern styles, found their place on major thoroughfares throughout the city. Among these bank buildings were the Home Savings and Loan (1960; now Chase Bank), created by the noted designer Millard Sheets, at 60 E. Huntington Drive and the Pacific Savings and Loan (1964; now Citibank) at 41 E. Live Oak Avenue.



Figure 30. El Rancho shopping center, ca. 1948 (Arcadia Public Library, Arcadia, CA)

As with much of postwar Southern California, Arcadia's commercial development had become increasingly automobile-oriented by the mid-1940s and '50s. New businesses in the city often featured Modern designs and flashy, eye-catching signage, aimed at drawing the attention of motorists passing by. Mid-Century Modern-style restaurants and walk-up food stands, such as Taco Treat (1950) at 74 E. Live Oak Avenue, Rod's Grill (1957) at 41 W. Huntington Drive, and Van de Kamp's (1967; now Denny's) at 7 E. Huntington Drive, are illustrative of Arcadia's postwar, auto-oriented development.

By the late 1950s and '60s, Arcadia's commercial development had become quite diverse. A range of businesses, from manufacturing companies, to professional

¹¹⁰ McAdam and Snider, 148, 161.

¹¹¹ "Business Survey Plans Drawn," *Los Angeles Times*, 28 June 1951, 23.

services, to highly-specialized consulting firms, had been established in the city in the decades following World War II.¹¹² By 1970, Arcadia had matured into a prosperous suburban community, a far cry from the small farms and chicken ranches of its rural past.

Theme: Postwar Institutional Development, 1945-1970

Institutional development played a major role in shaping Arcadia's built environment in the post-World War II era. A range of public and private institutions were constructed in the postwar period to serve the daily needs of the city's growing population. Several institutional insufficiencies became apparent with Arcadia's influx of new residents in the years following World War II, most notably the long-standing need for a municipal sewer system and civic center, and additional educational facilities for the city's booming school-age population.

By the mid-1940s, Arcadia had become the largest city in California without a sewer system. In September of 1944, City Council applied to the State Board of Health to construct a sewer system, costing approximately \$1 million. The initial proposed location for the disposal plant was on city land south of Live Oak Avenue. In March of 1945, the Mayor appointed 18 members to the newly-formed Citizens' Sewer Committee, and the engineering firm of Koebig and Koebig was hired to draft plans for the system.¹¹³ After much debate and opposition by the county engineer and some citizens, City Council and the electorate approved a plan to pay for city sewer lines that would connect with Los Angeles County trunk lines feeding into a sewage disposal plant at Wilmington. The original construction estimate of \$1 million was grossly undervalued, as the final project, begun in 1948, cost \$3.2 million.¹¹⁴

Like the city's sewer system, public debate and opposition caused much delay in the advancement of a new civic center. The primary deliberation was around its location. Over a period of four years, at least five different locations were proposed by various city interests for the civic center site. Finally, in 1947, under the advice of the appointed Citizens' Committee, City Council purchased 13 acres between Huntington Drive and the Pacific Electric tracks for the construction of the civic center. A city hall (no longer extant), the first building constructed on the new site, was completed in 1949. A police station (no longer extant) was added to the civic center in 1957, and a round, Mid-Century Modern Chamber of Commerce building was constructed at the complex in 1965. Further development of the civic center complex continued through the 1970s and was largely complete by the 1990s.

¹¹² McAdam and Snider, 176.

¹¹³ Eberly, 172-173.

¹¹⁴ McAdam and Snider, 148-149.

A series of infrastructure improvements were undertaken by the city during the postwar era as well. After the Pacific Electric streetcar line ceased operation along Huntington Drive in 1951, tracks were removed and streetcars were replaced with motor coaches. In 1964, while Arcadia was undergoing revitalization efforts of its historic commercial district (near the intersection of 1st Avenue and Huntington Drive), landscaping of the median strip along Huntington Drive was begun.¹¹⁵ Landscaping efforts, which included lawn and palm tree plantings, were largely complete by the end of the decade.¹¹⁶ It was during this same time period when the city approved a five-year, \$500,000 project for the construction of sidewalks throughout the area.¹¹⁷

Arcadia's postwar school-age population proved a major stress on the city's public school system, and overcrowding soon became a problem. Between 1945 and 1950, enrollment had nearly doubled to over 3,000 students, and the city had to build a new school almost yearly in order to accommodate growing demands. In 1948, Hugo Reid School was constructed in the Santa Anita Village neighborhood; in 1950, Highland Oaks School was built at the corner of Santa Anita Avenue and Virginia Drive; and in 1951, Longley Way School was built near the city's southern boundary, just west of El Monte Avenue.¹¹⁸ Prior to 1945, Arcadia did not have its own high school. Rather, it shared facilities with the cities of Monrovia and Duarte. With Arcadia's population increase after World War II, the need for its own high school was apparent, and Arcadia High School was opened in 1952. Five school bonds totaling over \$10 million were passed between 1951 and 1963 to support the construction of new schools and improvement of existing educational facilities.¹¹⁹

A number of religious and fraternal buildings were constructed throughout the city in the mid-1940s through the 1960s. The postwar period represented a shift in stylistic preferences amongst religious institutions, as most churches built after World War II featured varied and dynamic Modern designs. Modern-style churches in the city include Arcadia Presbyterian Church (1951) at 121 Alice Street, Santa Anita Church (1959) at 226 W. Colorado Boulevard, and Lutheran Church of the Cross (1964) at 66 W. Duarte Road. Not all religious organizations reflected this new preference for Modernism; the Church of the Good Shepherd campus was built in the more traditional, Tudor Revival style between 1946 and 1957. In 1963, Christ the Savior Serbian Orthodox congregation acquired the

¹¹⁵ "Towne Center Street Job Readied," *Arcadia Tribune*, 27 December 1964.

¹¹⁶ Historic Aerials, Arcadia, CA, 1952-1972, accessed September 2015, <http://www.historicaerials.com>.

¹¹⁷ McAdam and Snider, 189.

¹¹⁸ Eberly, 185-186; McAdam and Snider, 173.

¹¹⁹ McAdam and Snider, 173 and 189.

Arcadia Lutheran Church building at 1424 S. Baldwin Avenue, establishing the “first Serbian Orthodox Church in the Inter-City area.”¹²⁰ In 1966, the congregation added a new façade to the existing building to reflect its new religious affiliation.

Institutions established prior to World War II continued to expand, resulting in the need for new facilities. Arcadia Lodge No. 547, F.&A.M. (now Arcadia Lodge No. 278) was founded in 1922, and its first Masonic Temple was built in 1937 on S. Santa Anita Avenue. In 1965, the Lodge constructed a new, Mid-Century Modern-style building at 50 W. Duarte Road. The Masonic Temple is among several Modern institutional buildings along this stretch of Duarte Road.

¹²⁰ “Serbian Orthodox Church,” *Arcadia Tribune*, 31 December 1964, 4.

Architectural Styles

Arcadia's built environment represents an array of architectural types and styles that represent different periods in the city's development. Together, these various architectural styles provide Arcadia with distinctive aesthetic qualities and help to define the community's character.

The most common architectural styles in Arcadia correspond with major periods in the community's development history. Prior to the 1920s, Arcadia was largely composed of small family orchards and two- to five-acre farm plots scattered across the southern half of the city (much of the north half remained private property of the Baldwin family until the late 1930s). A small number of Craftsman-style dwellings, dating from the 1900s to the mid-1910s, are located in Arcadia's earliest subdivisions, south of Huntington Drive. When the real estate market skyrocketed in the city after World War I, Craftsman architecture had largely fallen out of fashion in favor of Period Revival styles. As a result, the city features a number of Period Revival style residences – particularly Tudor Revival and Spanish Colonial Revival – south of Huntington Drive and west of Santa Anita Avenue, an area that experienced the greatest amount of development after the war.

Arcadia experienced slow but steady growth through the Great Depression, in part due to the opening of the new Santa Anita Park and Racetrack in 1934 and the subdivision of some 1,300 acres of much desired Baldwin property for residential development in 1936. While custom-designed Tudor Revival and American Colonial Revival houses cropped up one by one in wealthy subdivisions north of Foothill Boulevard during the Depression, Minimal Traditional and Period Revival residences were built in neighborhoods of more modest lot size and character throughout the city. By the 1930s, Arcadia's commercial architecture reflected a shift away from the historicist idioms of the 1920s toward a newer, Modernistic vocabulary. In the 1930s, a handful of Art Deco and Late Moderne commercial buildings were constructed in the city's earliest commercial district, near the intersection of Huntington Drive and 1st Avenue.

Arcadia experienced tremendous growth following World War II. The city's postwar population boom resulted in the construction of several significant Ranch-style neighborhoods, predominantly north of Huntington Drive, as well as Mid-Century Modern and Late Modern commercial properties along major commercial corridors.

For each architectural style that is identified, a brief discussion of the style and its origins is provided, and followed by a list of typical character-defining features. Character-defining features are defined as those visual aspects and physical

features that, together, comprise the appearance of a historic building. They generally include “the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”¹²¹ The National Park Service’s (NPS) *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* provides further guidance regarding the identification of character-defining features.

Each of the styles discussed herein is not tailored to a particular property type (though some styles, such as Ranch, may largely be reflected in a single property type). Rather, they are intended to be all-encompassing and applicable to the variety of property types found throughout the city.

Victorian

Victorian era architecture became popular in the United States during the 1860s when new advances in construction (i.e. the creation of the lighter wood “balloon” framing, and wire nails) allowed for more complicated building forms. Victorian styles reflect these changes through their extravagant detailing and complex volumes. Victorian era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the 20th century. Victorian architecture is loosely derived from medieval prototypes, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, and asymmetrical façades.¹²² By the turn of the century, Victorian styles had moved out of favor, replaced with America’s first truly modern styles, Craftsman and Prairie.

Queen Anne

The Queen Anne style is a late example of Victorian era architecture that emerged in the United States in the late 1870s. Pattern books and pre-cut architectural details helped to disseminate the style across the country. Queen Anne architecture is characterized by steeply pitched roofs, complex and asymmetrical building volumes, partial or full-width porches, textured shingles, and decorative spindlework.¹²³ As the Queen Anne style reached its height in popularity during Arcadia’s initial period of development, the only extant

¹²¹ National Park Service, U.S. Department of the Interior, “Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character,” prepared by Lee H. Nelson, Sept. 1988, 1.

¹²² Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 239.

¹²³ McAlester and McAlester (2009), 263-268.

examples that exist in the city are the Lucky Baldwin Queen Anne Cottage and Coach Barn at the Arboretum.



Figure 31. Example of a Queen Anne-style single-family residence, E.J. “Lucky” Baldwin’s Queen Anne Cottage, photo taken 1968 (Los Angeles Public Library)

Common character-defining features of the Queen Anne style include:

- Two stories in height
- Complex building volumes and asymmetrical façades
- Steeply pitched roofs of irregular shape
- Dominant front-facing gables
- Patterned wood shingles
- Partial or full-width porches
- Single-paned double-hung wood sash windows
- Decorative spindlework and half-timbering

Arts and Crafts Movement

The Arts and Crafts movement emerged in England as a reaction against the materialism brought about by the Industrial Revolution.¹²⁴ Led by English designer

¹²⁴ City of Los Angeles, Office of Historic Resources, “Architecture and Engineering, Arts and Crafts Movement: 1895-1929” (2010), 1.

William Morris, the movement focused on simplicity of form, direct response to site, informal character and extensive use of natural materials. At the turn of the 20th century, the Arts and Crafts movement had made its way to North America and gained popularity through the efforts of Elbert Hubbard and Gustav Stickley, as well as other designers, architects, and builders who advocated the ideals set forth by Morris. The Arroyo Seco, a valley stretching from the San Gabriel Mountains above Pasadena through northeast Los Angeles, became a major center of the Arts and Crafts movement in the United States. Charles Fletcher Lummis and George Wharton James, along with artists and architects such as William Lees Judson, Frederick Roehrig, and Sumner Hunt, contributed to the development of the Arroyo Culture, the regional manifestation of the Arts and Crafts movement in Southern California.¹²⁵

The Arts and Crafts movement was popularized throughout Southern California by Pasadena-based brothers Charles and Henry Greene, whose interest in Japanese wooden architecture, training in the manual arts, and knowledge of the English Arts and Crafts movement helped to develop regional Arts and Crafts styles. The styles were then applied to a range of residential property types, from modest one-story “bungalows” to grand two-and-a-half story houses.

Craftsman

The Craftsman style is largely a California phenomenon that evolved out of the Arts and Crafts movement at the turn of the 20th century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. Though the style had begun to lose popularity in the 1920s with the emergence of Period Revival styles, Craftsman architecture remained prevalent in Arcadia up to the 1930s. Craftsman-style residences are scattered throughout Arcadia’s earlier subdivisions, primarily south of Huntington Drive, and tend to take the form of modest bungalows over large, multi-story houses. Despite their architectural modesty, the increasing rarity of buildings of the Craftsman style makes them significant for their ability to convey the early history of the city.

¹²⁵ City of Los Angeles, Office of Historic Resources, “Architecture and Engineering, Arts and Crafts Movement: 1895-1929” (2010), 2-3.

Figure 32. Example of a Craftsman-style single-family residence (ARG, 2015)



Common character-defining features of the Craftsman style include:

- One or two stories in height
- Building forms that respond to the site
- Shingled exteriors (occasionally clapboard or stucco)
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Broad front entry porches of half- or full-width, with square or battered columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated into groups
- If Airplane, then has a “pop-up” second story
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second-story balconies, flat balusters with decorative cutouts or decorative brackets and bargeboards

Period Revival

By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early twentieth century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By World War II, Period Revival architecture had largely given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past.

Spanish Colonial Revival

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition was designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past.¹²⁶

The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Italian Villa Revival, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation. Spanish Colonial Revival is a prevalent Period Revival style in Arcadia and is typically applied to single-family residential properties in neighborhoods south of Huntington Drive. However, there are several institutional buildings that are also designed in the style.

¹²⁶ McAlester and McAlester (2009), 418.



Figure 33. Example of a Spanish Colonial Revival single-family residence (ARG, 2015)

Character-defining features of Spanish Colonial Revival architecture include:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias or covered porches and/or balconies
- Stucco wall cladding
- Low-pitched gable or hipped roofs with clay tile roof cladding
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Used of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

Tudor Revival

The Tudor Revival style was loosely based on a variety of Medieval English building traditions, ranging from thatched-roof Tudor cottages to grandiose Elizabethan and Jacobean manor houses. The first Tudor Revival-style houses appeared in the United States at the end of the nineteenth century. These houses were typically elaborate and architect-designed. Much like the Spanish Colonial

Revival style, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. 1920s and 1930s masonry veneering techniques helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs.¹²⁷

Tudor Revival architecture is characterized by its asymmetry, steeply pitched gabled roofs, decorative half-timbering, and prominent chimneys. High style examples are typically two to three stories in height and may exhibit leaded glass diamond-paned windows and slate roof shingles. The popularity of the Tudor Revival style waned during the Great Depression as less ornate building designs prevailed. Although the style continued to be used through the 1930s, later interpretations of Tudor Revival architecture were much simpler in terms of form and design. The Tudor Revival style was a common architectural mode in Arcadia's residential areas south of Huntington Drive in the 1920s and early 1930s, and neighborhoods north of Foothill Boulevard in the late 1930s and 1940s. Tudor Revival residences north of Foothill Boulevard often feature sprawling, one-story volumes, influenced by the later Ranch style.

¹²⁷ McAlester and McAlester (2009), 355.

Figure 34. Example of a single-family residence in the Tudor Revival style (ARG, 2015)



Character-defining features of Tudor Revival architecture include:

- Irregular massing and asymmetrical façades
- Steeply pitched gabled roofs with a prominent front-facing gable and slate, wood shingle, or composition shingle roof cladding
- Rolled, pointed, and/or flared eaves, sometimes with exposed rafters
- Brick, stone, or stucco wall cladding
- Decorative half-timbering
- Prominent chimneys
- Entrance vestibules with arched openings
- Multi-paned casement windows that are tall, narrow, and typically arranged in groups

American Colonial Revival

American Colonial Revival architecture experienced a resurgence during the 1920s population boom in Southern California. The style used elements from a variety of earlier classically-based architectural modes, including Neoclassical, Federal, and Georgian. Early examples of the style were typically single-family residences; by the 1930s and early 1940s, the style was often employed in the design of multi-family residential and small-scale commercial properties as well. A number of American Colonial Revival-style residences, mostly dating to the 1930s, were found in Arcadia's neighborhoods north of Huntington Drive.

Figure 34. Example of an American Colonial Revival multi-family courtyard apartment (ARG, 2015)



Common character-defining features of the American Colonial Revival style include:

- Typically one or two stories in height
- Simple building forms
- Hipped or gable roofs, typically with boxed eaves
- May display multiple roof dormers
- Symmetrical façade with accentuated entryways
- Clapboard or brick exteriors
- Multi-paned double-hung sash windows, often paired
- Paneled front door, sometimes with sidelights and transom or fanlight
- Details may include pediments, columns or pilasters, and fixed shutters

Monterey Revival

The Monterey Revival style represented a merging of two other stylistic traditions – the California colonial architecture developed by Spanish and Mexican settlers and American colonial architecture brought to the state by emigrants from the East and Midwest. The style reached its height in popularity by the late 1920s in Los Angeles, when Period Revival styles were widespread among residential designs.¹²⁸ A handful of Monterey Revival single-family residences were found throughout Arcadia.

¹²⁸ City of Los Angeles, Office of Historic Resources, “Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes” (final draft, 2010), 45-46.

Figure 36. Example of a Monterey Revival-style single-family residence (ARG, 2015)



Common character-defining features of the Monterey Revival style include:

- Two stories in height
- Rectangular or L-shaped plan
- Low-pitched gabled or occasionally hipped roofs, either wood-shingled or tiled
- Rafters or brackets exposed in the eaves
- Stucco, brick, and wood exteriors, usually in combination
- Relatively restrained, second-story porches with square or turned posts

- Flat-headed, multi-paned windows, either casement or double-hung sash, often grouped in pairs
- Shutters
- Paired or single flat-headed doors
- Colonial Revival window and door surrounds¹²⁹

Modernism

Modernism is an umbrella term that is used to describe a mélange of architectural styles and schools of design that were introduced in the early twentieth century, honed in the interwar years, and ultimately came to dominate the American architectural scene in the decades following World War II. The tenets of Modernism are diverse, but in the most general sense the movement eschewed past traditions in favor of an architectural paradigm that was more progressive and receptive to technological advances and the modernization of society. It sought to use contemporary materials and building technologies in manner that prioritized function over form and embraced the “authenticity” of a building’s requisite elements. Modernism, then, sharply contrasted with the Period Revival movement that dominated the American architecture scene in years past, as the latter had relied wholly on historical sources for inspiration.

Modernism is rooted in European architectural developments that made their debut in the 1920s and coalesced into what became known as the International style. Championed by some of the most progressive architects of the era – including Le Corbusier of France, and Walter Gropius and Mies van der Rohe of Germany – the International style took new building materials such as iron, steel, glass, and concrete and fashioned them into functional buildings for the masses. These ideas were introduced to Southern California in the 1920s upon the emigration of Austrian architects Richard Neutra and Rudolph Schindler. Neutra and Schindler each took the “machine-like” aesthetic of the International style and adapted it to the Southern California context through groundbreaking residential designs. While Neutra and Schindler were indisputably pioneers in the rise of Southern California Modernism, it should be noted that their contributions dovetailed with the work of figures such as Frank Lloyd Wright and Irving Gill, both of whom had experimented with creating a Modern aesthetic derived from regional sources.

Prior to World War II, Modernism was very much a fringe movement that was relegated to the sidelines as Period Revival styles and other traditional idioms prevailed. Its expression was limited to a small number of custom residences and

¹²⁹ City of Los Angeles, Office of Historic Resources, “Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes” (final draft, 2010), 46-47.

the occasional low-scale commercial building. However, Americans' perception of Modern architecture had undergone a dramatic shift by the end of World War II. An unprecedented demand for new, quality housing after the war prodded architects and developers to embrace archetypes that were pared down and replicable on a mass scale. As a whole, Americans also gravitated toward an aesthetic that embraced modernity and looked to the future – rather than to the past – for inspiration, an idea that was popularized by John Entenza's *Arts and Architecture* magazine and its highly influential Case Study House program. Modern architecture remained popular for the entirety of the postwar era, with derivatives of the movement persisting well into the 1970s.

As much of Arcadia's development occurred after World War II, the city retains a substantial building stock designed in various Modern styles. Mid-Century Modern, the most dominant form of Modernism in the postwar era, comprises the majority of Arcadia's Modern architecture, applied to a number of residential, commercial, and institutional properties throughout the city. Pre-war modern buildings are less common in Arcadia, though a handful of 1930s Moderne commercial buildings pepper city's early business district, near the intersection of 1st Avenue and Huntington Drive.

Art Deco

Art Deco gained popularity in the United States after the *Chicago Tribune* competition in 1922. Though the *Tribune* ultimately chose a Gothic design by John Mead Howells and Raymond M. Hood, second place, and the overwhelming favorite, was an Art Deco design by Finnish architect Eliel Saarinen. Saarinen's design was widely publicized and became one of the most popular architectural styles of the 1920s and '30s. The Art Deco style is considered the first to consciously reject historical precedents, as its earlier Period Revival counterparts did, and instead took inspiration from the industry and transportation of the Machine Age.

Most commonly applied to public and commercial buildings, Art Deco-style residences are fairly rare. Common features of the style include an emphasis on verticality through stepped towers, spires, and fluted pilasters, highly-stylized geometric and floral motifs, and ornate metalwork. By the mid-1930s and the height of the Great Depression, the highly decorative architectural mode was seen as superfluous and garish, and was soon replaced with the cleaner, simpler Streamline Moderne style.

Though less common than its Period Revival counterparts, the Art Deco style was employed in the designs of a few of Arcadia's commercial buildings, largely centered around Huntington Drive and 1st Avenue.

Character-defining features of the Art Deco style include:

- Vertical emphasis
- Smooth, typically stucco wall surfaces
- Flat roofs with parapets
- Steel fixed or casement windows, sometimes located at corners
- Stepped towers, piers, and other vertical elements
- Zigzags, chevrons, and other stylized and geometric and floral motifs
- Ornate metalwork



Figure 37.
Example of Art
Deco commercial
architecture
(ARG, 2015)

Moderne

Moderne architecture, commonly reflected in the sub-styles of Streamline Moderne, PWA Moderne, or, in its later iterations, Late Moderne, materialized during the Great Depression when the highly-stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural mode was relatively inexpensive to build due to its lack of ornamentation and use of less

labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, the style was popular throughout the country in the late 1930s and continued to be applied, primarily to commercial and institutional buildings, through the mid-1940s.

Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis. A small handful of Streamline and Late Moderne commercial properties are located in Arcadia's earliest commercial district, near the intersection of Huntington Drive and 1st Avenue. Likely Arcadia's most well-known Moderne property, the Santa Anita racetrack, is an excellent example of Late Moderne architecture, featuring classical elements.

Figure 38. Example of Late Moderne commercial architecture (ARG, 2015)



Character-defining features of Moderne architecture include:

- Horizontal emphasis
- Smooth, typically stucco wall surfaces
- Flat roofs with parapets
- Curved wall surfaces
- Steel fixed or casement windows, sometimes located at corners
- Horizontal moldings (speed lines)

Mid-Century Modern

In Southern California, Mid-Century Modern architecture was prevalent between the mid-1940s and mid-1970s. While the style was a favorite among some of Southern California's most influential architects, its minimal ornamentation and simple, open floor plans lent itself to the mass-produced housing developments of the postwar period. Mid-Century Modern architecture typically incorporated standardized and prefabricated materials that also proved well-suited to mass production. The style was broadly applied to a wide variety of property types ranging from residential subdivisions and commercial buildings to churches and public schools. Common characteristics of Mid-Century Modern architecture include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, and exposed structural members. A number of Mid-Century Modern residences are located in Arcadia's postwar neighborhoods, and several small-scale Mid-Century Modern commercial properties can be found along the city's major commercial corridors. Most of Arcadia's religious buildings were designed in the Mid-Century Modern style following World War II.

Figure 39. Example of a Mid-Century Modern institutional building (ARG, 2015)



Character-defining features of Mid-Century Modern architecture include:

- Horizontal massing
- Exposed post-and-beam construction, typically in wood or steel
- Flat or low-pitched roofs
- Wide overhanging eaves
- Horizontal elements such as fascias that cap the front edge of the flat roofs or parapets
- Stucco wall cladding at times used in combination with other textural elements, such as brick, clapboard, or concrete block
- Aluminum windows grouped within horizontal frames
- Oversized decorative elements or decorative face-mounted light fixtures

Late Modern

Late Modern is a blanket term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system. Subsets of the Late Modern style include New Formalism, which integrates classical elements and proportions, and Brutalism, which typically features exposed, raw concrete (*béton brut*) and an expression of structural materials and forms. Late Modern architecture was almost always applied to commercial and institutional buildings and is associated with such noted architects as Marcel Breuer, Philip Johnson, and Cesar Pelli. Late Modern-style banks, churches, and commercial buildings are located on major corridors such as Huntington Drive, Duarte Road, and Live Oak Avenue in Arcadia.



Figure 40.
Example of a Late
Modern/Brutalist
office building
(ARG, 2015)

Character-defining features of Late Modern architecture include:

- Bold geometric volumes
- Modular designed dictated by structural framing and glazing
- Unrelieved wall surfaces of glass, metal, concrete, or tile

- Unpainted, exposed concrete surfaces
- Unapparent door and window openings incorporated into exterior cladding or treated exterior form
- Minimal ornamentation

Ranch

Ranch style architecture first appeared in Southern California in the 1930s. Inspired by the Spanish and Mexican-era *haciendas* of Southern California and the vernacular, wood-framed farmhouses dotting the landscape of Northern California, Texas, and the American West, the style projected an informal, casual lifestyle that proved to be immensely popular among the American public. Early iterations of the Ranch style tended to be large, sprawling custom residences that were designed by noted architects of the day. However, after World War II Ranch style architecture was pared down and also became a preferred style for economical, mass-produced tract housing. By some estimates, nine of every ten new houses built in the years immediately after World War II embodied the Ranch style in one way or another. The style remained an immensely popular choice for residential architecture – and was occasionally adapted to commercial and institutional properties as well – until it fell out of favor in the mid-1970s.

Traditional Ranch

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the “quintessential Ranch house.” Buildings designed in the style were awash in historical references associated with the vernacular architecture of nineteenth century California and the American West, and generally took on a distinctive, rusticated appearance. Examples of Traditional Ranch architecture were prominently featured in general interest publications, notably *Sunset* magazine, which perpetuated the style’s popularity and led to its widespread acceptance among the American public.

The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. It is distinguished from other iterations of the Ranch style by the application of elements associated with the working ranches of nineteenth century California and the American West. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied. As Arcadia experienced tremendous growth in the postwar era, a number of Traditional Ranch-style subdivisions are located in the city, most notably north of Huntington Drive.

Figure 41.
Example of a
Traditional Ranch-
style single-family
residence (ARG,
2015)



Character-defining features of Traditional Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing
- Low-pitched gabled or hipped roof, originally clad with wood shakes
- Wide eaves and exposed rafters
- Combination of wall cladding materials (wood board-and-batten siding is most common)
- Dutch and/or French doors
- One or more picture windows
- Multi-light wood windows, often with diamond panes
- Brick or stone chimneys
- Decorative wood shutters
- Attached garage, often appended to the main house via a breezeway

Contemporary Ranch

Contemporary Ranch architecture emerged after World War II. Buildings designed in the style took on the basic form, configuration, and massing of the Traditional Ranch house, but instead of historically-inspired treatments and details they incorporated the clean lines and abstract geometries associated with Modernism. The Contemporary Ranch style offered an alternative to the Traditional Ranch house and was applied to scores of residential buildings constructed between the mid-1940s and 1970s.

Like the Traditional Ranch houses from which it is derived, the Contemporary Ranch style is almost always expressed in the form of a one-story, single-family house. In lieu of the historicist references and rusticated features that are associated with the Traditional Ranch style, Contemporary Ranch houses exhibit abstract geometries and contemporary details that are most often seen in Mid-Century Modern architecture. Post-and-beam construction was common; carports often took the place of garages; exterior walls tended to be clad in a more simplistic palette composed of stucco and wood; roofs were of a lower pitch and were often more expressive or flamboyant in form; and ornament tended to be more abstract in character and was applied more judiciously. Oriental and Polynesian-inspired motifs were often incorporated into the design of Contemporary Ranch houses. Though less prominent than the Traditional Ranch style, Contemporary Ranch single-family residences are scattered throughout postwar subdivisions in Arcadia.

Figure 42. Example of a single-family residence in the Contemporary Ranch style (ARG, 2015)



Character-defining features of Contemporary Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing and abstract form
- Post-and-beam construction
- Low-pitched gabled or hipped roof, sometimes with expressionist qualities
- Combination of wall cladding materials, generally including stucco and wood siding
- Windows and doors are generally treated as void elements
- Abstract ornamental details
- Incorporation of Oriental and Polynesian motifs is common
- Carports are common and often take the place of an attached garage

Subsequent History: 1971 - Present

Arcadia's post-1970 development has seen some of the most dramatic changes to the city's built environment in its history. Commercial districts saw redevelopment resulting in larger, denser blocks of retail occupants as well as strip malls. Significant new additions included the Santa Anita Fashion Park mall (now expanded as the Westfield Santa Anita) at the southwest corner of the Santa Anita Park property in 1975. The area which once held hundreds of barracks housing Japanese American internees now holds a large shopping mall designed by Gruen Associates, surrounded by broad expanses of parking lots.

Residential development has been particularly dynamic, especially in the years since about 1990. Portions of the city's residential areas have been redeveloped for denser occupation, with multiple dwelling units from condominiums to cul-de-sacs of single-family houses being constructed on extant large parcels as well as combined parcels that once held one or two small houses. Even Anita Baldwin's Anoakia estate fell to the march of progress, sold in 1999 and demolished for the development of a gated housing community. There have been significant changes to many single-family neighborhoods as well, with the demolition of many smaller, older homes to make way for the construction of large houses that maximize their lot coverage. Even after the subdivision of many of the city's larger residential parcels into smaller lots during the 1950s and 1960s, some properties

in Arcadia retained relatively large lots conducive to the construction of more and larger buildings. While these changes to the built environment are evident across the city, they are most visible in the southern portion of Arcadia; as the northern neighborhoods tend to have homeowners' associations with more stringent design review standards (and as many of them had larger lots and houses to begin with), modern infill in the north is often more compatible with the existing buildings in terms of scale, setbacks, and style.

Much of Arcadia's new residential and commercial development is linked to an influx of new residents and investors, primarily from China. The Asian population of Arcadia increased from 103 people in 1970 to 1,760 in 1980, reflecting a region-wide migration of first-generation Americans from all parts of Asia to the San Gabriel Valley.¹³⁰ By 1989, Arcadia had an estimated 6,000 Chinese residents, around 12% of the population.¹³¹ As of 2010, Arcadia's population was approximately 60% Asian, with the majority being of Chinese descent.¹³² The once-sleepy, semi-rural town has been transformed into a dynamic destination for residents and visitors alike, with every urban amenity available within a community still characterized by its single-family residential context.

¹³⁰ John Haecki, "Planner Outlines Population Trends," *Arcadia Highlander*, 15 January 1986; Marina Milligan, "Will Increase of Asians Stir Friction in Arcadia?," *Arcadia Tribune*, 26 April 1989.

¹³¹ Marina Milligan, "Will Increase of Asians Stir Friction in Arcadia?," *Arcadia Tribune*, 26 April 1989.

¹³² U.S. Bureau of the Census, "Quick Facts: Arcadia, CA," accessed September 2015, <http://quickfacts.census.gov/qfd/states/06/0602462.html>.

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