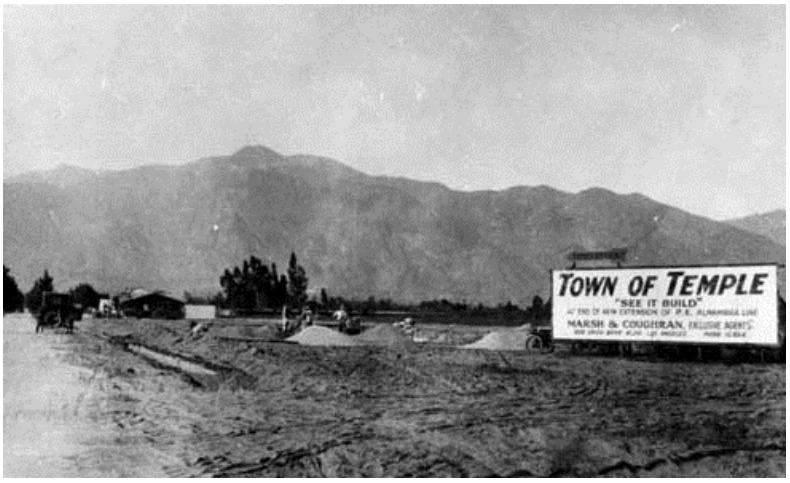


SURVEY REPORT

City of Temple City Historic Resources Survey

May 2012

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SURVEY REPORT

City of Temple City
Historic Resources Survey

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SURVEY REPORT

City of Temple City
Historic Resources Survey

EXECUTIVE SUMMARY

This report presents the results of a citywide historic resources survey conducted in the City of Temple City. This historic resources survey is funded in part by a grant from the Los Angeles County Preservation Fund of the National Trust of Historic Preservation. The City of Temple City retained Historic Resources Group (HRG) to complete this survey project as a first step toward the development of a historic preservation program to protect the city's historic and cultural resources.

HRG conducted a detailed survey of the entire city, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation as landmarks or points of interest, as well as geographically-definable areas that appeared eligible for designation as Historic Districts or Conservation Areas. All identified properties were evaluated for potential listing in the National Register of Historic Places, the California Register of Historical Resources, and for local listing.

In conjunction with the field survey, HRG developed a citywide historic context statement. The historic context statement includes a narrative development history of the area's built environment, organized by important themes and periods of development. It also identifies associated property types, architectural styles, integrity thresholds, and registration requirements to aid in the City's ongoing efforts to identify historic resources in Temple City.

This survey has identified ninety-six (96) individual properties which appear eligible for local designation as landmarks, including residential, commercial, civic and institutional properties. Additionally, the survey identified four (4) properties which do not retain sufficient integrity to be eligible as landmarks, but appear eligible for local designation as points of interest. Finally, one (1) area was identified for potential designation as a conservation area. Also, all identified potential landmarks have been evaluated as appearing eligible for listing in the California Register of Historical Resources; seven properties also appear eligible for listing in the National Register of Historic Places. No historic districts were identified.

This project was conducted by Historic Resources Group, including Christy McAvoy, Founding Principal; Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Senior Architectural Historian; and Robby Aranguren, Planning Associate; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.[1] The project was managed first by Joseph Lambert, Community Development Manager for the City of Temple City. Following Mr. Lambert's departure, the project was overseen by Paul Deibel, AICP, Community Development Project Manager; and
Steven Masura, Community Development Director.

[1] Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

PROJECT OVERVIEW

BACKGROUND

In 2010, the City of Temple City was notified that it would be awarded a grant from the National Trust of Historic Preservation's Los Angeles County Preservation Fund, to assist in funding its first historic resources survey.[2] In November 2010, the City of Temple City retained the consulting firm of Historic Resources Group (HRG) to conduct a citywide historic resources survey in order to identify potentially historic properties within the city for consideration in the local planning process and for possible future designation. The survey project officially began in February of 2011.

At the time of this survey project, the City of Temple City does not have any historic preservation mechanisms in place. The City currently does not have a historic preservation ordinance, criteria for designation, or a historic preservation element as part of its General Plan. However, the City is fortunate to have a very active historical society, which maintains and historic museum as well as archives of historical photographs and other documents relating to the history of Temple City. The Historical Society of Temple City maintains a list of older properties within the city, and this list served as a starting point for the current survey project.

SURVEY AREA

The area of consideration for this historic context statement is the City of Temple City. Temple City is situated as the foot of the Sierra Madre Mountains in the west San Gabriel Valley, approximately 13 miles northeast of downtown Los Angeles. The city comprises 4.01 square miles and is bounded generally by the cities of Arcadia to the north, San Gabriel to the west, Rosemead to the south, and El Monte to the south and east. The area's topography is generally flat, with streets laid out in a grid system oriented on a north-northwest axis. The city's epicenter is the intersection of Las Tunas Drive, its primary east-west artery, with Temple City Boulevard. Other main thoroughfares include Camino Real and Lower Azusa Road (east-west), and Rosemead Boulevard, Encinita Avenue, Baldwin Avenue, and Santa Anita Avenue (north-south). There are no freeways in Temple City.

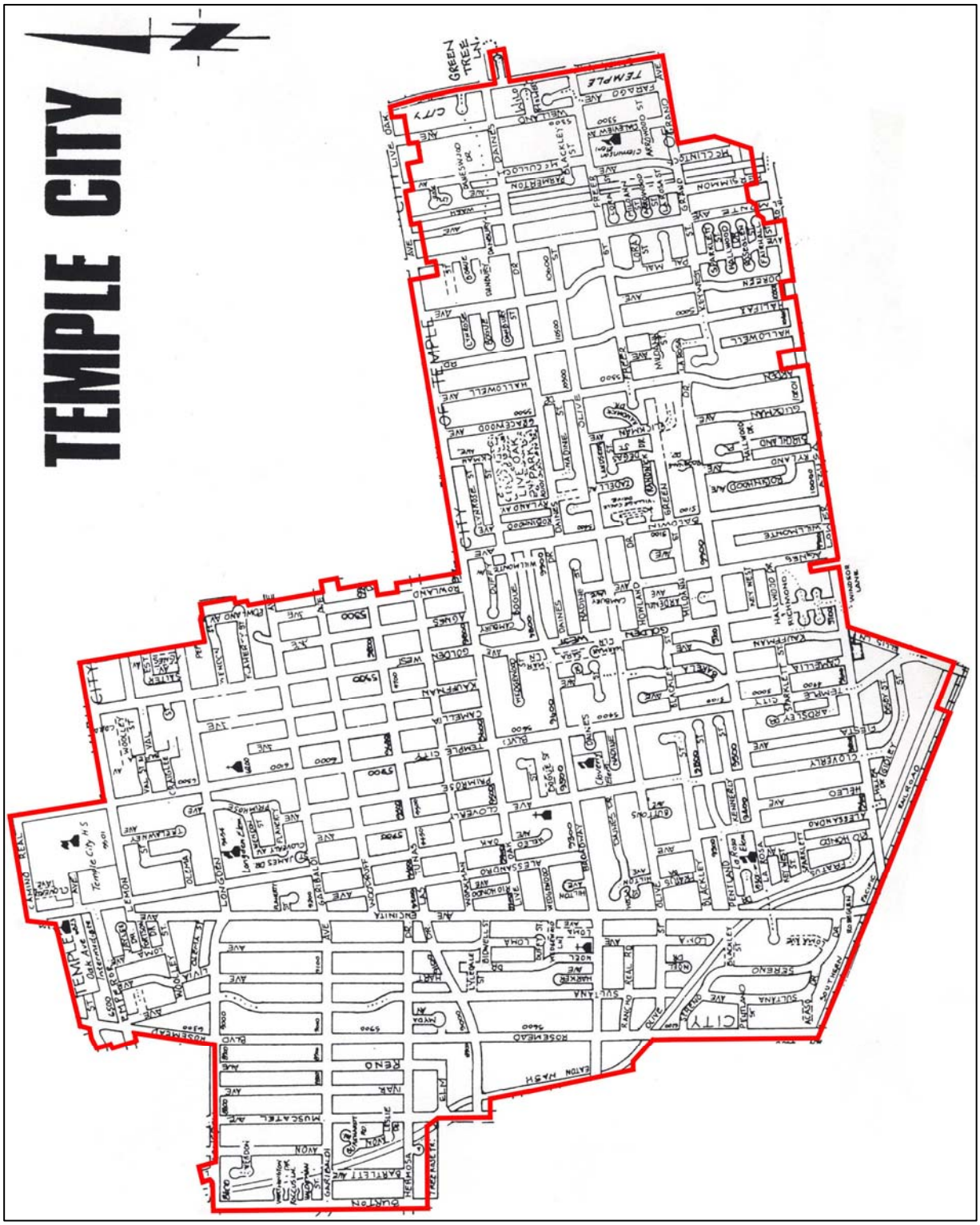
Temple City is primarily a city of residential neighborhoods with commercial development clustered along major transportation corridors. The city's earliest development dates to the first quarter of the 20th century, when modest bungalows and simple farm houses sprouted amidst the largely agricultural San Gabriel Valley. However, it was with the arrival of Walter P. Temple in 1923 that a true town was established. Today, Craftsman bungalows from the 1920s share the block with revival-style houses from the 1930s, postwar tract home from the 1950s and 1960s, as well as more recent single-family

[2] The City received the National Trust's grant funding on May 6th, 2011.

houses. Apartment and condominium buildings, which typically date from the 1970s and later, tend to be clustered along arterial streets, such as Rosemead and Temple City boulevards.

Similarly, Temple City's commercial thoroughfares feature an interesting combination of modest storefronts from the 1920s through the 1950s, and more contemporary development, including gas stations, fast-food restaurants and shopping centers. Many of the city's institutional buildings – such as churches, schools, and municipal service buildings – date from the postwar era when Temple City experienced its greatest period of growth. Taken together, the city as a whole displays an eclectic mix of residential, commercial and institutional building types and architectural styles which convey the steady and continual pattern of development that Temple City has experienced throughout its history. As of the 2010 U.S. Census, Temple City has a population of 35,558.

Figure 1. Temple City Survey Area.



METHODOLOGY

LEVEL OF SURVEY

The National Park Service identifies two levels of survey. A ***reconnaissance-level survey*** is a "once over lightly" inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

An ***intensive-level survey*** includes a detailed inspection of the survey area in order to identify "precisely and completely" all historic resources in an area. Property-specific research is conducted, including building permits, tax assessor data, and historic photos, of individual properties. All historic resources are then documented on California Department of Parks and Recreation (DPR) forms.

This historic resources survey for the City of Temple City is substantially more detailed than a reconnaissance-level survey, but without the degree of documentation required for an intensive-level survey.

RESEARCH

Prior to reconnaissance and field survey, HRG conducted a wide range of research on the development history of Temple City. Tasks included reviewing relevant City documents (municipal codes, regulations, planning reports); historical materials (period newspaper articles, photographs, maps); and various published local histories. Of particular value are the archives of the Workman & Temple Family Homestead Museum in the City of Industry, as well as various materials from the collections of the Historical Society of Temple City.

Based upon this research, HRG developed a citywide historic context statement. A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service. It contains information about historical trends and properties, organized by important themes during particular periods of development. The purpose of the historic context statement is to assist in the identification, evaluation, and preservation of buildings and sites that are important to the development of Temple City, the region, state or nation.

FIELDWORK

HRG conducted a detailed, property-by-property inspection of the entire city, with an emphasis on built resources constructed prior to 1970. Additionally, HRG was provided with a list of older properties compiled by the Historic Society to assist in the identification of properties built prior to the establishment of the town of Temple (pre-1923).

Field teams identified properties that appeared eligible for individual designation, either as landmarks or as points of interest, as well as geographically-definable areas that appeared eligible for designation as historic districts of conservation areas. All fieldwork was conducted from the public right-of-way. Generally, only the primary building on a parcel (the building that fronts the public right-of-way) was surveyed. Properties that could not be observed from the public right-of-way were not surveyed.[3] Properties that were identified as potentially significant through fieldwork were then evaluated and documented.

EVALUATION

Historic Significance

In order for a property to be evaluated as eligible for historic designation, it must possess two factors: significance and integrity. *Historic significance* is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community. A property may be significant for its association with an event, person, or development trend important in the community, state, or nation, or as a notable example of particular building type or architectural style. Historic significance is determined by applying designation criteria.

Designation Criteria

All identified properties have been evaluated for potential listing in the National Register of Historic Places, the California Register of Historical Resources, and for local listing. Because the City of Temple City has not developed local criteria for the designation of historic resources within its jurisdiction, eligibility for local designation was established using the criteria of the California Register of Historical Resources, applied at the local level. The California Register criteria read as follows:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.

[3] In a handful of instances, field surveyors were aware of the existence of an older structure on the rear of a parcel, typically behind another building. In these instances, the property has been included in the Property Data Table (see Appendix E) with a note indicating that the evaluation could not be completed from the public right-of-way.

3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Integrity

In addition to having historic significance as outlined in the designation criteria, a property must retain sufficient integrity to convey its significance. *Integrity* is the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period.[4] The National Park Service has defined the following seven aspects of integrity:[5]

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

DOCUMENTATION

All property-specific information gathered during this survey project has been compiled into a digital spreadsheet (Excel) called a Property Data Table (see Appendix E). In this format, the information can be searched and sorted for further analysis. Additionally, the spreadsheet can be easily linked with the City's internal databases and mapping systems.[6]

The Property Data Table contains baseline property information, including street addresses, and Assessor Parcel Numbers (APNs). It includes data gathered in the field, such as current building name,

[4] Properties have been evaluated based upon the integrity they possess at the time of the field survey. If a property is rehabilitated according to preservation guidelines it may become eligible for designation in the future; however, the property would need to be re-evaluated in order to make that determination.

[5] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995.

[6] The City of Temple City is currently in the process of developing an internal citywide GIS database and mapping system. The Property Data Table has been developed in anticipation of the City having access to this system in the near future.

building type, architectural style, and location inside or outside the original townsite. Relevant research data includes historic building name, date of construction, and historic use. Each property has been assigned multiple evaluations, including overall status (extant, intact, etc.), eligibility for local listing, eligibility for the California Register, eligibility for the National Register, and a brief statement of significance. Finally, each property is keyed to a digital photograph, all of which are being provided to the City on CD. (All field photos have been included here as Appendix F).

Properties listed in the Property Data Table in gray text were surveyed but were determined ineligible for listing due to demolition or alteration. Many of these properties were included on a list provided by the Historical Society and represent some of the city's oldest structures. Their addresses have been included in the Property Data Table for the City's reference.[7]

[7] Note that all properties within the Temple City boundaries were observed in the field and evaluated for potential historic eligibility. With the exception outlined above, properties that were found ineligible are not included in the Property Data Table.

HISTORIC CONTEXT

INTRODUCTION

Purpose

The following is a citywide historic context statement for the City of Temple City. A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*. It contains information about historical trends and patterns, organized by important themes during particular periods of development. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends, thereby providing a framework for understanding the potential significance of a property.[8] A historic context statement is linked with tangible built resources through the concept of *property types*: a grouping of individual properties based on shared physical or associative characteristics.

A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight broad historical trends that help to explain why the built environment evolved in the way that it did. The purpose of the Temple City Historic Context Statement is to assist in the identification, evaluation, and preservation of significant historic buildings and sites that are important within the context of the development of Temple City, as well as the larger San Gabriel Valley region. The narrative is organized into chronological periods of development, from its earliest known settlement through the 1960s.

Many of the historical trends identified in Temple City are discussed within the larger context of the San Gabriel Valley and Los Angeles County. These larger trends are often relevant to the extent that they are illustrative of parallel trends that can be seen in Temple City during the same period. Additionally, this historic context statement provides historical background going back to the early 19th century, a history which ultimately leads to the establishment of the town of Temple in the early 20th century. While Temple City is a small, relatively young city, its founding is tied to some of the most prominent early families in Southern California, notably the Temples and the Workmans. Therefore, to fully appreciate the story of Temple City, it is important to understand this larger story of earlier settlement in the region.

[8] N*ational Register Bulletin 16A: How to Complete the National Register Form*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1997. (4)

DEVELOPMENT HISTORY

A. Settlement of the San Gabriel Valley & Environs

Native American Period

The San Gabriel Valley was well populated before the first Spanish explorers arrived. The area's earliest known inhabitants were members of the Tongva tribe. Dating back some 3,000 years, the Tongva were hunter gatherers who lived throughout the region that is now Los Angeles County. Following the establishment of the San Gabriel Mission, the Tongva people became known as the Gabrielinos.

There are no extant built resources from this period in Temple City.

Spanish Period (1542-1820)

On a discovery expedition for Spain in 1542, Portuguese navigator Juan Rodríguez Cabrillo became the first European to explore what is now the West Coast of the United States. On a subsequent mapping expedition for the Spanish government in 1602, navigator Sebastian Vizcaino further investigated the region, following Cabrillo's path up the coast and renaming the places first identified by Cabrillo.

In 1769, the Spanish government dispatched an expedition led by Gaspar de Portola, the newly appointed governor of Baja California, to establish a presidio, or garrison, against Russian expansion in Alta California. Additionally, a system of Catholic missions was to be founded for the conversion of the native people along the western coast. Portola sailed into San Diego Bay on April 29, 1769 and soon set out on an overland expedition with Father Junipero Serra along what would become known as El Camino Real ("The King's Road"). Over the next several decades, various Franciscan missions, military presidios and pueblos would be established throughout Alta California, from San Diego to Sonoma. By the 1770s, Spain had dominated the California's Pacific Coast for over 200 years.

The San Gabriel Mission was established in 1771, the fourth of the twenty-one missions established by Spanish Catholics of the Franciscan Order between 1769 and 1823, led by Junipero Serra. The Mission was originally sited on the banks of the San Gabriel River, called Rio de los Temblores ("River of the Earthquakes"), in what is now the City of Montebello. In 1776, after severe flooding, the Mission was relocated to higher ground in present-day San Gabriel. El Pueblo de la Reina de Los Angeles is founded on September 4th, 1781, the second town created during the Spanish colonization of what was then known as Alta California.

There are no extant built resources from this period in Temple City.

Mexican Period (1821-1847)

In 1821, Mexico won its independence from Spain, making Alta California part of Mexico. The following year, an Englishman named William Workman arrived in America with his brother, settling in the new town of Franklin, Missouri. After three years in Franklin working in his brother's saddlery, Workman decided to leave Missouri and head west. In the Spring of 1825, he joined an early caravan on the Santa Fe Trail. The Santa Fe Trail was a 19th-century transportation route through central North America that connected Missouri with Santa Fe, New Mexico. Established in 1822, it served as a vital international trade route between the western frontier of the United States and the country of Mexico, until the introduction of the Santa Fe Railroad some sixty years later.

Workman settled in Taos, New Mexico and married Maria Nicolasa Urioste de Valencia, a Native American woman, with whom he had two children. While in Taos, Workman established a partnership with American John A. Rowland and they became successful merchants and distillers. However, the men became embroiled in the difficult local politics of the period, first between Taos rebels and the local Spanish Governor, and later when the independent Republic of Texas sought to annex the principal towns of New Mexico. In 1841, Workman and Rowland decided to leave New Mexico for Alta California.

In September of that year, a group of approximately 65 travelers left New Mexico, following the full length of the Old Spanish Trail west to Los Angeles. The Old Spanish Trail was a 1,200-mile trade route that linked northern New Mexico with the pueblo in Los Angeles. Traversing high mountains, arid deserts, and deep canyons, the Old Spanish Trail is considered one of the most arduous trade routes ever established in the United States. The Workman-Rowland party arrived at the pueblo in November, making theirs the first caravan of Americans to travel overland to Los Angeles.[9] As these trade caravans were the only overland connection Los Angeles had with all points east, the party brought rugs, blankets, and other native goods from Santa Fe.

Shortly after their arrival in California, Rowland petitioned the Spanish government at Monterey for a portion of the San Gabriel Mission lands. The California Missions had been secularized in 1834. The missions were abandoned by the Franciscan padres and the extensive land holdings were granted by the Spanish government to private individuals who establish ranchos.[10] Rowland was granted Rancho La Puente, consisting of some 18,000 acres in the eastern San Gabriel Valley. While Workman was not named as an official owner, he had similar privileges in settling the rancho. Workman occupied the western portion of the rancho and in 1842 built an adobe home for himself and his family.

[9] The party was not exclusively American, but included Europeans and New Mexicans.

[10] Ranchos Santa Anita, La Puente and La Merced were all part of the San Gabriel Mission lands. Rancho La Puente is where the Workman family ranch (now the Workman & Temple Family Homestead) would be established in 1842; Rancho La Merced is where Pliny Temple established his family ranch in 1851, and where Walter P. Temple is born; and Rancho Santa Anita is where Temple City would be founded in 1923. During this period, the area now occupied by Temple City was a turkey farm for the San Gabriel Mission.

The Workman House was originally constructed as a modest three-room adobe structure. However, with the success of their cattle ranch, Workman continued to expand the house. The adobe was expanded to ten rooms by 1856, and expanded again:

> *By the 1870s, new wealth in vineyards and wheat farming allowed them to completely transform the Mexican-era adobe into a modern American house, building a second floor and adding a variety of decorative details. Believed to have been designed by early Los Angeles architect Ezra Kysor, the picturesque country home reflects the architectural tastes that were popular in mid-nineteenth century America. What makes the house so unique is that the original three rooms of the adobe house are still part of the structure.*[11]

In July 1845, Governor Pio Pico amended the Rancho La Puente grant, officially adding Workman's name as an owner and expanding the rancho to the maximum allowable under Mexican land law, eleven square leagues, or approximately 49,000 acres. Workman, known in Alta California as "Don Julian", would serve under Governor Pio Pico throughout the Mexican-American War, hanging the flag of truce at Campo de Cahuenga in the San Fernando Valley in 1845 following the last battle of the war on California soil.

While Workman was establishing himself as a successful cattle rancher, a young man named Francisco Pliny Fisk (F.P.F.) Temple arrived in Los Angeles from Massachusetts. In 1841 at the age of 17, Pliny Temple had come to Los Angeles to join his older half-brother Jonathan. Jonathan Temple (or "Don Juan", as he was known in Alta California) became the first merchant at the Pueblo de Los Angeles in 1827, opening a store in an adobe building at the intersection of what is now Spring and Main Streets. Jonathan had become one of the pueblo's leading merchants, erecting several of its first important buildings, including a market, a theater, and a courthouse. Pliny Temple (nicknamed "Templito" or "Little Temple" by the natives) worked as a clerk in his brother's store from 1841 to 1849. In 1845, Pliny Temple married Antonia Margarita Workman, daughter of William Workman. This is believed to be the first marriage in Los Angeles County in which both persons had "Anglo" surnames.

There are no extant built resources from this period in Temple City.

American Period (1848-1922)

The discovery of gold at Sutter's Mill in January of 1848 sparked the California Gold Rush. On February 2nd, the Treaty of Guadalupe Hidalgo was signed, ending the war between Mexico and the United States. On September 9, 1850, California was admitted to the Union as its thirty-first state. With Americanization and statehood, California's rancho days end as a new gold-based economy replaced the cattle hide-and-tallow trade. Former land grants were broken into smaller agricultural

[11] Workman & Temple Family Homestead Museum website, www.homesteadmuseum.org. Accessed March 2011. Today, the Workman House is one of several historic buildings at the Workman & Temple Family Homestead in the City of Industry. The exterior of the home has been restored to its 1870s appearance.

ranches whose produce could be shipped long distances by the railroads which were beginning to crisscross the land.

Over the years, Workman had become a highly successful cattle rancher, working in hide-and-tallow. However, these activities would soon be overwhelmed by the tremendous demand for fresh beef in the gold regions of northern California. During this period, Workman accumulated a vast amount of wealth which allowed him to expand his ranching enterprise and acquire more real estate. One such acquisition was Rancho La Merced, which Workman gave jointly to his ranch foreman Juan Sanchez, and his son-in-law Pliny Temple. In 1851, Workman gave Temple an undivided half-interest in the 2,363-acre rancho, 12 miles east of Los Angeles, near the site of the original San Gabriel Mission. Here, Temple established his family home. The Temple ranch had a vineyard of 30,000 vines, 30 acres of fruit trees, a garden, as well as cattle, horses, and other animals.

Pliny Temple soon established himself in the real estate and cattle ranching industries. With his father-in-law, Temple expanded his land holdings by acquiring neighboring ranchos and subdividing the land. The two men also invested in early railroads, and formed a banking house in downtown Los Angeles, later renamed Temple & Workman Bank. Temple also became involved in local politics; in 1850 he was elected Los Angeles City Treasurer, and in 1852 served on the first Los Angeles County Board of Supervisors. Temple Street in downtown Los Angeles is named for the pioneering Temple. During their years at La Merced, Pliny Temple and his wife had 11 children. Their tenth child was Walter P. Temple, born in 1869, who would become the founder of Temple City.

During the first half of the 1870s, Workman and Temple were the two wealthiest individuals in Los Angeles County. However, gross mismanagement of their investments caused them to lose much of their substantial wealth. The Temple & Workman Bank closed in 1876. While the two men were still worth several million dollars, most of that wealth was tied to land that had been mortgaged to San Francisco capitalist Elias J. "Lucky" Baldwin. That same year, a disgraced and ailing Workman took his own life.[12] He is buried at the family burial ground at the Workman & Temple Family Homestead.[13]

In 1875, Baldwin purchased some 8,000 acres of the original Rancho Santa Anita for $200,000, an extent encompassing the present-day communities of Sierra Madre, Arcadia, Monrovia, El Monte, Baldwin Park, and Temple City.[14] A major figure in nineteenth century California, Baldwin had made a fortune in the 1870s from the Comstock mines of Nevada, and used his newly-acquired wealth to invest in California real estate. At Rancho Santa Anita, Baldwin produced wine, brandy, grain, oranges, grapes, lemons, walnuts, and supported herds of sheep and cattle. Within a few years the Baldwin

[12] "Seeks to Save Their Graves," *Los Angeles Times*, November 28, 1907.

[13] In 1867, William Workman established a private cemetery adjacent to the Workman residence. Named *El Campo Santo*, the half-acre cemetery contained a fenced-in burial plot and Gothic Revival brick chapel (later destroyed by fire). Today, El Campo Santo is part of the Workman & Temple Family Homestead in the City of Industry. One of the oldest private cemeteries in Southern California, it contains the remains of Pío Pico, the last governor of Mexican California (which were relocated from Calvary Cemetery on Broadway in Los Angeles in 1921), as well as those of many members of the pioneering Workman, Temple and Rowland families, including Pliny Temple who died on April 27th, 1880.

[14] Scotsman Hugo Reid became the first private owner of Rancho Santa Anita in 1840. The original land grant was 13,319 acres, comprising much of the San Gabriel Valley. Here Reid planted grain, orchards and vineyards, and stocked the ranch with cattle, whose hides and tallow were used in trade for foreign goods.

Ranch gained fame both as a productive agricultural unit and as a showplace for ornamental plants from around the world.[15] That same year, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through the rancho, running along Huntington Drive in present-day Arcadia. In addition to agricultural production, Baldwin also established one of the nation's finest thoroughbred farms at his rancho and eventually erected a racetrack there, establishing an important link between Arcadia and the sport of horse racing that remains to this day.[16]

On November 28th, 1903, Walter Temple married Laurenza "Laura" Gonzalez, a member of an early California family, and they had four children. The family lived on a 50-acre parcel inherited from Walter's mother after her death in 1892. Some years later, Temple sold this homestead and, with longtime friend Milton Kauffman, acquired 60 acres to the west, in the Montebello Hills, land that had belonged to his father Pliny Temple prior to the failure of the Temple & Workman Bank. Living in an 1869 adobe, the younger Temple ranched and farmed on his new holdings until the spring of 1914, when oil was discovered on the property. In 1916, the Temples leased the land to the Standard Oil Company of California, which brought the first oil-producing well the following year. Soon, the Montebello oil fields were producing one-eighth of California's crude oil, making millions of dollars for the Temples.[17] The discovery of oil at Montebello enabled the [Temple] family to recapture the prosperity it had lost a generation before, and is said to have "rekindled its pioneering spirit."[18]

In 1917, Walter Temple and his wife Laura used the wealth they had gained from the Montebello oil fields to repurchase 75 acres of the family's original rancho at La Puente, which included the Workman House and El Campo Santo, the family's private cemetery. The Workman family had lost this land around the turn of the 20th century. The Temples soon commissioned well-known Los Angeles architects Walker & Eisen to design *La Casa Nueva* ("The New House"). Constructed between 1922 and 1927, this 12,400-square foot Spanish Colonial Revival mansion is noted for its fine architectural crafts, including stained glass, ceramic tile, wrought iron, and carved wood.[19]

Extant Built Resources from this Period (1848-1922).[20]

Property	Address	Year Built
Single-family residence	5119 Baldwin Avenue	1909
Single-family residence	5467 Cloverly Avenue	1909
Single-family residence	9821 Garibaldi Avenue	1914
Single-family residence	9532 Lemon Avenue	1910
Single-family residence	9814 Olive Street	1907

[15] City of Arcadia website, www.ci.arcadia.ca.us/home/index.asp. Accessed March 2011.

[16] *Santa Anita Park, National Register of Historic Places Registration Form*. Historic Resources Group, February 2006.

[17] "Standard Oil on Hallowed Ground," *Los Angeles Times*, September 3, 1916; "Site for New Town Acquired," *Los Angeles Times*, May 20, 1923.

[18] Sciutto, Gary. "Oil Feat Gives Birth to City," San Gabriel Valley Tribune, November 1972. (Exact date not legibile.)

[19] Workman & Temple Family Homestead Museum website, www.homesteadmuseum.org. Accessed March 2011. By the early 1930s, the Temples lost La Casa Nueva and it was converted into a boys' military school and a convalescent hospital. In the mid-1960s, it was acquired by the City of Industry. Today, it is one of several historic buildings at the Workman & Temple Family Homestead in the City of Industry. The house has been fully restored to its original 1920s appearance.

[20] This is not a comprehensive list of resources from this period, but is provided here for illustrative purposes. For a complete list of intact resources identified from this period, refer to the Property Data Table in Appendix E.

B. Development of Temple City

Theme: Founding & Early Settlement of the Town of Temple (1923-1944)

The Town of Temple

On May 20th, 1923, an article in the *Los Angeles Times* announced Walter P. Temple's plans for a new town, declaring "Site for New Town Acquired." Temple had purchased approximately 300 acres of land a few miles east of Alhambra, which had been part of Lucky Baldwin's vast Rancho Santa Anita, for a sum of $500,000.[21] Here he planned to establish the town of Temple: "The town will be built as a memorial to the pioneer Temple family which came to Los Angeles a century ago and which has been prominently identified with the development of the Southwest."[22] Thereby, Walter Temple would re-establish the Temple family name in the region.

The article goes on to describe Temple's vision for the town:

> *The business section will be five blocks long, extending east and west…and with two blocks of business extending north and south on the principal cross thoroughfare. Fifty-foot residence lots will be laid out and the outlying section will be divided into half-acres. The entire tract is about one mile long by one-half mile wide…Approximately 1000 business and residence lots will be available, and the town will be built with the idea of accommodating 5000 people. A central park of two acres will be provided.*[23]

The town of Temple was developed by the Temple Townsite Company, with Walter P. Temple as its president. Other officials in the company included George H. Woodruff (vice president and Temple's attorney), Milton S. Kauffmann (secretary and Temple's business manager), and Sylvester Dupuy (treasurer).[24] The Temple Townsite Company had offices in Los Angeles and in San Gabriel.[25] Shortly after the official announcement, streets were being laid out on a grid and named for people important to the Temples, including Workman, Woodruff, Kauffman, Agnes, Bancroft, Dupuy and Rowland. Street paving and electrification would be financed through bond issues initiated by Temple.[26]

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[21] The original townsite (Tract 6561, recorded with the LA County Tax Assessor in June 1923) corresponds to the present-day area bounded by Garibaldi Avenue on the north, Baldwin Avenue on the east, Live Oak Avenue on the south, and Encinita Avenue on the west. This area was subdivided from the Santa Anita Land Company's Tract, a somewhat larger area recorded in November 1903. Another tract, Tract No. 5904, was subdivided in 1923 in two parts (April and October), which comprised the present-day area bounded by Longden on the north, Encinita on the east, Hermosa on the south, and Muscatel on the west. Note that various sources offer differing acreages for the original extent purchased by Walter Temple, including 263, 285 and 400 acres. For original tract maps, see Appendix B.

[22] "Site for New Town Acquired," *Los Angeles Times*, May 20, 1923.

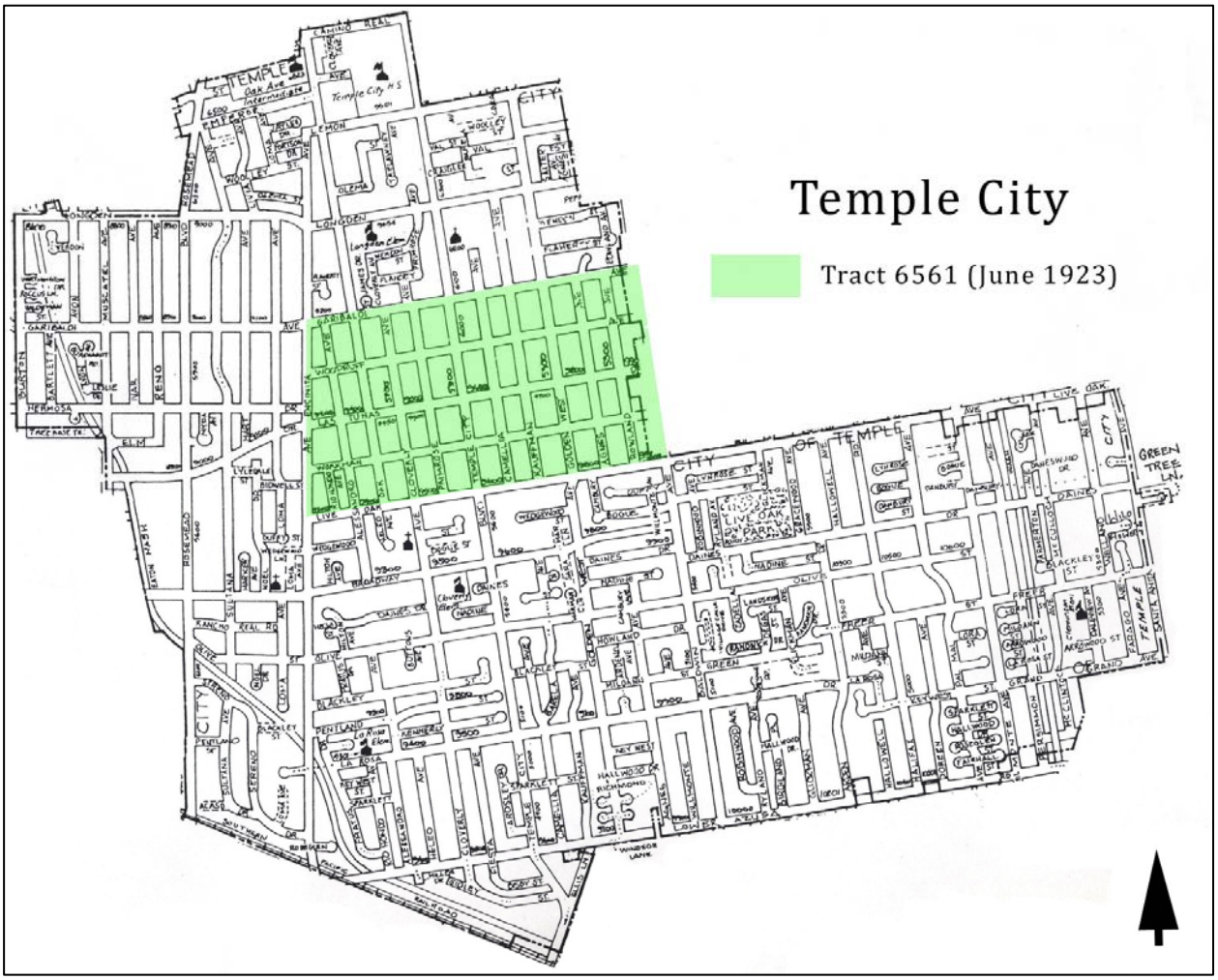
[23] "Site for New Town Acquired," *Los Angeles Times*, May 20, 1923.

[24] Workman & Temple Family Homestead Museum Collection website, www.homesteadmuseum.org. Accessed June 2011.

[25] The Temple Townsite Company had its original office at 3rd and Main Streets in downtown Los Angeles.

[26] "History of Temple City", Historical Society of Temple City website, tchistoricalsociety.org/city-history.htm. Accessed March 2011.

Figure 2. Temple City original townsite.[27]



[27] An additional tract (Tract 5904) was subdivided in 1923 just west of Encinita Avenue, recorded with the tax assessor's office in two phases (April and October). However, this tract was not part of the original Town of Temple townsite, and does not appear to have been developed until sometime later.

SITE FOR NEW TOWN ACQUIRED

Alhámbra Capitalists Launch Large Project

Burkhart Holdings Bought for Half Million

Formal Opening Date Set for First of July

[LOCAL CORRESPONDENCE.]

ALHAMBRA, May 19. — With the immediate development of approximately 300 acres of land a few miles east of Alhambra, a new town to be called Temple will be founded, involving an investment of over a million dollars, according to the announcement of Walter P. Temple of this city. The town will be built as a memorial to the pioneer Temple family which came to Los Angeles a century ago and which has been prominently identified with the development of the Southwest.

Los Angeles Times, May 20, 1923.

Simultaneous with the announcement of the new town, Temple revealed plans for the Pacific Electric Railway Company ("Red Cars") to extend its Alhambra-San Gabriel line from its current terminus at Las Tunas Drive and San Gabriel Boulevard in San Gabriel, to a new passenger and freight station in the town of Temple.[28] The Alhambra-San Gabriel line was the first Huntington-built interurban line of Pacific Electric's Northern District, which included some thirty-three separate lines sprawling from Los Angeles to Redlands.

The Alhambra-San Gabriel line had opened in 1902. The line originally traveled from Los Angeles to the City of Alhambra, and was later extended to San Gabriel.[29] However, Temple well understood that the viability of his new town would be dependent, at least initially, upon rail access, and so arranged to have the line extended further eastward to his new tract. By early 1924, tracks were being laid down the center of Las Tunas Drive for the new Red Car line.[30] The rail extension official opened on July 29th, 1924 with the dedication of a new Spanish-style train depot on the northeast corner of Las Tunas Drive and Kauffman Avenue. In addition to passenger service, a daily run by a mail car would also be provided between Los Angeles and the town of Temple terminus.



Pacific Electric Train Depot, 1924. (LAPL)



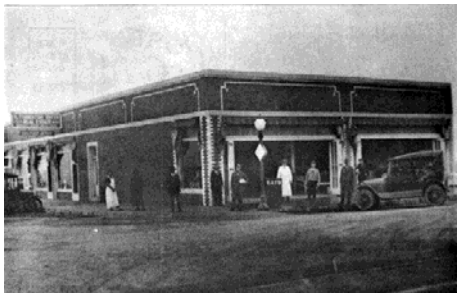
Dedication of the Pacific Electric train depot, 1924. (LAPL)

[28] "Site for New Town Acquired," *Los Angeles Times*, May 20, 1923.
[29] "Pacific Electric Alhambra-San Gabriel Line", Electric Railway Historical Association of Southern California website, www.erha.org/penasg.htm. Accessed March 2011.
[30] Historical photograph, 1924.

By March of 1924, the town of Temple had its first two businesses. A hardware store (Temple Hardware) and a drug store (Temple Pharmacy) shared a building on the northwest corner of Main Street and Sunset Boulevard (now Las Tunas Drive and Temple City Boulevard), at what was and continues to be the community's primary commercial intersection.[31] By the middle of the following year, this intersection also featured a bank (Temple National Bank) at the northeast corner; a market (Cash Market) at the southwest corner, which also housed the office of realtor and postmaster R. Thornton Smith;[32] and a two-story commercial block (Venberg Block) at the southeast corner, which also housed the town's main sales office.[33] Also constructed at this time was the Neoclassical-style Temple Community Church, at the southwest corner of Woodruff and Golden West avenues, and the Spanish-style South Santa Anita School, the town's first school, located on Longden Avenue.[34]



Temple Pharmacy, 1924. (LAPL)



Cash Market, 1925. (LAPL)



Temple National Bank, 1925. (LAPL)

The original layout for the townsite also made provisions for civic buildings and for a public park. The entirety of Walter Temple's 1923 tract was subdivided into commercial and residential lots, with the exception of a half-block located on the north side of Las Tunas Drive, between Kauffman and Golden West. Here, the western third was a single lot (Lot A), measuring 125x320 feet (originally occupied by the P.E. depot, now occupied by City Hall). The eastern two-thirds (Lot B) measured 275x320 feet and was set aside for a public park (now Temple City Park).[35] By the end of 1925, the

[31] "As It Once Was," Historical photographs, Temple City Chamber of Commerce. According to other historical photographs, the Town of Temple Realty Co. building was also extant in 1924.

[32] Some sources indicate that the post office was located in the drug store.

[33] Some sources indicate that Temple retained prominent Los Angeles architects Walker & Eisen, who had designed his family home *La Casa Nueva*, to prepare plans for four business buildings to be constructed of brick and designed in the Spanish style. However, due to their vernacular design and absence of Spanish Colonial Revival detailing, it does not appear that the existing four corner buildings were designed by Walker & Eisen.

[34] Memoli Hall, constructed in 1925, is the only school building that remains from the original South Santa Anita School (now Longden Elementary School).

[35] Los Angeles County Tax Assessor, Tract No. 6561, June 1923. In 1923, the Joseph L. Kauffman Memorial Shaft and one of two cannons were relocated to the newly-established Temple City Park, where they remain today. (Some sources indicate that the memorial shaft was not relocated to the park until 1930). The cannons and memorial shaft were originally installed at the Temple oil lease in Montebello (old San Gabriel Mission site) in July 1919 in honor of Milton Kauffman's brother, who was killed in World War I. One of the cannons was stolen from the Montebello site in 1920. The remaining cannon sat in the park from 1923 to 1967, when it was removed for park renovations and not returned. It was reinstalled in the park in 1991.

town of Temple boasted many of basic services and facilities needed for the establishment of any new town.[36]



Venberg Block, 1925. (LAPL)



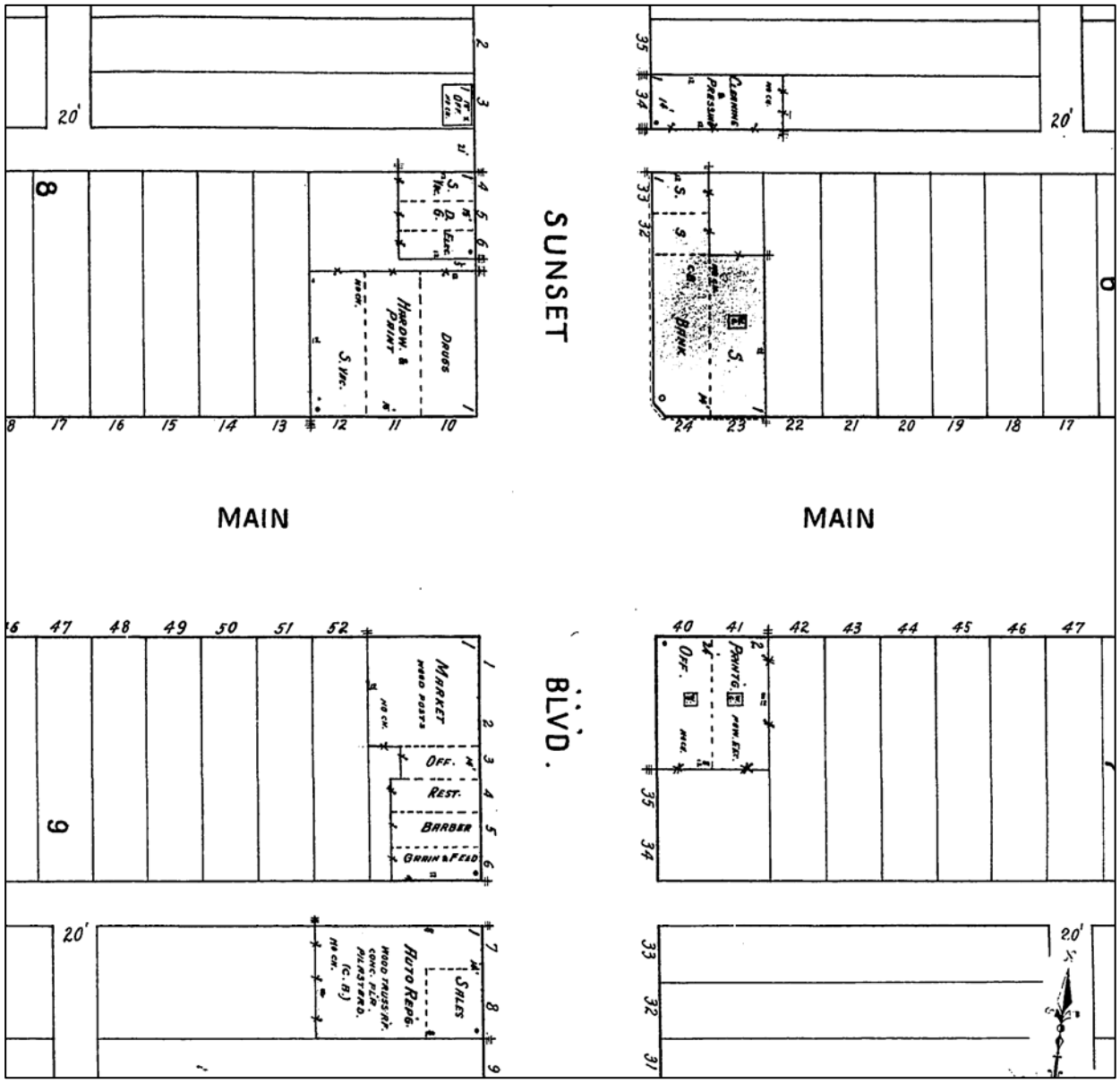
Temple Community Church, n.d. (LAPL)



Temple City Park, n.d. (LAPL)

[36] Information about the town of Temple's first buildings has been compiled using historic photos and Sanborn fire insurance maps dated May 1925. For Temple City Sanborn maps, see Appendix D.

Figure 3. Sanborn map, May 1925.[37]



[37] Main Street is now Las Tunas Drive; Sunset Boulevard is now Temple City Boulevard.

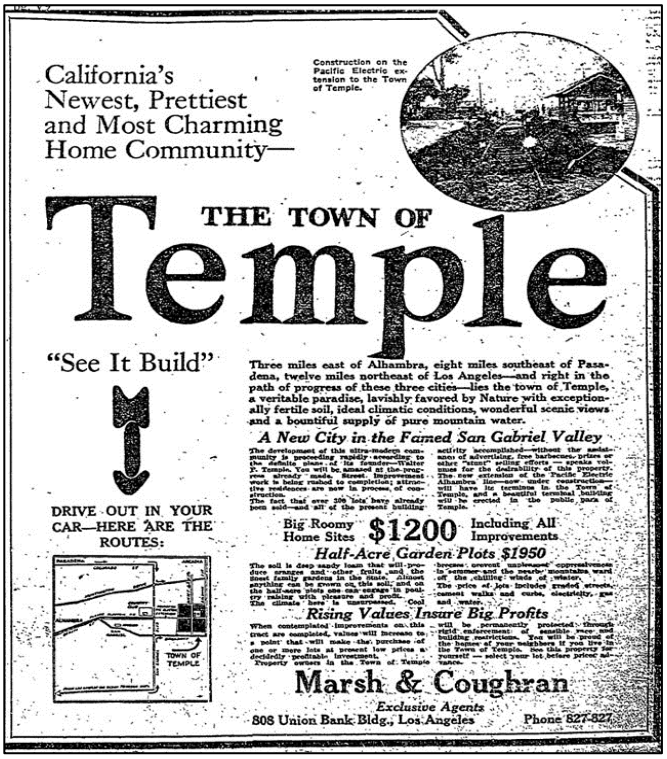
First Buildings in the Town of Temple.[38]

Building Type	Business Name	Location	Date[39]	Status
Drug store*; Hardware store*	Temple Pharmacy (Vernon's Pharmacy); Temple Hardware (Sears Hardware)	Northwest corner of Las Tunas Dr & Temple City Bl	1924	Extant
Bank*	Temple National Bank (First National Bank)	Northeast corner of Las Tunas Dr & Temple City Bl	1925	Extant
Market	Cash Market	Southwest corner of Las Tunas Dr & Temple City Bl	1925	Extant
Commercial block	Venberg Block	Southeast corner of Las Tunas Dr & Temple City Bl	1925	Extant
Church	Temple Community Church	Southwest corner of Woodruff Ave & Golden West Ave	1925	Demolished[40]
Train depot	Pacific Electric Railway Co.	Northeast corner of Las Tunas Dr & Kauffman Ave	1924	Demolished[41]
School	South Santa Anita School (Memoli Hall)	Longden Ave	1925	Extant[42]
Public park	Temple City Park	Northwest corner of Las Tunas Dr & Golden West Ave	1923	Extant

* Building was constructed by the Temple Townsite Company.

[38] All locations are provided using current street names.
[39] These dates have been estimated based upon historical photographs and Sanborn maps.
[40] This building was demolished and replaced by the First United Methodist Church in 1957.
[41] This building was demolished and replaced by the Los Angeles County building in 1956.
[42] Memoli Hall is the only school building that remains from the original South Santa Anita School (now Longden Elementary School).

As new buildings were erected, municipal infrastructure was also being added. The Sunny Slope Water Company added the original Temple townsite to its service area as early as 1923.[43] By 1926, the city had "a water system costing in excess of $85,000 [that] covers the entire town; sidewalks and curbings costing $70,000…[and] business houses costing more than $400,000."[44]


California's Newest, Prettiest and Most Charming Home Community—

Construction on the Pacific Electric extension to the Town of Temple.

THE TOWN OF
Temple

"See It Build"

DRIVE OUT IN YOUR CAR—HERE ARE THE ROUTES:

TOWN OF TEMPLE

Three miles east of Alhambra, eight miles southeast of Pasadena, twelve miles northeast of Los Angeles—and right in the path of progress of these three cities—lies the town of Temple, a veritable paradise, lavishly favored by Nature with exceptionally fertile soil, ideal climatic conditions, wonderful scenic views and a bountiful supply of pure mountain water.

A New City in the Famed San Gabriel Valley

Big Roomy Home Sites **$1200** Including All Improvements

Half-Acre Garden Plots $1950

Rising Values Insure Big Profits

Marsh & Coughran

Exclusive Agents

808 Union Bank Bldg., Los Angeles Phone 627-827

Town of Temple advertisement, Los Angeles Times, 1923.

As noted above, the 1923 subdivision of the original Temple townsite (Tract 6561) laid out a grid system of streets, with blocks parceled into commercial and residential lots. The central business district was bounded by Woodruff Avenue on the north, Workman Avenue on the south, Cloverly Avenue on the west, and Golden West Avenue on the east. Within this district, both sides of Las Tunas Drive and of Temple City Boulevard were divided into narrow, 25-foot wide commercial lots. On Las Tunas Drive west of Cloverly and east of Golden West, lots were larger, measuring between 50 and 65 feet in width, presumably for residential development.

Behind the main thoroughfares, residential lots were standard in size, measuring 50x175 feet. Termed "home sites," these lots provided sufficient space for a typical single-family residence with a front and rear yard, and sold for $1,200. Beyond the central business district, however, residential lots were substantially larger, typically 100 feet wide at the street, and ranging from 185 to 200 feet deep. These half-acre "garden plots" sold for $1,950, offering space enough for a vegetable garden, chicken coop and even a few rabbit hutches.[45]

Capitalizing on the San Gabriel Valley's recent agricultural past, the town of Temple was promoted as a place not only to build a home, but as a "small farms community" where residents could keep a "garden, fruit and chickens…the soil is exceptionally fertile, the climate is ideal year 'round."[46] To demonstrate the "small farm" concept, a model home was erected on Cloverly Avenue south of Las Tunas Drive, with a vegetable garden and chicken coop behind the residence. Advertisements touted the town of Temple as "California's newest, prettiest, and most charming home community…a

[43] Workman & Temple Family Homestead Museum Collection website, www.homesteadmuseum.org/collection. Accessed June 2011.
[44] "Temple Forges into Limelight," *Los Angeles Times*, May 9, 1926.
[45] "The Town of Temple," advertisement, *Los Angeles Times*, September 30, 1923.
[46] "The Town of Temple," advertisement, *Los Angeles Times*, October 14, 1923.

veritable paradise, lavishly favored by Nature with exceptionally fertile soil, ideal climactic conditions, wonderful scenic views and a bountiful supply of pure mountain water." By 1926, the town was noted for its fruit and vegetable gardens, and as "the seat of a great poultry-raising" in the San Gabriel Valley.[47]

In keeping with Temple City's reputation as a small-farms community, a local couple won honorable mention in the first annual Small Farm Home Contest in 1930. Noting Temple City's good soil, abundance of water, and convenience to Los Angeles, the retired couple had purchased a half-acre lot on Woodruff Avenue where they could build a residence and still have sufficient open space to establish a flower garden and raise fruits and vegetables:

> *We had been living in a near-by city and there we had only a small open space on which to satisfy our desires for a garden. We were no longer young; our income was modest, our health not the best, but we had an ambition to better our condition and do something worthwhile. These were the reasons which prompted us to locate on this small farm…*[48]



Temple City model home, 1930. (LAPL)



Las Tunas Drive, looking west, 1925.

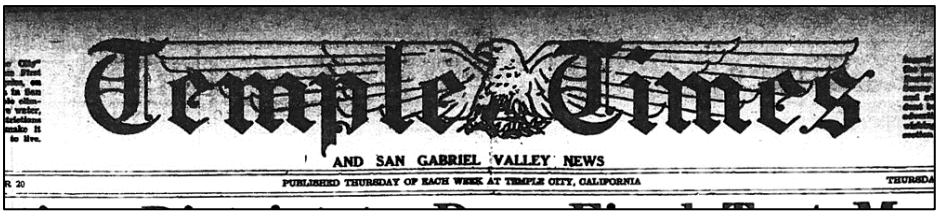
The earliest residences constructed in the town of Temple were primarily modest Craftsman-style bungalows. Unlike in other Southern California communities, where the Craftsman style was quickly overtaken by European revival styles beginning in the early-1920s, in the town of Temple the Craftsman bungalow remained the predominate residential type through the 1920s. Additionally, the residential development pattern during this period appears to have been one of individuals purchasing a single lot and constructing their own home, as opposed to the construction of entire tracts by an developer. As a result, residences from the town of Temple's first decades are not clustered within a few cohesive blocks. Instead, they can be found scattered throughout the city, with a somewhat higher concentration within the boundaries of the original townsite.

It was also during this period that the town of Temple gained what would become four of its most important civic institutions: a chamber of commerce, a public library, a newspaper, and a woman's

[47] "Temple Forges into Limelight," *Los Angeles Times*, May 9, 1926.
[48] "Half-Acre Home Helps to Win Health, Happiness and Comfort," *Los Angeles Times*, April 6, 1930.

club. The Temple City Chamber of Commerce was founded in 1924 to promote the town's business interests; George Woodruff served as its first president. Also that year, Willa Samson founded the town's first lending library in her home on Woodruff Avenue and became its first librarian. At this time, the community's first newspaper, the "Temple Times", was established. Formerly operated as the San Gabriel Valley News, it published its first issue under the new name in March of 1924.

In December 1925, seven women joined together to establish the Woman's Club of Temple City. The club's objective was to "promote cultural and philanthropic work among its members, and to develop interest in civic, social and educational areas of the community."[49] Among the club's earliest activities were promoting the extension of the Pacific Electric streetcar line to Temple City, canvassing for telephone service, and serving on a committee to build a new school.[50] It was also the Women's Club that started the beautification of the public park by planting the Deodar cedars trees that remain today.[51]


Temple Times
AND SAN GABRIEL VALLEY NEWS
PUBLISHED THURSDAY OF EACH WEEK AT TEMPLE CITY, CALIFORNIA

As the new town of Temple was beginning to take shape, local chambers of commerce and business owners joined forces to promote a wide, improved arterial street that would extend unimpeded across the communities of Alhambra, San Gabriel, and the town of Temple. In addition to the street improvements, Alhambra and the town of Temple petitioned San Gabriel to change the name of Las Tunas Drive to Main Street, as the roadway was an extension of Main Street in Alhambra, and would again become Main Street in the new town of Temple.[52] With the name change, "Main Street" would become a single thoroughfare through the three communities: "This street will extend straight through from the western city limits of Alhambra to the new town of Temple."[53]

[49] "History of Temple City", Temple City Chamber of Commerce website, www.templecitychamber.org/history.html. Accessed March 2011.

[50] "History of the Woman's Club of Temple City", Historical Society of Temple City website, tchistoricalsociety.org/city-history.htm. Accessed March 2011.

[51] "Temple City As It Once Was," Temple City Chamber of Commerce website, www.templecitychamber.org/historical_soc_2.html. Accessed March 2011.

[52] By 1930, Temple City would change "Main Street" back to "Las Tunas Drive". Many Temple City street names have changed over time. For a chart of these street name changes, see Appendix A.

[53] "Site for New Town Acquired," *Los Angeles Times*, May 20, 1923. By 1925, Baldwin Park had joined with the other three communities to form the West Arrow Highway Association. The Association promoted the further extension of Main Street beyond its existing terminus at the easterly edge of Temple, to Baldwin Park where it would connect with the proposed Arrow Highway, connecting Los Angeles with San Bernardino. "Organize Highway Body," *Los Angeles Times*, September 6, 1925.

By 1928, the town of Temple was in search of a new name. On October 1st, prompted by ongoing confusion in the postal service with similar-sounding place names – including Temple Street in Los Angeles; Templeton, California; and Tempe, Arizona – the community officially adopted the new name of "Temple City."[54]

In July of 1929, Chambers, business leaders and civic boosters from twenty-six area communities joined to back a five-year comprehensive publicity campaign for the San Gabriel Valley.[55] The chairman of the organization was local realtor R. Thornton Smith of Temple City.[56] However, the plan was very short-lived; the organization disbanded just two months later due to lack of interest.[57]

By the end of the 1920s, Temple City had several dozen thriving businesses, including a laundry, lumber company, creamery, undertaker, barber, bakery, jeweler, auto repair shop, grocery store, grain and feed shop, three gas stations, and various other stores and offices.[58] The South Santa Anita School had been expanded, with three additional buildings. By 1930, the local branch of the Los Angeles County library had been relocated to the abandoned Pacific Electric train depot.[59] At that time, an article in the *Los Angeles Times* noted that the Temple City library had the largest circulation of any library of its size in the county, 1,100 books per month.[60]

In July of 1930, the city completed an $85,000 street lighting system, including double-light standards along Las Tunas Drive and Temple City Boulevard in the business district, and single-light standards throughout the entire residential district.[61] Later that year, the community celebrated the official opening of their first dedicated Sheriff's station, Los Angeles County Sheriff Substation No. 5, at the northwest corner of Las Tunas Drive and Cloverly Avenue.[62] By 1930, just seven years after its founding, Temple City had a population of 8,100 and counting.

The stock market crash in October of 1929 and subsequent economic depression had an immediate and substantial impact on rapidly-growing communities throughout the United States. However,

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[54] "Temple Wants a New Name," *Los Angeles Times*, September 6, 1927. "'Temple City' to be Name of Local Post Office, Order from Washington," *Temple Times*, September 27, 1928. Other city names were proposed and rejected, including "Santa Rita". Note that sources give differing dates for the adoption of the name "Temple City": 1926 per the Chamber of Commerce; 1936 per the Historical Society. Both of these dates appear to be erroneous.

[55] "Valley Plans to Tell the World," *Los Angeles Times*, July 18, 1929.

[56] "Boosters Plan Campaign," *Los Angeles Times*, July 25, 1929.

[57] "Valley Abandons Advertising Scheme," *Los Angeles Times*, September 7, 1929. R. Thornton Smith was a local real estate broker, president of the San Gabriel Valley Association of Realtors, and the postmaster for the town of Temple. He was responsible for many of the earliest photos of the town of Temple.

[58] Sanborn maps, Temple City, September 1930. For Temple City Sanborn maps from 1925 and 1930, see Appendix D.

[59] Temple City Library website, www.colapublib.org/libs/templecity/index.php. Accessed June 2011. According to the 1930 Sanborn map, the Pacific Electric railroad depot served as a public library for a time.

[60] "Circulation Increases," *Los Angeles Times*, June 24, 1929.

[61] "Temple City Celebrates," *Los Angeles Times*, July 1, 1930; "Temple City in Lighter Vein," *Los Angeles Times*, July 5, 1930.

[62] "Substation to be Opened," *Los Angeles Times*, October 24, 1930.

despite the struggling economy nationally, development in Temple City appears to have continued fairly unimpeded throughout the 1930s. A 1932 article in the *Los Angeles Times* reported that Temple City had the greatest amount of new building activity of any unincorporated area of Los Angeles County, the overwhelming majority of which came in the form of single-family residences. This was the greatest building boom in Temple City since the community's founding nearly a decade earlier.[63] This building boom may have been due in part to the opening of the Arrow Highway, connecting Los Angeles and San Bernardino, in 1930. The completion of this highway project, which had started in the early 1920s, put Temple City on the main artery of travel between points east and west, and made the community more easily accessible to people throughout the San Gabriel Valley.



Sheriff's Station, 1930. (Chamber)



Spanish Colonial Revival residences. (LAPL)

It was also during this period that European-inspired architectural styles began to appear in Temple City in large numbers, increasing residential densities as well as transforming its architectural character. The vast majority of residences constructed in Temple City during the 1930s adopted the Spanish Colonial Revival style, with its characteristic white stucco walls and red clay tile roofs. Also built during this period were a number of Tudor Revival-style houses, noted for their steeply-pitched roofs and combination brick-and-stucco exterior cladding. While these revival styles achieved the greatest popularity in the 1920s in other Southern California communities, these styles did not arrive in Temple City until the 1930s and 1940s.[64]

Also likely contributing to the brisk pace of development in Temple City was the opening of Santa Anita Park in Arcadia on Christmas Day, 1934. At this time, the popularity of horseracing was at an all-time high following the repeal of a state ban on racetrack wagering the year before. In the 1930s,

[63] "City Boasts of Building During Year," *Los Angeles Times*, January 3, 1932.

[64] The Spanish Colonial Revival residence located at 5802 Camellia Avenue (at the northeast corner of Workman Avenue) was constructed in 1932 and is referred to as the Walter P. Temple. Jr. House. According to Walter Temple, Jr.'s oral history conducted in 1988, this residential property was one of four given by Walter Temple Sr. to each of his children. His brother Tom received this corner lot; sister Inez had the adjacent lot; Walter Temple Jr.'s lot was next; and brother Edgar's lot was last. These lots remained undeveloped until Temple Jr. purchased the corner lot from Tom and the adjacent lot from Inez. As Temple Jr. recalls it, when he purchased the corner lot a house had already been built, which he "fixed up" and "remodeled". However, Walter Temple Jr. and his wife Nellie never moved into the house, instead preferring to remain in Puente. Subsequently, Temple Jr. sold the house, as well as the remaining unimproved lots.

thoroughbred races at Santa Anita routinely attracted tens of thousands of spectators – including movie stars, dignitaries, and racing enthusiasts from across the state – and brought nationwide publicity to the San Gabriel Valley. From opening day until 1942, Santa Anita Park was the most successful racetrack in California.

However, despite this tremendous growth, the San Gabriel Valley remained a largely agricultural outpost through the 1930s and into the 1940s. In Temple City, residential development continued but remained scattered throughout the city, as residential blocks were still peppered with unimproved lots. Temple City would not begin to build out its lots until well after the war.

The War Years

The United States' entrance into World War II effectively ended the Great Depression in California and boosted the regional economy. California received almost twelve percent of the government war contracts and produced seventeen percent of all war supplies.[65] California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated.

Streetcars continued to be the dominant form of transportation throughout the United States into the 1930s. Streetcars and automobiles co-existed in most American cities, often sharing the same rights-of-way. However, the economic prosperity brought about by wartime spending meant that private automobiles were within financial reach of more Americans. In the 1940s, the rate of automobile ownership increased dramatically, primarily among the middle and upper-middle classes, while streetcar ridership declined sharply. The Arroyo Seco Parkway – California's first freeway – opened in 1940, providing a dedicated link between Pasadena and Los Angeles and ushering in an era of great highway construction for the West Coast. In response to this trend in transportation, rail service to Temple City was officially abandoned in November of 1941.[66] By 1943, the railway tracks and wooden trolley poles were removed from Las Tunas Drive and palm trees were planted throughout the business district, changes that were characterized as a "municipal face-lifting."[67]

Also in 1941, nearly two decades after their formation, the Temple City Woman's Club celebrated the opening of their club house. The organization had purchased a lot at the corner of Kauffman and Woodruff avenues a decade earlier, and held community events throughout the 1930s to help raise money for a new building. In addition to meeting rooms, the structure was designed to house the local branch of the Los Angeles County library in the lounge area.[68] Throughout its history, the Temple City Woman's Club has been a vital part of the community, participating in a wide range of volunteer

[65] "California Military History: California and the Second World War." California State Military Museum website, http://www.militarymuseum.org/HistoryWWII.html. Accessed June 2011.

[66] "Pacific Electric Alhambra-San Gabriel Line", Electric Railway Historical Association of Southern California website, www.erha.org/penasg.htm. Accessed March 2011.

[67] "Temple City Arranges Dual Community Fete," *Los Angeles Times*, February 23, 1944.

[68] The library remained at the Woman's Club Clubhouse until a dedicated building was constructed adjacent to Temple City Park in 1952.

activities to assist local schools, hospitals, and various other charitable and non-profit organizations. During the Second World War, the club house became a blood bank and canteen for the Red Cross.[69]

Extant Built Resources from this Period (1923-1944).[70]

Property	Address	Year Built
Cleminson School	5213 Daleview Avenue	1940
Women's Club of Temple City	5954 Kauffman Avenue	1941
Temple City Park	Las Tunas Drive	1923
Auto repair shop	9436 Las Tunas Drive	1939
American Legion Post No. 279	9526 Las Tunas Drive	1933
Cash Market	9578 Las Tunas Drive	1925
Temple Pharmacy/Sears Hardware	9579 Las Tunas Drive	1924
Venberg Block	9600 Las Tunas Drive	1925
Temple National Bank	9601 Las Tunas Drive	1925
Memoli Hall, Longden Elementary	9501 Wendon Street	1925
Street lights	Original townsite	1930

Theme: Postwar Growth of Temple City (1945-1969)

In the years immediately following World War II, the population of Southern California grew exponentially, with veterans returning from the war and settling in the area, and those already stationed at West Coast military bases decided to stay permanently. In Temple City, as in many cities throughout the region, the population growth far outpaced its ability to provide adequate housing. The Federal government soon realized the tremendous strain that these massive and sudden increases in population were having on small and large cities alike, and turned to the Federal Housing Administration (FHA). Created in 1934 to help reignite the construction of single-family homes, the FHA created mortgage terms that were conducive to the average American family, and regulated interest rates which had risen dramatically in the aftermath of the stock market crash. While the FHA first rose to prominence due to these financial incentives, it would largely influence the design and planning of single-family residential development for the next two decades.

In particular, FHA guidelines promoted a 624-square-foot dwelling type termed the *basic plan* or *minimum house*. The minimum house was a modest, low-cost single-family dwelling developed on the principles of efficient construction methods, economic use of materials, and practical arrangement of interior spaces:

> *To satisfy functional and spatial requirements, FHA design staff organized the house in a side-by-side arrangement. A small hall served as the pivot for this plan type. The private spaces, two bedrooms and a bath, opened off the hall. Opposite this was a*

[69] "History of the Woman's Club of Temple City", Historical Society of Temple City website, tchistoricalsociety.org/city-history.htm. Accessed March 2011. Today the club house serves as the permanent home of the Temple City Historical Society and Museum.

[70] This is not a comprehensive list of resources from this period, but is provided here for illustrative purposes. For a complete list of intact resources identified from this period, refer to the Property Data Table in Appendix E.

> *public zone with living room and kitchen. These contained a major and minor entry respectively…The kitchens were small, planned for efficiency, and stocked with up-to-date appliances. A utility room with an integrated mechanical system replaced the basement heating plant and coal storage.*[71]

In addition to expanding existing programs, the FHA established new initiatives specifically directed at assisting military personnel and defense workers. During the 1940s, FHA programs helped finance military housing and homes needed for returning veterans. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, created programs which helped military families attain the dream of home ownership. However, many of the Federal programs first established in the 1930s and 1940s would not have a substantial impact on the built environment until after the conclusion of the war, as the unprecedented demand for new housing led to the development of large-scale suburban tracts filled with similarly-designed residences on the periphery of previously-established communities.

By the end of World War II, the San Gabriel Valley had indeed experienced a huge population boom, and by the 1950s it had been transformed from a still largely agricultural region to a bedroom community of the larger region. During this period, Temple City was a microcosm of the San Gabriel Valley. By 1948 the community boasted 250 business and nearly 24,000 residents. However, while other communities experienced intense early development around a core, leaving large tracts of unimproved land on the periphery to be planned and built out after the war, Temple City's development pattern was different. From its inception, residential lots were being developed throughout the city, resulting in scattered development citywide. Therefore, just as the original townsite had not been fully built out in earlier years, similarly peripheral areas were not entirely without development either. As a result, rather than the development of large-scale postwar residential tracts on the edge of town, Temple City continued its earlier pattern of infill development. Examples of the abovementioned minimum house occur throughout the city, on blocks alongside residences from the 1920s and 1930s, as well as from the 1960s and 1970s.

There were a number of new residential tracts subdivided in Temple City during the early 1950s. The Camellia Park Tract was established in 1951, advertised as a 65-home development with forty exterior styles and five floor plans to choose from. House designs were approved for FHA financing and houses ranged from $13,000-$14,000.[72] The following year, the Live Oak Park Tract was promoted for its "ranch style and functional modern" houses.[73] In 1953, Pall Mall Park, a 113-home subdivision, commenced construction of homes that included forced air heating, hardwood floors and double garages, and meet financing requirements laid out by the California Department of Veteran's Affairs (CalVet).[74] However, it does not appear that these areas were fully built out at the time, as residential blocks in these areas display a broad range of building forms, architectural styles, and

[71] Hise, Greg. Magnetic Los Angeles. Baltimore: The Johns Hopkins University Press, 1997. (68-69)
[72] "New Temple City Houses Previewed," *Los Angeles Times*, December 16, 1951.
[73] "Arcadia-Temple City Area's Realty Sales Reported Brisk," *Los Angeles Times*, May 11, 1952.
[74] "Tract Started at Temple City," *Los Angeles Times*, November 29, 1953.

periods of development. Instead, the development pattern appears to have been one of continued infill.[75]

Throughout the region during this period, commercial corridors were being transformed largely due to two factors: the postwar economic boom and the shift from streetcars to automobiles as the primary mode of transportation. During the 1930s and 1940s, commercial production and consumption slowed significantly, as household incomes stagnated and materials useful to the war effort were unavailable. For these reasons, after the war there was a great deal of pent up commercial demand, particularly for items to fill a family's newly-built home. At the same time, personal automobile ownership skyrocketed. Between 1945 and 1955, the number of cars on American roads doubled, and by 1958, about seventy percent of all American families owned an automobile, an increase of nearly twenty percent from the beginning of the decade.



Las Tunas Drive, 1950s. (City)

As commercial areas rebounded throughout the region, they were transformed through a combination of new construction and the modernization of existing storefronts. Increasingly, the commercial built environment was being designed with the motorist in mind, rather than the pedestrian. New and renovated storefronts embraced the aesthetics of Modernism, with simple building forms, smooth stucco wall surfaces, and flat roofs. They also included large display windows that allowed merchandise to be visible to passing motorists, as well as eye-catching neon signs. At the same time, increased reliance on the automobile and local road improvements led the proliferation of businesses that catered to motorists. Soon, gas stations, auto repair garages, car showrooms, and drive-thrus begin to appear alongside existing grocery stores, meat markets, pharmacies, and clothing shops.

All of these trends are evident on Las Tunas Drive, as Temple City's primary commercial district transitioned from a pedestrian shopping street to an automobile corridor. By the mid-1950s, Las Tunas Drive had become a thriving shopping district, lined with primarily one-story storefronts set at the

[75] Due to the continued availability of residential lots, Temple City did not experience substantial multi-family residential development until the 1970s and later. By this time, apartment developers favored higher densities and faced stricter parking requirement, typically resulting in multi-story buildings with subterranean parking garages.

sidewalk along both sides of the street. Most façades exhibited a Modern look – with wide canopies, large display windows, and neon blade signs.[76] However, unlike other commercial areas which also became regional shopping districts at the time, Las Tunas Drive remained primarily a neighborhood-serving commercial district, likely due in part to a lack of surface parking.[77] Intact examples of commercial development along Las Tunas Drive from this period include Wonder Cleaners (1946), Professional Pharmacy (1955), and Alta Dena Certified Dairy (1962).

A new postwar wave of institutional development started as early as the late 1940s, primarily on what has been called the "Civic Center block", bounded by Las Tunas Drive on the south, Kauffman Avenue on the west, Woodruff Avenue on the north, and Golden West Avenue on the east. In December 1948, the city got its first fire station, a branch of the Los Angeles County Fire Department, located on Kauffman Avenue next door to the Woman's Club.[78] In 1952, the city received its first dedicated public library building.[79] Originally constructed as a branch of the Los Angeles County Public Library, this building served as Temple City's city hall for the first twenty years of incorporation (1963-1983), and now functions as the Civic Center and City Council Chambers. In 1956, Los Angeles County unveiled plans for a new building at the northeast corner of Las Tunas Drive and Kauffman Avenue. Designed by Los Angeles architects Allison & Rible, the new Modern-style civic building housed regional offices for the County Engineer and district offices for the Division of Building & Safety[80] until 1983, when it was rededicated as Temple City's new City Hall. In 1963, Temple City constructed a new county regional library on Golden West Avenue just above the park; it is later converted to a municipal library.[81]

However, new institutional development during this period was not limited to the civic center. In 1949 Temple City got its second post office, a new building at Las Tunas Drive and Rosemead Boulevard (the main office was located at 116 Temple City Boulevard).[82] In 1956, a new Sheriff's station opened on Las Tunas Drive. The new facility was nearly three times the size of the former quarters, and contained a detention area, large public counter, a detective wing, press room, and glass-enclosed offices so that the booking areas can be observed.[83] In 1959, a 96-bed hospital opened in near Santa Anita and Live Oak Avenues.[84] In 1960, a new modern building was constructed on Oak Avenue to serve at the community's main post office. When plans were unveiled for the new building,

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[76] Historical photographs.

[77] On October 8, 1948, Verne Winchell opened the first Winchell's Donut House on Las Tunas Drive and Hart Avenue. While the original location is no longer extant, Winchell's has become an international company with over 170 locations, and claims to be the West Coast's largest doughnut chainWinchell's Donut House website, www.winchells.com. Accessed March 2011. Today, there are no Winchell's Donuts locations in Temple City.

[78] Historical photographs.

[79] "$32,650 Low Bid on Temple City Library," *Los Angeles Times*, June 22, 1952.

[80] "New County Building Set for Temple City," *Los Angeles Times*, October 14, 1956. This building was constructed on the former site of the Pacific Electric train depot.

[81] "Temple City Library," *Los Angeles Times*, April 14, 1963. This new county library building was commissioned when the original building on Kauffman Avenue was converted to the new City Hall.

[82] "Temple City Given Postal Substation," *Los Angeles Times*, July 22, 1949.

[83] "Temple City Sheriff's Station Near Completion," *Los Angeles Times*, January 23, 1956.

[84] "Temple City Hospital Will Start in a Month," *Los Angeles Times*, November 9, 1958.

Figure 4. Temple City Civic Center block.



1. Women's Club of Temple City, 1941.
2. L.A. County Fire Station No. 47, 1948.
3. L.A. County Branch Library (now Civic Center, Council Chambers), 1952.
4. Los Angeles County Building (now City Hall), 1956.
5. First United Methodist Church, 1957.
6. L.A. County Regional Public Library (now Temple City Public Library), 1963.
7. Temple City Park, 1923.

its design was touted as being twice the size of the existing post office.[85] Also, several new schools opened during this period, including Cloverly Elementary School, designed by noted architects Marsh Smith & Powell, in 1947; and Temple City High School, constructed on a 26-acre site on the northern edge of town, opened in 1956.[86]

Perhaps most indicative of any growing community is the proliferation of religious buildings. In the 1950s, Temple City saw the addition of several new church buildings representing a range of Christian denominations. Examples include the Spanish-style St. Luke the Evangelist Church, at the corner of Cloverly Avenue and Broadway, in 1950;[87] the Modernist First United Methodist Church, at the southwest corner of Woodruff and Golden West avenues, in 1957; the Googie-style Temple City Christian Church, Disciples of Christ, in 1959; and the 1963 Temple City Seventh Day Adventist Church on Broadway, designed by noted Modernist architects Smith Powell & Morgridge.



Fire station, n.d. (Chamber)



Camellia Festival Parade, 1953. (LAPL)

By the 1950s, the Camellia Festival had grown into the community's premier annual event, fostering a great deal of civic pride. The first Camellia Festival was took place in 1946. Two years prior, the Women's Club held a contest to select an official flower and slogan for Temple City. The winning entry was "Temple City, Home of Camellias." From this came the annual Camellia Festival. The first festival featured some 150 members of local youth groups forming a parade down Las Tunas Drive from Rosemead Boulevard to Primrose Avenue. The following year, the Chamber of Commerce decided that the festival should be used to support local youth groups, and that festival royalty be selected from local first graders. By 1948, interest in the festival had grown substantially. The parade included some twenty-three decorated miniature floats, ranging from bicycles to wagons. Also added that year was a parade theme, a coronation pageant, and a carnival with booths to raise money to build a Temple City Youth Center. The following year included the first camellia show, and local civic and service groups were invited to enter floats in recognition of their youth activities.[88]

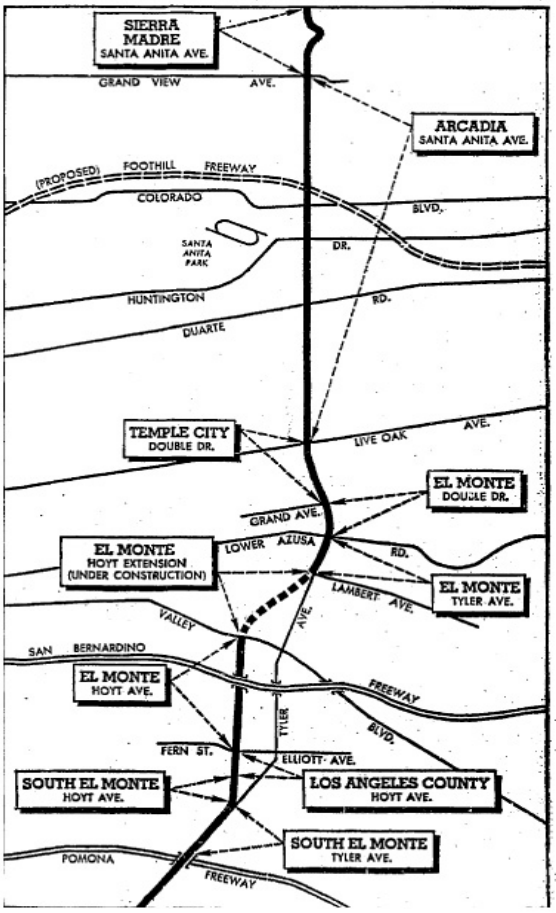
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[85] "Temple City Will Get New Post Office," *Los Angeles Times*, December 15, 1960. At this time the main post office was located in a storefront at 5833 Temple City Boulevard.

[86] "Temple City to Dedicate School Today," *Los Angeles Times*, October 7, 1956.

[87] "New Church Dedicated in Temple City," *Los Angeles Times*, April 17, 1950.

[88] "Temple City Camellia Festival: History of the Festival," Temple City Chamber of Commerce website, www.templecitychamber.org/cam_fest_history.html. Accessed March 2011. Over the years the festival has continued to



Map of Santa Anita Avenue street names, 1968. (LAPL)

It was also in the 1950s that Temple City residents began to consider the benefits of incorporation. The movement toward incorporation started as early as 1953, when the Chamber of Commerce sponsored several public meetings to discuss the pros and cons of cityhood. Those in favor argued that incorporation would bring state grant money and more immediate access to local government, while those against said they were pleased with L.A. County services.[89] The first official attempt at incorporation did not occur until 1956, spurred on by the City of Arcadia's efforts to annex lands on the fringes of the community. However this attempt at incorporation was defeated at the polls.[90]

The move for incorporation was revived in 1959. The proposed city boundaries were Camino Real and Live Oak avenues on the north, Temple City Boulevard and Santa Anita Avenue on the east, Lower Azusa Road on the south, and Rosemead Boulevard on the west. This effort was prompted in part by the recent incorporation of Rosemead to the south, and a similar effort underway in neighboring South San Gabriel.[91] On April 26th, 1960, voters formally approved incorporation as the "City of Temple City." Cityhood was made official at a public ceremony held on May 22nd.[92] At the time of incorporation, the new city's population was 31,838.[93]

With cityhood, Temple City quickly made plans to convert the existing L.A. County Public Library on Kauffman Avenue for use as its new City Hall. Initially, City Hall offices were located in a leased storefront at 9664 Las Tunas Drive. However, the new facility would be two-and-a-half times the size

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grow in popularity, with ever more elaborate floats, though they are still decorated by local youngsters. Commercial floats and motorized vehicles are not permitted. Today, the festival includes a Grand Marshal, a student art show for junior and senior high school students, prizes for parade floats, and a coronation ceremony of the royalty court. The festival welcomes some 4,000 children from local and neighboring communities to participate, and some 20,000 visitors. Despite the many changes, the purpose of the festival remains the same as it was in the 1940s: "to encourage every young person in the community to belong to a recognized youth organization and to participate in the affairs of their city."

89 "Incorporation Meeting Slated at Temple City," *Los Angeles Times*, February 17, 1953; "Temple City Eyes Cityhood Status," *Los Angeles Times*, March 1, 1953.

90 "Cityhood Fails in Temple City; Industry OKs It," *Los Angeles Times*, December 9, 1956.

91 "Temple City Incorporation Maps Filed," *Los Angeles Times*, August 21, 1959.

92 "Temple City Incorporation Wins; Councilmen Elected," *Los Angeles Times*, April 28, 1960. The City's official date of incorporation is May 25, 1960.

93 U.S. Census Bureau website, www.census.gov. Accessed May 2011. Census figures prior to incorporation are not available.

of the existing quarters, with 12 offices and a 1,600-square foot council chamber with seating for 140.[94] This building would serve as Temple City's City Hall for the next twenty years.

One year after achieving cityhood, Temple City moved to develop a master plan and zoning ordinance to help guide its future growth. The stated goal of this effort was to "take full advantage of all the topographical and social factors involved here…" In anticipation of exponential population growth over the coming decades – and the accompanying new development and higher densities, including apartment buildings – it was inevitable that the semi-rural way of life that drew so many to Temple City in those early years would soon become a thing of the past.[95]

In 1965, the city undertook a large street improvement project along what was then called Double Drive (now Santa Anita Avenue), from Live Oak Avenue on the north to Grand Avenue on the south. Improvements included widening the roadway from forty feet to eighty feet, the creation of a paved center divider with curbs and gutters, and installation of traffic signals at the Live Oak Avenue and Greer Avenue intersections. These improvements brought the roadway up to major thoroughfare standards, allowing Double Drive to safely and efficiently handle the ever increasing volume of vehicular traffic.[96]

In 1968, five San Gabriel Valley cities and Los Angeles County come together to consider a proposal to provide a major north-south thoroughfare through the region with the single name of Santa Anita Avenue. At the time, this roadway was named Double Drive in Temple City, Hoyt Avenue in El Monte and Los Angeles County, Tyler Avenue in South El Monte, and Santa Anita Drive in Sierra Madre and Arcadia. Over time, the proposed changes were made in each jurisdiction, allowing for a single street name for the entire eight miles of the route, from Sierra Madre in the north to the Pomona Freeway in the south.[97]

Extant Built Resources from this Period (1945-1969).[98]

Property	Address	Year Built
Temple City Seventh Day Adventist Church	9664 Broadway	1963
Cloverly Elementary School	5476 Cloverly Avenue	1947
St. Luke the Evangelist Church and School	5521 Cloverly Avenue	1950/1955
Temple City Christian Church	9723 Garibaldi Avenue	1959
Temple City Public Library	5939 Golden West Avenue	1963
Civic Center, Council Chambers	5938 Kauffman Avenue	1952

[94] "Green Light Given for New City Hall," *Los Angeles Times*, September 1, 1963. With the conversion of the existing county library to City Hall, a new county library was constructed on Golden West Avenue (now Temple City Public Library). When City Hall was relocated to the County building in 1983, the original library became the Civic Center and City Council Chambers.

[95] "Temple City Seeks Its Goals," *Los Angeles Times*, March 8, 1961.

[96] "Completion of $206,000 Project on Temple City Street Announced," *Los Angeles Times*, January 6, 1965.

[97] "Cities Hope Street Will Have Only One Name," *Los Angeles Times*, December 19, 1968; "New Name OKd for South El Monte Street," *Los Angeles Times*, May 10, 1969. Some articles cite the new street name as Santa Anita *Drive*, rather than *Avenue*.

[98] This is not a comprehensive list of resources from this period, but is provided here for illustrative purposes. For a complete list of intact resources identified from this period, refer to the Property Data Table in Appendix E.

L.A. County Fire Station No. 47	5946 Kauffman Avenue	1948
L.A. County Sheriff, Temple Station	8838 Las Tunas Drive	1956
Chase Bank	8905 Las Tunas Drive	1965
Mama Petrillo's Pizza (neon sign)	9082 Las Tunas Drive	1961
Wonder Cleaners	9136 Las Tunas Drive	1946
Alta Dena Certified Dairy	9201 Las Tunas Drive	1962
Ye Loy Chinese Food (neon sign)	9406 Las Tunas Drive	1946
Kimballs' Chinese Laundry (neon sign)	9424 Las Tunas Drive	1950
Professional Pharmacy	9676 Las Tunas Drive	1955
City Hall	9701 Las Tunas Drive	1956
Post Office	5910 Oak Avenue	1960

Conclusion

Beginning in the 1970s, new development pressures began to be felt in Temple City, as local populations continued to increase throughout the San Gabriel Valley. As the city had been largely built out by this time, developers looked to increase densities by building multi-story apartment and condominium buildings with subterranean parking. In many cases, existing single-family residences were demolished and parcels assembled to accommodate these large residential projects. This pattern continued over the next several decades, resulting in many such infill projects on previously-established blocks, particularly along larger arterial streets. Additionally, there was an increased desire for larger single-family residences, as more modest existing houses were either substantially remodeled or wholly replaced by two-story homes that covered a greater percentage of their lots.

Also during this period, increases in population lead to new and more intensive demands on the commercial district. Over time, the commercial storefronts on the 1920s and 1950s along Las Tunas Drive have been joined by more recent building types, including drive-thru fast food restaurants, chain gas stations, office buildings, and multi-tenant shopping centers. Often these kinds of development are set back from the sidewalk to accommodate surface parking in front of the building, thereby disrupting the pattern of commercial storefronts that characterized the commercial area in earlier decades.

Indicative of the city's continued growth, City Hall was again relocated in 1983, this time to the L.A. County Building at the corner of Las Tunas Drive and Kauffman Avenue. At this time, the original library building, which had served as City Hall for the previous twenty years became the Civic Center and City Council Chambers.

In 2010, recognizing the importance of the built environment in conveying Temple City's history, the Planning Department applied for a grant from the National Trust of Historic Preservation for the completion of a historic resources survey to identify potential historic properties throughout the city.

SELECTED CHRONOLOGY

Spanish Period

1771 The San Gabriel Mission is established along the banks of the San Gabriel River, the fourth of 21 missions founded by Spanish led by Father Junipero Serra.

1776 Due to severe flooding, the Mission is relocated to higher ground in present-day San Gabriel.

1781 El Pueblo de la Reina de Los Angeles is founded on September 4th, the second town created during the Spanish colonization of what was then known as Alta California.

Mexican Period

1821 Mexico wins independence from Spain, making Alta California part of Mexico.

The area now occupied by Temple City is a turkey farm for the San Gabriel Mission.

1822 William Workman arrives in America from England with his brother, settling in the new town of Franklin, Missouri.

1825 William Workman joins an early caravan on the Santa Fe Trail and settles in Taos, New Mexico. While in Taos, he establishes a business partnership with American John A. Rowland and they became successful merchants and distillers.

1834 The California Missions are secularized and the extensive land holdings are granted by the Spanish government to private individuals who establish ranchos.

1840 Scotsman Hugo Reid becomes the first private owner of Rancho Santa Anita, some 13,319-acres comprising much of the San Gabriel Valley. Here Reid plants grain, orchards and vineyards, and raises cattle for their hide and tallow.

1841 In September, Workman and Rowland join a party heading west to the pueblo in Los Angeles via the Old Spanish Trail trade route, a treacherous 1,200-mile journey across mountains, deserts, and canyons. The Workman-Rowland party arrives in Los Angeles in November, making theirs the first caravan of Americans to travel overland to Los Angeles.

Francisco Pliny Fisk (F.P.F.) Temple arrives at El Pueblo de Los Angeles to join his older brother Jonathan Temple. Jonathan Temple had established himself as one of the pueblo's leading merchants, erecting several of its first important buildings.

1842 Rowland petitions the Spanish government for a portion of the San Gabriel Valley Mission lands and is granted Rancho La Puente, some 18,000 acres in the eastern San Gabriel Valley. Here Workman builds a modest three-room adobe home, which he later transforms into a 10-room two-story modern American house.

1845 Governor Pio Pico expands Rancho La Puente to the maximum allowable under Mexican land law, eleven square leagues, or approximately 49,000 acres.

F. P. F. "Pliny" Temple marries Antonia Margarita Workman, William Workman's daughter.

1848 The California Gold Rush begins when gold is discovered at Sutter's Mill.

American Period

1850 California is admitted to the Union as its 31st state. California's rancho days are soon ended as a new gold-based economy replaces the hide-and-tallow trade, and former land grants are divided into smaller agricultural ranches.

Workman acquires Rancho La Merced, encompassing 2,363 acres 12 miles east of Los Angeles near the site of the original San Gabriel Mission.

1851 Workman gives Temple a half-interest in Rancho La Merced. Here Temple establishes his family ranch with a large vineyard, fruit trees, a garden, as well as cattle and horses. Temple soon expands his land holdings by acquiring neighboring ranchos and subdividing the land.

1867 Workman establishes El Campo Santo, a private cemetery adjacent to the Workman residence, for family use. Today, it is part of the Workman & Temple Family Homestead in the City of Industry.

1868 Temple and Workman form a banking house in downtown Los Angeles, later renamed Temple & Workman Bank.

1869 Walter P. Temple is born, the tenth child of Pliny Temple. Walter P. Temple will become the founder of Temple City.

1875 Real estate speculator Elias Jackson "Lucky" Baldwin purchased some 8,000 acres of Rancho Santa Anita, an extent encompassing present-day Sierra Madre, Arcadia, Monrovia, El Monte, and Baldwin Park. Here he produced wine, brandy, grain, oranges, grapes, lemons, walnuts; supported herds of sheep and cattle; and established one of the nation's finest thoroughbred farms.

The main line of the Santa Fe Railroad, in which Baldwin is a stockholder, opens through Rancho Santa Anita along Huntington Drive in present-day Arcadia.

1876 The Temple & Workman Bank closes. Once the two wealthiest individuals in Los Angeles County, Temple and Workman lose much of their substantial wealth due to gross mismanagement.

A disgraced and ailing Workman takes his own life. He is buried at the family burial ground at the Workman & Temple Family Homestead.

1880 Pliny Temple dies on April 27th and is buried at the family burial ground at the Workman & Temple Family Homestead.

1902 The Alhambra-San Gabriel line of the Pacific Electric Railway Company ("Red Cars") opens, traveling from Los Angeles to the City of Alhambra in the west San Gabriel Valley.

1903 Walter Temple marries Laurenza "Laura" Gonzalez, a member of an early California family. They raise their family on a 50-acre parcel inherited from Walter's mother after her death in 1892.

The City of Alhambra is incorporated in the western San Gabriel Valley.

The Santa Anita Land Company records a tract with the Los Angeles County Tax Assessor, which encompasses the present-day area bounded by Duarte Road on the north, Baldwin Avenue on the east, Live Oak Avenue on the south, and Encinita Avenue on the west. The southern portion of this extent will later comprise the original town site for the Town of Temple.

1914 Oil is discovered on the Temple property in the Montebello hills and the land is leased to the Standard Oil Company of California. Soon the Montebello oil fields are producing one-eighth of California's crude oil, making millions of dollars for the Temples.

1917 Temple uses his oil wealth to re-purchase 75 acres of the family's original rancho at La Puente, including the Workman House and family cemetery.

1922 Construction begins on La Casa Nueva ("The New House"), an elaborate Spanish Colonial Revival home noted for its fine architectural detailing, at Rancho La Puente.

Town of Temple

1923 On May 20th, the *Los Angeles Times* announces Walter P. Temple's plans for a new town. Temple had purchased approximately 300 acres of land a few miles east of Alhambra, which had been part of Lucky Baldwin's vast Rancho Santa Anita. Here he planned to establish the town of Temple as a memorial to the pioneer Temple family.

Temple reveals plans for the Pacific Electric Railway Company to extend the Alhambra-San Gabriel line from its existing terminus in San Gabriel to a new passenger and freight station in the town of Temple.

The Joseph L. Kauffman Memorial cannon is relocated to Temple City Park. It is one of two cannons originally installed at the Montebello Oil Lease in July 1919 in honor of Milton Kauffman's brother, who was killed in World War I. The other cannon was stolen from the Montebello site in 1920.

1924 On July 29th, the extension of Pacific Electric's Alhambra-San Gabriel line to the Town of Temple officially opens, with tracks running down the center of Las Tunas Drive to a new Spanish-style train depot at the intersection of Las Tunas Drive & Kauffman Avenue. In addition to passenger service, a daily run by a mail car is also provided between Los Angeles and the town of Temple terminus.

The Town of Temple Chamber of Commerce is founded, with George Woodruff as its first president.

The first two businesses open in the town of Temple: a hardware store and the Temple Pharmacy.

Willa Samson established the town's first lending library in her home on Woodruff Avenue and becomes its first librarian.

1925 By May, the town of Temple boasts several businesses and other buildings at or near the intersection of Main Street (now Las Tunas Drive) and Sunset Boulevard (now Temple City Boulevard), including Temple Pharmacy (northwest corner); First National Bank (northeast corner Main & Sunset); Cash Market (southwest corner); and the Venberg Block, a two-story commercial building (southeast corner). Other buildings include the Neoclassical-style Temple Community Church (Woodruff and Golden West avenues); the Spanish-style Pacific Electric Railway "Red Car" Station (Las Tunas Drive and Kauffman Avenue); and the Spanish-style South Santa Anita School (Longden Avenue).

The Woman's Club of Temple City is established in the home of one of its seven members. Early on, the club worked to promote the development of the city's infrastructure, including a streetcar line, telephone service, and a new school.

1926 A *Los Angeles Times* article touts recent developments in the town of Temple, including a town-wide water system, sidewalks and curbing, multiple business houses, a community church, and a national bank.

Temple is promoted as a community of small farms, with lots spacious enough for gardens and chicken coops.

1928 On October 1st, the town of Temple officially adopts the new name of "Temple City," to avoid confusion in the postal service with other similar-sounding place names, including Temple Street in Los Angeles; Templeton, California; and Tempe, Arizona.

1929 Chambers, business leaders and civic boosters from 26 communities join to back a five-year comprehensive publicity campaign for the San Gabriel Valley. However, the plan is soon abandoned due to lack of interest.

The Temple City Library has the largest circulation of any library of its size in the county, 1,100 books per month.

1930 By September, Temple City has a public library (Las Tunas Drive and Kauffman Avenue); a temporary sheriff's office (Las Tunas Drive and Camellia Avenue); and a new sheriff's office under construction (Las Tunas Drive and Cloverly Avenue). Other businesses include a lumber company, creamery, undertaker, barber, bakery, auto repair, 3 gas stations, and various other stores and offices.

Temple City celebrates the completion of a new street lighting system, including double-light standards along Las Tunas Drive and Temple City Boulevard in the business district, and single-light standards throughout the entire residential district.

A retired Temple City couple win honorable mention in the first annual Small Farm Home Contest for their half-acre home site on Woodruff Avenue. The couple sited good soil, abundance of water, and convenience to Los Angeles as reasons for relocating to Temple City.

The Joseph L. Kauffman Memorial Shaft is relocated to Temple City Park. The memorial shaft was originally installed in July 1919 at the Temple oil lease in Montebello in honor of Milton Kauffman's brother, who was killed in World War I.

The Arrow Highway opens, placing Temple City on the main artery of travel between Los Angeles and San Bernardino.

Temple City has a population of 8,100.

1931 The Woman's Club purchases a lot on the corner of Kauffman and Woodruff avenues and being raising funds to erect a new club house.

1932 Temple City has the greatest amount of new building activity of any unincorporated area of Los Angeles County, the overwhelming majority of which is single-family residences. This is the greatest building boom in Temple City since the community's founding.

1934 Santa Anita Park opens on Christmas Day, attracting tens of thousands spectators from across the state, and providing nationwide publicity for the San Gabriel Valley.

1938 Walter Temple dies in November.

1940 The Arroyo Seco Parkway – the state's first freeway – opens, ushering in an era of great highway construction for the West Coast.

1941 Rail service to Temple City is abandoned. Soon the railway tracks and wooden trolley poles along Las Tunas Drive are replaced by palm trees.

The Woman's Club new building is completed, and houses the local branch of the Los Angeles County library in the lounge area.

1942 From 1942 to 1944, some 17,000 Japanese Americans were interned at the Santa Anita Race Track in nearby Arcadia.

1944 The Women's Club holds a contest to select an official flower and slogan for Temple City. The winning entry is "Temple City, Home of Camellias."

1946 The first Camellia Festival is held, with some 150 members of local youth groups forming a parade down Las Tunas Drive from Rosemead Boulevard to Primrose Avenue.

1948 Temple City gets its first fire station, a branch of the Los Angeles County Fire Department, on Kauffman Avenue.

The Camellia Festival now includes some two dozen decorated miniature floats, a coronation pageant, and a carnival.

On October 8th, Verne Winchell opens the first Winchell's Donut House in Temple City. Winchell's will become the West Coast's largest doughnut chain.

Temple City has approximately 250 businesses and nearly 24,000 residents.

1949 Temple City gets a new post office building, located at Las Tunas Drive and Rosemead Boulevard.

1950 St. Luke erects a new Mission-style church at Cloverly Avenue and Broadway.

1952 Temple City opens its first dedicated library on Kauffman Avenue.

1953 The Chamber of Commerce holds several public meetings to discuss the possibility of incorporation.

1955 Temple City's business center is a thriving shopping district, lined with small commercial storefronts along both sides of Las Tunas Drive. Most buildings exhibit a Modern look, reflecting a combination of new construction and updated facades of older structures.

1956 Temple City High School is dedicated on a 26-acre site on Temple City Boulevard.

A new sheriff's substation is completed on Las Tunas Drive. The new facility contains a detention area, large public counter, detective wing, and press room.

L.A. County unveils plans for a new building at Kauffman Avenue and Las Tunas Drive adjacent to the park (former site of the P.E. Train Depot) to house regional offices for the County Engineer and district offices for the Division of Building & Safety.

Temple City residents formally move to incorporate, in part to head off efforts by the City of Arcadia to annex lands of the fringes of the community; however, this attempt at cityhood is defeated at the polls.

1957 First United Methodist church is erected at Woodruff and Golden West avenues, on the former site of the Temple Community Church.

1958 Plans for a new 96-bed hospital are unveiled, to be located near Santa Anita and Live Oak avenues.

1959 The move for incorporation is revived, with the proposed boundaries extending from Camino Real and Live Oak avenues on the north, Temple City Boulevard and Santa Anita Avenue on the east, Lower Azusa Road on the south, and Rosemead Boulevard on the west. This effort is spurred in part by the recent incorporation of Rosemead to the south, and a similar effort underway in neighboring South San Gabriel.

1960 On April 26th, voters approve official incorporation as the City of Temple City. Cityhood was made official at a public ceremony held on May 22nd. At the time of incorporation, the new city's population was 31,838.

City Hall temporarily leases a storefront at 9664 Las Tunas Drive.

Plans are unveiled for a new modern post office to be located on Oak Street.

1961 On the one-year anniversary of cityhood, Temple City moves to develop a master plan and zoning ordinance to guide future growth.

1963 Plans are approved to convert the existing L.A. County Library building on Kauffman Avenue to the new City Hall, including 12 offices and a 1,600-square foot council chamber with seating for 140.

A new county library building opens on Golden West Avenue, just above the park.

1965 Improvements are made to Double Drive (now Santa Anita Avenue) from Live Oak Avenue to Grand Avenue, bringing the roadway up to major thoroughfare standards.

In the mid-1960s, the City of Industry acquires La Casa Nueva, the 1920s family home of Walter P. Temple.

1968 Five San Gabriel Valley cities and Los Angeles County move to provide the single name of Santa Anita Avenue to a major north-south thoroughfare. The proposal will rename Double Drive in Temple City, Hoyt Avenue in El Monte and Los Angeles County, and Tyler Avenue in South El Monte, allowing for a single street name for the entire eight miles of the route from the Pomona Freeway north through Sierra Madre.

1980 Temple City's population approaches 29,000.

1981 The Workman & Temple Family Homestead Museum opens in the City of Industry.

1983 Temple City purchases the Los Angeles County Building for use as its new City Hall.

1988 The Temple City Historical Society is founded.

1991 On July 4th, the Joseph L. Kauffman Memorial Cannon is rededicated in Temple City Park.

2000 Temple City's population exceeds 33,000.

2010 Temple City spans approximately four square miles and has a population of 35,558.

Recognizing the importance of the built environment in conveying Temple City's history, the Planning Department applied for a grant from the National Trust of Historic Preservation for the completion of a historic resources survey to identify potential historic properties throughout the city.

REGISTRATION REQUIREMENTS

The following registration requirements have been developed in order to aid in ongoing efforts to identify historic resources and describe the built environment in Temple City. For each period of development, property types are identified and specific registration requirements for that property type are established. Registration requirements include relative rarity of the type in Temple City; statements of historic significance; applicable designation criteria; and relevant integrity thresholds.

In order to determine if a property retains integrity, it is necessary first to establish when it was constructed and why it is significant. Because properties are significant for different reasons, separate integrity thresholds have been established for different types of resources. For example, a property type that is ubiquitous in a particular community may have a higher integrity threshold – allowing for fewer alterations to original fabric – than for examples of very early or rare property types.

In establishing integrity thresholds in Temple City, it was important to distinguish between development that occurred within the original 1923 townsite and outside the townsite. Similarly, it was important to distinguish between properties built during the townsite period (1923 and later) versus those that predate the townsite (pre-1923).[99] For example, properties that were constructed prior to 1923 represent the earliest development in the area and have been identified as good examples of early residential/commercial development that pre-dates the Town of Temple. For properties constructed after 1923, only those located within the original townsite boundaries are representative of the first period of development in the Town of Temple.

Native American Period

There are no extant built resources from this period in Temple City. Registration requirements have not been developed for this period.

Spanish Period (1542-1820)

There are no extant built resources from this period in Temple City. Registration requirements have not been developed for this period.

Mexican Period (1821-1847)

There are no extant built resources from this period in Temple City. Registration requirements have not been developed for this period.

[99] Because the City of Temple City did not have a GIS mapping system in place at the outset of this survey project, citywide maps with dates of construction for each parcel were not available to the field surveyors. Therefore, surveyors relied on architectural style and other physical features to estimate construction dates in the field. Once a property was identified as being potentially significant, construction dates were confirmed using the records of the L.A. County Tax Assessor.

American Period (1848-1922)

Property Type: *Single-Family Residence*[100]

Single-family residences constructed in first two decades of the 20th century represent Temple City's earliest development. Little was built during this period and extant examples are rare. For this reason, integrity thresholds are lower than they might be for more common resource types. Examples with fair to good integrity may be eligible for individual designation.

A single-family residence from this period may be significant:

- As a rare intact example of early 20th century residential development (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As a good or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

Founding & Early Settlement of the Town of Temple (1923-1944)

Property Type: *Single-Family Residence*

Single-family residences constructed in the 1920s through World War II are abundant in Temple City, though they are more common inside the original townsite. For this reason, integrity thresholds have been set higher for this property type. Only those examples located inside the original townsite with good integrity should be considered for individual designation. Also, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district.

A single-family residence from this period may be significant:

- As an excellent example of early residential development in the Town of Temple (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As an excellent or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

[100] Single-family residences are the only extant resource type from this period in Temple City.

Property Type: *Commercial Building*

Commercial buildings constructed in the 1920s through World War II represent Temple City's earliest commercial development. While a fair amount of commercial development occurred during this period, extant examples that retain their integrity are rare. For this reason, integrity thresholds are lower than they might be for more common resource types. Examples located inside the original townsite with fair to good integrity may be eligible for individual designation. Also, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district.

A commercial building from this period may be significant:

- As a rare intact example of early commercial development in the Town of Temple (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As a good or rare example of early auto-related development in the Town of Temple (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As a good or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

Property Type: *Institutional Building*

Institutional buildings constructed in the 1920s through World War II represent Temple City's earliest institutional development, including schools, churches, social clubs, and parks. While a fair amount of institutional development occurred during this period, few examples remain. Examples located inside the original townsite with fair to good integrity may be eligible for individual designation.

An institutional building from this period may be significant:

- As a rare intact example of early institutional development in the Town of Temple (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As a good or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

Postwar Growth of Temple City (1945-1969)

Property Type: *Single-Family Residence*

Single-family residences constructed during the postwar period are the most common form of residential development in Temple City. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. Tract houses from this period are not likely to be eligible for individual designation.

A single-family residence from this period may be significant:

- As part of a contiguous grouping of similar houses associated with a common architect, builder or developer, if the grouping possessed a continuity of design and and overall neighborhood cohesion (Criterion 1); must retain integrity of Location, Design, Setting, Feeling and Association.
- As an excellent or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

Property Type: *Commercial Building*

Commercial buildings constructed during the postwar period are abundant in Temple City. For this reason, integrity thresholds have been set higher for this property type. Only those examples with good integrity should be considered for individual designation. Also, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district.

A commercial building from this period may be significant:

- As an excellent example of postwar commercial development in Temple City (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As an excellent or rare example of postwar auto-related development in Temple City (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As an excellent rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

Property Type: *Civic & Institutional Building*

Civic & Institutional buildings constructed during the postwar period are the most common form of institutional development in Temple City. Extant examples include schools, churches, community services (fire station, sheriff station, branch library, post office) and government buildings. Examples with good integrity may be eligible for individual designation.

A civic or institutional building from this period may be significant:

- As a good or rare example of postwar institutional development in Temple City (Criterion 1); must retain integrity of Location, Design, Materials and Feeling.
- As an excellent or rare example of an architectural style associated with the period (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- As the work of a significant architect or designer (Criterion 3); must retain integrity of Location, Design, Materials, Workmanship and Feeling.
- For its association with a significant person or event (Criterion 1); must retain integrity of Location, Design, Feeling and Association.

ARCHITECTURAL STYLES

This section describes architectural styles currently represented among identified historic resources in Temple City. This typology does not establish historic significance. Rather, it describes the existing population of historic buildings in Temple City constructed prior to 1970. The information below briefly describes the origin of each style, its character-defining features, and its presence in the local landscape.

Craftsman/California Bungalow

Craftsman architecture in America grew out of the late-19th century English Arts & Crafts movement. It stressed simplicity of design, hand-craftsmanship, extensive use of natural materials, and the relationship to the climate and landscape. It became the dominant residential style in Southern California during the first two decades of the 20th century. Craftsman designs were widely published in architectural journals and pattern books, popularizing the style throughout the country. The larger, two-story residences are typically referred to as "Craftsman" in style. However, it was the more modest one- to one and one-half story "California bungalow" that became the most prevalent middle-class residential building type through the 1920s. In Temple City, Craftsman/California Bungalow residences were constructed primarily in the 1920s. Extant examples of this style occur throughout the city.

Character-defining features include:

- Horizontal massing
- Low-pitched gabled roof
- Widely overhanging eaves with exposed rafters, beams, or braces
- Wood exterior wall cladding (shingle, shake, or clapboard)
- Projecting partial- or full-width front porch
- Heavy porch piers, often of river stone or masonry
- Wood-frame windows, often grouped in multiples
- Widely-proportioned front doors
- Wide window and door surrounds, often with extended lintels



9821 Garibaldi Avenue, 1914.



5923 Primrose Avenue, c. 1925.

Spanish Colonial Revival

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. The style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, designed by chief architect Bertram Grosvenor Goodhue. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. This style is prevalent among residential buildings in Temple City, primarily constructed in the 1930s.

Character-defining features include:

- Asymmetrical facade
- Red clay tile hip or side-gable roof, or flat roof with a tile-clad parapet
- Stucco exterior cladding, forming uninterrupted wall planes
- Wood-frame casement or double-hung windows, typically with divided lights
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or tile work
- More elaborate versions may display balconies, patios or towers



5802 Camellia Avenue, 1932.



5709 Temple City Boulevard, 1930.

Tudor Revival

The Tudor Revival style is loosely based on a variety of Medieval English building traditions. In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style's popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. In Temple City this style was primarily constructed in the 1930s.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow divided-light windows, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched openings
- Details may include stone or brick accents or faux quoining



5719 Kauffman Avenue, 1933.



5734 Cloverly Avenue, 1932.

French Revival

Never common in the United States, the French Revival style enjoyed its greatest popularity in the decades following World War I. The style shares a number of characteristics with the contemporary Tudor Revival style, both of which were based on a variety of Medieval English building traditions. The French Revival style drew from the simple farm houses of rural France, and incorporated steeply-pitched roofs and round towers. Temple City has several good residential and commercial examples of this style.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled or hipped roof
- Prominent round tower with high conical roof
- Stucco or brick exterior wall cladding
- Tall, narrow divided-light windows, often arranged in multiples
- Small entry porch, often contained within a tower



5823 Alessandro Avenue, 1928.



9611 Las Tunas Drive, 1946.

Streamline Moderne

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, it was popular throughout the United States in the late 1930s. Unlike the highly-ornamental Art Deco style of the late 1920s, Streamline Moderne expressed an austerity that was perceived as more appropriate for Depression-era architecture. In Southern California, the style was adapted for every use, from industrial buildings to single-family homes and apartment buildings. Temple City's Cleminson School is an excellent institutional example of the Streamline Moderne style with Art Deco influences.

Character-defining features include:

- Horizontal massing
- Asymmetrical façade
- Flat roof with coping
- Smooth wall surfaces, typically clad in stucco
- Curved corners
- Glass block and porthole windows
- Flat canopy over entrances
- Horizontal grooves or stringcourses
- Pipe railings along exterior staircases and balconies



Cleminson School, 5213 Daleview Avenue, 1940.

Mid-Century Modern

The term "Modern" describes postwar-era architecture influenced by the European Modernist movement of the 1920s. European Modernism advocated an architectural philosophy that stressed rationality, logic, and a break from past traditions, embracing an industrial aesthetic characterized by clean lines, pure geometric forms and materials such as metal, glass, and concrete. Modern buildings represented the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced structures. In Temple City, the Modern style is most commonly applied to commercial buildings which feature smooth wall surfaces and large expanses of glass.

Character-defining features include:

- Simple geometric forms
- May have expressed post-and-beam construction, in wood or steel
- Flat roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces of wood, stucco, brick or stone
- Exterior panels of wood, stucco, brick or stone
- Flush-mounted metal frame full-height and clerestory windows



Civic Center, 5938 Kauffman Avenue, 1952.



Wonder Cleaners, 9136 Las Tunas Drive, 1946.

SURVEY RESULTS

This historic resources survey has identified 96 potential landmarks, four potential points of interest, and one potential conservation area within the city boundaries. In addition, all identified potential local landmarks have been evaluated as appearing eligible for listing in the California Register of Historical Resources. Seven properties also appear eligible for listing in the National Register of Historic Places. Two properties appear to contain early residences; however, the properties are not fully visible from the public right-of-way so the evaluations could not be completed. No historic districts were identified.[101] Identified historic resources are described below. For a complete list of all identified historic resources, see the Property Data Table in Appendix E.[102]

POTENTIAL LANDMARKS

This survey identified 96 properties which meet the established criteria for local designation as individual landmarks.[103] These include 63 single-family residences (15 of which pre-date the town of Temple); 17 commercial buildings and signs; 15 institutional properties (churches, schools and civic buildings); and one example of municipal infrastructure. Of these properties, seven have also been identified as appearing eligible for listing in the National Register. Potential landmarks are listed below, organized by property type, along with photos of representative examples.

Residential Properties

Property Name/Type	Address	Date
Single-family residence	5813 Agnes Avenue	1933
Single-family residence	5950 Agnes Avenue	1924
Single-family residence	6046 Agnes Avenue	1924
Single-family residence	5823 Alessandro Avenue	1928
Single-family residence	6013 Alessandro Avenue	1926
Single-family residence	5119 Baldwin Avenue	1909
Single-family residence	5702 Camellia Avenue	1932

[101] Due to Temple City's incremental pattern of development over many decades, demolition of many early buildings, and alterations to many of the early buildings that remain, a grouping of properties with sufficient integrity and cohesion to meet established criteria for designation as a historic district could not be identified.

[102] Because a property was not identified in this survey as potentially eligible for designation, this does not preclude someone from putting forth a future nomination.

[103] All properties identified as eligible for potential local landmark designation, or as appearing eligible for listing in the California Register, are considered historic resources for the purposes of CEQA.

Property Name/Type	Address	Date
Single-family residence	5703 Camellia Avenue	1932
Single-family residence	5708 Camellia Avenue	1932
Single-family residence	5709 Camellia Avenue	1932
Single-family residence	5715 Camellia Avenue	1925
Single-family residence	5728 Camellia Avenue	1932
Single-family residence	5752 Camellia Avenue	1925
Single-family residence	5759 Camellia Avenue	1929
Single-family residence	5760 Camellia Avenue	1931
Walter P. Temple Jr. House	5802 Camellia Avenue	1932
Single-family residence	5819 Camellia Avenue	1931
Single-family residence	5948 Camellia Avenue	1930
Single-family residence	6134 Camellia Avenue	1920
Single-family residence	5467 Cloverly Avenue	1909
Single-family residence	5734 Cloverly Avenue	1932
Single-family residence	5750 Cloverly Avenue	1928
Single-family residence	6043 Cloverly Avenue	1928
Single-family residence	6018 Encinita Avenue	1928
Single-family residence	10858 Freer Street	1922
Single-family residence	9821 Garibaldi Avenue	1914
Single-family residence	5703 Golden West Avenue*	1933
Single-family residence	5722 Golden West Avenue	1925
Single-family residence	5802 Golden West Avenue	1934
Single-family residence	6059 Golden West Avenue	1934
Single-family residence	6210 Golden West Avenue	1915
Single-family residence	6438 Golden West Avenue*	1912
Single-family residence	5703 Kauffman Avenue	1934
Single-family residence	5715 Kauffman Avenue	1925
Single-family residence	5719 Kauffman Avenue	1933
Single-family residence	5725 Kauffman Avenue	1926
Single-family residence	5758 Kauffman Avenue	1928
Single-family residence	5802 Kauffman Avenue	1927
Single-family residence	5843 Kauffman Avenue	1926
Single-family residence	6051 Kauffman Avenue	1924
Single-family residence	9823 Las Tunas Drive	1928

Property Name/Type	Address	Date
Single-family residence	9458 Lemon Avenue	1920
Single-family residence	9532 Lemon Avenue*	1910
Single-family residence	5722 Muscatel Avenue	1922
Single-family residence	5709 Oak Avenue	1935
Single-family residence	5731 Oak Avenue	1934
Single-family residence	5760 Oak Avenue	1932
Single-family residence	6029 Oak Avenue	1931
Single-family residence	6116 Oak Avenue	1921
Sanner House ; Casa Robles Missionary Retirement Center (main residence)	6355 Oak Avenue*	1922
Single-family residence	9814 Olive Street	1907
Single-family residence	5803 Primrose Avenue	c. 1925
Single-family residence	5827 Primrose Avenue	1925
Single-family residence	5923 Primrose Avenue	c. 1925
Single-family residence	5703 Rowland Avenue	1936
Single-family residence	5715 Rowland Avenue	1933
Single-family residence	5728 Rowland Avenue	1927
Single-family residence	5475 Temple City Boulevard	1918
Single-family residence	5709 Temple City Boulevard*	1930
Single-family residence	5718 Temple City Boulevard	1935
Single-family residence	5758 Temple City Boulevard	c. 1930
Single-family residence	5759 Temple City Boulevard	1932
Pacific Friends School	6210 Temple City Boulevard	c. 1920

* Also appears eligible for listing in the National Register.



5758 Kauffman Avenue, 1928.



5703 Golden West Avenue, 1933.



5802 Kauffman Avenue, 1927.



6134 Camellia Avenue, 1920.

Commercial Properties

Property Name/Type	Address	Date
Chase Bank	8905 Las Tunas Drive	c. 1965
Commercial building	9020 Las Tunas Drive	1946
Commercial building	9042 Las Tunas Drive	1940
Mama Petrillo's Pizza (sign only)	9082 Las Tunas Drive	1961
Wonder Cleaners	9136 Las Tunas Drive	1946
Alta Dena Certified Dairy	9201 Las Tunas Drive	1962
Ye Loy Chinese Food (sign only)	9406 Las Tunas Drive	1946
Kimball's Chinese Laundry (sign only)	9424 Las Tunas Drive	c. 1950
Foreign Motor Service	9436 Las Tunas Drive	1939
Commercial building	9511 Las Tunas Drive	1938
Commercial building	9516 Las Tunas Drive	1938
FitzJohn Jewelers	9557 Las Tunas Drive	c. 1955
Commercial building	9611 Las Tunas Drive	1946
TemRose Cocktail Lounge (sign only)	9612 Las Tunas Drive	1946
Professional Pharmacy	9676 Las Tunas Drive	1955
Commercial building	5827 Temple City Boulevard	1952
Commercial building	5907 Temple City Boulevard	1927



Professional Pharmacy, 9676 Las Tunas Drive, 1955.



Chase Bank, 8905 Las Tunas Drive, c. 1965.



Ye Loy Chinese Food sign, 9406 Las Tunas Drive, 1946.



FitzJohn Jewelers, 9557 Las Tunas Drive, c. 1955.



Kimball's Chinese Laundry, 9424 Las Tunas Drive, c. 1950.

Institutional Properties

Property Name/Type	Address	Date
Temple City Seventh Day Adventist Church (main sanctuary)	9664 Broadway	1963
Cloverly Elementary School	5476 Cloverly Avenue	1947
St. Luke the Evangelist Church	5521 Cloverly Avenue*	1949
Cleminson Elementary School	5213 Daleview Avenue*	c. 1940
Temple City Christian Church	9723 Garibaldi Avenue	1959
City of Temple City Public Library	5939 Golden West Avenue	1963
Civic Center, Council Chambers	5938 Kauffman Avenue	1952

Property Name/Type	Address	Date
L.A. County Fire Station No. 47	5946 Kauffman Avenue	1948
Women's Club of Temple City	5954 Kauffman Avenue	1941
Los Angeles County Sheriff, Temple Station	8838 Las Tunas Drive	1956
American Legion Temple City Post No. 279	9526 Las Tunas Drive	1933
City Hall	9701 Las Tunas Drive	1956
Temple City Park	Las Tunas Drive	1923
U.S. Post Office, Temple City	5910 Oak Avenue	1960
Longden Elementary School, Memoli Hall	9501 Wendon Street	1925

* Also appears eligible for listing in the National Register.



St. Luke the Evangelist Church, 5521 Cloverly Avenue, 1949.



City Hall, 9701 Las Tunas Drive, 1956.



Temple City Christian Church, 9723 Garibaldi Avenue, 1959.



Temple City Park, 1923.

Infrastructure

Street lights were first installed in Temple City in 1930. At that time, double light standards were placed along commercial portion of Las Tunas Drive, with single light standards placed throughout the residential areas of the original townsite. Today, decorative double light standards are extant on Las Tunas Drive between Loma Avenue on the west and Kauffman Avenue on the east. Singloe light standards appear through the residential areas between Garibaldi Avenue on the north, Live Oak Avenue on the south, Encinita Avenue on the west, and Baldwin Avenue on the east. To the extent that these lights standards are original dating to 1930, this grouping has been identified as eligible for listing as a local landmark.[104]



Residential streetlight, 1930.



Commercial streetlight, 1930.

POTENTIAL POINTS OF INTEREST

This survey identified four properties which do not retain sufficient integrity to be eligible as local landmarks, but may be eligible for local designation as points of interest. These properties are the four corner buildings at the intersection of Las Tunas Drive and Temple City Boulevard. As described in the historic context above, the intersection of Main Street (now Las Tunas Drive) and Sunset Boulevard (now Temple City Boulevard) was the original core of the town of Temple. These four properties – the pharmacy, the bank, the market, and the commercial block – represent some of the earliest and most important development in Temple City today. Unfortunately, all four of these structures have been substantially altered such that they no longer convey their historic significance.

[104] Construction dated for the extant streetlights within the original townsite could not be confirmed. However, based upon field observations, the single light standards in the residential areas appear to be original; it is unclear if the double light standards along Las Tunas Drive are originals or replacements.

However, due to their exceptional importance to the founding of what would become Temple City, they have been identified as potential points of interest.[105]

Property Name/Type	Address	Date
Cash Market (former)	9578 Las Tunas Drive	1924
Temple Pharmacy (former)	9579 Las Tunas Drive	1924
Venberg Block(former)	9600 Las Tunas Drive	1925
Temple National Bank (former)	9601 Las Tunas Drive	1925



9578 Las Tunas Drive, 1924.



9579 Las Tunas Drive, 1924.



9600 Las Tunas Drive, 1925.



9601 Las Tunas Drive, 1925.

[105] Point of interest designation is discussed further in the Recommendations section below.

POTENTIAL CONSERVATION AREA

This survey identified the original 1923 Temple townsite as a potential conservation area. A conservation area, or *neighborhood conservation overlay zone*, is a designation utilized in neighborhoods that do not meet criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve.[106] The potential conservation area comprises the original Temple townsite as defined by Tract No. 6561, subdivided by Walter P. Temple in June 1923. This area is bounded by Encinitas Avenue on the west, Garibaldi Avenue on the north, Baldwin Avenue on the east, and Live Oak Avenue on the south.

As a whole, this area does not retain sufficient integrity or neighborhood cohesion to be eligible for listing as a historic district, due to its incremental development over many decades, demolition of many early buildings, as well as substantial alterations to many of the individual properties that remain from the city's first decades. In addition, a smaller area that would qualify as a historic district was not identified. However, this area of the city does retain many of its original planning and landscape features, including the street grid, uniform lots sizes and front setbacks, and decorative streetlights. In addition, the residential area retains its landscaped parkways with mature street streets; particularly distinctive are the street trees along Woodruff and Workman avenues. Taken together, these features contribute to a strong sense of time and place, and an overall feeling of an early automobile suburb. For these reasons, this area has been identified as a potential conservation area.

Characteristics of the Residential Area

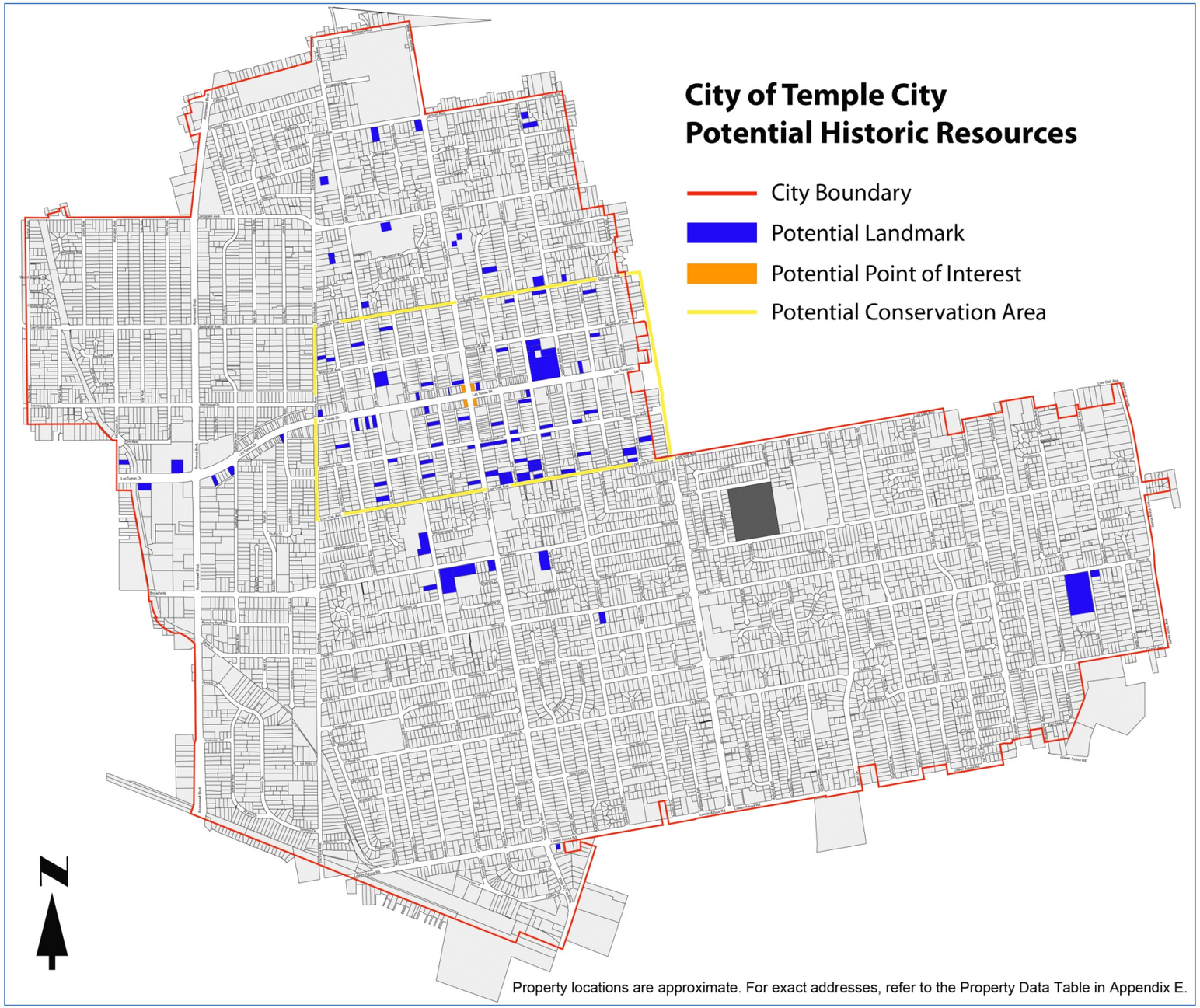
- One-story single-family residences
- Uniform lot sizes
- Consistent front and side yard setbacks
- Concrete sidewalks
- Landscaped parkways with mature street trees
- Grid street pattern
- Single streetlights

Characteristics of the Commercial Area

- Primarily one-story commercial storefronts, with some two-story
- Zero front setbacks
- Pedestrian orientation (street entrances, display windows, awnings and canopies)
- Blade or rooftop signs
- Wide concrete sidewalks
- Mature street trees
- Double streetlights
- Absence of surface parking

[106] Conservation Area designation is discussed further in the Recommendations section below.

Figure 5. Potential Landmarks, Points of Interest & Conservation Area.



RECOMMENDATIONS

The following are recommendations for the continued identification, designation, and protection of the City's historic resources. These recommendations are based upon standard preservation guidelines and practices as reflected in technical publications from the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation.

Adopt an Inventory of Historic Resources

This historic resources survey should be formally adopted by the City Council, making its list of identified potential historic properties the City's first official inventory of historic resources. In addition, the City should develop a program for periodic updates of the inventory.

Adopt a Historic Preservation Ordinance

The City should consider establishing a local Historic Preservation Ordinance. A preservation ordinance is the primary tool used to protect historic resources in a community. Every local government has the authority to adopt a historic preservation ordinance to provide regulations regarding historic and cultural resources. Ordinances are structured to address the particular needs and resources within a community, and should enhance and expand upon any preservation language found in the City's existing General Plan and Municipal Code. A preservation ordinance in Temple City should include the following:

- A provision for the establishment of a local historic commission, including the powers and responsibilities assigned to that commission.
- A provision for the establishment of a local inventory of historic properties.
- A process for the designation of individual landmarks, points of interest and historic districts.
- Criteria used to evaluate potential historic properties, consistent with the criteria of the California Register of Historical Resources.
- A process of design review for historic properties, including a description of alterations requiring review, and an appeals process.
- A provision for economic hardship in the case that designation or denial of a building permit would cause extreme hardship.
- A requirement that property owners maintain designated resources, including guidelines for appropriate treatments of historic materials and features.
- A provision outlining incentives for designated historic resources.

As part of a Historic Preservation Ordinance, the City should consider developing a process for establishing conservation areas. A conservation area, or *neighborhood conservation overlay zone*, is a designation typically utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve. Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservations areas preserve neighborhood character, but generally do not provide protection for historic structures. Features often regulated by conservation areas guidelines include overall lot size, lot width at the right-of-way, front and side yard setbacks, and building height.

Adopt a Historic Preservation Element

The City's General Plan does not contain an optional Historic Preservation Element. The purpose of a Historic Preservation Element is to identify the community's goals and objectives with respect to historic preservation. Community participation should play a key role in the development of a preservation element and the identification of goals and objectives for the preservation of historic resources in Temple City. The preservation element will provide a citywide framework for the preservation components contained in the other elements.

Review Design Review Process

The City has a design review process for all properties within city boundaries. The City should consider reviewing this design review process for consistency with good preservation practice. Also, the City should consider developing a separate set of design guidelines for identified historic properties. These guidelines should incorporate concepts and definitions outlined in the *Secretary of Interior's Standards for the Treatment of Historic Properties*, ensuring the protection of the city's historic resources while allowing for compatible new development.

Encourage the Use of Financial Incentives

There is a wide range of financial incentives available for the preservation and reuse of historic properties. Government incentives include the Federal Historic Preservation Tax Incentive program; the Community Development Block Grants (CDBG) program; the Mills Act program; as well as various state bond programs. Other mechanisms include preservation easements; revolving funds; and fee and parking waivers for historic properties. The City should consider developing educational materials to encourage residents to take advantage of these incentive programs.

Develop a Historic Resources Database

The City should consider making information regarding historic resources available to the general public via an online database. This database should be linked to the City's internal GIS mapping system, currently in development.

GLOSSARY OF TERMS

The following terms describe established historic preservation concepts that are based in cultural resources law at the Federal, state, and local levels. These concepts have been codified in standards and guidelines developed by the National Park Service, the Department of the Interior, and professional practitioners, including historians, architects, archeologists, and urban planners. These concepts are defined below.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES is the authoritative guide to the state's significant historical and archeological resources. This program is maintained by the State Historical Resources Commission for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act.

CHARACTER-DEFINING FEATURES are the essential physical features that enable a building, structure, or object to convey its significance. It is not necessary for a property to retain all of its historic physical features or characteristics. However, the property must retain sufficient physical features such that it conveys why it is historically significant.

CONSERVATION AREA is a designation utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve. Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservations areas preserve neighborhood character, but generally do not provide protection for historic structures.

DESIGNATION is the act of recognizing, labeling, or listing a property as being historic. Properties may be designated at the Federal level, as a National Historic Landmark or listed in the National Register of Historic Places; at the state level, as a California Historical Landmark or Point of Interest or listed in the California Register of Historical Resources; or at the local level. Designation formally establishes by law or ordinance that a building or site has significance.

HISTORIC CONTEXT is the area or domain within which a property has historic significance. Historic contexts allow for an understanding of how the property is a part of an important historic development or event. A *historic context statement* is a narrative development history of an area tied to its extant built resources.

HISTORIC DISTRICT is a significant concentration, linkage or continuity of buildings, structures, objects or sites united historically or aesthetically by plan or physical development.

HISTORIC INTEGRITY is the ability of a property to convey its significance. It is the authenticity of a property's historic identity as evidenced by the survival of physical characteristics and materials that existed during the property's historic period.

HISTORIC PROPERTY or HISTORIC RESOURCE is a site, building, structure, object or district that has been determined to be historically significant and to retain integrity.

HISTORIC RESOURCES INVENTORY lists by address all properties in a city that have been evaluated through historical resources surveys or other evaluation processes, including those properties that have been identified as non-historic.

HISTORIC RESOURCES SURVEY is the process by which a community's historic resources are identified and documented. A *reconnaissance-level survey* is a cursory look at an area with some general background research, used to broadly characterize the types of resources that would be found in an area in order to guide future survey efforts. An *intensive-level survey* is a close and careful inspection of an area in order to precisely identify all historic resources. Such a survey would include field observation, detailed background research, and thorough documentation of all surveyed properties, and is typically accompanied by a historic context statement.

HISTORIC SIGNIFICANCE is the reason a property is important to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. Significance is defined by the area of history in which the property made an important contribution and by the period of time when these contributions were made. Establishing historic significance is necessary to demonstrate that a property has been evaluated within the proper historic context and according to appropriate, legally-established criteria, such as those required for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local designation program.

LANDMARK is a building, structure, object or site that meets local designation criteria as an individual resource.

NATIONAL REGISTER OF HISTORIC PLACES is the official inventory of sites, buildings, structures objects and districts significant in American history, architecture, archeology and culture and is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966.

PERIOD OF SIGNIFICANCE is the span of time during which a property was associated with important events, activities, or persons, or attained the characteristics that qualify it as historic.

POINT OF INTEREST is a building, structure, object or site that does not meet local designation criteria but is of sufficient importance that it merits some level of recognition.

SECRETARY OF THE INTERIOR'S STANDARDS & GUIDELINES are used in the preservation, rehabilitation, restoration, or reconstruction of historic properties. *The Standards* delineate accepted treatments for the protection and rehabilitation of historic materials.

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APPENDICES

APPENDIX A: Street Name Changes

APPENDIX B: Tract Maps

APPENDIX C: Real Estate Map

APPENDIX D: Sanborn Maps

APPENDIX E: Property Data Table

APPENDIX F: Field Photos

APPENDIX A: Street Name Changes

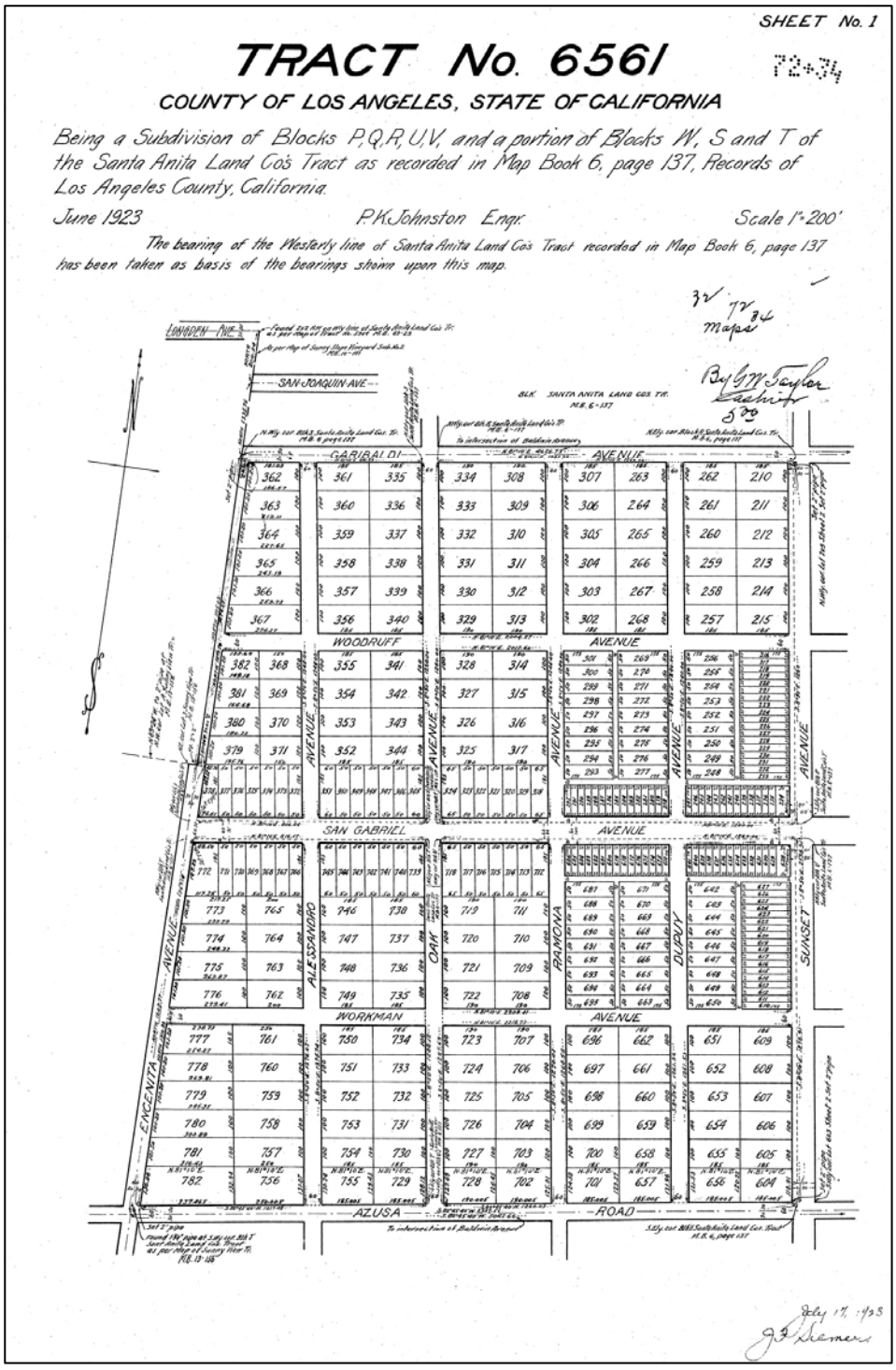
Several of Temple City's streets have changed names over time. The following table is provided for reference and outlines changed street names as they appear on various maps and other historical documents used for this survey project.

Tract Map 1903	Tract Maps 1923	Sanborn Maps 1925	Sanborn Maps 1930	LA Times 1958	Today
West-East Streets					
San Joaquin Ave.	Longden Ave./San Joaquin Ave.	San Joaquin Ave.	Longden Ave.		Longden Ave.
	Maple Ave.				Hermosa Dr.
San Gabriel Ave.	San Gabriel Ave.	Main St.	Las Tunas Dr.		Las Tunas Dr.
Azusa Rd.	Azusa Rd.		Live Oak Ave.		Live Oak Ave.
North-South Streets					
	Leon Ave.				Hart Ave.
	Ramona Ave.		Cloverly Ave.		Cloverly Ave.
	Dupuy Ave.	Dupuy Ave.	Primrose Ave.		Primrose Ave.
Sunset Blvd.	Sunset Blvd.	Sunset Blvd.	Sunset Blvd.		Temple City Bl.
	Temple Ave.	Temple Ave.	Temple Ave.		Camellia Ave.
				Double Dr.	Santa Anita Ave.

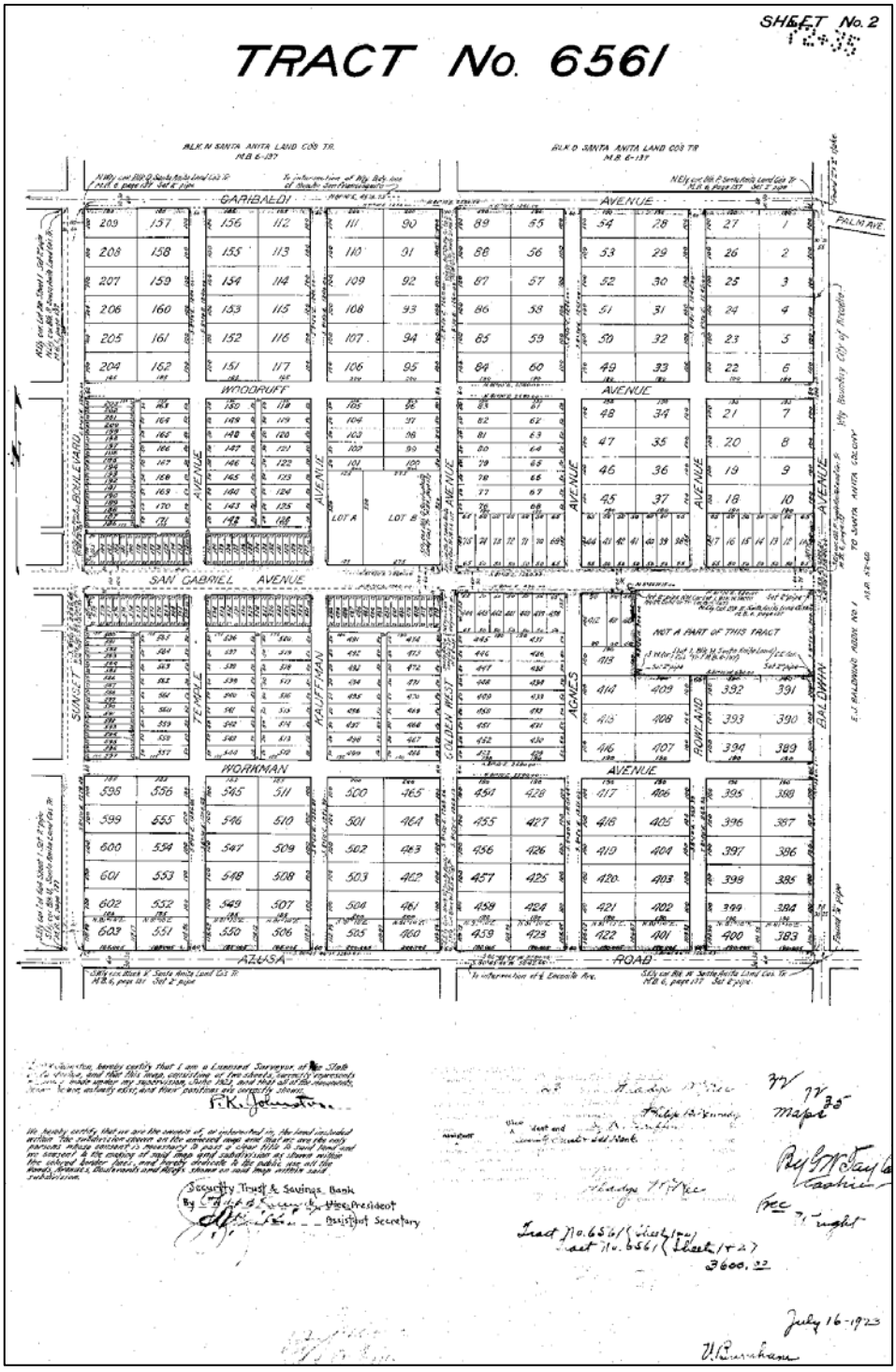
APPENDIX B: Tract Maps

The following subdivision map for Tract No. 6561 was recorded with the Los Angeles County Tax Assessor in June 1923. This map represents the extent of the original Town of Temple townsite, and corresponds to the present-day area bounded by Garibaldi Avenue on the north, Baldwin Avenue on the east, Live Oak Avenue (Azusa Road) on the south, and Encinita Avenue on the west. This tract was subdivided from the Santa Anita Land Company's Tract, a somewhat larger area recorded in November 1903.

Tract No. 6561, June 1923 (1 of 2).



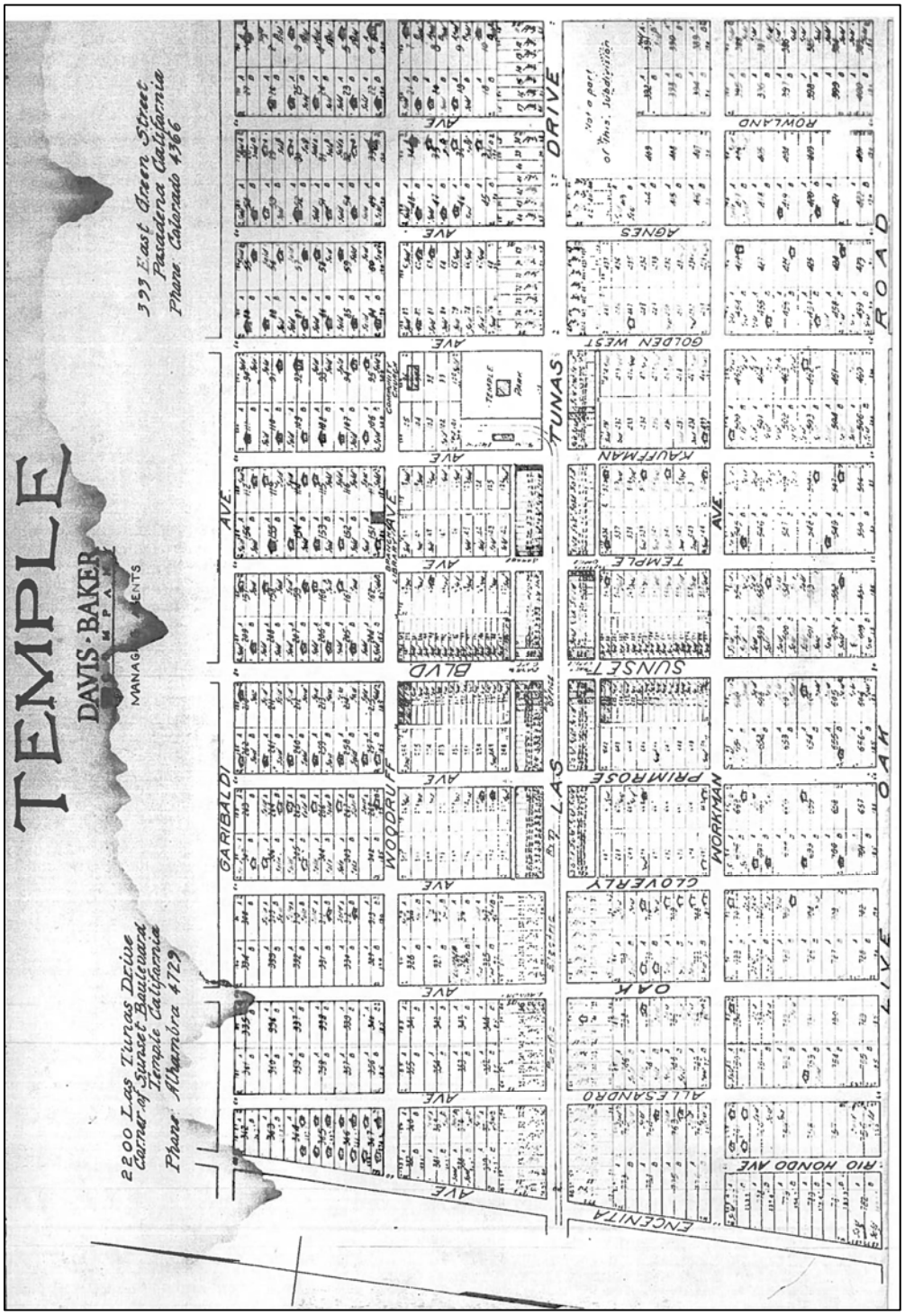
Tract No. 6561, June 1923 (2 of 2).



APPENDIX C: Real Estate Map

The follow real estate map comes from the Davis-Baker Company, a Pasadena-based real estate development firm. This map coincides with Tract No. 6561, corresponding to the present-day area bounded by Garibaldi Avenue on the north, Baldwin Avenue on the east, Live Oak Avenue (Live Oak Road) on the south, and Encinita Avenue on the west.

Davis-Baker Company map, c. 1925.

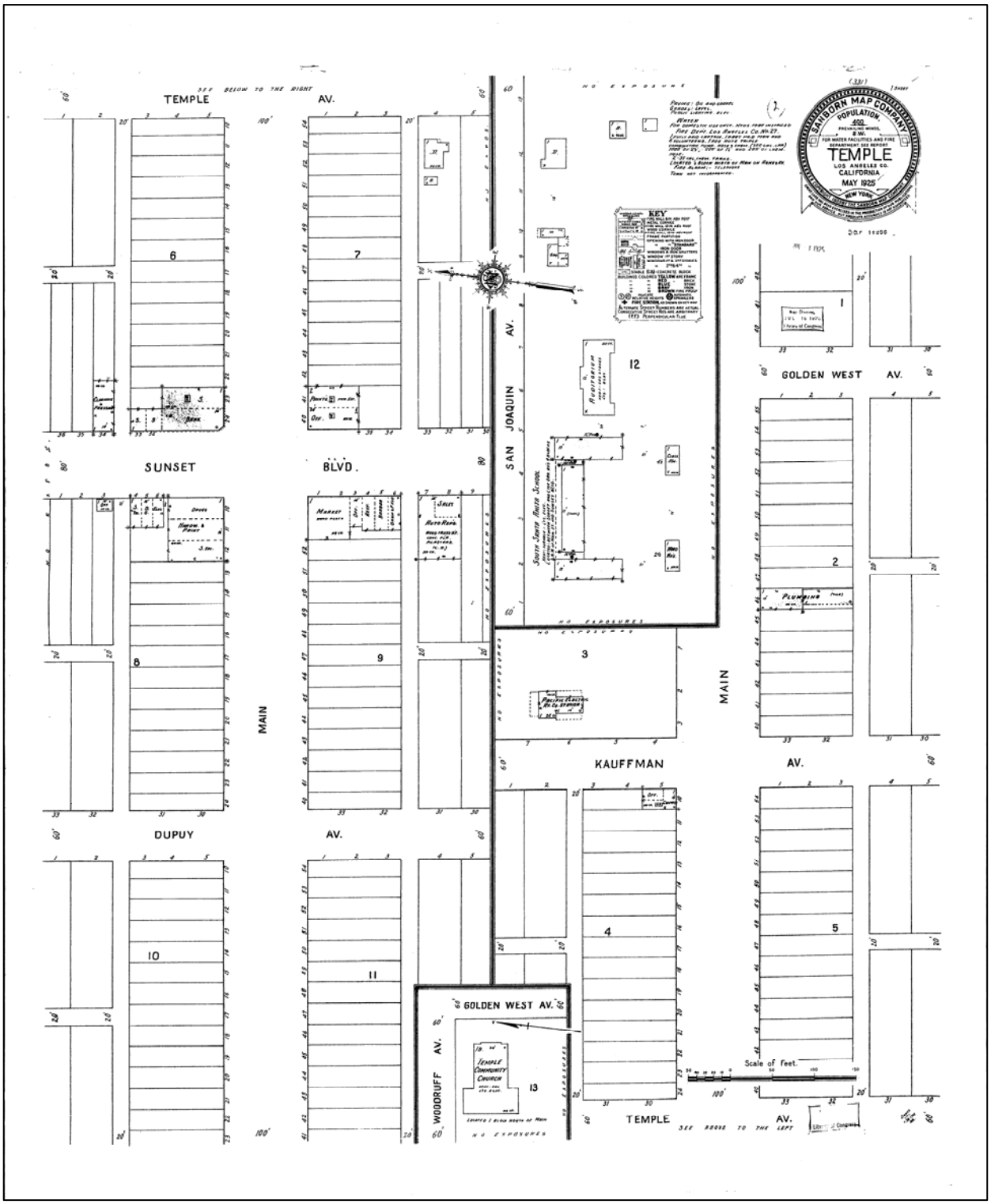


APPENDIX D: Sanborn Maps

The following are Sanborn maps for the City of Temple City dating from May 1925 (1 page) and September 1930 (7 pages). These maps come from the Sanborn Map Company, the primary American publisher of fire insurance maps for nearly one hundred years.

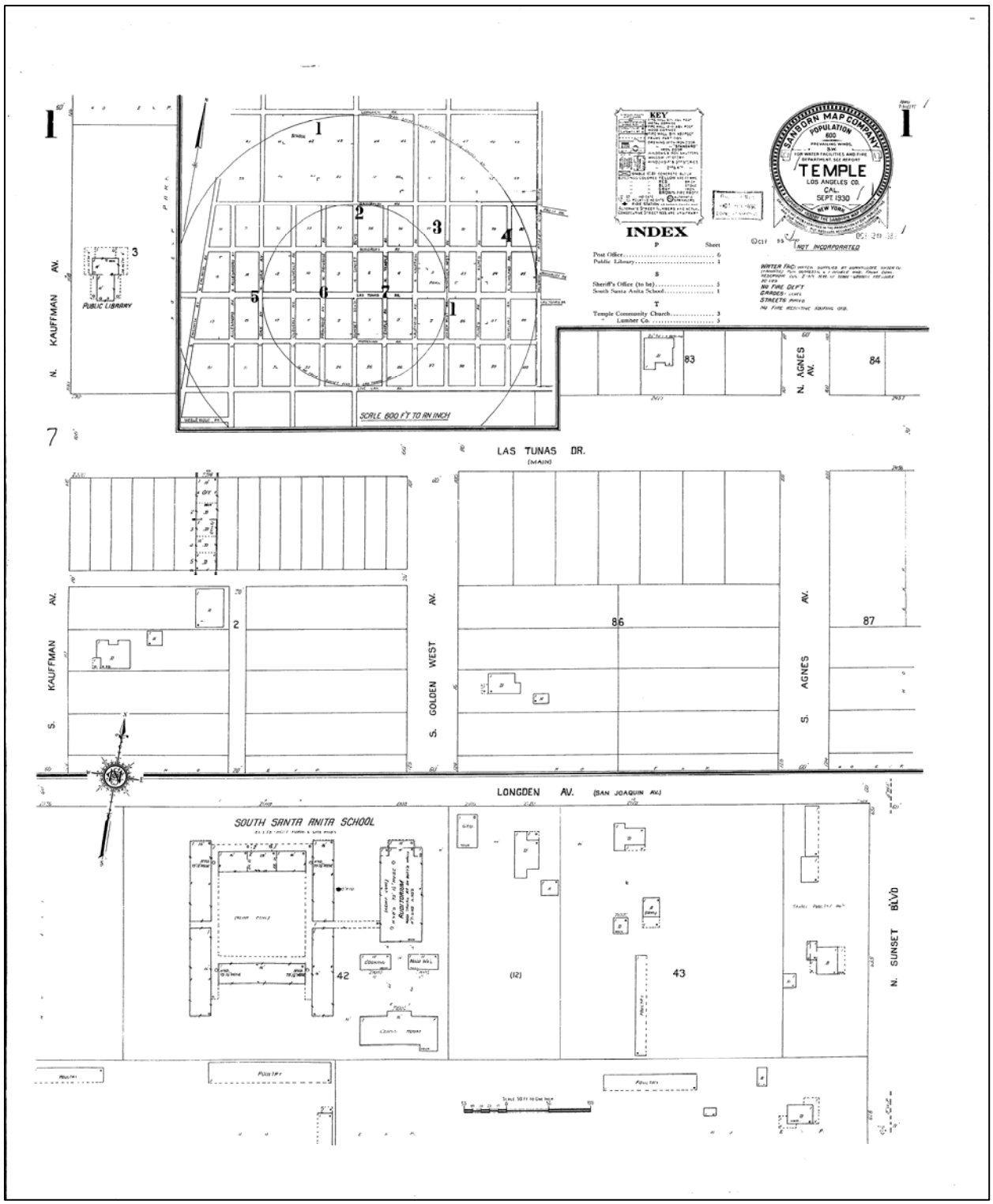
Sanborn fire insurance maps are the most frequently consulted maps in both public and academic libraries. Sanborn maps are valuable historical tools for historians, architects, geographers, planners, and anyone who wants to learn about the history, growth, and development of American cities, towns, and neighborhoods. They are large-scale plans of developing and developed areas and were often revised and updated over time. Sanborn maps contain information such as building outlines, dimensions, numbers of stories, and construction materials. Details about a building's use is also given, ranging from symbols for generic terms (store, dwelling, auto garage, warehouse, utility) to the names of existing owners and occupying businesses. The maps also provide street names, property boundaries, and house and block numbers.

Temple City Sanborn map, May 1925.

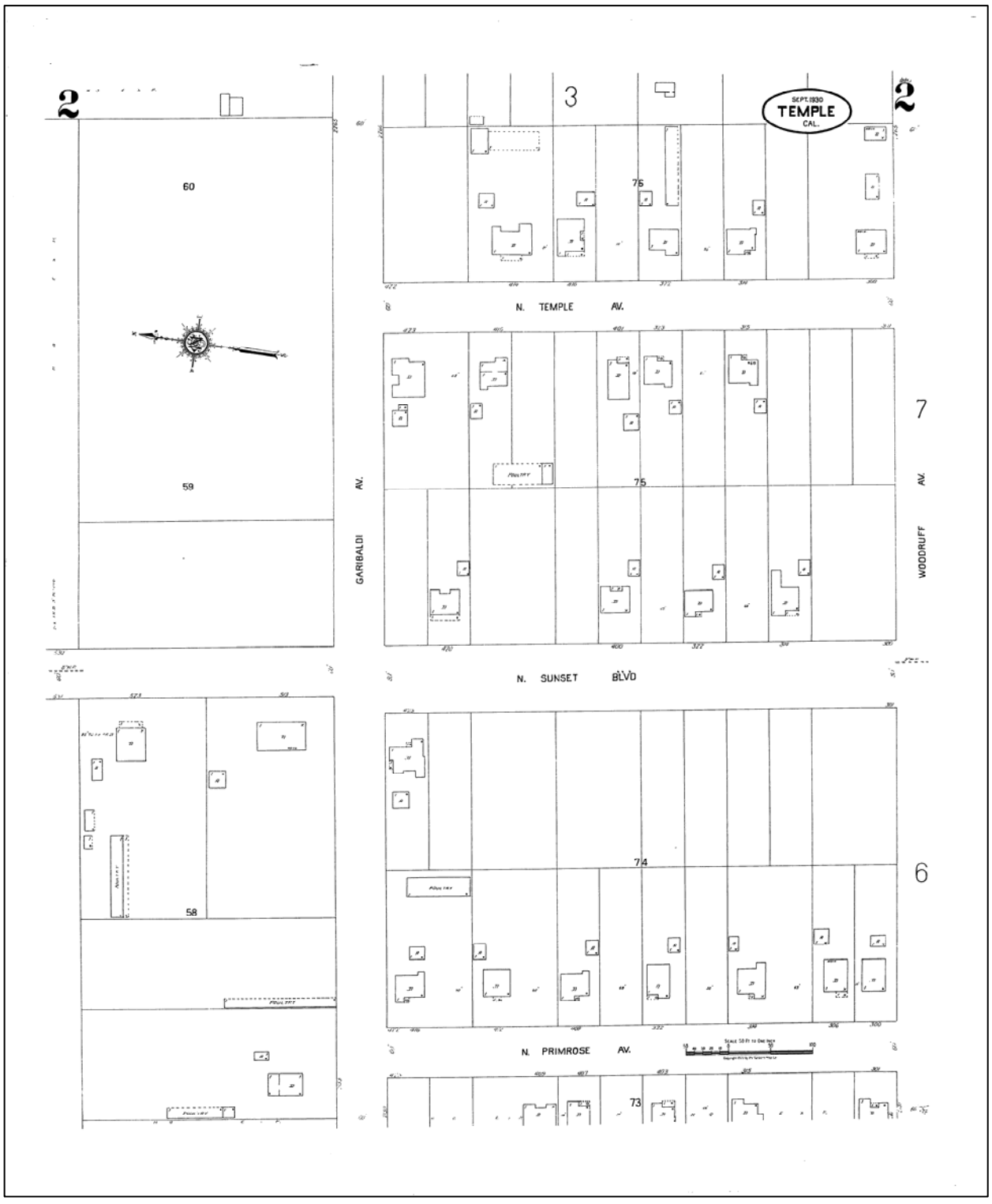


City of Temple City
Historic Resources Survey

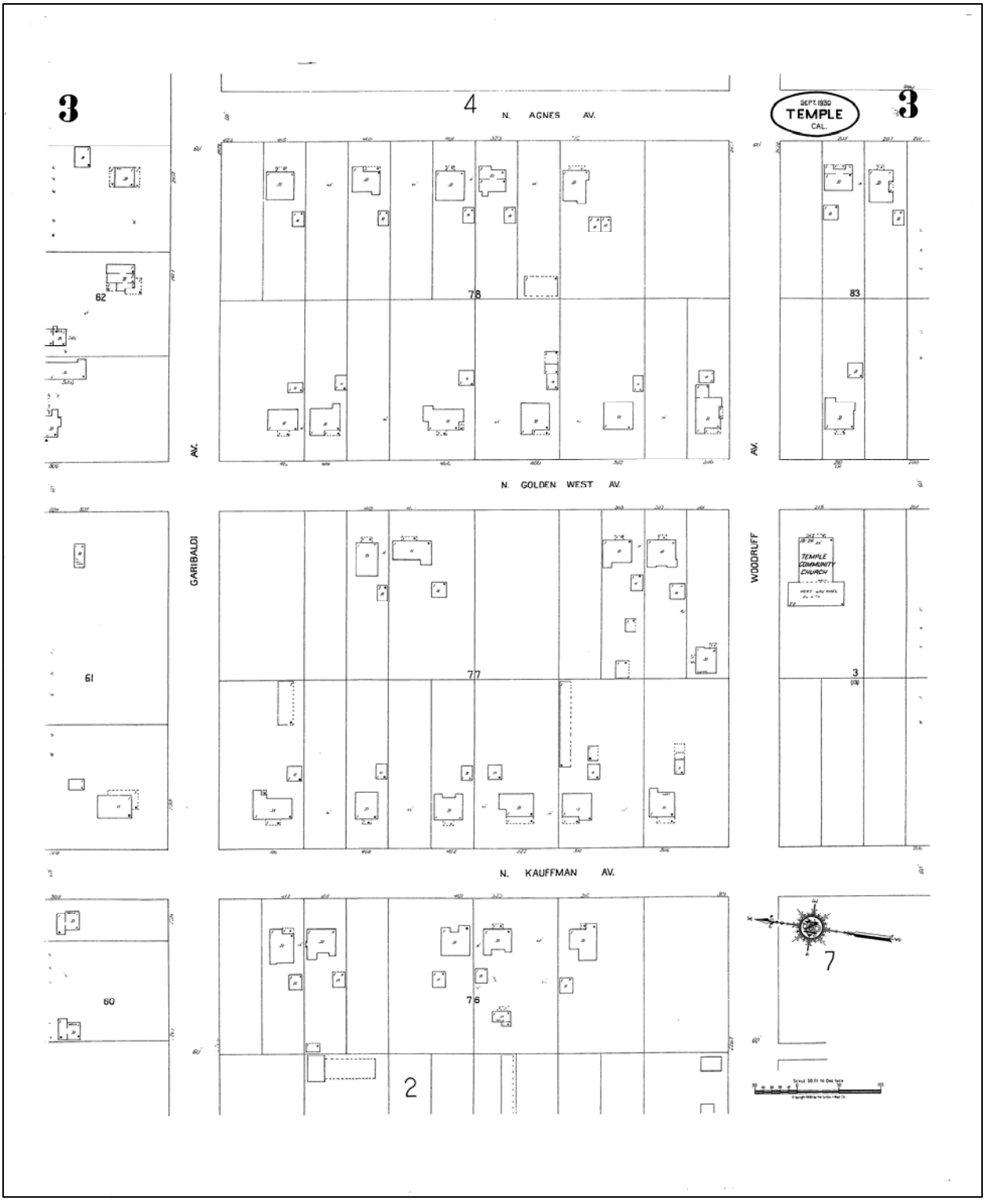
Temple City Sanborn map, September 1930 (1 of 7).



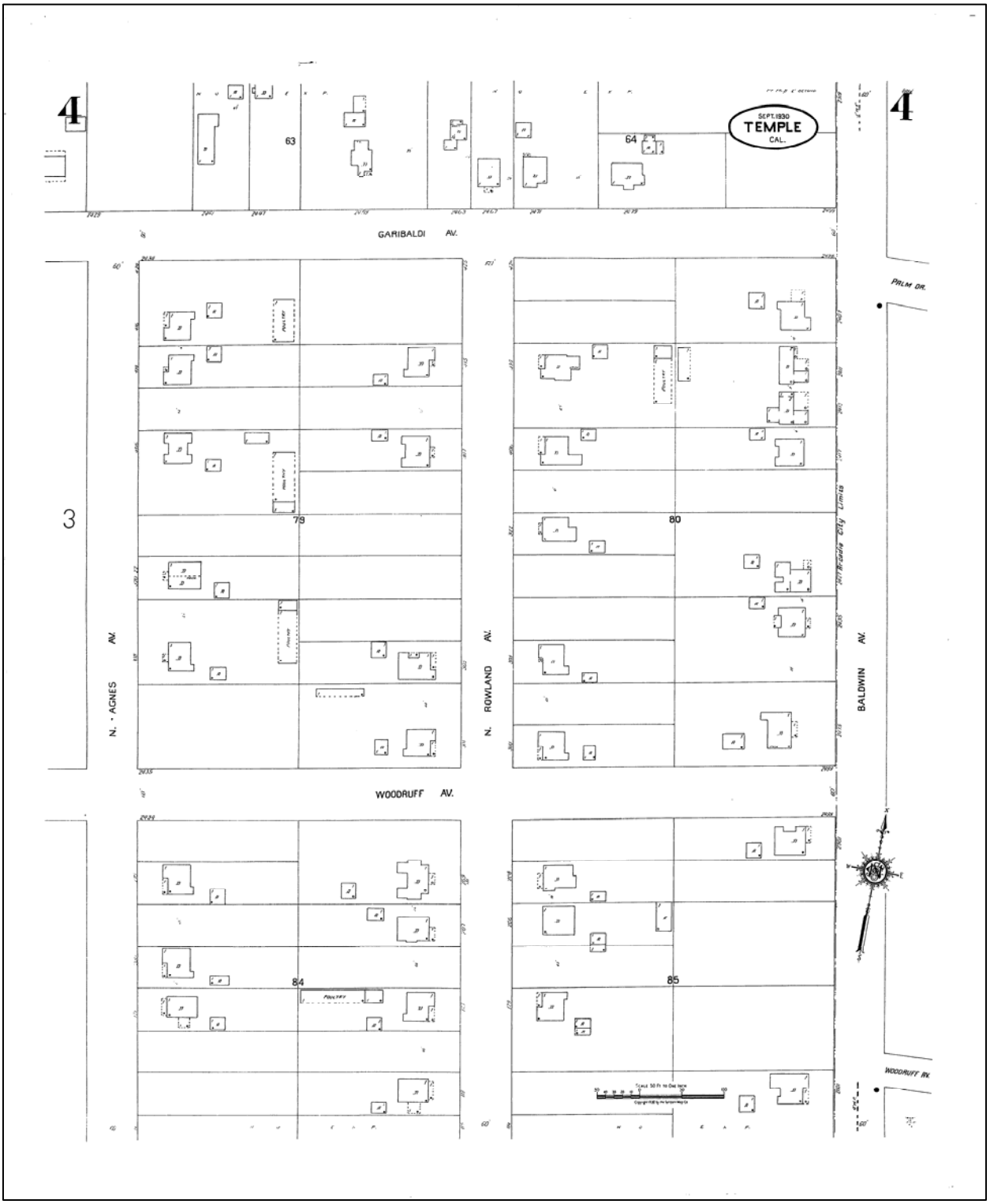
Temple City Sanborn map, September 1930 (2 of 7).



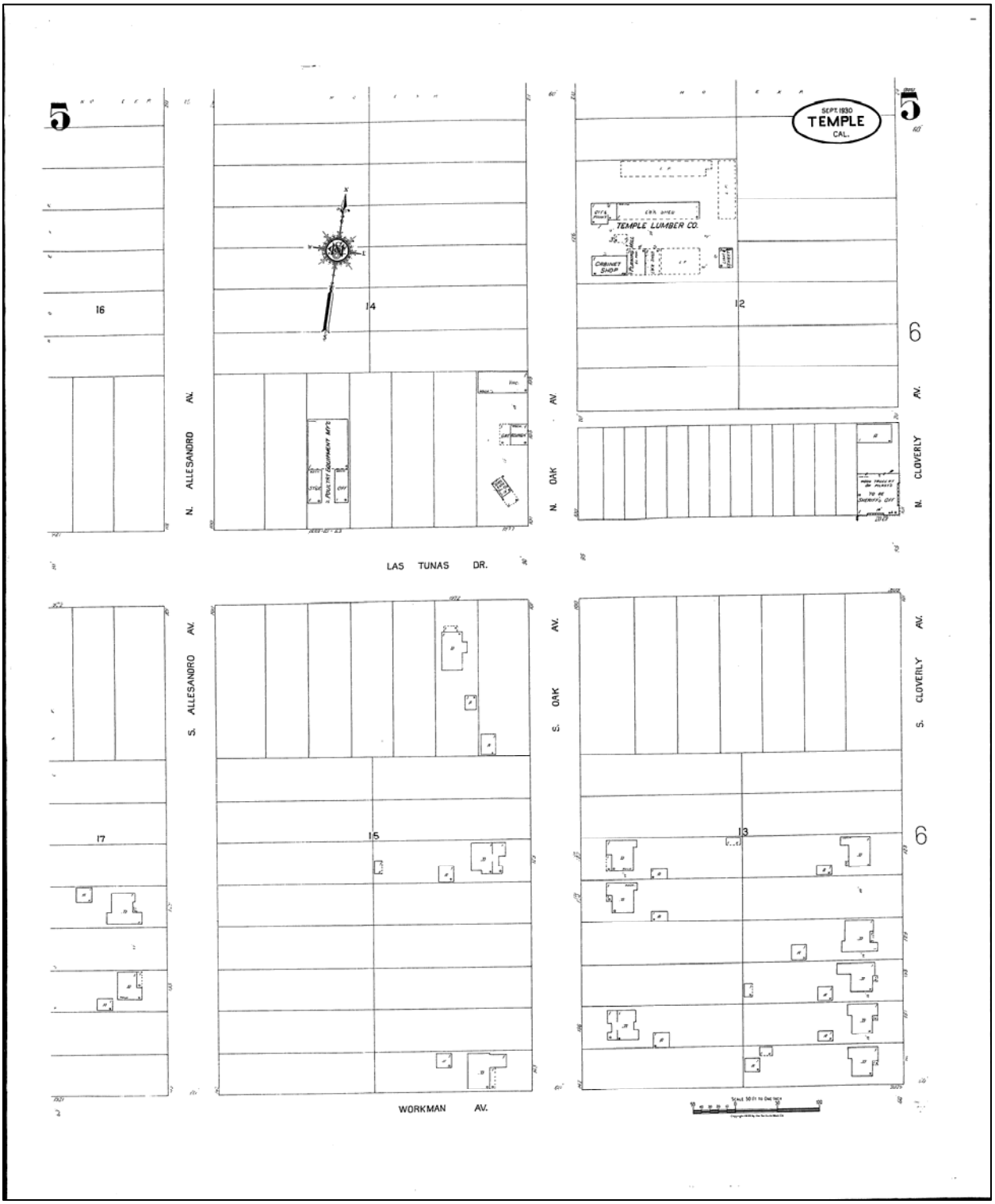
Temple City Sanborn map, September 1930 (3 of 7).



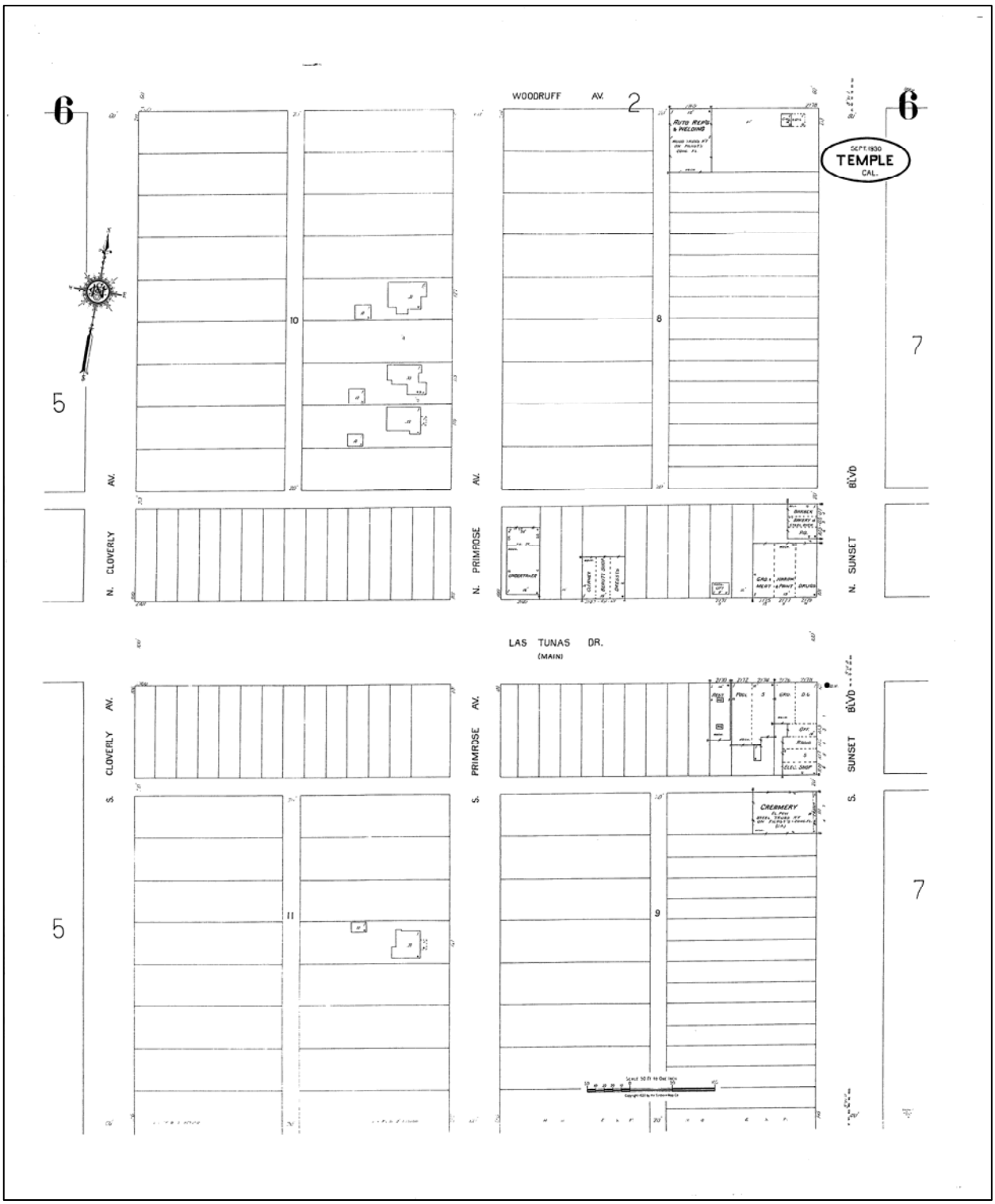
Temple City Sanborn map, September 1930 (4 of 7).



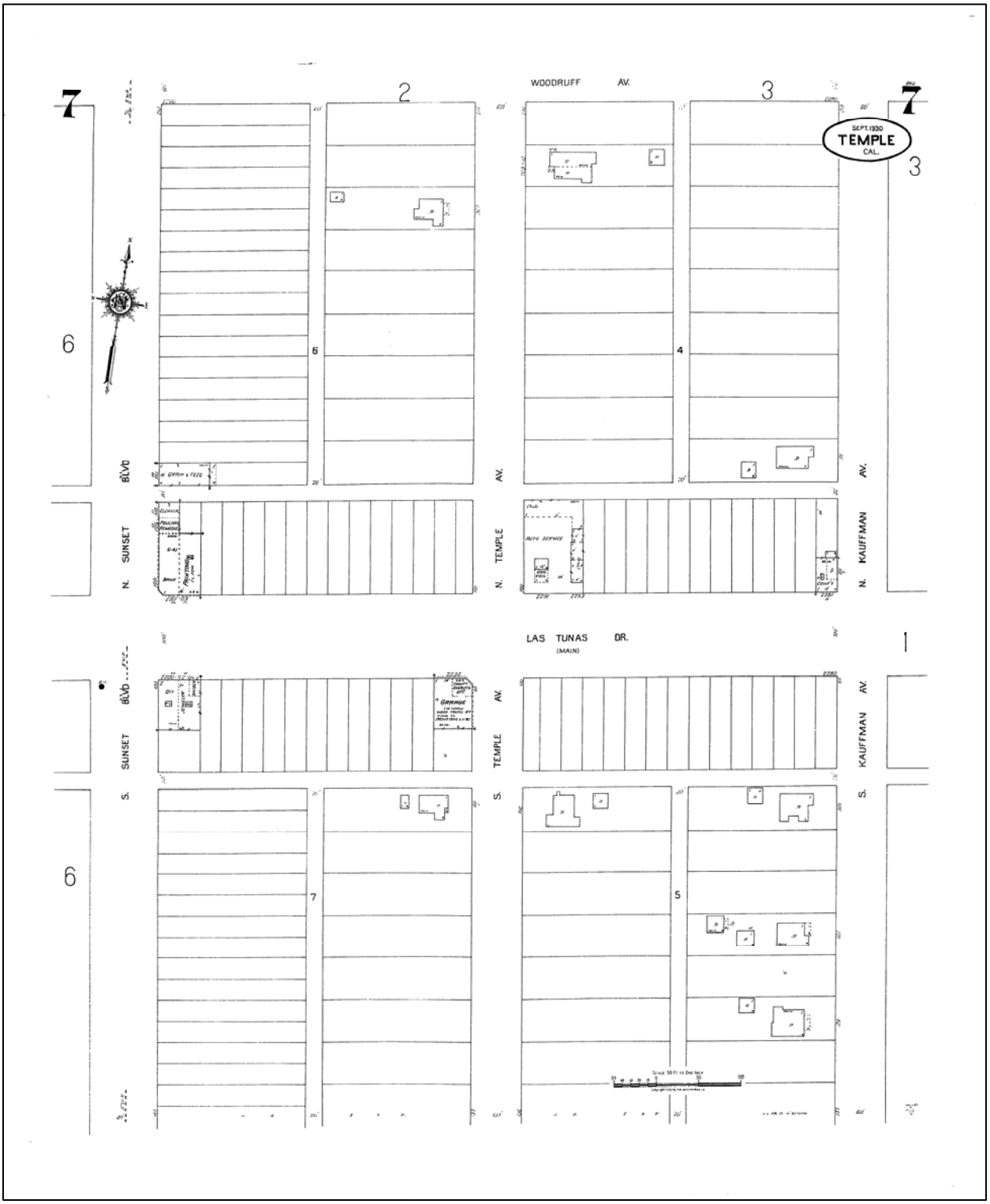
Temple City Sanborn map, September 1930 (5 of 7).



Temple City Sanborn map, September 1930 (6 of 7).



Temple City Sanborn map, September 1930 (7 of 7).



APPENDIX E: Property Data Table

All property-specific information gathered during this survey project has been compiled into a spreadsheet called a Property Data Table. The Property Data Table is attached here for reference, and has also been provided to the City in a digital format (Excel). In this format, the information can be searched and sorted for further analysis. Additionally, the spreadsheet can be easily linked with the City's internal database and mapping systems.

The Property Data Table contains baseline property information, including street addresses, and Assessor Parcel Numbers (APNs). It includes data gathered in the field, such as current building name, building type, architectural style, and location inside or outside the original townsite. Relevant research data includes historic building name, date of construction, and historic use. Each property has been assigned multiple evaluations, including overall status (extant, intact, etc.), eligibility for local listing, eligibility for the California Register, eligibility for the National Register, and a brief statement of significance. Finally, each property is keyed to a digital photograph.

Properties listed in gray text were surveyed but were determined ineligible for listing due to demolition or alteration. Many of these properties were included on a list provided by the Historical Society of Temple City and represent some of the city's oldest structures. Their addresses have been included in the Property Data Table for the City's reference.[107]

[107] Note that all properties within the Temple City boundaries were observed in the field and evaluated for potential historic eligibility. With the exception outlined above, properties that were found ineligible are not included in the Property Data Table.

Temple City Property List

ORIGINAL 1923 TOWNSITE	NUM	STREET	LOCATION	APN	CURRENT NAME	ORIGINAL NAME	BUILDING TYPE	ARCHITECTURAL STYLE	DATE	SOURCE	TAX ASSESSOR DATE	HRG ESTIMATED DATE	CITY PERMIT RESEARCH	NOTES	STATUS	ELIGIBLE LOCAL	ELIGIBLE CR	ELIGIBILE NR	SIGNIFICANCE	PHOTO NUMBER
N/A	4851	Agnes Avenue		N/A			SFR		pre-1900	Historical Society				Altered or demolished.	Not extant	O	O	O	N/A	O
X	5813	Agnes Avenue		8587-027-004			SFR	Spanish Colonial Revival		HRG reconn	1933			Original stucco replaced with rough stucco.	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1802
X	5950	Agnes Avenue		8587-031-021			SFR	Spanish Colonial Revival		HRG reconn	1924				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1800
X	6046	Agnes Avenue		5385-028-023			SFR	Spanish Colonial Revival		HRG reconn	1924			Appears intact; not fully visible from public ROW (landscaping).	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1799
N/A	5510	Alessandro Avenue		N/A			SFR		1910	Historical Society				Altered (windows, cladding, details added).	Altered	O	O	O	N/A	O
X	5823	Alessandro Avenue		8587-002-006			SFR	French Revival		HRG reconn	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1868
X	6013	Alessandro Avenue		5385-004-015			SFR	Craftsman		HRG reconn	1926				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1869
O	5119	Baldwin Avenue		8589-007-002			SFR	Craftsman	1909	Historical Society	1909				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1793
N/A	9318	Broadway		N/A			SFR		pre-1900	Historical Society				Not extant or not visible from the public ROW.	Not extant	O	O	O	N/A	O
O	9664	Broadway		8588-023-031	Temple City Seventh Day Adventist Church		Church	Mid-Century Modern	1956	Building permit	1963		1956 permit for new church, architect John H. Fleming (appears to be the chapel); 1963 permit for new church, architects Smith Powell & Morgridge (appears to be the main sanctuary).	Main sanctuary only; chapel is not significant.	Intact	Landmark	X	O	Good example of Mid-Century Modern institutional architecture in Temple City; work of noted architects Smith Powell & Morgridge.	1784
N/A	5922	Burton Avenue		N/A			SFR		pre-1900	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
N/A	5322	Buttons Avenue		N/A			SFR		pre-1900	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
X	5702	Camellia Avenue	NE corner @ Live Oak	8587-022-027			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1837
X	5703	Camellia Avenue	NW corner @ Live Oak	8587-017-001			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1838
X	5708	Camellia Avenue		8587-022-026			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1841
X	5709	Camellia Avenue		8587-017-002			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1839
X	5715	Camellia Avenue		8587-017-003			SFR	Tudor Revival		HRG reconn	1925				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1842
X	5728	Camellia Avenue		8587-022-022			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1840
X	5752	Camellia Avenue		8587-022-017			SFR	Spanish Colonial Revival		HRG reconn	1925				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1843
X	5759	Camellia Avenue	SW corner @ Workman	8587-017-012			SFR	Spanish Colonial Revival		HRG reconn	1929				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1845
X	5760	Camellia Avenue	SE corner @ Workman	8587-022-016			SFR	Tudor Revival		HRG reconn	1931			Brick construction.	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1844
X	5802	Camellia Avenue	NE corner @ Workman	8587-021-029	Walter P. Temple Jr. House		SFR	Spanish Colonial Revival		HRG reconn	1932		Per City, no permits available.	One of four residential lots given to Walter Temple's four children; however, it does not appear that Walter P. Temple Jr. ever lived in this residence.	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1846
X	5819	Camellia Avenue		8587-018-004			SFR	Spanish Colonial Revival		HRG reconn	1931				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1847
X	5948	Camellia Avenue		8587-020-034			SFR	Spanish Colonial Revival		HRG reconn	1930				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1848
O	6134	Camellia Avenue		5385-017-007			SFR	Craftsman		HRG reconn	1920				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1849
O	5467	Cloverly Avenue		8588-027-002			SFR	Craftsman	1909	Historical Society	1909				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1853
O	5476	Cloverly Avenue	SE corner @ Broadway	8588-026-901	Cloverly Elementary School		School	Mid-Century Modern		HRG reconn	1967	1947	1947 original permit for new school, architects Marsh Smith & Powell.	Most school buildings appear to date from the 1940s, not the 1960s.	Intact	Landmark	X	O	Good example of an early school in Temple City; work of noted architects Marsh Smith & Powell.	1785
O	5521	Cloverly Avenue	NW corner at Broadway	8588-004-020, 8588-004-023, 8588-004-024	St. Luke the Evangelist Catholic Church and St. Luke's School	St. Luke the Evangelist	Church and school	Spanish Colonial Revival	1950	LA Times	1949		School rooms built starting in 1947; 1949 permit for new church, architect L.D. Viole; 1955 permit for new school building, architects Armet & Davis.	Church and main school building only (appear to date from 1949); later school buildings are not significant. Armet and David building from 1955 is not apparent.	Intact	Landmark	X	X	Good example of early institutional development in Temple City; excellent example of Spanish Colonial Revival architecture in Temple City.	1787, 1788
X	5734	Cloverly Avenue		8587-011-020			SFR	Tudor Revival		HRG reconn	1932			Brick construction.	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1854
X	5750	Cloverly Avenue		8587-011-017			SFR	Tudor Revival		HRG reconn	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1855
X	6043	Cloverly Avenue		5385-006-005			SFR	Tudor Revival		HRG reconn	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1856
O	5213	Daleview Avenue	South of Freer	Unknown	Cleminson Elementary School		School	Streamline Moderne		HRG reconn	None	1940	Per City, no permits available.		Intact	Landmark	X	X	Good example of an early school in Temple City; excellent example of Art Deco/Streamline Moderne institutional architecture in Temple City.	1794, 1795, 1796
N/A	5221	El Monte Avenue		N/A			SFR		1907	Historical Society				Altered (cladding, windows, porch).	Altered	O	O	O	N/A	O

Temple City Property List

ORIGINAL 1923 TOWNSITE	NUM	STREET	LOCATION	APN	CURRENT NAME	ORIGINAL NAME	BUILDING TYPE	ARCHITECTURAL STYLE	DATE	SOURCE	TAX ASSESSOR DATE	HRG ESTIMATED DATE	CITY PERMIT RESEARCH	NOTES	STATUS	ELIGIBLE LOCAL	ELIGIBLE CR	ELIGIBILE NR	SIGNIFICANCE	PHOTO NUMBER
X	6018	Encinita Avenue		5385-004-016			SFR	Craftsman		HRG reconn	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1780
O	10858	Freer Street	5230 Daleview; SE corner @ Daleview	Unknown			SFR	Craftsman		HRG reconn	1922				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1798
N/A	9505	Garibaldi Avenue		N/A			SFR		1910	Historical Society				Altered (windows, some cladding, porch).	Altered	O	O	O	N/A	O
O	9723	Garibaldi Avenue	NW corner @ Golden West	5385-020-019	Temple City Christian Church, Disciples of Christ		Church	Googie		HRG reconn	1959				Intact	Landmark	X	O	Good example of Googie-style institutional architecture in Temple City.	1886
O	9821	Garibaldi Avenue		5385-026-013			SFR	Craftsman		HRG reconn	1914				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1887
X	5703	Golden West Avenue	NW corner @ Live Oak	8587-023-001			SFR	Spanish Colonial Revival	1934	City RFP	1933			2-story residence.	Intact	Landmark	X	X	Good example of early residential development in the Town of Temple; excellent example of Spanish Colonial Revival residential architecture in Temple City.	1807
X	5722	Golden West Avenue		8587-028-020			SFR	Tudor Revival		HRG reconn	1925				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1808
X	5802	Golden West Avenue	NE corner @ Workman	8587-027-026			SFR	Spanish Colonial Revival		HRG reconn	1934				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1809
X	5939	Golden West Avenue		Unknown	City of Temple City Public Library	County Regional Library	Library	Mid-Century Modern	1963	LA Times	None		Per City, no permits available.	Part of civic center block.	Intact	Landmark	X	O	Temple City's first public library since incorporation; part of the original civic center.	1814
N/A	5957	Golden West Avenue	SW corner @ Woodruff (above library)	8587-025-002		Temple Community Church	Church		1925	Sanborns; HRG reconn				Replaced by First United Methodist Church in 1957.	Not extant	O	O	O	N/A	O
X	6059	Golden West Avenue	SW corner @ Garibaldi	5385-019-001			SFR	Spanish Colonial Revival		HRG reconn	1934			Not fully visible from the public ROW (covered in ivy).	Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1815, 1816
O	6210	Golden West Avenue	Rear house, behind 6212	5385-025-034			SFR	Craftsman		HRG reconn	1915			2-story residence. Appears to be intact but cannot be evaluated for the National Register from the public ROW (rear residence).	Intact	Landmark	X	Cannot be evaluated	Good example of early residential development that pre-dates the Town of Temple.	1818
O	6424	Golden West Avenue		5383-025-010			SFR	Craftsman	1906	Historical Society	1906			Appears to be extant but cannot be evaluated from the public ROW (behind a large hedge).	Extant	Cannot be evaluated	Cannot be evaluated	Cannot be evaluated	N/A	1820, 1821
O	6438	Golden West Avenue		5383-025-003			SFR	Craftsman		HRG reconn	1912				Intact	Landmark	X	X	Good example of early residential development that pre-dates the Town of Temple; excellent example of Craftsman residential architecture.	1819, 1822
X	5703	Kauffman Avenue	NW corner @ Live Oak	8587-022-001			SFR	Spanish Colonial Revival		HRG reconn	1934				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1836
X	5715	Kauffman Avenue		8587-022-004			SFR	Tudor Revival		HRG reconn	1925				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1835
X	5719	Kauffman Avenue		8587-022-005			SFR	Tudor Revival		HRG reconn	1933				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1834
X	5725	Kauffman Avenue		8587-022-006			SFR	Tudor Revival		HRG reconn	1926				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1833
X	5758	Kauffman Avenue	SE corner @ Workman	8587-023-016			SFR	Craftsman	1928	City RFP	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1832
X	5802	Kauffman Avenue	NE corner @ Workman	8587-024-028			SFR	Storybook	1931	City RFP	1927				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1831
X	5843	Kauffman Avenue		8587-021-010			SFR	Tudor Revival		HRG reconn	1926				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1830
X	5938	Kauffman Avenue	Between City Hall and Fire Station	8587-025-902	Civic Center, Council Chambers	County Branch Library; City Hall	Institutional building	Mid-Century Modern	1952	City RFP	None		1952 original permit for L.A. County Public Library, architect Robert G. Smith; 1963 permit to convert library to City Hall.	Part of Civic Center block. Built as the city's first dedicated library (1952); served as City Hall from 1963 to 1983.	Intact	Landmark	X	O	Temple City's first dedicated public library building; served as Temple City's first city hall following incorporation; part of the original civic center; good example of Mid-Century Modern institutional architecture in Temple City.	1828
X	5946	Kauffman Avenue	Next to the Women's Club	Unknown	L.A. County Fire Station No. 47	L.A. County Fire Station	Fire station	Mid-Century Modern	1948	Historical Society	None		Per City, no permits available.	Part of Civic Center block. Appears to have been remodeled in the 1960s, perhaps to be given a more "Modern" look similar to new civic center buildings.	Altered	Landmark	X	O	Temple City's first fire station; part of the original civic center.	1827
X	5954	Kauffman Avenue	9704 Woodruff; SE corner @ Woodruff	8587-025-004	Women's Club of Temple City	Women's Club Clubhouse	Social club	Minimal Traditional	1941	LA Times	1941		Earliest permit 1952; no original permit.	Part of civic center block. Also housed the library from 1941-1953.	Intact	Landmark	X	O	Temple City's original women's club, one of the city's first social organizations.	1826
X	6051	Kauffman Avenue		5385-018-002			SFR	Craftsman		HRG reconn	1924				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1825
O	8838	Las Tunas Drive	Next to Eaton Wash	5387-031-925, 5387-031-930, 5387-031-951	Los Angeles County Sheriff, Temple Station	Sheriff Station	Sheriff Station	Mid-Century Modern	1956	LA Times	None		Per City, no permits available.	The 1956 building is located at front of property; newer building in the rear is not significant. When built, the 1956 building was touted being as three times the size of the previous sheriff's office.	Intact	Landmark	X	O	Temple City's first dedicated sheriff's station.	1874, 1875
O	8905	Las Tunas Drive		Unknown	Chase Bank	Home Savings of America	Bank	Modern		HRG reconn	None	1965		Designer Millard Sheets; building features a mosaic mural of the Camellia Festival.	Intact	Landmark	X	O	Good example of a Mid-Century Modern bank in Temple City; work of noted designer Millard Sheets.	1918, 1919
O	9020	Las Tunas Drive		5387-029-003	Carpet Warehouse		Commercial storefront	Art Deco			1946				Intact	Landmark	X	O	Good example of early commercial architecture in Temple City.	1917
O	9042	Las Tunas Drive	9042-9048, SW corner @ Sultana	5387-029-008	Elegance Bride and Collection, et al.		Commercial storefront	Art Deco/Streamline Moderne	1940	City RFP	1940				Intact	Landmark	X	O	Good example of early commercial architecture in Temple City.	1914

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O	9082	Las Tunas Drive		5387-023-032	Mama Petrillo's Pizza		Sign	N/A	1961	HRG reconn	1947		1945 original permit 1945 for retail store; 1960 permit to convert retail store to restaurant, owner Angelo Petrillo.	Neon sign only; building is not significant. Business reads "since 1961".	Intact	Landmark (sign only)	X	O	Good example of mid-century neon signage in Temple City.	1920
O	9136	Las Tunas Drive	SW corner @ Loma	5387-023-028	Wonder Cleaners		Commercial building (drive-thru) and sign	Mid-Century Modern		HRG reconn	1946			Drive-thru dry cleaner with neon sign.	Intact	Landmark	X	O	Good example of a mid-century drive-thru commercial building with neon signage in Temple City.	1909, 1910
X	9201	Las Tunas Drive	NE corner @ Encinita	8587-001-014	Alta Dena Certified Dairy		Commercial (drive-thru)	Mid-Century Modern		HRG reconn	1962				Intact	Landmark	X	O	Good example of a mid-century drive-thru dairy in Temple City.	1921
X	9406	Las Tunas Drive		8587-006-016	Ye Loy Chinese Food		Sign	N/A		HRG reconn	1946			Neon sign only; building is not significant.	Intact	Landmark (sign only)	X	O	Good example of mid-century neon signage in Temple City.	1908
X	9424	Las Tunas Drive		Unknown	Kimball's Chinese Laundry		Sign	N/A		HRG reconn	None	1950		Neon sign only; building is not significant.	Intact	Landmark (sign only)	X	O	Good example of mid-century neon signage in Temple City.	1923
X	9436	Las Tunas Drive	SW corner @ Oak	8587-006-011	Foreign Motor Service		Auto repair shop	Art Deco		HRG reconn	1939				Intact	Landmark	X	O	Good example of early auto-related commercial development in Temple City.	1906
X	9511	Las Tunas Drive		8587-013-017			Commercial building	French Revival		HRG reconn	1938				Intact	Landmark	X	O	Good example of early commercial architecture in Temple City.	1930
X	9516	Las Tunas Drive	9516-9516 1/2	8587-012-015	Dynamics System		Commercial building	Art Deco		HRG reconn	1938				Intact	Landmark	X	O	Good example of early commercial architecture in Temple City.	1904
X	9526	Las Tunas Drive	9522-9526	Unknown	American Legion Temple City Post No. 279; John Ridgel's Academy of Beauty		Institutional building	Spanish Colonial Revival	1933	City RFP	None		Earliest permit 1962; no original permit.	Ground level storefronts altered; upper story intact. Roof material may have been altered.	Altered	Landmark	X	O	Good example of early commercial architecture in Temple City.	1902
X	9557	Las Tunas Drive		8587-014-015	FitzJohn Jewelers		Commercial building and sign	Mid-Century Modern		HRG reconn	1928	1955		Storefront appears to have been remodeled in the 1950s.	Intact	Landmark	X	O	Good example of a mid-century commercial storefront with neon signage in Temple City.	1927
X	9578	Las Tunas Drive	SW corner @ Temple City Bl	8587-015-012	Tea Station	Cash Market	Market	Commercial Vernacular	1925	LAPL photos; Sanborns	1924		Earliest permit 1942; no original permit.	One of the first buildings erected in the Town of Temple, located at the town's main commercial intersection; may have housed the first post office. Substantially altered.	Altered	Point of Interest	O	O	One of the first commercial buildings erected in the Town of Temple; located at the town's main commercial intersection; housed the city's first market.	1891
X	9579	Las Tunas Drive	NW corner @ Temple City Bl	8587-014-027	2000 Dreams Bridal & Formals	Temple Pharmacy & Sears Hardware (later Vernon's Rexall Pharmacy)	Drug store and hardware store	Commercial Vernacular	1924	LAPL photos; Sanborns	1924		Earliest permit 1940; no original permit.	One of the first buildings erected in the Town of Temple, located at the town's main commercial intersection; may have housed the first post office. Substantially altered.	Altered	Point of Interest	O	O	One of the first commercial buildings erected in the Town of Temple; located at the town's main commercial intersection; housed the city's first drug store and hardware store.	1925
X	9600	Las Tunas Drive	6900-9604, SE corner @ Temple City Bl	8587-018-018	Happy Smile Dental; Jade Escrow	Venberg Block	Commercial block	Commercial Vernacular	1925	LAPL photos; Sanborns	1925		Per City, no permits available.	One of the first buildings erected in the Town of Temple, located at the town's main commercial intersection; also housed the main sales office. Substantially altered.	Altered	Point of Interest	O	O	One of the first commercial buildings erected in the Town of Temple; located at the town's main commercial intersection; housed the Town of Temple's main real estate sales office.	1952, 1959
X	9601	Las Tunas Drive	NE corner @ Temple City Bl	8587-019-019	HSBC	Temple National Bank (First National Bank)	Bank	Commercial Vernacular	1925	LAPL photos; Sanborns	1925		Earliest permit 1947; 1950 permit to remove bank vault; no original permit.	One of the first buildings erected in the Town of Temple, located at the town's main commercial intersection. Substantially altered.	Altered	Point of Interest	O	O	One of the first commercial buildings erected in the Town of Temple; located at the town's main commercial intersection; housed the city's first bank.	1893
X	9611	Las Tunas Drive		8587-019-017			Commercial building	French Revival		HRG reconn	1946				Intact	Landmark	X	O	Good example of early commercial architecture in Temple City.	1924
X	9676	Las Tunas Drive	9676-9678	8587-021-011	Professional Pharmacy		Commercial building and sign	Mid-Century Modern			1955			Building and rooftop neon sign.	Intact	Landmark	X	O	Good example of a mid-century commercial storefront with neon signage in Temple City.	1889
X	9701	Las Tunas Drive	NE corner @ Kauffman	8587-025-906	City Hall	LA County Building	Institutional building	Mid-Century Modern	1956	LA Times			Per City, no permits available.	Former site of Pacific Electric "Red Car" train depot (1924; LAPL photos, Sanborns), which also served as the library; train depot replaced by existing building, originally built as offices for L.A. County Engineers and Building & Safety (architects Allison & Rible); became City Hall in 1983.	Intact	Landmark	X	O	Temple City's current city hall; part of the original civic center; good example of Mid-Century Modern institutional architecture in Temple City.	1823, 1824, 1829
X	9823	Las Tunas Drive		8587-026-012			SFR	Tudor Revival		HRG reconn	1928				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1888
X		Las Tunas Drive	NW corner @ Golden West	8587-025-903	Temple City Park	Temple City Park	Public park	N/A	1923	Tract map				Part of civic center block. This site was designated as a public park in the original townsite plan in 1923; property includes historic deodar cedars and Joseph L. Kaufmann Memorial Shaft and Cannon.	Intact	Landmark	X	O	Temple City's original public park.	1811, 1812
N/A		Las Tunas Drive	NW corner @ Cloverly	N/A		Sheriff Station	Sheriff Station		1930	Sanborns, LA Times				First dedicated sheriff station building.	Not extant	O	O	O	N/A	O
O	9458	Lemon Avenue		5382-014-021			SFR	Craftsman		HRG reconn	1920				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1883, 1884
O	9532	Lemon Avenue	9524-9530-9532, SW corner @ Temple City	5382-022-050			SFR	Craftsman	1910	Historical Society	1910		Per City, no permits available.	Large residence, 13 bedrooms, 7 bathrooms. Interior subdivided into 3 units; exterior appears intact.	Intact	Landmark	X	X	Good example of early residential development that pre-dates the Town of Temple; excellent example of Craftsman residential architecture in Temple City.	1881, 1932, 1934
N/A	10410	Live Oak Avenue		N/A			SFR		1910	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
N/A	9860	Longden Avenue		N/A			SFR		1908	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
O	9612	Lower Azusa Road		Unknown	TemRose Cocktail Lounge		Sign	N/A		HRG reconn	1946			Neon sign only; building is not significant.	Intact	Landmark (sign only)	X	O	Good example of mid-century neon signage in Temple City.	1792

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ORIGINAL 1923 TOWNSITE	NUM	STREET	LOCATION	APN	CURRENT NAME	ORIGINAL NAME	BUILDING TYPE	ARCHITECTURAL STYLE	DATE	SOURCE	TAX ASSESSOR DATE	HRG ESTIMATED DATE	CITY PERMIT RESEARCH	NOTES	STATUS	ELIGIBLE LOCAL	ELIGIBLE CR	ELIGIBILE NR	SIGNIFICANCE	PHOTO NUMBER
N/A	5665	McCulloch Avenue		N/A			SFR		1907	Historical Society				Vacant lot.	Not extant	O	O	O	N/A	O
O	5722	Muscatel Avenue	5722-5724	5387-011-026			SFR	Craftsman		HRG reconn	1922				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1873
X	5709	Oak Avenue		8587-005-003			SFR	Spanish Colonial Revival		HRG reconn	1935				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1867
X	5731	Oak Avenue		8587-005-007			SFR	Spanish Colonial Revival		HRG reconn	1934				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1866
X	5760	Oak Avenue	SE corner @ Workman	8587-010-016			SFR	Spanish Colonial Revival		HRG reconn	1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1865
X	5910	Oak Avenue		Unknown	U.S. Post Office, Temple City	Post Office	Post Office	Mid-Century Modern	1960	LA Times					Intact	Landmark	X	O	Temple City's oldest extant post office building.	1864
X	6029	Oak Avenue		5385-005-008			SFR	Spanish Colonial Revival		HRG reconn	1931				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1863
O	6116	Oak Avenue		5385-008-030			SFR	Craftsman		HRG reconn	1921				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1857
O	6161	Oak Avenue	Rear residence	5385-002-015			SFR	Craftsman	1910	Historical Society				Appears to be extant but cannot be evaluated from the public ROW (rear residence).	Extant	Cannot be evaluated	Cannot be evaluated	Cannot be evaluated	N/A	1858, 1859
O	6355	Oak Avenue	Both sides of the street	5382-017-029	Sanner House; Casa Robles Missionary Retirement Center		SFR	Craftsman		HRG reconn	1922			Main residence only; later bungalows are not significant. Property contains an early 20th-century 2-story SFR and a number of 1940s bungalows; property was purchased in 1946 for a Nazarene retirement center; SFR is now called the Sanner House after the member of the board; the retirement home was named Casa Robles because of all the oak trees in the neighborhood. (Beginning in 1946, the retirement center purchased additional property north of the SFR and across the street and erected or converted a number of small bungalows.)	Intact	Landmark (Main residence only)	X	X	Good example of early residential development that pre-dates the Town of Temple; excellent example of Craftsman residential architecture in Temple City.	1861, 1862
N/A	6418	Oak Avenue		N/A			SFR		pre-1900	Historical Society				Altered (windows, stucco over wood, additions).	Altered	O	O	O	N/A	O
N/A	6506	Oak Avenue		N/A			SFR		1910	Historical Society				Altered (windows, garage addition on primary façade).	Altered	O	O	O	N/A	O
N/A	9314	Olive Street		N/A			SFR		1908 (1902)	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
N/A	9645	Olive Street		N/A			SFR		1910	Historical Society				Altered (cladding, windows, 2nd-story addition).	Altered	O	O	O	N/A	O
N/A	9646	Olive Street		N/A			SFR		1908	Historical Society				Altered (windows, porch).	Altered	O	O	O	N/A	O
O	9814	Olive Street		8589-004-003			SFR	Craftsman	1907	Historical Society	1907			2-story residence; may have a side addition.	Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1789
X	5803	Primrose Avenue	NW corner @ Workman	Unknown			SFR	Craftsman		HRG reconn	None	1925			Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1852
X	5827	Primrose Avenue	5827-5829 Primrose	8587-012-007			SFR	Craftsman		HRG reconn	1925				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1851
X	5923	Primrose Avenue		Unknown			SFR	Craftsman		HRG reconn	None	1925			Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1850
N/A	6268	Reno Avenue		N/A			SFR		1910	Historical Society				Altered (windows, cladding).	Altered	O	O	O	N/A	O
N/A	5318	Rosemead Boulevard		N/A			Motel		pre-1900	Historical Society				Replaced by Garden Inn Hotel.	Not extant	O	O	O	N/A	O
N/A	5505	Rosemead Boulevard		N/A			SFR		pre-1900	Historical Society				Replaced by The Hat in 1993.	Not extant	O	O	O	N/A	O
X	5703	Rowland Avenue		8587-029-001			SFR	Spanish Colonial Revival		HRG reconn	1936				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1803
X	5715	Rowland Avenue		8587-029-004			SFR	Spanish Colonial Revival		HRG reconn	1933				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1804
X	5728	Rowland Avenue		8587-034-018			SFR	Colonial Revival		HRG reconn	1927				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1805
N/A	5637	Santa Anita Avenue		N/A			SFR		pre-1900	Historical Society				Not extant.	Not extant	O	O	O	N/A	O
N/A	6361	Sultana Avenue		N/A			SFR		pre-1900	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
O	5475	Temple City Boulevard	SW corner @ Broadway	8588-026-010			SFR	Craftsman		HRG reconn	1918				Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1943
X	5709	Temple City Boulevard		8587-016-002			SFR	Spanish Colonial Revival			1930			2-story residence.	Intact	Landmark	X	X	Good example of early residential development in the Town of Temple; excellent example of Spanish Colonial Revival residential architecture in Temple City.	1942
X	5718	Temple City Boulevard		8587-017-020			SFR	Spanish Colonial Revival			1935				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1941
X	5758	Temple City Boulevard	SE corner @ Workman	Unknown			SFR	Spanish Colonial Revival			None	1930			Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1940
X	5759	Temple City Boulevard	SW corner @ Workman	8587-016-012			SFR	Spanish Colonial Revival			1932				Intact	Landmark	X	O	Good example of early residential development in the Town of Temple.	1938, 1939
N/A	5807	Temple City Boulevard		N/A			Professional building		1905	Historical Society				Altered or demolished.	Not extant	O	O	O	N/A	O
X	5827	Temple City Boulevard	5827-5929	8587-015-008			Commercial building	Mid-Century Modern			1952				Intact	Landmark	X	O	Good example of a mid-century commercial storefront in Temple City.	1944
N/A	5833	Temple City Boulevard		N/A		Post Office	Post office		1960	LA Times				Old post office. Altered or demolished.	Not extant	O	O	O	N/A	O
N/A	5842	Temple City Boulevard		N/A		Sheriff Station	Sheriff station		pre-1956	LA Times				Leased quarters. Replaced by parking lot.	Not extant	O	O	O	N/A	O

Temple City Property List

ORIGINAL 1923 TOWNSITE	NUM	STREET	LOCATION	APN	CURRENT NAME	ORIGINAL NAME	BUILDING TYPE	ARCHITECTURAL STYLE	DATE	SOURCE	TAX ASSESSOR DATE	HRG ESTIMATED DATE	CITY PERMIT RESEARCH	NOTES	STATUS	ELIGIBLE LOCAL	ELIGIBLE CR	ELIGIBILE NR	SIGNIFICANCE	PHOTO NUMBER
X	5907	Temple City Boulevard	5907-5911	Unknown	Country Furniture, Country Gifts		Commercial building	Commercial Vernacular	1924	LAPL photo; Sanborns	None			Located behind the Temple City Pharmacy. One of the first commercial buildings in the Town of Temple; may be the only early commercial building that retains its original brick exterior cladding.	Intact	Landmark	X	O	One of the first commercial buildings erected in the Town of Temple.	1935, 1945
N/A	6203	Temple City Boulevard		N/A			SFR		pre-1900	Historical Society				Replaced by new MFR.	Not extant	O	O	O	N/A	O
O	6210	Temple City Boulevard		5385-016-064	Pacific Friends School		SFRs (now used as a pre-school)	Craftsman		HRG reconn	1947, 1948, 1988	1920		Large site with at least two early 20th-century SFR buildings; not fully visible from public ROW.	Intact	Landmark	X	O	Good example of early residential development that pre-dates the Town of Temple.	1931
N/A	6227	Temple City Boulevard		N/A			SFR		1908	Historical Society				Altered (stucco, porch, etc.).	Altered	O	O	O	N/A	O
N/A	6445	Temple City Boulevard		N/A			SFR		1910	Historical Society				Altered or demolished.	Not extant	O	O	O	N/A	O
N/A	6814	Temple City Boulevard		N/A			SFR		1909	Historical Society				Replaced by new house.	Not extant	O	O	O	N/A	O
N/A		Temple City Boulevard	North of Las Tunas	N/A		Realty Co. Building	Commercial storefront		1925	Sanborns; LAPL photos				One of the first buildings in the Town of Temple. Altered or demolished.	Not extant	O	O	O	N/A	O
N/A		Temple City Boulevard	South of Las Tunas	N/A			Creamery		1930	Sanborns				Altered or demolished.	Not extant	O	O	O	N/A	O
N/A	5405	Warman Lane	Rear residence	8588-021-022			SFR	Craftsman	1910	Historical Society	1910			Altered (windows, additions, etc.)	Altered	O	O	O	N/A	O
O	9501	Wendon Street	Longden Avenue	5385-010-901	Longden Elementary School, Memoli Hall	South Santa Anita School	School auditorium	Spanish Colonial Revival	1925	Sanborns	None		Per City, no permits available.	Spanish-style auditorium building Memoli Hall is extant from the original 1925 South Santa Anita campus, the first school in the Town of Temple; mostly intact although original red roof tiles have been replaced with metal. Remainder of the campus appears to date from the 1970s and is not significant.	Intact	Landmark (Memoli Hall only)	X	O	Only extant building from Temple City's original school.	1778
X			Garibaldi on the north, Live Oak on the south, Encinita on the west, Baldwin on the east	None	Original 1923 Townsite	Tract No. 6561	N/A	N/A	1923	Tract map				Original tract subdivided by Walter P. Temple in June 1923 as the Town of Temple townsite.	Extant	Conservation Area	O	O	(For recommendations, see Survey Report.)	1896, 1897, 1898, 1899, 1900, 1950, 1951, 1953, 1954, 1955, 1956
X			Garibaldi on the north, Live Oak on the south, Encinita on the west, Baldwin on the east	None	Street lights		Original light standards (double in commercial areas, single in residential areas)	N/A	1930	LA Times				Double standards appear in the commercial area along Las Tunas between Loma and Kauffman; unclear if these are original or replacements. Single standards appear throughout the residential area of the original 1923 townsite; these appear to be original.	Intact	Landmark (originals only)	X	O	Collection of original street light standards from the Town of Temple.	1896, 1900, 1901, 1928, 1929

APPENDIX F: Field Photographs

All eligible properties, as listed in the Property Data Table in Appendix E, were photographed at the time of the field survey.[108] These photographs have been provided to the City in digital format for use with their internal database and mapping systems, and are attached here for reference. The photographs are listed in alphanumeric order by street address. Each property is also identified by photo number which is keyed to the Property Data Table.

[108] The field survey was conducted January 23-27, 2012.



5813 Agnes Avenue - Photo# 1802



5950 Agnes Avenue - Photo# 1800



6046 Agnes Avenue - Photo# 1799



5823 Alessandro Avenue - Photo# 1868



6013 Alessandro Avenue - Photo# 1869



5119 Baldwin Avenue - Photo# 1793



9664 Broadway - Photo# 1784



5702 Camellia Avenue - Photo# 1837



5703 Camellia Avenue - Photo# 1838



5708 Camellia Avenue - Photo# 1841



5709 Camellia Avenue - Photo# 1839



5715 Camellia Avenue - Photo# 1840



5728 Camellia Avenue - Photo# 1842



5752 Camellia Avenue - Photo# 1843



5759 Camellia Avenue - Photo# 1845



5760 Camellia Avenue - Photo# 1844



5802 Camellia Avenue - Photo# 1846



5819 Camellia Avenue - Photo# 1847



5948 Camellia Avenue - Photo# 1848



6134 Camellia Avenue - Photo# 1849



5467 Cloverly Avenue - Photo# 1853



5476 Camellia Avenue - Photo# 1785



5521 Cloverly Avenue - Photo# 1787



5521 Cloverly Avenue - Photo# 1788



5734 Cloverly Avenue - Photo# 1854



5750 Cloverly Avenue - Photo# 1855



6043 Cloverly Avenue - Photo# 1856



5213 Daleview Avenue - Photo# 1794



5213 Daleview Avenue - Photo# 1795



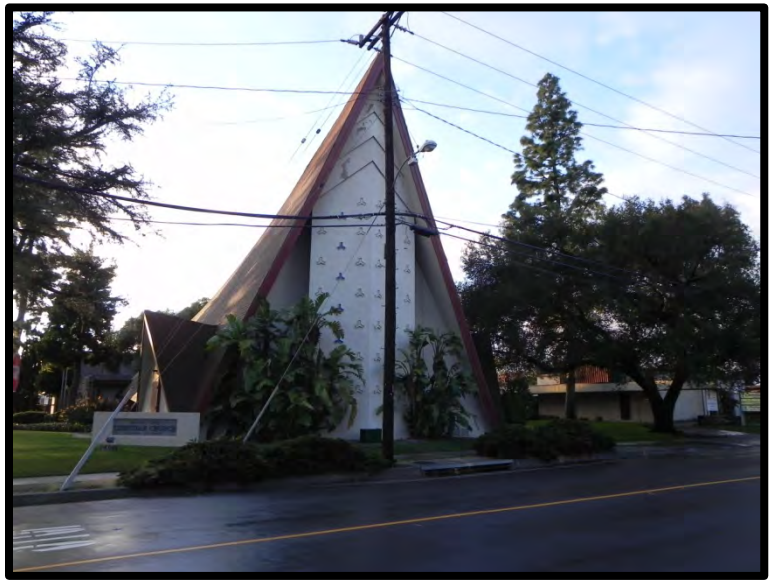
5213 Daleview Avenue - Photo# 1796



6018 Encinita Avenue - Photo# 1780



10858 Freer Street - Photo# 1798



9723 Garibaldi Avenue - Photo# 1886



9821 Garibaldi Avenue - Photo# 1887



5703 Golden West Avenue - Photo# 1807



5722 Golden West Avenue - Photo# 1808



5802 Golden West Avenue - Photo# 1809



5939 Golden West Avenue - Photo# 1814



6059 Golden West Avenue - Photo# 1815



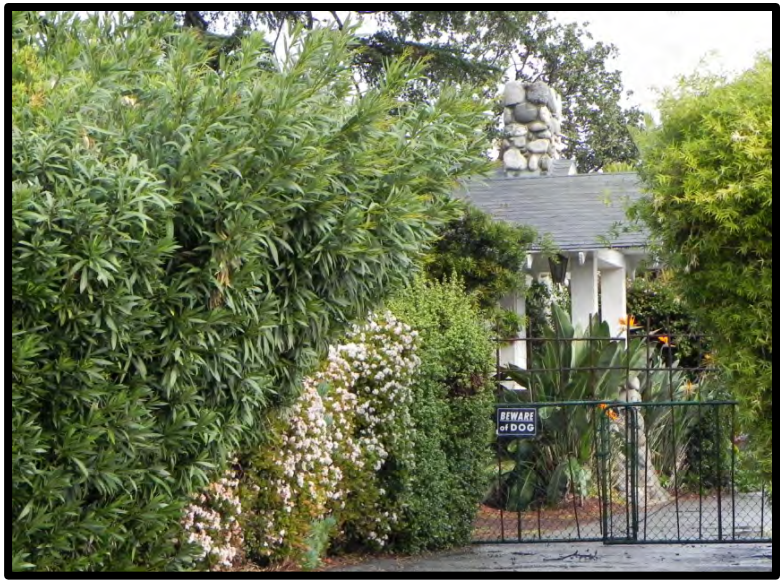
6059 Golden West Avenue - Photo# 1816



6210 Golden West Avenue - Photo# 1818



6424 Golden West Avenue - Photo# 1820



6424 Golden West Avenue - Photo# 1821



6438 Golden West Avenue - Photo# 1819



6438 Golden West Avenue - Photo# 1822



5703 Kauffman Avenue - Photo# 1836



5715 Kauffman Avenue - Photo# 1835



5719 Kauffman Avenue - Photo# 1834



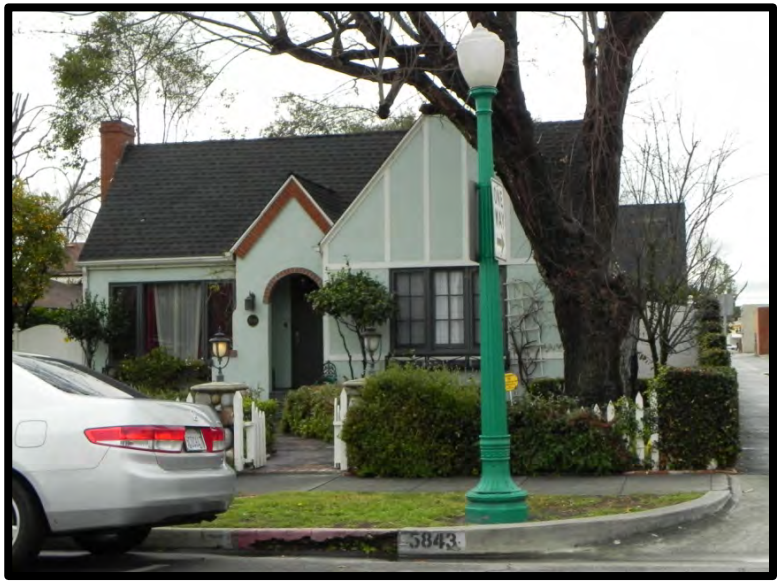
5725 Kauffman Avenue - Photo# 1833



5758 Kauffman Avenue - Photo# 1832



5802 Kauffman Avenue - Photo# 1831



5843 Kauffman Avenue - Photo# 1830



5938 Kauffman Avenue - Photo# 1828



5946 Kauffman Avenue - Photo# 1827



5954 Kauffman Avenue - Photo# 1826



6051 Kauffman Avenue - Photo# 1825



8838 Las Tunas Drive - Photo#1874



8838 Las Tunas Drive - Photo# 1875



8905 Las Tunas Drive - Photo#1918



8905 Las Tunas Drive - Photo#1919



9020 Las Tunas Drive - Photo# 1917



9042 Las Tunas Drive - Photo# 1914



9082 Las Tunas Drive (Sign Only)- Photo# 1920



9136 Las Tunas Drive (Sign)- Photo# 1909



9136 Las Tunas Drive - Photo# 1910



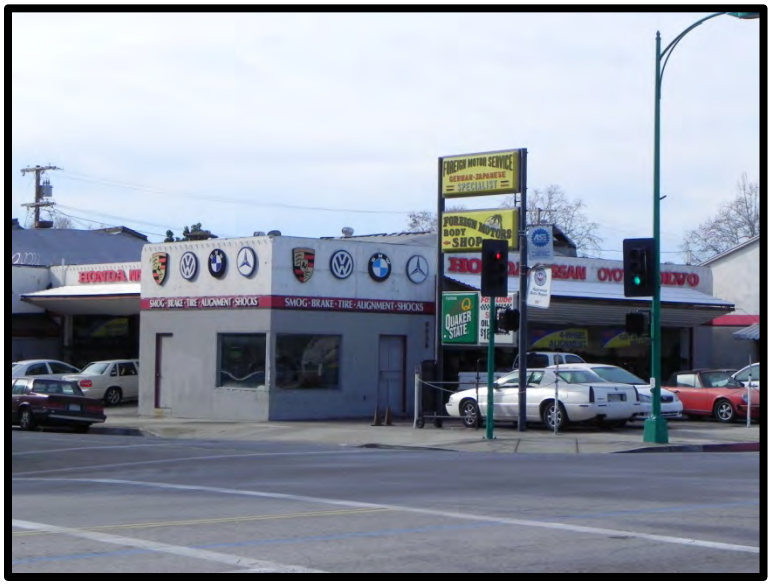
9201 Las Tunas Drive - Photo#1921



9406 Las Tunas Drive (Sign Only) - Photo# 1908



9424 Las Tunas Drive (Sign Only) - Photo#1923



9436 Las Tunas Drive - Photo# 1906



9511 Las Tunas Drive - Photo# 1930



9516 Las Tunas Drive - Photo# 1904



9522-26 Las Tunas Drive - Photo# 1902



9557 Las Tunas Drive - Photo# 1927



9578 Las Tunas Drive - Photo#1891



9579 Las Tunas Drive - Photo# 1925



9600 Las Tunas Drive - Photo#1952



9600 Las Tunas Drive - Photo# 1959



9601 Las Tunas Drive - Photo# 1893



9611 Las Tunas Drive - Photo# 1924



9676 Las Tunas Drive - Photo# 1889



9701 Las Tunas Drive - Photo# 1823



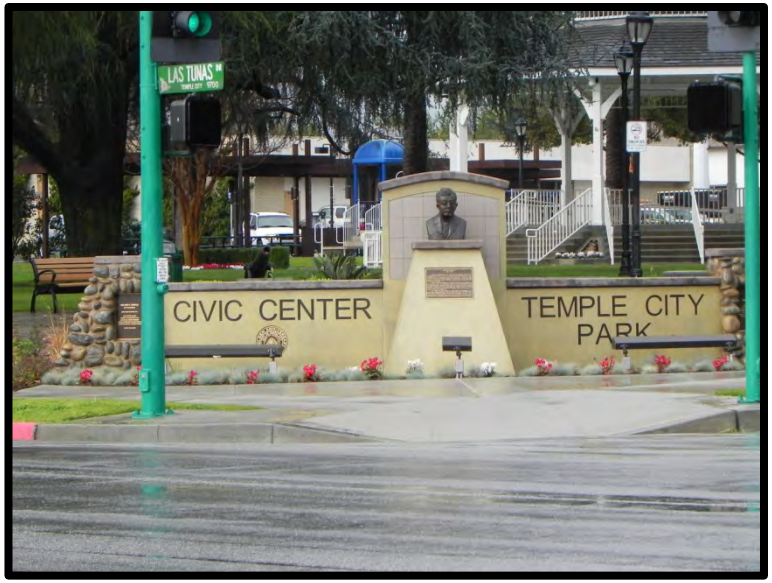
9701 Las Tunas Drive - Photo# 1824



9701 Las Tunas Drive - Photo# 1829



9823 Las Tunas Drive - Photo# 1888



Las Tunas Drive (NW Corner at Golden West) - Photo# 1811



Las Tunas Drive (NW corner at Golden West) - Photo# 1812



9458 Lemon Avenue - Photo# 1883



9458 Lemon Avenue - Photo# 1884



9532 Lemon Avenue - Photo# 1881



9532 Lemon Avenue - Photo#1932



9532 Lemon Avenue - Photo# 1934



9612 Lower Azusa Road (Sign Only) - Photo# 1792



5722 Muscatel Avenue - Photo# 1873



5709 Oak Avenue - Photo# 1867



5731 Oak Avenue - Photo# 1866



5760 Oak Avenue - Photo# 1865



5910 Oak Avenue - Photo# 1864



6355 Oak Avenue - Photo# 1861



6355 Oak Avenue - Photo# 1862



9814 Olive Street - Photo# 1789



5803 Primrose Avenue - Photo# 1852



5827 Primrose - Photo# 1851



5923 Primrose Avenue - Photo# 1850



5703 Rowland Avenue - Photo# 1803



5715 Rowland Avenue - Photo# 1804



5728 Rowland Avenue - Photo# 1805



5475 Temple City Boulevard - Photo# 1943



5709 Temple City Boulevard - Photo# 1942



5718 Temple City Boulevard - Photo# 1941



5758 Temple City Boulevard - Photo# 1940



5759 Temple City Boulevard - Photo# 1938



5759 Temple City Boulevard - Photo# 1939



5827 Temple City Boulevard - Photo# 1944



5907 Temple City Boulevard - Photo# 1935



5907 Temple City Boulevard - Photo# 1945



6210 Temple City Boulevard - Photo# 1931



9501 Wendon Street - Photo# 1778



Original 1923 Townsite - Photo# 1896



Original 1923 Townsite - Photo# 1898



Original 1923 Townsite - Photo# 1899



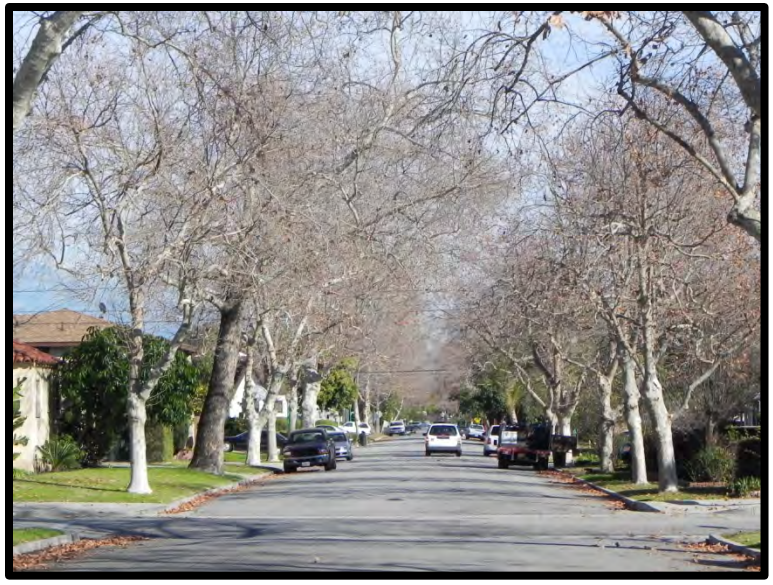
Original 1923 Townsite -Photo# 1900



Original 1923 Townsite - Photo# 1950



Original 1923 Townsite - Photo# 1951



Original 1923 Townsite - Photo# 1953



Original 1923 Townsite - Photo# 954



Original 1923 Townsite - Photo# 1955



Original 1923 Townsite - Photo# 1956



Commercial Street lights - Photo# 1896



Commercial Street Lights - Photo# 1954



Commercial Street Lights - Photo# 1901



Residential Street Lights - Photo# 1928



Residential Street Lights - Photo# 1929