



# Whittier Central Park and Hadley-Greenleaf Historic Districts - Historic Contexts & Surveys

Stakeholder Meeting  
February 22, 2024

**PAGE & TURNBULL**

**P&T**

# Agenda

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- Welcome and Introductions
- Project Overview
- What Makes a Place “Historic”?
- Project Components
  - Historic Context / Significance
  - Integrity - Field Survey
  - Historic District Reports
- Chances to Participate
- Anticipated Schedule
- Question & Answers



*Imagining change in historic and contemporary environments to cultivate thriving, sustainable, and resilient communities.*

60

Staff members

50

Years of experience

4

Offices

3

Studios

PAGE & TURNBULL

P&T

# Project Overview

## Goal:

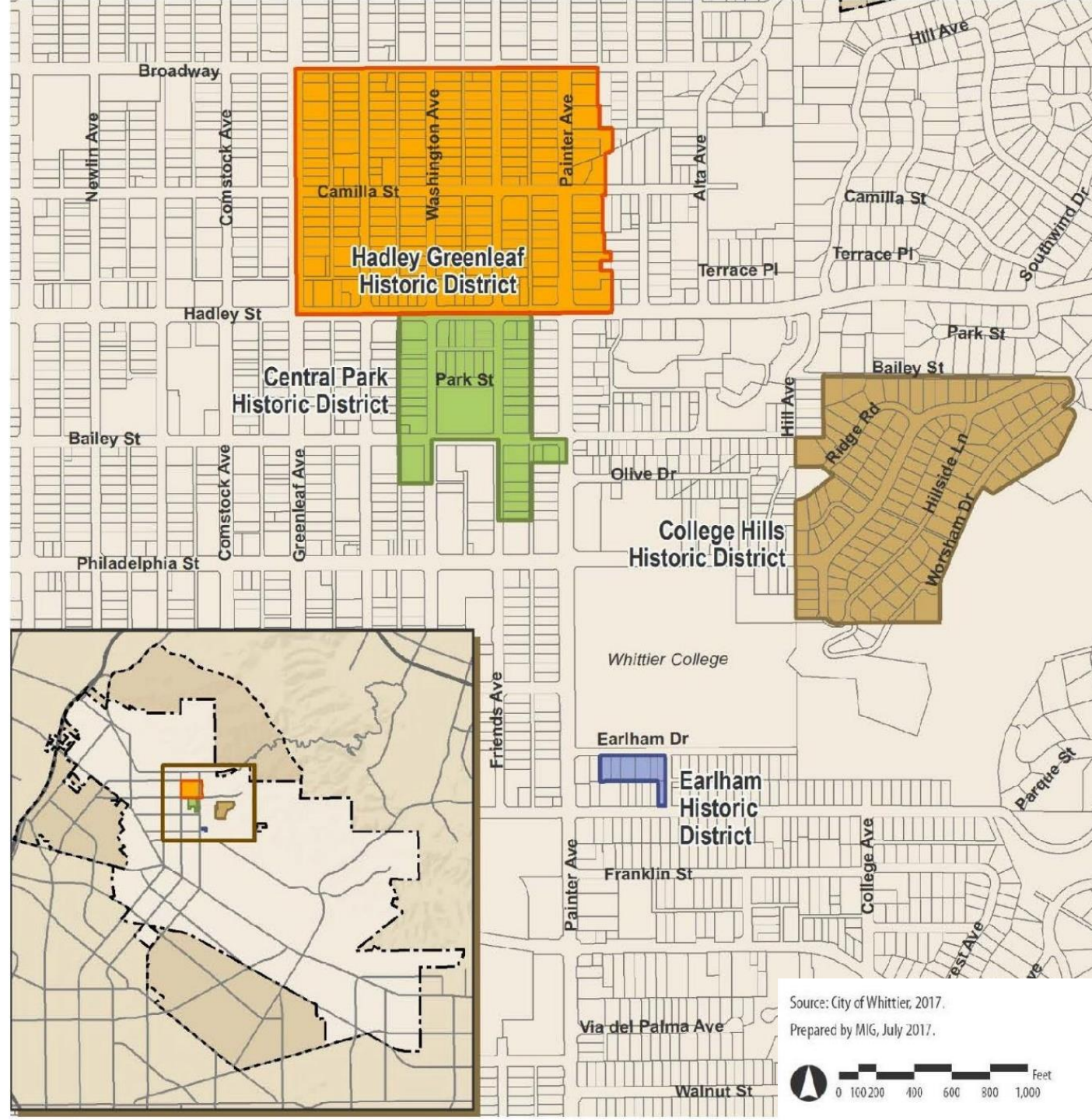
- Identify contributors and non-contributors in existing Central Park Historic District and Hadley-Greenleaf Historic District

## The project will:

- Clarify the period of significance
- Identify contributors and character-defining features
  - Contributors will qualify for Mills Act
- Complete a long-standing and General Plan goal

## The project will not:

- Change the district boundaries
- Designate anything new – districts are already listed
- Change how the districts are managed – project reviews will generally remain the same



# Project Components

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- Historic Context / District Developmental History
- Survey
- Historic District Reports
- Public Input
- Adoption



# What Makes a Place “Historic”?

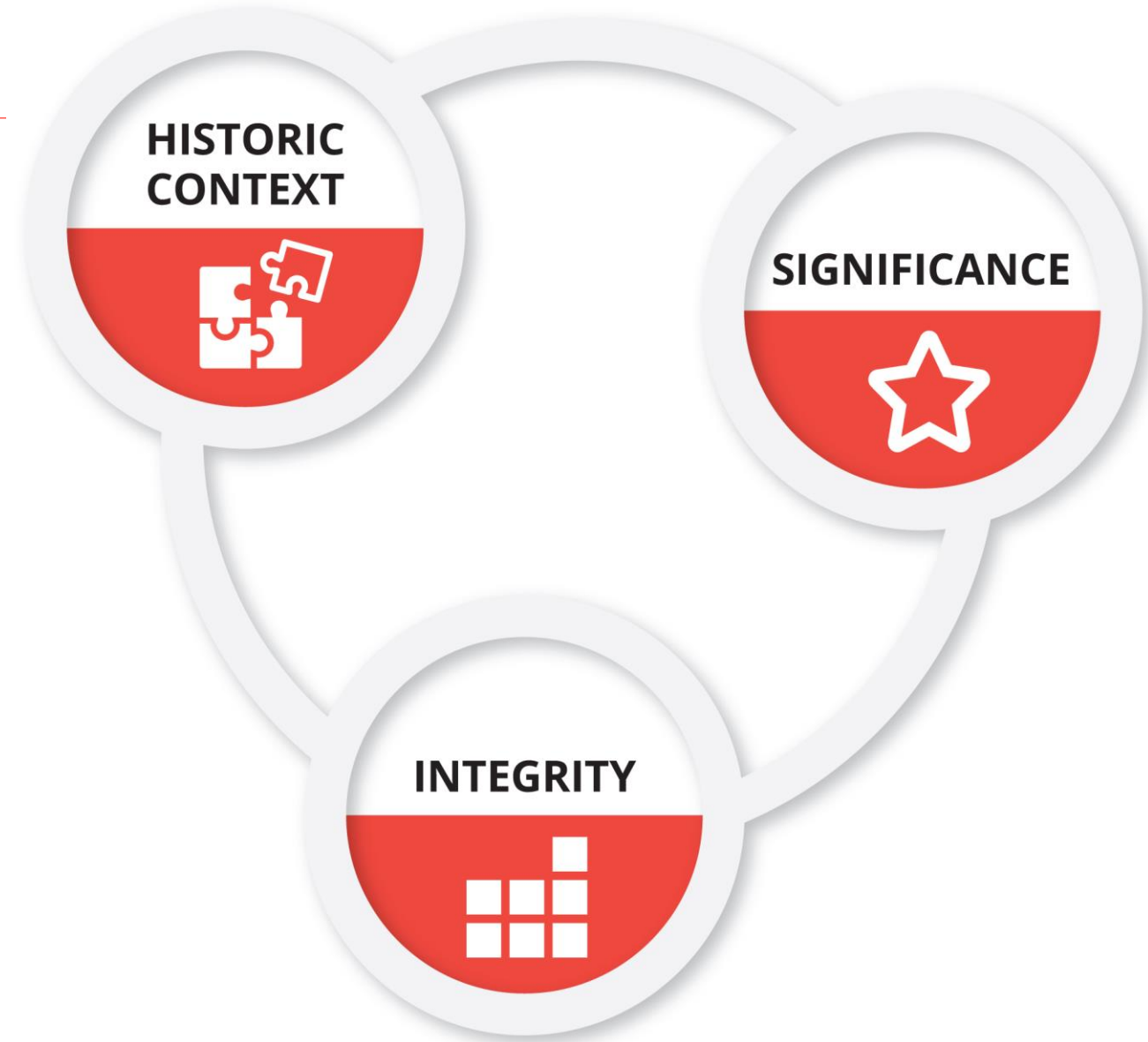
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## Historic Context

Historic resources are significant within the context of history.

Historic contexts outlines the history of the physical development of a place during a certain time and organized by themes and patterns.

They link resources to historic trends.



# What Makes a Place “Historic”?

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Administration Building, Whittier State School, ca. 1930.  
Source: Los Angeles Public Library

## **Nelles Youth Correctional Facility** (originally Whittier State School)



Original Administration Building, Whittier State School, ca. 1905.  
Source: Los Angeles Public Library

# What Makes a Place “Historic”?

## Historic Significance | Whittier Historic District Criteria

Neighborhood consisting primarily of historic resources, or thematic grouping of same, that meets one or more:

A. Meets the criteria for a historic landmark:

Events	<ul style="list-style-type: none"><li>• Represents distinct period, type, style, region or way of life</li><li>• Connected with a rare use</li><li>• Site of important event or events meaningful to nation/state/city</li></ul>
Persons	<ul style="list-style-type: none"><li>• Connected with someone renowned, important, or a local personality</li></ul>
Design	<ul style="list-style-type: none"><li>• Represents work of master</li><li>• Exemplifies particular style</li><li>• Exemplifies best remaining architectural type</li><li>• Exemplifies outstanding design/craftsmanship</li><li>• Unique location or visual feature</li></ul>

B. Contributes to architectural, historic, or cultural significance of an area,

- Geographically definable area possessing concentration of historic resources, or
- Thematically related grouping unified by plan, style, or physical development

C. Reflects significant geographic patterns, i.e. associated with different eras of settlement and growth, transportation modes, or examples of park landscape, site design, or community planning



# A: EVENTS




Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

# A: PERSONS



Properties that are associated with the lives of persons significant in our past.

# A: DESIGN



Properties that embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values.

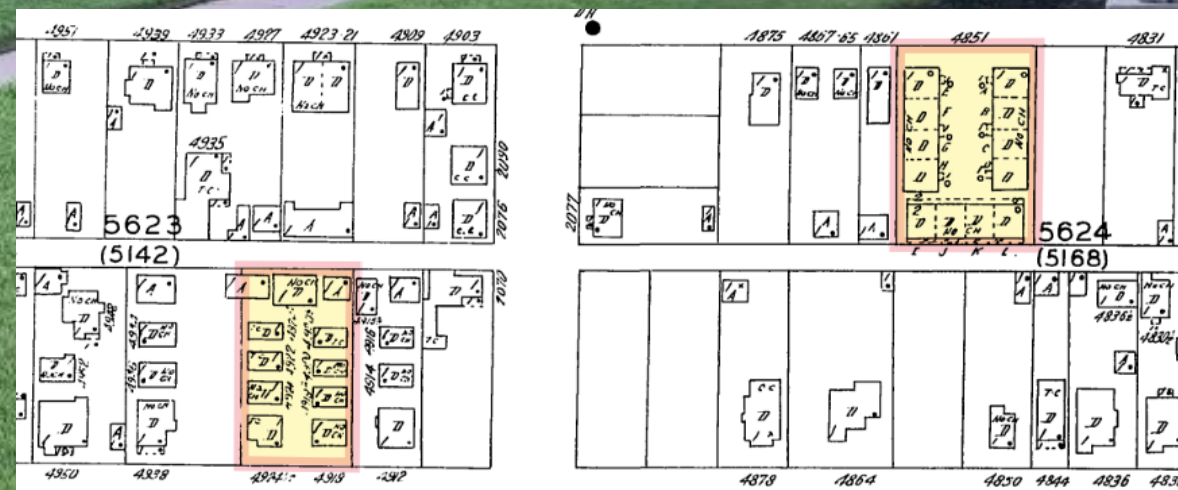
# B: SIGNIFICANT AREA



Geographically definable area possessing concentration of historic resources

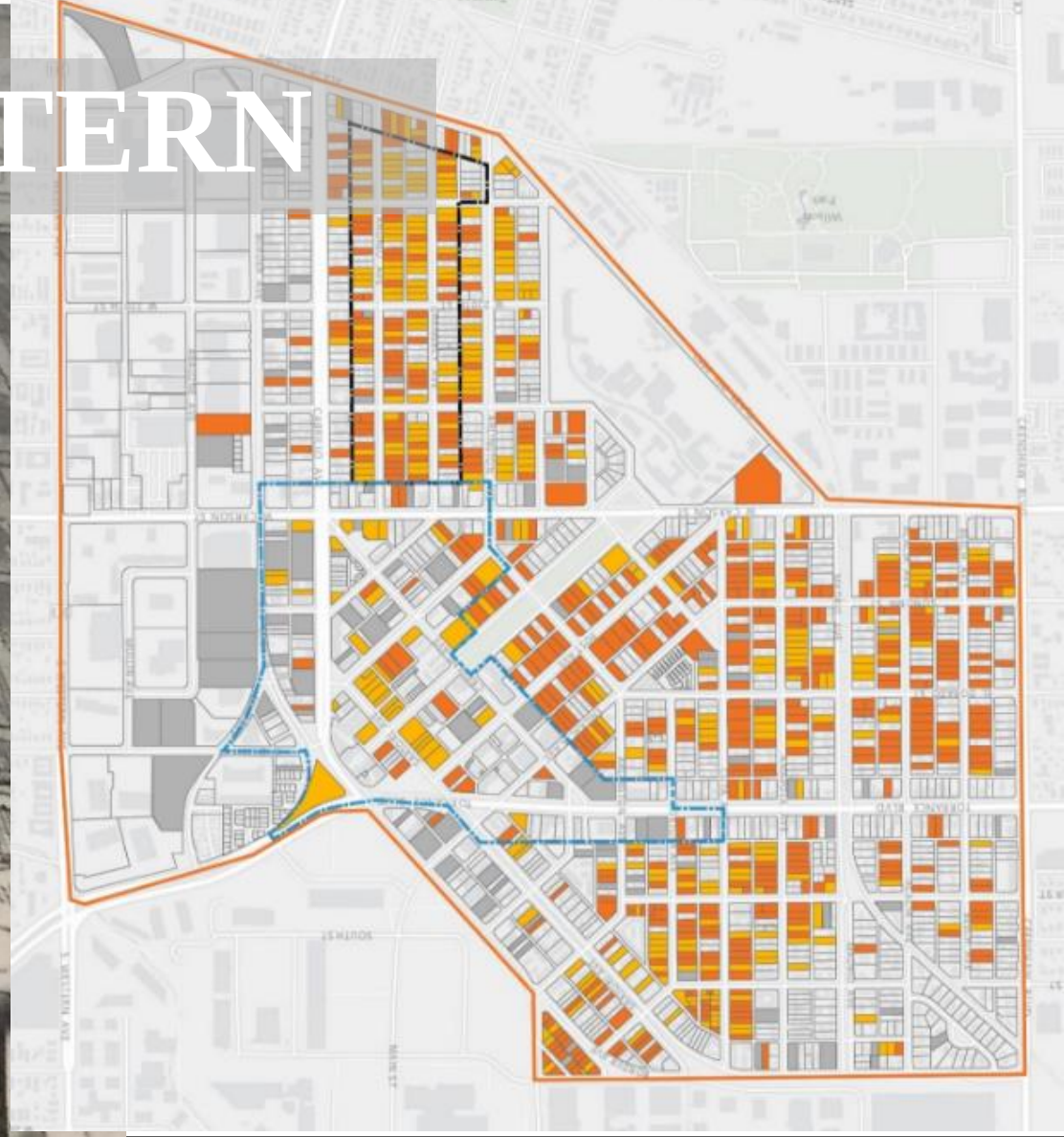
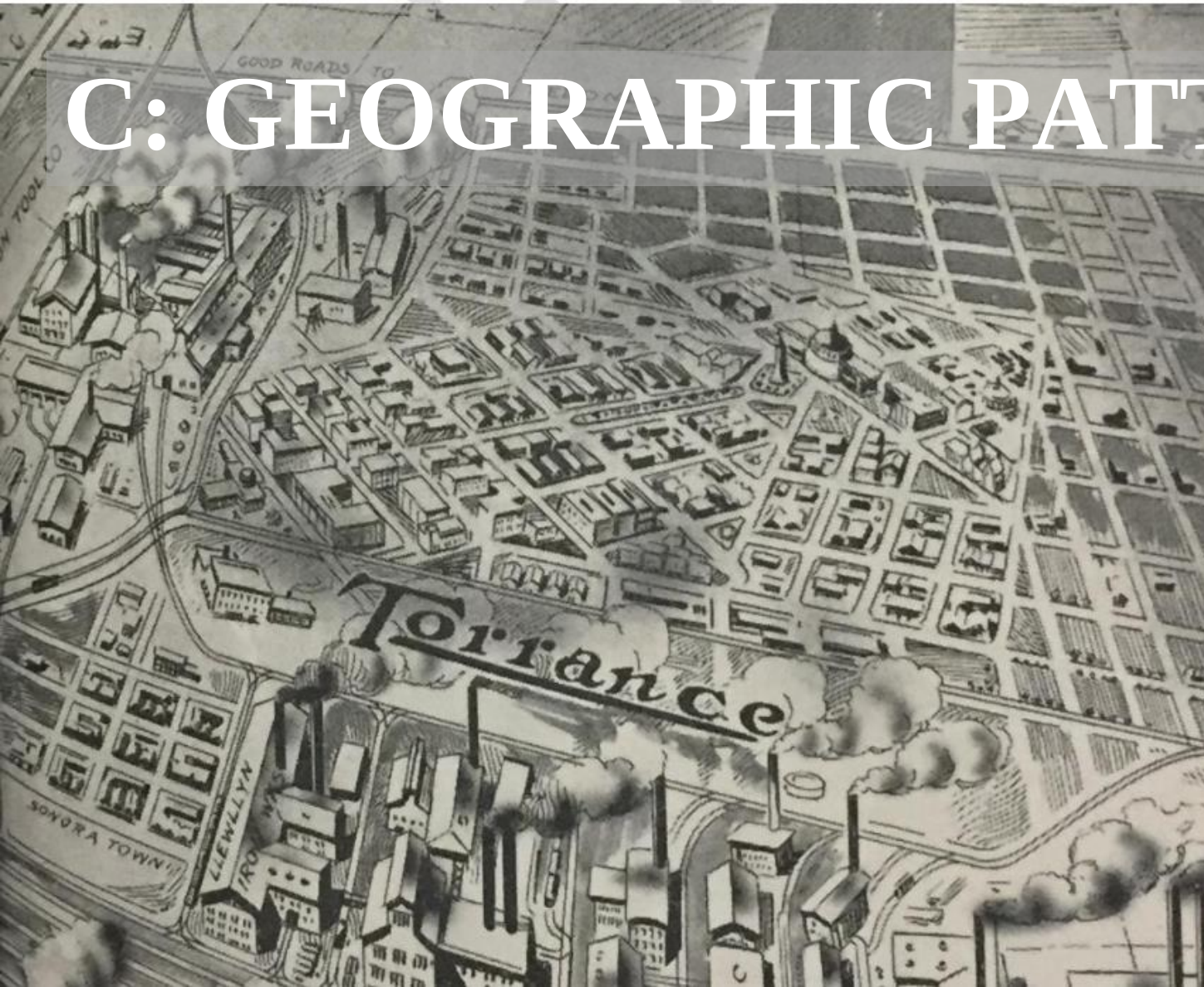


# B: THEMATIC GROUPING



Thematically related grouping unified by plan, style, or physical development

# C: GEOGRAPHIC PATTERN



Reflects significant geographic patterns, i.e. associated with different eras of settlement and growth, transportation modes, or examples of park landscape, site design, or community planning

# Historic Integrity

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Integrity is judged by whether the significant features of the property are present, and whether the property retains the identity for which it is significant.

- **M**aterials
- **D**esign
- **F**eeling
- **L**ocation
- **A**ssociation
- **W**orkmanship
- **S**etting



# Materials

a

D

F

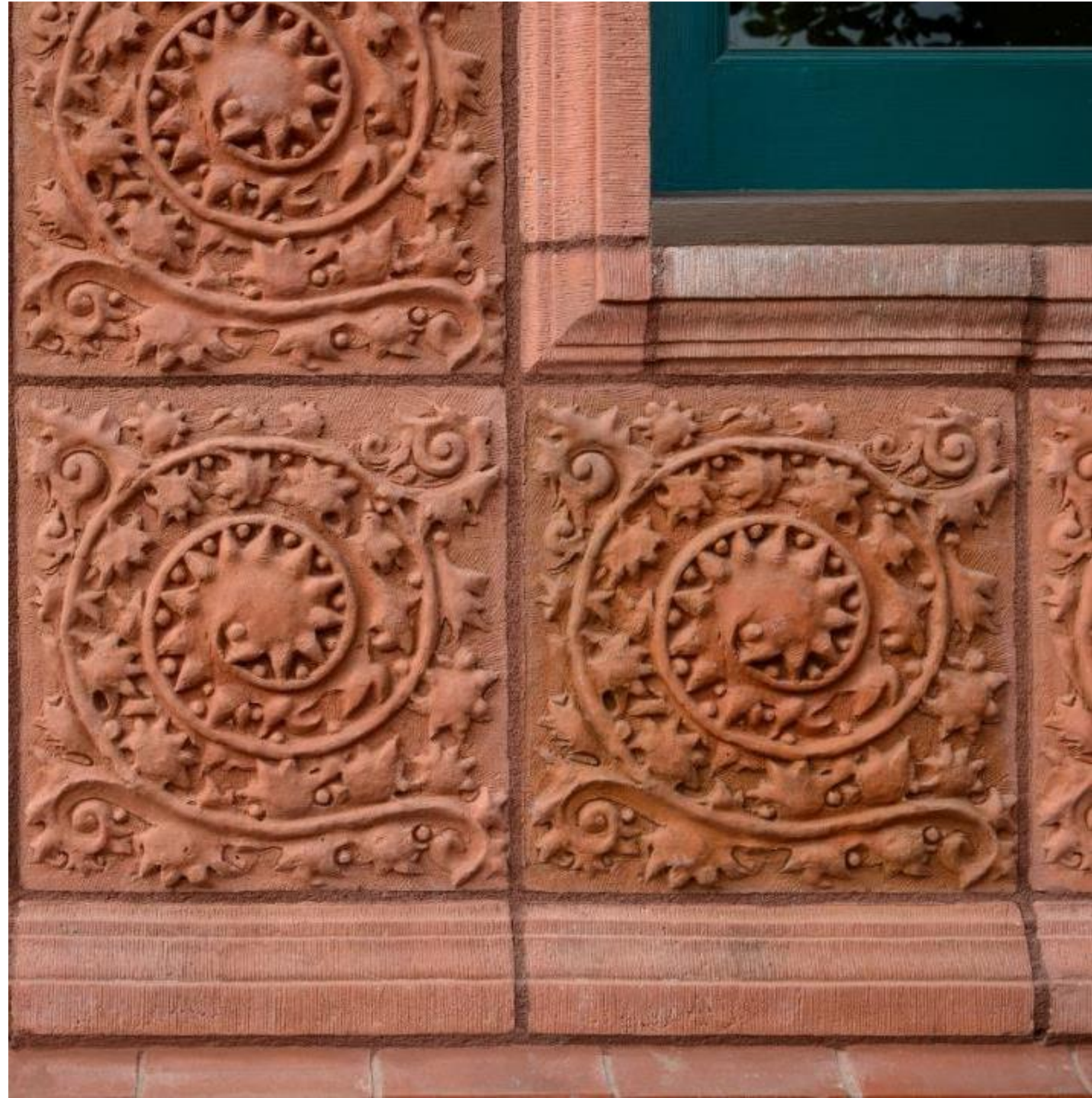
L

A

W

S

Materials are the physical elements that form a historic property.





# M a Design

# F L A W S

Design is the composition of elements, including form, plan, structure, style, organization of spaces, scale, etc.



M  
a  
D  
Feeling  
L  
A  
W  
S

Feeling is a property's  
expression of the  
aesthetic or historic  
sense of a particular  
period of time.



M  
a  
D  
F  
Location  
A  
W  
S

Location is the place where the historic property was constructed or where the historic event took place.



M  
a  
D  
F  
L  
Association  
W  
S

Association is a property's  
direct link between an  
important historic event  
or person and the  
property.



M  
a  
D  
F  
L  
A  
S

Workmanship

Workmanship is the physical evidence of the crafts of a culture.



M  
a  
D  
F  
L  
A  
W

# Setting

Setting is the physical environment of a historic property.

Whittier Central Park and Hadley-Greenleaf Historic Districts



Antelope Valley Indian Museum, Antelope Valley Indian Museum State Historic Park.

M  
a  
D  
F  
L  
A  
W

# Setting

Setting is the physical environment of a historic property.



# Historic Integrity

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## Historic Districts

Majority of improvements that make up the district's historic character must possess integrity.

- They may have some alterations and still have integrity as district contributors.
- The sense of the district's historic environment should still be conveyed, even with alterations and new intrusions.

An improvement does not contribute to the district's significance if:

- It has been substantially altered since the period of the district's significance or
- It does not share the historic associations of the district





# Historic Integrity

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## Important Note

Condition is **NOT** the same as historic integrity.

Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.



# What Makes a Place “Historic”?

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Administration Building, Whittier State School, ca. 1930.  
Source: Los Angeles Public Library

## **Nelles Youth Correctional Facility (Whittier State School)**

**Context:** Juvenile correction institutions

**Significance:**

- Events: First such facility in California (1891)
- Persons: Reformer superintendent Fred C. Nelles (1912-1927)
- Design: Period revival style and cottage plan (1920-1934)

**Integrity:** Intact after 1912-1941



Original Administration Building, Whittier State School, ca. 1905.  
Source: Los Angeles Public Library

# Project Component

## Historic Context / Significance

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### Methodology

- Review existing documentation, previous surveys and contexts
- Perform research at local, regional, and online repositories
- Analyze historic maps and photographs
- Develop historic context for each district
  - How did they physically develop?
  - When did development occur?
  - How do they fit into Whittier's history?
  - How do they change over time?
- Craft a Statement of Significance
  - What criteria do they meet?



# Central Park Historic District

- **45 Properties** - Mix of single-family, multi-family, commercial, and institutional uses
- **Architectural Styles** - Folk Victorian, Spanish or Mediterranean Revival, Colonial, American Foursquare, Craftsman, PWA Moderne
- **Landscape** - Traditional open-space square
- **Potential Period of Significance** - Circa 1887-1939



# Hadley-Greenleaf Historic District

- **190 Properties** - Mostly single-family, some multi-family, commercial, at the periphery
- **Architectural Styles** - Folk Victorian, Spanish or Mediterranean Revival, Craftsman, Modern
- **Potential Period of significance** - Circa 1910-1939 / 1945



# Integrity: Field Survey

- Set up survey app
- Conduct survey from public sidewalk and alleys
  - Will not go on properties

11:59 5G

Cancel Mountain View Historic Res... Save

**Address**  
501 Castro Street  
Mountain View, CA 94041

**APN**

**Year Built**

**Photos**

Camera icon | Photo gallery icon

**Property Type**

**Architect/Builder Name**

**Architectural Style**

**Architectural Features**

**Alterations**

**Integrity**

Report | Locate | Delete



# Identify Contributors

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- Compile data
- Review and analyze survey results
- Determine which properties:
  - Date to Period of Significance
  - Have integrity



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	<b>Primary #</b> HRI # Trinomial NRHP Status Code
<b>Other Listings</b> Review Code	<b>Reviewer</b> <b>Date</b>

Page 1 of 2  
**\*Resource Name or #:** 6317 Bright Avenue  
**P1. Other Identifier:** Seelt House  
**\*P2. Location:**  Not for Publication  Unrestricted      **\*a. County:** Los Angeles  
**\*b. USGS 7.5' Quad:** Whittier (Date: 2021)  
 c. Address: 6317 Bright Avenue                      City: Whittier                      Zip: 90601  
 d. UTM:  
 e. Other Locational Data: Assessor Parcel Number: 8135-019-023

**\*P3a. Description:**  
**Architectural Style:** Craftsman                      **Primary Door Material:** Wood with screen door  
**Number of Stories:** 2                      **Visible Window Material(s):** Wood  
**Roof Style:** Gable                      **Visible Window Type(s):** Fixed  
**Roof Material:** Asphalt - Shingle                      **Number of Buildings On Site:** 2  
**Primary Exterior Material(s):** Wood - Drop/Groove                      **Garage & Outbuildings:** Detached Garage  
**Porch:** Partial Width

**Other Architectural/Site Features:** Front lawn with topiary shrubs near porch.

**\*P3b. Resource Attributes:** HP2. Single family property, HP4. Ancillary building  
**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo**  
 January 4, 2024  
**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
 1914; Los Angeles County Assessor  
**\*P7. Owner and Address:**  
 MADRID, JEFFREY L AND YENNY P, 6317  
 BRIGHT AVE, WHITTIER, CA 906013627  
**\*P8. Recorded by:**  
 Page & Turnbull, 523 W 6th St, Suite 1013, Los  
 Angeles, CA 90014  
**\*P9. Date Recorded:**  
 January 4, 2024  
**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Page & Turnbull, "Martha Gardens Historic Resources Survey, San Jose, CA: Survey Report," prepared for City of San Jose, May 2023.

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other

# Survey Forms

Complete Survey (DPR) Forms for each property with

- Current description
- Current photo
- Contributor/Non-Contributor status
- Character-defining features (if Contributor)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	<b>Primary #</b> HRI # Trinomial
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Page 2 of 2                      **\* Resource Name or #:** 6317 Bright Avenue  
**\*Recorded by:** Page & Turnbull                      **\*Date:** May 25, 2023                       Continuation  Update

**Existing Whittier Local Official Register Status:** Local Official Register of Historic Resources  
**Whittier Historic District:** Hadley-Greenleaf  
**District Status Finding:** Contributor

**Integrity & Alterations Discussion:**  
 Main residence has good integrity. A rear second story addition is compatibly designed and setback so that the historic form and design remains legible.

- Character-Defining Features:**
- One-story massing
  - Low-pitch gabled roof
  - Projecting, partial-width front porch with battered wood columns
  - Low stucco wall surrounding porch
  - Vertical wood in gable end
  - Carved wood brackets and rafter tails
  - Picture windows
  - Horizontal wood siding
  - Detached rear garage.



# Historic District Reports

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Each district will have a report with:

- Introduction
- Historic Context / Development History
- Physical Characteristics Summary
- Statement of Significance
  - Designation Criteria
  - Period of Significance
- Contributors and Non-Contributors
  - Integrity Considerations
  - Map and Table
  - Survey Forms
- Recommendations



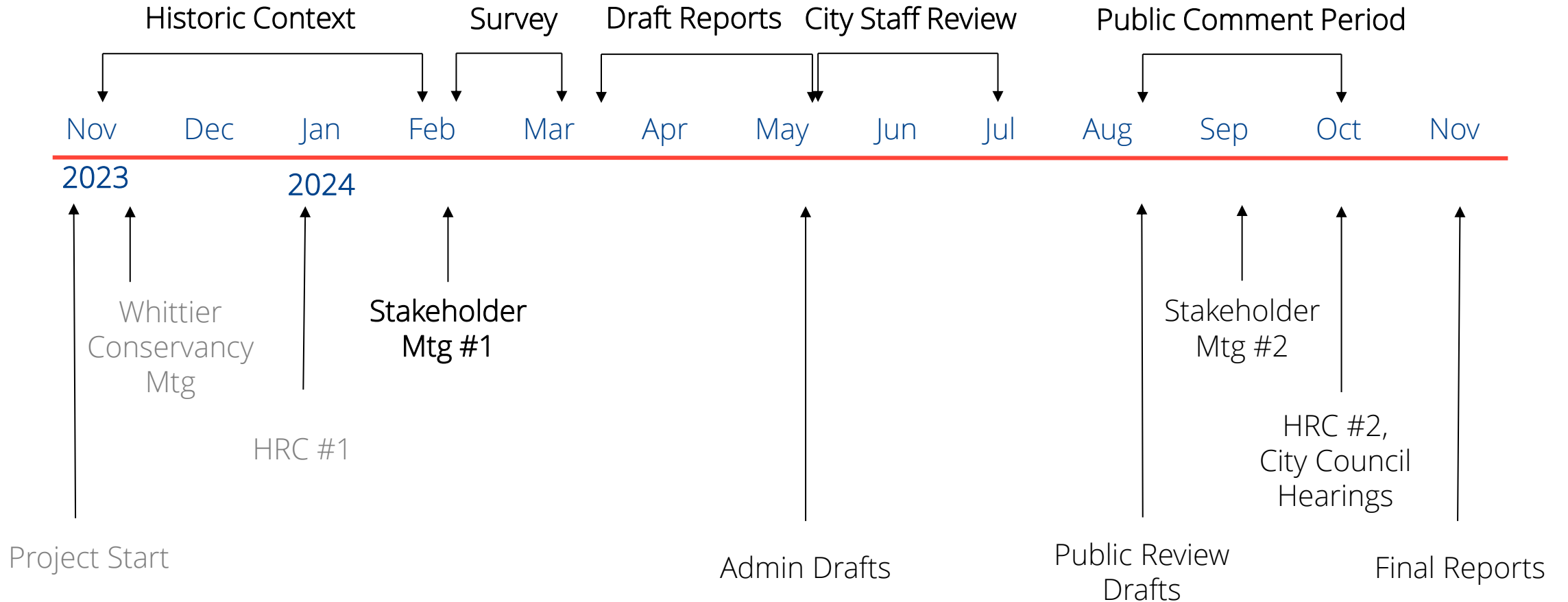
# Chances to Participate

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- Historic Resources Commission
  - Information Session – January 2024
- Stakeholder Meetings
  - Introduction – February 2024
  - Results Sharing – September 2024
- Historic Resources Commission
  - Hearing – October 2024 (est.)
- City Council
  - Hearing – October 2024 (est.)



# Anticipated Project Schedule



A scenic view of a residential street lined with trees in bloom, with cars parked along the sides and a person walking in the distance. The trees are covered in white and purple blossoms, creating a beautiful canopy over the road. The sky is a clear, pale blue. The overall atmosphere is peaceful and picturesque.

# THANK YOU

facebook.com/mywhiteroseposts/2694878980617026/?paipv=0&eav=Afb9XrgY3l2P0ouadF6lpLdExFs3LkH8noP\_XO\_aX8JSjDX9y40i4e7Kd...&\_rd...

.../government/community-development/planning-services/historic-preservation

# Mills Act

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- Property Tax Abatement Program
- Owner occupied & income-producing properties
- Minimum ten-year contract w/ municipality
  - Varies greatly by city
- Owner agrees to Protect, Preserve, and Maintain property in accordance with SOI Standards

