

AN HISTORIC RESOURCE REPORT ON THE CITY OF LA PUENTE  
DOWNTOWN BUSINESS DISTRICT SPECIFIC PLAN AREA,  
LOS ANGELES COUNTY, CALIFORNIA

by:

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## Executive Summary of Cultural Resources Evaluations

This report briefly reviews the history of the City of La Puente. It then examines all standing structures over 50 years old within the City's Downtown Business District Specific Plan (DBDSP) area. In addition, it describes buildings over 50 years old which are outside of, but front on, the DBDSP area. The latter is referred to as the "Area of Potential Effect" or "APE." In addition to studying existing structures, we also considered the potential for prehistoric and historic archaeological resources existing within the study area. Our conclusions and evaluations are summarized below.

### 1. Prehistoric Archaeology

There are no known prehistoric archaeological sites within the study area. However, the noted Late Prehistoric and historic village of Awig-na is known to have been situated near the NW corner of Old Valley Boulevard and Glendora Avenue (this site is said to have been destroyed when La Puente High School was built). The fact that a major archaeological site was situated just west of the Area of Potential Effect (APE) suggests that smaller related sites were situated nearby. Thus we regard it as possible, and even probable, that prehistoric resources will be encountered during excavations conducted in connection with redevelopment of the downtown area. At this juncture, it would be fruitless to speculate on the potential significance of such resources.

### 2. Historic Archaeology

It is almost a certainty that potentially significant historic archaeological materials lay buried under existing structures within the APE. There is a particularly high probability that such resources might be encountered within the old downtown area where former historic structures are known to have been. Potential locations include:

(1) The site of an old adobe and corral said to have been located at the intersection of Glendora, Nelson, and First St.

(2) The site of Lucky Baldwin's store/saloon at the NW corner of Glendora and Old Valley Blvd.

(3) The site of the Rowland Hotel at the NE corner of Main and Second Streets.

(4) The site of Lucky Baldwin's warehouse north of the railroad tracks between Main and S. First Streets.

(5) The site of the Stimson Block at the SW corner of Main and Second Streets.

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(8) The site of the Dietzel Saloon, restaurant, and home at the NW corner of Main and Glendora.

(9) The site of the Faure/Gilley store/saloon at the SW corner of Main and S. Second Streets.

(10) The site of the Rambaud & Oxarart store/saloon on the north side of Main Street midway between Glendora and First.

(11) The site of the anonymous "clubhouse" at the SW corner of Main and Stimson Streets.

### 3. Existing Commercial or Industrial Structures

A total of 17 commercial or industrial buildings which are older than 50 years were considered during the course of our study. Seven of these buildings have been so heavily remodeled that they have lost their architectural integrity. Unfortunately, Didier's Meat Market/Restaurant and the Thomas/Spear Drug Store are among these. Two other commercial buildings on Main Street, the Vanatta Plumbing building and the French/American Bakery are regarded as potentially restorable.

Eight commercial or industrial structures remain largely unchanged. Four of the commercial buildings are located along Main Street between Glendora and Second (the early 20th century business district). The best preserved is the set of units housing Alicia's Antiques (15826-34 Main St.). One, the Leone Building, dates to after the floruit of La Puente's early 20th century commercial construction growth.

The most important of the buildings classified as commercial or industrial are the Faure Building and the Beanery. Both are in good condition and both relate to the early development of the City. The Faure building is also associated with a family which played a prominent role in early 20th century life in La Puente.

### 4. Existing Residential Structures

Thirty-seven residences identified as older than 50 years were considered in our study. Twenty-one of these houses, cottages, or cabins were classified as retaining architectural integrity. The latter were classified as belonging to one of the following architectural groups:

Vernacular (13)  
California bungalows (4)  
Craftsman style bungalows (2)

Classical Revival (1)  
Victorian/classical revival (1)

By far the most important of the residences is the Rambaud House which was classified as Victorian/classical revival (for lack of any clear category for this hybrid piece of architecture).

5. Public Buildings

The La Puente Valley Woman's Clubhouse and the Carriage Inn Manor on First Street were categorized as public buildings. The LPV Woman's Clubhouse is an important building architecturally due to its Craftsman style. It is important historically due not only to the fact that it houses the Woman's Club but also because many significant social events have taken place in the building.

6. National Register Eligible Structures

We believe that the following four structures are potentially eligible for the National Register of Historic Places. All of these buildings retain a high degree of architectural integrity.

(1) The Rambaud Home. This structure is the home of one of La Puente's most historically significant families. The structure itself may also qualify on the grounds that it represents a unique combination of architectural elements. Moreover, the house's setting is very attractive and well-preserved.

(2) The Woman's Clubhouse. The LPV Woman's Club has played a pivotal role in the social development of the City. The structure itself may also qualify on the grounds that it is a unique example of adaptation of Craftsman style bungalow architecture to a public meeting place.

(3) The Faure Building. The Faure family helped build 20th century La Puente. The building is unique in its irregular plan. It may be among the best preserved two-story commercial buildings of its era surviving in the area.

(4) The Beanery. Built in 1895, this old agricultural warehouse is in remarkably fine condition for its age. It was important in the early economic development of the City and many of the town's early residents were employed there at one time or another. We doubt that similar warehouses of the era survive in such good condition anywhere in the area.

7. National Register Districts

The old downtown area on Main between Glendora and Second is the only portion of the study area which retains sufficient integrity to be considered as a National Register of Historic Places District. However, in our opinion it is ineligible.

Only four commercial buildings survive in a relatively unaltered state. These are scattered and are not sufficiently prominent to effect the actual original appearance of the old downtown area. Moreover, two architecturally similar structures on either side of Main Street at its intersection with Glendora once formed the "gateway" to the original business district. One, a bank, has been removed, and the other, a drug store, has been so heavily remodeled that it no longer retains its architectural integrity. Other structures which were a part of the early 20th century business district, such as the Stimson Block and the Rambaud/Oxarart Store and Saloon have also been removed. Finally, the single-story storefronts which characterize the old downtown area are ubiquitous in the greater Los Angeles area.

## I. INTRODUCTORY MATERIAL

### A. INTRODUCTION

The following report describes the results of an archaeological and historical investigation of the area included within the City of La Puente Downtown Business District Specific Plan (DBDSP; fig. 1). The project was conducted by David Van Horn and Laurie White who were working under contract with the City of La Puente.

Generally, the purpose of the project was to identify and evaluate the significance of all cultural resources known to be situated within the project area. More specifically, the investigation was intended to yield the necessary data upon which to base the cultural resources element of an environmental impact report for the DBDSP. It was also our intention that the report be adequate to serve as an Historical Properties Survey Report (HPSR) for future submission to the State Historic Preservation Office (SHPO) pursuant to the provisions of the National Historic Preservation Act.

The first step in compiling an HPSR is to establish an area of potential effect (APE) which is acceptable to the SHPO. The APE for a project such as this is normally somewhat larger than the actual project area since the project is likely to have a visual effect on buildings or other cultural resources which are near the actual development site. For the purposes of this report, we established an APE which included all existing buildings fronting on the project boundaries in addition to all structures within the project boundaries. Although this APE was submitted to the SHPO for approval, no response has been received as of this writing.

### B. REPORT ORGANIZATION

The report is organized into four main parts. The first comprises a brief historical account of the City which serves as a framework within which the significance of the various resources within the APE can be examined. This framework is based upon a reasonably thorough review of the local historical literature. The second part consists of discussions of important buildings which

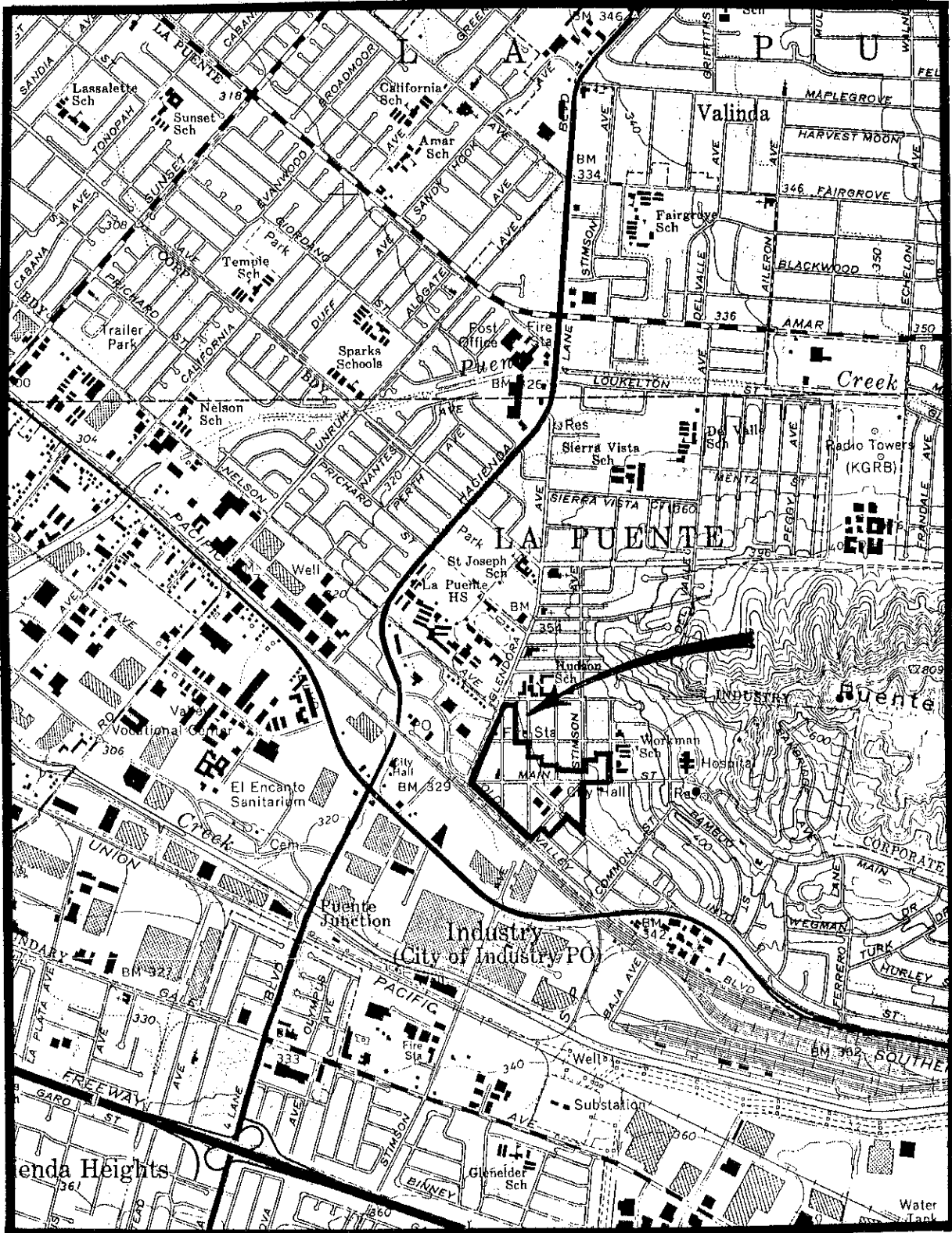


FIGURE 1

Downtown Business District Specific Plan area shown on a portion of the U.S.G.S. 7.5' Baldwin Park Topographic Quadrangle.

no longer exist. These discussions are included because they are germane to considerations regarding potential historical archaeological sites and because they represent lost components of any potential "Districts" which might be considered for National Register of Historic Places eligibility.

The third part of the report contains descriptions of all existing structures within the APE which are older than 50 years. The 50-year criterion was applied because this is the minimum age for buildings to be eligible for the National Register (see section V.E for the other criteria). The building descriptions are organized according to block and street address. However, each building also has a numerical designation (eg. #20). The numbers correspond to the Historic Resources Inventory forms for each building (these forms are bound in Volume II of this report).

The resources are evaluated in the fourth part of the report. Evaluations include potential for archaeological resources as well as discussions of the potential eligibility of each building for the National Register of Historic Places. In addition, the potential for nominating the downtown area along Main Street as an eligible "historic district" is also presented (Section V.F below).

It is our hope that this report will also serve as a useful document for future students of the history of the City of La Puente.

### C. METHODS

The data upon which this report is based were gathered in three basic ways: (1) literature review, (2) interviews, and (3) field work. The literature review commenced with an archival search by the Archaeological Information Center at UCLA (Appendix A) and was expanded to include all the literary works we could find which contained significant information about La Puente's history or its buildings. These works, which are cited at various places in the text, may be found in the bibliography. However, two items merit special mention here due to their great value during the course of our study.

The first is Claire G. Radford's La Puente Kaleidoscope, Part I (La Puente Valley Historical Society, Inc. 1974). This booklet contains a useful historical sketch of the town in addition to valuable transcripts of taped interviews with several of La Puente's early citizens. The second is Eugene A. Pinheiro's 1960

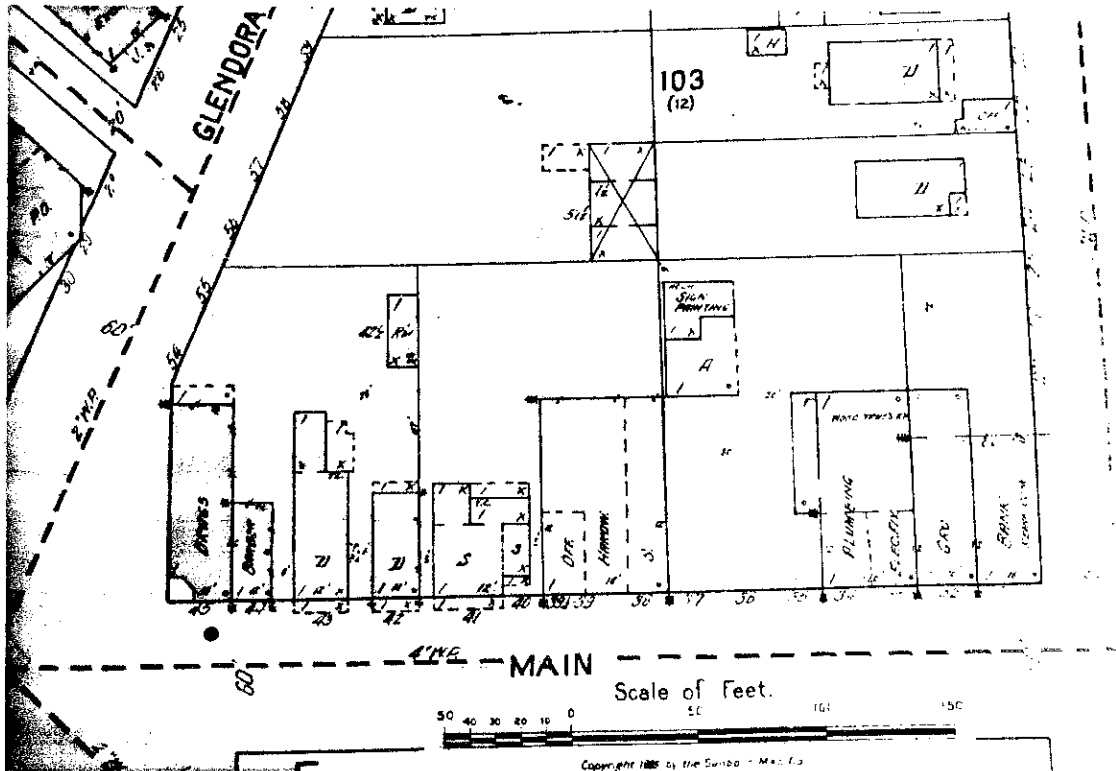
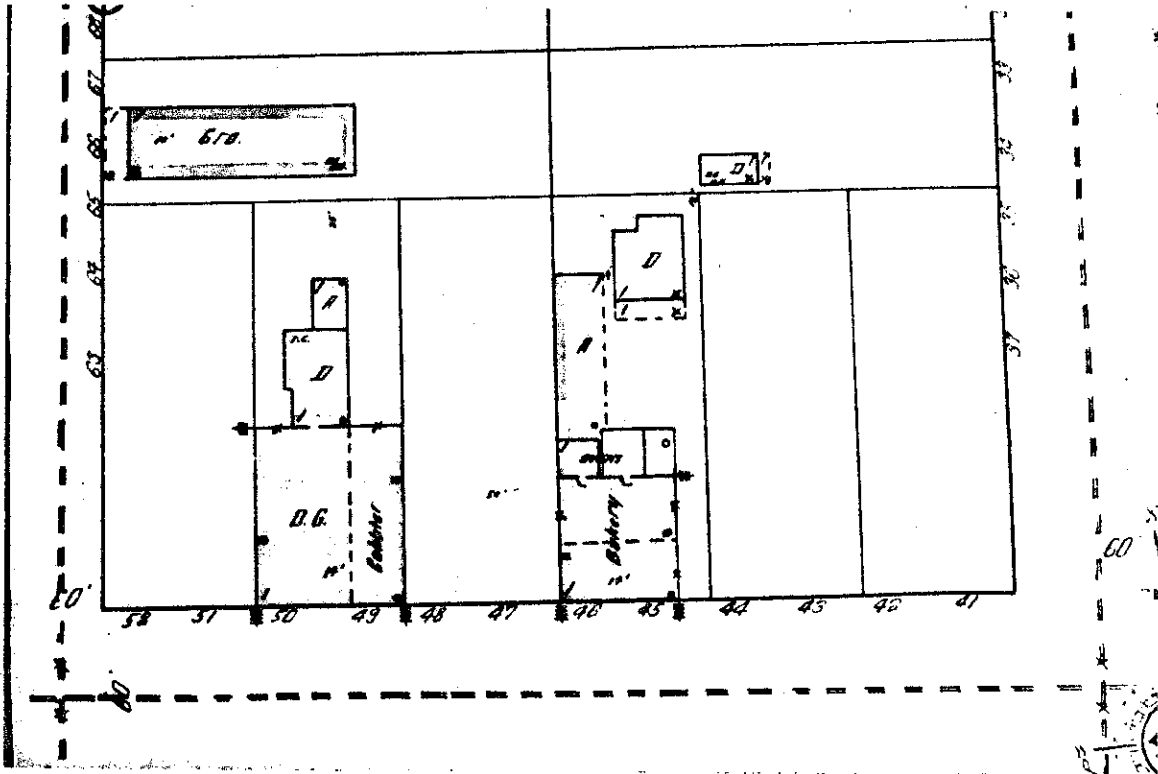


FIGURE 2

Portions of the 1925 Sanborn fire insurance map for "Puente." The north side of Main Street between First and Second is shown at top (note original French American Bakery building in center). The north side of Main between Glendora and First is shown at bottom. The Thomas/Spear Drug store is at left.

M.A. thesis on the history of La Puente. Based largely upon newspaper articles from the La Puente Valley Journal, this thesis provides a remarkably thorough description of the development of the town culturally and socially as well as physically.

Several historical maps have also proved invaluable during the course of our study. The 1894 U.S.G.S. Pomona 15' Topographic Quadrangle includes the earliest depiction of actual building locations. Figure 5 shows an enlargement of the La Puente area of this map. The 1915 and 1925 Sanborn fire insurance maps for "Puente" were also invaluable (fig. 2). These maps, which may be seen at the Geography Map Library at California State University, Northridge, show the size, type of construction, and function of each building in the downtown area. The maps shown in Figures 8 and 9 are based upon the Sanborn maps.

All fieldwork conducted for this study was carried out by the authors, usually working together. Descriptions for each building were compiled in the field by filling out draft copies of the Historic Resources Inventory forms. Black and white photographs of each building were taken at this time. Most construction dates for the various buildings were obtained from the Los Angeles County Tax Assessor's records. Where such dates were unavailable, we attempted to date buildings using the historic maps mentioned above. When this method also failed, building dates were estimated on the basis of architectural style, location, and/or association with other structures.

Finally, several individuals provided us with important verbal comments regarding the importance of local structures. These include Mr. and Mrs. Harold Rogers of the La Puente Valley Historical Society and Mr. Rick Hartmann, Community Development Director of the City of La Puente. We are also indebted to the Rogers for arranging for us to make copies of several of the historic photographs on file with the Historical Society.

## II. BRIEF HISTORY OF LA PUENTE

### A. PREHISTORY

#### 1. Sketch of the Prehistory of the Los Angeles Area

The prehistory of most of Los Angeles County, including La Puente, may be conveniently divided into four eras: (1) Post-Pleistocene or the period immediately following the termination of the last ice age some 10,000 to 12,000 years ago, (2) the Millingstone Period which began about 7,000 B.C. and lasted until circa 2,000 B.C., (3) the Intermediate Period which followed the Millingstone and lasted until about 500 years after the time of Christ, and (4) the Late Prehistoric Period which began about A.D. 500 and lasted until the time of missionization in the latter part of the 18th century.

a. Post-Pleistocene: Most scholars believe that sea level was considerably lower at the end of the last ice age (the "Pleistocene") than it is today. Traditional scholars hold that at that time, a "bridge" of land, which corresponded to the modern Aleutian Island chain, connected northeastern Asia with Alaska. It is generally believed that the earliest human inhabitants of southern California were descendants of hunters who had crossed this bridge following big game such as mastadon.

On the other hand, recent archaeological evidence from San Clemente Island suggests that prehistoric man was fishing on the island as early as 10,000 or more years ago (Big Dog Cave; Salls 1990:39). Since San Clemente has always been an island, even at the end of the last ice age, humans would have needed boats to reach that location. If they had boats at such an early date, they would not have needed a "land bridge" to reach Alaska from Asia.

Whatever the case, it is interesting to note that the earliest human remains ever found on the west coast of the United States have occurred in the Los Angeles area. These include a portion of a male human skull that has been radio-carbon dated to 23,600 B.C. ("Los Angeles Man"; UCLA-1430) and portions of a female skeleton recovered from Los Angeles' La Brea tar pits which have been dated to 9,000 B.C. (Stickel 1978). La Brea has also produced bones of the extinct sabre-toothed tigers believed to have been hunted and butchered by Pleistocene man (Miller 1969).

b. Millingstone Horizon: The Millingstone Horizon is characterized archaeologically by the appearance of food grinding implements consisting of flat or concave millingstones or "metates" and handstones or mullers called "manos." These implements were used to grind seeds into flour. Stickel has characterized the economy during the Millingstone Period as follows:

The people of the Milling Stone Period were primarily plant food collectors (as evidenced by the manos and metates); hunting and fishing were secondary activities. The ecology of these people was not only oriented to collecting seeds, such as seeds of sages, but also to collecting shellfish. Hunting and fishing seem to have been less important, as evidenced by the few projectile points [i.e. spear or dart points] and fish and mammal bones. (Stickel 1978:7).

Many Millingstone Horizon sites have been identified in Los Angeles County, most notably along the Malibu Coast and in Topanga although inland sites are also known.

c. Intermediate Cultures: This horizon is characterized by the introduction of the mortar and pestle. These implements are thought to be connected with the introduction of acorn processing. Up until this time, the technology to leach the acrid tannic acid from acorns was unknown. Thus, the nuts had been inedible. It would be difficult to over-emphasize the importance of the introduction of acorn technology since this event opened the door to gathering of a foodstuff which was more versatile, abundant, and reliable than any known before.

Arrowheads first appear in Los Angeles County at the end of the Intermediate Period (circa A.D. 500; Heizer and Hester 1978). This event is believed to have facilitated the ability to hunt. Thus, great inroads into problems of food gathering were made during the Intermediate period, setting the stage for the floruit of California Indian culture which was to occur in the Late Prehistoric period.

d. Late Prehistoric Period: Although the point is controversial, there is some reason to believe that Los Angeles County witnessed a large influx of desert peoples at the outset of the Late Prehistoric era about 1500 years ago (Kroeber 1925). These people, who spoke a Shoshonean dialect, rapidly assimilated the native population. It was the Shoshoneans who were the

ancestors of the "Gabrielino" people whom the mission padres found occupying Los Angeles County at the end of the 18th century.

Archaeological sites of the Late Prehistoric Horizon are characterized by a great wealth of finds in comparison to sites representing earlier cultures. Finds include many finely flaked arrowheads of various styles, ground stone bowls, gamestones, smoking pipes, beads and pendants, and, rarely, model canoes and carved figurines in addition to most of the types of materials known from the earlier peoples. All indications are that the Late Prehistoric peoples were capable of exploiting natural resources more comfortably and efficiently than any of southern California's earlier occupants.

Another feature of the Late Prehistoric Period is that larger villages evolved. One of the largest and most interesting of these villages was situated in La Puente.

## **2. Awig-na: La Puente's Late Prehistoric and Historic Indian Village**

Hugo Reid, Los Angeles' early student of Gabrielino ethnography, recorded that among the principal local rancherias was one called Awig-na located at "La Puente" (Heizer 1968:7). This village was recorded as early as 1821 when Father Sanchez, who was traveling from the Mission Rancho San Bernardino to San Gabriel mentions passing through the village of Ajuenga on the way (Johnston 1962:143).

According to Johnston, who is the chief authority on Gabrielino ethnography, the village continued to be occupied after the mission period and even into the 1840's when John Rowland and William Workman had acquired the region as the "Rancho La Puente."

A hint that Awingna had more than ordinary importance lies in an early record translated by Thomas Workman Temple II. The old text ran, 'Matheo, Capitan de la Rancheria Ajuibit, whom the other rancherias regarded as their chief, was baptized June 6, 1774, at the age of thirty-five or six.' Here was one more of the rare instances in which one man ruled several villages. Being a chief, Matheo was faced with a dilemma which did not trouble lesser men: namely, to make a decision as to which of his wives to retain as his bride in the Christian ceremony which was to follow his baptism. The record gives the name of his choice as Francesca. (ibid.).

Awig-na was located west of Glendora Avenue near its intersection with Nelson (just west of our study area). Most of the site was probably destroyed when the high school was built in 1915 on a ten-acre site acquired from the Baldwin Ranch. "Many mortars and pestles, tools, weapons and other Indian relics were unearthed" during school construction. Others were found when "McIntosh Field was first graded and leveled to make the football field" (Radford 1974:6).

According to Pinheiro, who got his information from old editions of the La Puente Valley Journal, many of the artifacts found in 1915 were housed in the new school. Unfortunately, the building was heavily damaged by the earthquake of 1933. "In the process of reinforcing the building, many of these relics were lost or stolen (Pinheiro 1960:9).

The citizens of La Puente still tell stories about the town's first inhabitants:

Mrs. Ruth Rowland Piliaria remembers her father telling about the Indian huts on the Rancharia near the Rowland Home. They looked like stacks of alfalfa. John Rowland III and other boys rode their horses through the rancharia and lassoed the huts and dragged them off for devilment. The Indian Chief lived near the John Rowland II Home. Some of the Indians had wood through their noses and ears. Later they hung a threaded spool through their nose. (Piliaria in Radford 1974:6).

## B. THE SPANISH & EARLY MEXICAN PERIODS (1769-1841)

The written history of the City of La Puente began in 1769 when the members of the Portola Expedition first entered the San Gabriel Valley:

Crossing the plain, we ascended a pass (La Habara, the pass across Puente Hills) and entered a valley of very large live oaks and alders. We then descended to a broad and spacious plain of fine black earth, with much grass, although we found it burned. After traveling for an hour through the valley we came to an arroyo of water which flows among many green marshes, their banks covered with willows and grapes, blackberries, and innumerable Castilian rose bushes loaded with roses. In the midst of the verdure runs a good channel of water which when measured was found to have a volume of three quarters of a square yard ... In order to cross the arroyo it was necessary to make a bridge of poles, because it was so miry. (Fr. Crespi in Bolton 1927:143-145 cited in Radford 1974:6).

In the early days following establishment of the Mission San Gabriel, the La Puente area was agricultural land planted by the Mission Indians. There are a number of stories relating to the problem of how La Puente got its name. According to Leonore Rowland, the area was first known by both the names Zanja, or "stream," and Puente, or "bridge," presumably in reference to the bridge and stream referred to by Crespi in the quotation cited above. She notes that the area was referred to in the Mission records in various years from 1774 to 1817 but that it was not until 1819 that the name "Rancho de La Puente" first appears (Rowland 1963:3).

Other explanations for the name "La Puente" are cited by Pinheiro (1960:1ff.) and Radford (1974:7). A credible one recorded by Fremont Rider alleges that the name is based upon the fact that the Puente Hills form a topographic "bridge" between the Santa Ana and San Gabriel Valleys. Another story claims that the name is based upon the Indian name Awig-na, or "abiding place" which the "Mission fathers translated as 'La Puente,' bridge, or high place of the valley" (Radford 1974:7). Finally, it is said that La Puente was named for the Marques of Villa Puente, "a man mentioned in Allegre's History of the Jesuits in New Spain, 1789, as 'distinguished benefactor, the illustrious Jose de La Puente, Pena Y Castrejon, Marques de Villa Puente, who might indeed be termed the fountain and treasury of kindness to our whole society in the Christian world.'" (*ibid.*). Radford concludes, probably rightly, that the old bridge of 1769 is the actual source of the name.

Finally, while we are on the subject of La Puente's name, we cannot resist digressing for a moment to add this amusing anecdote related by Pinheiro:

In the January 30, 1936 issue of the La Puente Valley Journal Frank M. Colville, the editor, told an interesting story about how La Puente might have been called Fruitcake. A fast talking, polished gentleman asked for a meeting of the leading citizens of La Puente. At his meeting he offered to build a factory in La Puente to manufacture fruitcake. The only stipulation was that the town would have to change its name to Fruitcake, California. After a spirited meeting during which some of the citizens were swayed toward agreement, the suggestion was turned down. (Coleville in Pinheiro 1960:3)

Whatever the name, the study area simply comprised either cultivated fields or uncultivated grasslands during the late 18th and early 19th centuries. The advent

of Mexican rule following that county's declaration of independence in 1821 did little to change the land although it had drastic effects on the lives of the Mission Indians. The new Mexican government "secularized" all mission lands and freed the Indians from the control of the Church. While these changes may seem to us to be fundamentally good, in fact they left much agricultural land "up for grabs" through grants made by the corrupt new government.

And although the Indians were freed from bondage, they were incapable of successfully coping with the white man's world. Their traditional way of life eradicated, and with no where to turn for help, the Gabrielino Indians were rapidly driven to extinction by the forces of poverty, disease, and absorption. Today, no full-blooded Gabrielinos survive and there are only a handful of individuals who possess any significant fraction of Gabrielino ancestry.

### C. ROWLAND, WORKMAN, & THE RANCHO (1841-1871)

The Rowland-Workman party, which was the "first regular overland immigrant train" into southern California, arrived in Los Angeles on November 5, 1841. John Rowland and William Workman, the leaders of the company, had been residing in the New Mexico territory for years and had become Mexican citizens. They were accompanied by a total of 25 men including New Mexicans, other Americans from New Mexico, and a small contingent of Missourians who had arrived at the Kansas River too late to join the Bidwell-Bartleson, the other early party to California.

The Rowland-Workman party had left Albuquerque (called Albiquiu at the time) in September of 1841. Rowland later stated that each man in the party had a firearm. "The men with families came with the intention of establishing residence in this territory, and those having a trade, to pursue same, and some of the others to examine and look over the territory for the purpose of settling here now or returning later to their country" (Rowland in Radford 1974:9). The company drove a large flock of sheep.

They took the "Sante Fe Trail" or "Old Spanish Trail" which extended northeast from Albuquerque to the San Rafael River in the Utah Territory, then southwest to Los Angeles via Las Vegas and San Bernardino. Following their arrival, Rowland and Workman began looking for a suitable piece of land upon which to settle. They soon learned of the Rancho La Puente which had formerly

belonged to the Mission San Gabriel and which many of the locals had been trying unsuccessfully to secure. It seemed that ...

... no single applicant had sufficient influence to outweigh that of the combined opposition. Rowland and Workman, having lived long enough in New Mexico to become citizens, and having a pretty thorough knowledge of the Mexican character, one of them (John Rowland) quietly paid a visit to Monterey, where the Governor of Alta California resided: this official, alone, being empowered to give a valid title to land. For the consideration of one thousand dollars paid in hand, this obliging official, without hesitation, granted all the applicant asked for. (Isaac Given in Hafen 1954:214).

The original grant of La Puente to Rowland and Workman, which was preliminary, incorporated 48,790.55 acres of land. The grant was made on January 14, 1842 and was followed three years later by a final grant of the same territory by Governor Pio Pico (July 22, 1845). And so it was that Rowland and Workman gained title to what was to become the City of La Puente and much of the surrounding territory.

Workman had brought his family along and soon began building a home on the San Jose Creek south of La Puente in what is today the City of Industry. "Don Julian" as he would come to be known, built the three-foot thick walls of his new house of adobe bricks made by Indian laborers. The roof was covered with asphaltum taken from the La Brea tar pits located west of the Pueblo of Los Angeles. The original house, which was "mission style," comprised three large rooms measuring 75 x 50 feet each. Later two wings were added and these embraced a central patio which featured fruit trees and grapevines. "Under the house were two large cellars to store food and the large casks of wine made from the ranch vineyards and one small cellar to house the kitchen." (McGroarty in Radford, *op. cit.*). The Workman home still stands on its original site about a half mile east of our study area. It is listed on the National Register of Historic Places.

John Rowland returned to the New Mexico territory for his wife and children who were residing in Taos. In the fall of 1842, the Rowlands took the southern, or "Gila" trail from Santa Fe south via the Rio Grande then west via Santa Cruz, Tucson, and Fort Yuma to Warner's Ranch in what is now San Diego County. They arrived in the Los Angeles basin on December 12, 1842 after a

very difficult trip which Rowland later described in a letter to the United States consul in Santa Fe:

Safe arrival here on the 12th of last December, after a very tedious and disagreeable journey. On the road we had nearly all the time very cold unpleasant weather in which our women and little ones suffered very much; an accident also happened in our sheep by which I lost about 400 which got smothered by the flocks rushing into a deep ravine or gully; but on the whole we at last got here, for which I shall always feel grateful to the Divine Ruler of Destinies of us Mortals for having delivered me from the bondage of the Taosanos and Apaches to which I was always doomed whilst in New Mexico ... (Hafen 1954:215).

The Rowlands built their adobe home on the bank of San Jose Creek about one half mile east of Workman's place. It was a nine or ten room structure with the rooms arranged to either side of a central hallway. At the front door were two ash trees which Rowland grew from whips taken from his original home in Maryland. Writing in 1850, Judge Benjamin Hayes described the Rowland home as follows:

... John Rowland ... was a plain-spoken gentleman of perhaps fifty years; an hour's stay impressed us favorably with his whole family. He lives in a large and substantial adobe house, one side of which is a good garden with fig, pear, and other fruit trees, and fine vineyard nearby. The plain seems to extend northward to the foot of the mountains, and westward six or seven miles, all covered with cattle ... Mr. Rowland is married to a Mexican lady whose manners are agreeable, a delightful little woman. They have several interesting children and live well. Several wagons were camped there getting wheat ground at Mr. Rowland's mill. He has a great many sheep and brings them near the house at night, as the neighboring hills are infested with wolves. He has several Indian servants, and many pigs and good dogs are in evidence around the place. Corn does well, and last year Mr. Rowland grew a sweet potato that weighed 16 pounds ... He says that wheat lands produce 30 bushels to the acre." (Powell and Powell 1937:57).

The Rowlands continued to live in the adobe, which was located south of San Jose Creek about one-half mile south of La Puente, until about 1850 when they built their new brick home (the first two-story brick building in Los Angeles County; Atkinson 1988:74). The new home, which still exists in heavily altered form, stands about 100 yards south of the location of the original adobe (Hoover *et al.* 1932:161).

California joined the United States in 1850 and John Rowland and William Workman immediately began the application for American title to the Rancho La Puente. They finally succeeded in 1867 and partitioned the rancho the following year, Workman taking the western half and Rowland taking the eastern half. The future site of the City of La Puente was situated within Rowland's portion of the Rancho. John Rowland died in 1873 at the age of 82, leaving his property to his second wife, Charlotte, and his children. He was buried at the Workman cemetery.

Robert Clabaugh, a long-time resident of La Puente, recorded that "very early, long before the township was founded, there had been a fort at the intersection of what is now Glendora, Nelson and First" at the northeastern corner of our study area. According to Clabaugh, this fort consisted of an adobe and corral which was later used as "a wagon train stop for emigrants coming to California with hay and grain stored there" (Clabaugh in Radford 1974:33).

#### D. FOUNDING AND EARLY DAYS OF THE TOWN OF LA PUENTE (1872-1900)

Aside from the old adobe mentioned above, the land where the City of La Puente is now located simply comprised cultivated fields or grassland in 1872. But in that year, the railroad came through the La Puente Valley. This event was to change the course of southern California history, not to mention that of La Puente.

A depot was apparently built at La Puente almost as soon as the railroad came through. This statement is based upon Henry Dalton's Diary in which he records that on July 30, 1874, he "went to Puente depot to meet Messrs. Slauson and Hoover, who came to see the 'Homestead' for a loan of \$40,000" (Radford citing La Puente Valley Journal, 10/6/69). This Southern Pacific depot, which was the first structure in La Puente, was located on the south side of the railroad tracks almost due south of the currently existing intersection of Main Street and Azusa Road (now Glendora Ave, see fig. 1).

Only two other buildings were located in La Puente prior to the official laying out of the town in 1886. These two buildings were a store/saloon/post office and a warehouse, both of which had been built by "Lucky" Baldwin following his foreclosure on William Workman's part of the Rancho La Puente in 1876. The store was located north of Front Avenue (modern Old Valley Blvd.)

and west of its intersection with Azusa Road. It was a single-story frame structure with a gable roof which extended out over a front porch. A photograph of the building shows that the porch roof was supported by a row of five 4 x 4 posts. The store lacked windows on the side elevations. It had a shake shingle roof. In the early days, the store was managed by a man named Unruh (Radford 1974:13).

Radford describes the warehouse, which was located on the north side of the tracks opposite the S.P.R.R. depot, as having "large doors facing the tracks for loading the freight cars." Baldwin rented the land he had acquired from Workman to tenant farmers who dry-farmed wheat and barley. "Bill Elliot was Baldwin's foreman to see that the farmers turned in one quarter of their crops." Al Cameron was sheep foreman (*ibid.*).

The Town of La Puente, or simply "Puente" as it was called before 1909, saw its official beginning on March 18, 1886 when the townsite map was recorded and 37 parcels of land were offered for sale. The land had been purchased from Albert Rowland, son of John and Charlotte Rowland, a year earlier by A.E. Pomeroy and George Stimson. Three structures were erected in 1886 at the time the new town was formed: (1) the Rowland Hotel (fig. 6.top), (2) the Stimson Block (fig. 6.bottom), and (3) the first church (fig. 4.bottom). At least six other commercial structures were built before 1900. These included a school, two store/saloons, a restaurant/saloon, a garage, and a meat market. Most of these new businesses were operated by French or Basque immigrants. They did the bulk of their business with local cowboys working on Lucky Baldwin's ranch or one of the other local ranches.

During the closing years of the 19th century, the large ranches started to be subdivided for smaller agricultural operations. More families moved into the area as land became available. Nonetheless, the population of the valley remained relatively sparse due primarily to the lack of water. Throughout the century, the ranches had depended upon San Jose Creek and a few local artesian springs as water sources. A few irrigation ditches (*zanjas*) had been dug and this helped distribution but most cultivated land was still concentrated along the creek.

The construction of the "beanery" in 1895 serves as an indicator that truck farming was becoming increasingly important (fig. 3.top). This large rectangular

brick warehouse, which still stands at 15900 Old Valley Boulevard, was used for sorting and sacking dried beans (Atkinson 1988:73). It later housed the post office for a period of time (Cenoz in Radford 1974:24; see section IV.S.2.a below).

#### E. "PUENTE" IN THE EARLY 20TH CENTURY (1900-1918)

In 1900, an event occurred which was to change the history of the entire Puente Valley. In that year, a man named Will McClintock drilled a line of wells across his property and brought in so much water that a lawsuit ensued. McClintock won the suit and subsequently sold much of his ranch at a substantial profit (Pinheiro 1960:47f.). Soon wells were going in all over the valley and formerly dormant, but fertile soil came into use.

In 1909, L.T. Hammersley moved to Puente from Los Angeles and started a hardware store on the formerly vacant lot at the southeast corner of Main and First Streets. This is our first record of a new business in town since before the turn of the century. Hammersley described the other existing businesses as follows:

Puente was about one-third its present size [in 1936], when I first came in 1909 ... But the principal business establishments were those of Casimir Didier, Rambaud and Oxarart, Heinze, and Gilley and Faure. Didier ran a French restaurant and had a license under which he could sell beer and wine. Rambaud and Oxarart had a saloon on what is now Main Street across from the Journal office, and Heinze's saloon was on Main Street near the corner. Gilley and Faure ran a combination store and saloon ... (Hammersley in Pinheiro 1960:59).

The year 1910 was important in the history of the development of La Puente. In that year, the First National Bank was built in the triangular lot at the corner of Main and Front Streets (figs. 7.top, 19). The bank proved profitable and by 1919, W.D. Townsend had organized the Puente National Bank (Pinheiro 1960:60, 116).

A jail to house prisoners being transferred to and from Los Angeles was also built in 1910. This structure stood on the east side of Glendora Avenue between Rowland and Workman Streets. It was behind the location where a fire station was later constructed. The old jail was torn down when Glendora was



FIGURE 3

Top: The "beanery" looking NW. Bottom: Main Street looking east from Second. Rowland Hotel is at left and Stimson block is at right (neither photograph is dated but they were probably taken around the turn-of-the-century). Courtesy of the La Puente Valley Historical Society.

widened (sometime prior to 1957; ibid. 67). The fire station has also been removed.

Finally, it was about 1910 when the Puente City Water Company laid its first pipes. Work was carried out under the direction of Emile Rambaud and George Cross was the bookkeeper (see section IV.H.2.a for a description of the Rambaud home which is identified as potentially eligible for the National Register of Historic Places). The system's reservoir was located at the far eastern end of Main Street and the well was situated on the Rowland Ranch.

After it was discovered that water could be acquired by drilling a well, many local ranchers began planting trees, including walnut trees. The walnuts flourished and soon the crop was sufficiently abundant to market. Mr. Albert Faure provided the following account of the walnut marketing problem:

The walnut buyers would come out to the valley and they would all meet together in a central spot and decide what they would offer the growers for their nuts. They would then go to the different ranchers and offer them, let's say, fifteen cents a pound. The rancher would say that was too low, so the buyer would leave. Other buyers would come and offer the same price. If the rancher still refused to sell, the buyer would leave and then come back later with an even lower price. The rancher was forced to either sell his crop at the new lower price and take a big loss, or destroy his crop. As a result of this, the ranchers realized that they needed some kind of co-op to help them market their walnuts so they could get a decent price for them. (Sadler interview of Albert Faure on April 13, 1977 see Sadler 1977:15).

The La Puente Valley Walnut Growers Association was formed on June 12, 1912. A branch of the California Walnut Growers Association, the local organization quickly brought the marketing problem under control. It then built a frame packing house north of the railroad tracks at Valley Boulevard and Stimson. Walnuts became such a big crop in Puente that "ranchers lined up west on Valley Boulevard over to Glendora, and as far back as Puente High School" while waiting to get their nuts packed (ibid. 17). The Association used the "Diamond Brand" label.

In 1914, La Puente Masonic Lodge No. 446 was organized. One of the oldest of the town's civic groups, the masons held their meetings on the second story of the Faure building, a large two story brick garage which had been built back in 1892 by the same family which was operating the Gilley/Faure store and

saloon on Main Street. The Faure building still stands on the north side of Old Valley Boulevard opposite the beanery (see section IV.S.1.c below; the Faure Building has been identified as potentially eligible for the National Register of Historic Places).

Although an elementary school (first Hudson School) had been built on Rowland Street north of Second Street (just north of our study area) back in 1889, no secondary school existed in Puente as of 1914. In that year, George Cross, Peter Feddersohn Sr., and Raymond Hopper began gathering signatures for a petition to organize a high school district. A bond issue of \$65,000 to finance the new school was successful and construction was completed in 1915. The school was built west of Azusa (Glendora) just west of our study area. The Indian village site of Awig-na was largely destroyed at that time (see Section II.A.2 above).

1915 was also an important year for downtown commercial building construction. Probably the first building to be put up that year was the Thomas Drug Store built at the northeast corner of Main Street and Azusa. The drug store featured semi-circular pinnacles or "tabs" above its facades. These matched the decoration of the new bank on the opposite side of the street (fig. 4.top). The Heinze (formerly Dietzel) restaurant/saloon had to be demolished in order to make way for the new drug store. The latter single-story brick building still stands at 15801 Main Street although it has been heavily remodeled (compare fig. 4.top with #1 in Vol. II). Three other single-story brick commercial buildings were also built along the north side of Main between Azusa and First Streets in 1915. These included 2-unit and 3-unit stores at 15811/13 and 15815/17/18 Main Street and a 2-unit building at 15827/15829 Main Street. There were still no stores east of the first block of Main Street which remained unpaved (the first experiments with paving had taken place in 1911-1912 on Front Street; ibid.).

Finally, 1915 was important because it witnessed the founding of the French American Bakery by two French bakers, G. Gagliero and G. Visio, who had formed a partnership. The new brick building, which was built at a cost of \$4,400, contained two storerooms and a baking plant (Powell and Powell 1937:306). The building, which measured only 40 x 40 feet at the time, was absorbed into a larger bakery complex that still stands on the north side of Main Street between First and Second (15851 Main, Atkinson 1988:74). The front of

the original bakery building now simply comprises a blank wall (see section IV.B.1.c).

By 1918, the Town of La Puente was making important contributions to the war effort. Aside from advertising to help raise money for the Red Cross and government War Bonds, local businesses also played an important role supplying food for the troops. The Puente Mercantile Company, which occupied the beanery and was the major purchaser of beans in the area, placed the following ad in The Puente Journal:

Raise beans in your orange and walnut orchards and benefit the soil. Every orange and walnut rancher in the San Gabriel Valley should raise beans this year.

Ask any rancher whose crop the Puente Mercantile Company handled last year and years before--they'll tell you that this valley is the most ideal place in the world for growing Lady Washington and Blackeye beans. (Pinheiro 1960:78).

The ranchers responded to the call but the war soon came to a close. This resulted in a "dull bean market" due to the fact that the government was no longer setting prices and the "big Eastern and Middlewest brokers" were dumping Michigan and oriental beans on the market. But the market settled down after a while and beans continued to be an important crop in the La Puente Valley.

The population of La Puente had grown rather dramatically during the second decade of the 20th century. In fact, the 1920 census showed 2,545 citizens or more than double the population of 1910 (ibid. 80). The town lost seventy-eight of its sons in the great conflict. The first meeting of the La Puente American Legion Post No. 75 was held at the Hudson Grammar School on October 17, 1919. Twenty-three members were present to adopt the constitution.

#### F. LA PUENTE DURING THE 1920'S

The 1920's were good years for the now burgeoning agricultural town of La Puente. Times were especially good for the walnut growers as the following excerpt from the Puente Valley Journal (7/22/48) indicates:

Peak production of walnuts processed at the packing plant in Puente was in 1927 when 4,991 tons or 10,000,000 pounds had a gross value of \$1,572,027.50. The gross value passed the million

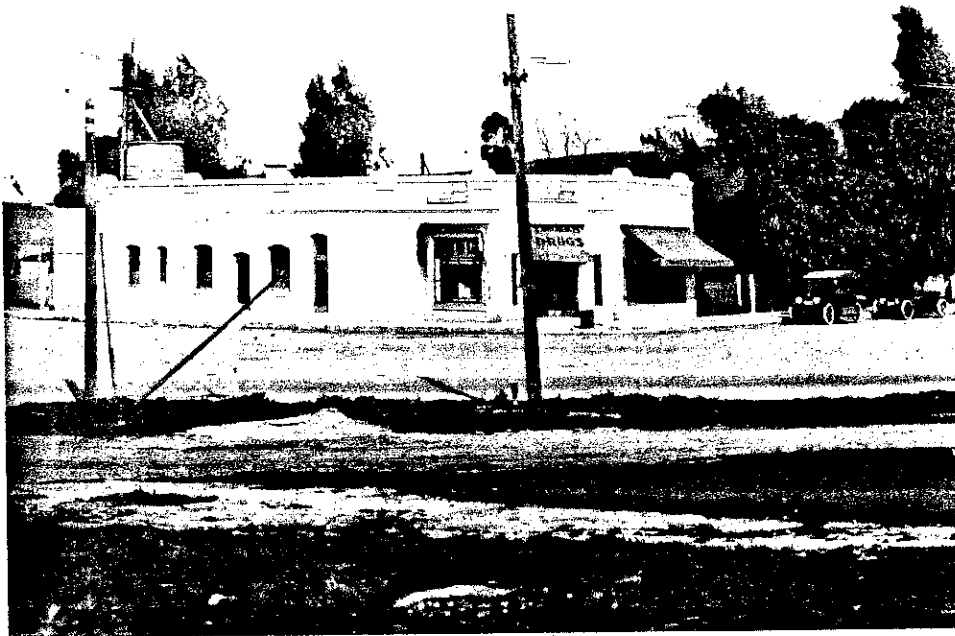


FIGURE 4

Top: Thomas/Spear Drug Store at NE corner of Main and Glendora (1920) looking east. Note that the Rambaud/Oxarart store/restaurant still existed at this time (north side of the street beyond bank). Bottom: "First Church"; later the Guadalupe Chapel (n.d.; probably about the turn-of-the-century). Courtesy of La Puente Valley Historical Society.

dollar mark five other times since 1912, in 1919, 1922, 1923, 1924, and 1925. Production in other years was cut down by severe sunburn, killing frost, or delayed foliation (ibid. 84).

In September of 1920, the walnut processing plant was moved from the old frame building east of the beanery to a new building situated near Hacienda Boulevard. The new facility was the largest such plant ever built and featured walnut culling belts and cleaning drums capable of handling 750,000 pounds every twenty-four hours and vacuum culling machines capable of processing 144,000 pounds during the same time period. However, most of the work entailed in picking and delivering the walnuts was still carried out by hand, mostly by itinerant families of Mexican workers.

Unfortunately, the enemies of walnut trees in the form of various diseases had already appeared as early as 1923. "Disconcerting things such as scale, walnut worm, codlin moth, crown gall or root knot, crown rot, melaxum or black sap, heart rot, mold, mildew, and discoloration of meats made front page news in the La Puente Valley Journal (ibid. 85). Eventually, these pests were to succeed in terminating the local walnut industry.

Citrus crops were also becoming important to La Puente's agricultural economic base. The Sunflower Lemon House was opened by the Mercantile Company in 1920 and in 1925 the Puente Mutual Citrus Association moved its operations into the walnut grower's old packing house east of the beanery. The Association, which had formed in 1922, processed Sunkist fruit.

In addition, beans continued to be grown. Other crops included avocados and flowers. By 1928, agriculture had come to dominate the valley. "An idea of the agricultural wealth of La Puente Valley in 1928 can be surmised from these facts ... There were 30,000 acres of rich and fertile soil, 8,000 acres of walnut ranches, 3,500 acres of citrus groves and two citrus packing houses, and 200 acres of avocados" (ibid.). The latter fruit presented the interesting problem of necessitating education of the public in order to create a market.

While it was no longer "king" of local agricultural enterprises, cattle ranching continued to be important to the local economy. But in 1924, cattle all over southern California were stricken with hoof and mouth disease. Since it was believed that the virus behind the disease could be carried by humans and other livestock, draconian measures were introduced to keep the virus out of La

Puente. Basically, this entailed curtailing as much traffic as possible. Barriers were put up and an article in the Puente Valley Journal explained the new rules (ibid. 89). Persons living in the restricted area would be permitted only one trip out and back per day. Delivery carriers would not be permitted in except by permit. Children were not permitted around livestock, and so on. The risk was not only to the livestock around La Puente but to the fruit and nut growers as well since nothing could be shipped out in the event that the district became infected with the disease.

At the same time, the town was bristling with small business. A 1924 booklet praising the virtues of La Puente Valley listed the following businesses:

- Three banks
- One newspaper
- One monthly magazine
- Two hardware stores
- Three general merchandise stores
- Three grocery stores
- Three blacksmith shops
- Four garages
- Three oil stations
- One millinery store
- One drug store
- Two shoe shops
- One tire and battery shop
- Two dry cleaning shops
- One plumbing and electrical contractor
- Two bakeries
- Four restaurants
- One hotel
- Two rooming houses
- Two confectionery and light lunch shops

In 1925, C.C. Stafford moved his mill from El Monte to 15566 E. Stafford in La Puente (Atkinson 1988:73). This company manufactured alfalfa meal feed and molasses feed for livestock. "At the time, it was the largest plant of its kind in California and supplied products for independent companies to market under their own brand name" (Pinheiro 1960:91). The mill burned down in a disastrous fire in 1927 but had been rebuilt by 1928.

Back in 1885, William Lacy and W.R. Rowland had formed the Puente Oil Company. They conducted one of southern California's first successful oil exploration projects with a well they drilled in the Puente Hills. Ever since that

time, the citizens of La Puente have considered that they must be living over a lake of oil. Many attempts to bring this oil in were made during the late 1920's but to no avail. The Puente French American Bakery was far more successful and in 1923, the business was purchased by John Mouroa, Leonard Esquerre, and John Esquerre. They expanded the facility buying and building on the land around the original shop. By 1929, the bakery was producing 4,000 loaves of bread a day and employed eight regular bakers. Deliveries were made by the bakery's own fleet of five trucks.

The Stafford Mill fire had not been the first in La Puente. Back in 1923, a "roaring" fire which lasted for twelve hours had destroyed the Patten-Davies Lumber Yard and about twelve homes. The fire started at the home of Dr. Newman in a court at the corner of Workman and Glendora and "flames could be seen for miles" (Radford 1974:35). At that time, garden hoses comprised the only available water supply and it was found that there was insufficient pressure to supply all the hoses which were put into service. "This prodded the Chamber of Commerce to instigate a movement to provide plans for a fire department and a domestic water district" (*ibid.* 96).

In 1924, the La Puente Valley County Water District was incorporated. It absorbed Emile Rambaud's old 1910 water system (see above). The new water district also drilled several deep wells in Baldwin Park and built two large reservoirs east of town. By 1925, a fire department had been built and a volunteer fire squad was organized. A new fire engine was purchased and fire hydrants were installed under the direction of Mr. Rambaud who now worked for the new water district.

The citizens also improved the appearance of their town during the late 1920's. In 1929 curbs were placed along Main Street from Second to Fourth Street. A new set of street lights was installed along Main from Glendora Avenue to Fourth Street. "They had ornamental posts each carrying a single light" (*ibid.* 99).

Finally, great strides were made in La Puente's religious and social institutions. The new Puente Community Methodist Church was opened in 1920 and a new Catholic Church building was dedicated in 1924. The costs of both buildings were born by donations and special church fund-raising events. "The old church which had been located on Central and Stimson Streets (St. Joseph's)

was turned over to the Mexicans as a place of worship and became known as the Guadalupe Chapel" (fig. 3.bottom; ibid., 103).

One of the town's great social institutions, the La Puente Valley Woman's Club was formed in 1922. The club was first organized at a meeting of one hundred and forty seven women at the high school. It was the heir to the 20th Century Club, a woman's literary organization which had been started in 1908 but subsequently disbanded. Radford provided the following account of the later club's development:

The men of the community had purchased a lot and at the first meeting subscribed \$6,000 to build the clubhouse which was badly needed for a community building. The clubhouse was built in the summer of 1923. The club was organized April 22, 1922 and incorporated May, 1922 ... There were 183 charter members. The club colors were blue and yellow ... There were two club meetings a month, one luncheon and one social. Dues were \$3 annually and luncheons were 75 cents ... On October 2, 1923, at the first meeting in the new clubhouse, the Men's Building Committee formally presented the new clubhouse to the La Puente Valley Woman's Club ... (Radford 1974:35).

The Woman's Club building became a focal point of civic and social affairs for many years to come. The building still stands at 120 N. First Street and has been identified as potentially eligible for the National Register of Historic Places (see section IV.F.2.a below for a description of the building and Vol. II, #23 for a photograph).

#### G. LA PUENTE DURING THE GREAT DEPRESSION AND WW II (1929-1944)

The next great event in the history of La Puente was the Great Depression. The citizens of agriculturally oriented La Puente suffered a kind of double whammy with the disappearance of money to finance purchase of their crops and the devastating effects of several diseases. The walnut crop was hit so hard in 1930 that it was estimated that one-half was lost. Even so, the domestic market could not absorb the walnuts which were produced and overseas markets in Germany and Scandinavia were eventually discovered (Pinheiro 1960:111). Matters were worsened by the fact that local citrus trees were coming down with "die-back," a disease of the roots and the control of which

necessitates destroying the infected tree. Finally, the citrus and avocado growers were hit hard by mother nature in 1937 when abnormally low January temperatures destroyed much of the crop.

But the bad times also spawned some interesting experiments. The Stafford Mills built a corral capable of holding 6,000 sheep. It was located south of the railroad depot. Two experimental papaya trees were planted at Rowland Manor. But the most interesting and amusing experiment was Carl W. Winship's frog farm located on Valley Boulevard between Fourth and Fifth Streets:

Mr. Winship had three acres of land prepared to raise frogs to sell to the hungry markets of the land. He imported live frogs from New Orleans to stock his new venture. There were two kinds, large and small. The large frogs were to eat the small frogs which solved the feed problem, and the large frogs were to be eaten by frog lovers of which there were supposed to be many. (circa 1937; ibid. 113).

Economic conditions nationwide were so bad at the outset of the depression that many banks failed. At one point, it became necessary for President Roosevelt to declare a banking moratorium in order to prevent their reserves from being liquidated by panic-stricken savers.

Given the circumstances, La Puente's banks held up relatively well. This fact seems to be largely due to a series of acquisitions and mergers. In 1931, the First National Bank purchased the Puente National Bank. The Puente Savings bank was acquired by the new institution in 1933. The new bank retained the name of "First National" and had total assets of \$839,013.03 at the beginning of 1934. Later that year, the Bank of America paid cash to the stockholders of the First National and absorbed the new bank, retaining the former employees and directors.

The French American Bakery also continued to operate during the depression years:

The Puente French American Bakery continued to grow ... In 1936 it had eight trucks to deliver its products. The bakery was operating twenty-four hours a day and employing twenty-two persons. All the bakers were either French or Italian and had learned the trade in their native countries. The French bakers made the French bread while the Italian bakers made the Italian bread. (ibid. 116).

The difficult economic conditions of the 30's also gave rise to increased criminal activity. The presence of the Prohibition in the early 30's exacerbated the problem. Bank robberies, hijackings, protection racketeering, and kidnapping all became more frequent incidents in southern California. In La Puente, a gasoline truck was hijacked at the intersection of Old Valley Blvd. and Hacienda.

The increase in criminal activity, combined with a general increase in population, created the need for regular town police personnel. "In 1930, Constable Gratian Bidart had a regular force of three full time deputies who were Charles Rowland who served in the daytime while Thad McClelland and Frank Davis patrolled at night. Additional law enforcement personnel were available from the San Dimas substation of the sheriff's department. This station, which had a staff of thirteen, served San Dimas, La Puente, Baldwin Park, parts of Rowland, San Jose, and Whittier townships (ibid. 117).

The depression years were especially difficult years for the Hudson School District which the citizens had supported so loyally over the years. For example, while the budget for the 1930-1931 school year had been \$74,720, the budget the following year was reduced to \$65,600. "Subsequently, teacher's salaries were cut ten percent and the school nurse was eliminated" (ibid. 120). In 1933, the Puente High School District and Hudson School District each suffered budget cuts of an additional \$20,000. Some teachers were eliminated and others had their pay cut. However, the school districts' athletic programs must have been successful since the coach's salary remained unchanged.

The schools' financial problems were made worse by the severe earthquake of 1933. The damage to Los Angeles area schools was so great that the county decided to make each individual member of each school board responsible for any physical injuries to children resulting from future earthquakes.

By 1937 the schools had not been made as safe as possible and, after school bonds had been voted down twice, the school board of Hudson District prepared to close the schools and place the pupils in tents until the schools could be made safe. The board purchased twenty tents, 16 x 20 feet in size, from the Los Angeles School District. These tents had wooden floors and could seat twenty-five to thirty pupils. (ibid. 121).

Hard economic times spawn difficult social situations and Los Angeles County during the 1930's was no exception. Relief departments all over the state were hard-pressed to meet the demand for assistance. It is a little-known fact today but by 1932, the government had deported more than six thousand Mexican families in order to relieve pressure on the relief departments. That same year, sixty-three parties in La Puente were receiving relief aid. In addition, the Red Cross was providing 10 lbs. of flour per week to each family. By 1935, cash grants to pay for rent, clothing, gas, lights, and other necessities were being made by the county.

Many useful "workfare" programs were supervised by the WPA during the depression. Many projects entailed construction of, or improvements to infrastructure such as roads, bridges, and public buildings. But some projects were intellectual endeavors such as compilation of local histories. Janet and Dan N. Powell's La Puente Valley, Past and Present (1937) is one example of these important contributions.

The seemingly endless depression was finally terminated by the burst of war effort activity just prior to and following Pearl Harbor. At the outbreak of the war, all aliens were forced to register with the government and many of the area's Japanese citizens were taken to relocation camps (Swain 1963:159). The first draft registration occurred on October 16, 1940 and Albert Moreno was the first resident of La Puente to be called into military service. Selective Service Board No. 93 was set up at 109 E. Main Street. It operated under the direction of Raymond Petitfils (Chairman; La Puente), L.T. Hammersley (La Puente), and Howard Hadley (West Covina).

The La Puentians who stayed home found ways to participate. For example, during the war a "sky watch post" was maintained, first at the Puente Woman's Clubhouse then "atop the high school building" (*ibid.* 161). The sheriff's office set up a citizen's defense council and the first blackout alert occurred on December 10, 1941. In addition, bond drives were headed by Hudson School Superintendent D.P. Lucas. These were subscribed to with the usual enthusiasm which La Puente had become accustomed to expect from its public-spirited citizens.

#### H. POST-WAR LA PUENTE (1945-1956)

Although many changes had taken place in the town of La Puente since it was first layed out in 1886, the most dramatic physical changes in the community have taken place in the last 40 years. Fundamentally, this has comprised a change from an agriculturally oriented rural small town to a Los Angeles-style residential community. However, La Puente is different from many other small towns in the area in that most of the subdivision, residential, and commercial development which has taken place has been located outside of the central area of town. While the old early 20th century business districts of most towns around Los Angeles have been demolished to make way for new development, many of the old commercial buildings and residences in and near downtown La Puente have survived (although most have been heavily remodeled).

Nonetheless, La Puente's agricultural economy disappeared as the ranches and pastures were transformed into housing tracts:

The walnut industry all but disappeared during the 1950's. Approximately ninety-eight tons of walnuts were harvested in 1950 with only fifty-eight growers delivering from 543 acres. [The following year ?] The crop was very light and forty-one growers failed to deliver any walnuts at all. The processing was done at the San Fernando Walnut Growers' plant. In 1952 there were only about 200 acres of walnuts harvested in the La Puente area. The walnut industry had diminished from a peak of about 11,000 acres yielding as much as 5,000 tons of walnuts a year during the late 1920's. (ibid. 150).

In 1953, the La Puente Valley Walnut Growers' Association sold its processing plant at 15603 East Valley Boulevard (i.e., the second plant) for use as a warehouse. That same year, the eleven remaining members of the Association dissolved the organization, thereby effectively ending an important chapter in the history of local agriculture.

But neither decades of failure nor phenomenal residential growth could discourage the tenacious oil seekers. One successful well was drilled on Pass & Covina Road in La Puente in 1951. This fact, combined with the continuous production of the Puente Hills wells since 1885, seems to have furnished sufficient impetus to keep oil exploration going through the 1950's.

Another sign of the times was the closure of the Patton-Blinn Lumber yard in 1956. This business had started out back in 1910 as the Puente Lumber yard and became the Patton-Davies Lumber yard the following year. It was consolidated with the Patton Blinn Lumber Yard in 1931 (ibid. 153). The lumber yard had always been managed by the Clabaugh family; first A.G. Clabaugh from 1910 to 1936 and then by his son Robert.

La Puente also lost three of its oldest buildings during the 1950's. In 1952, an explosion occurred inside of the Stimson Block (fig. 3.bottom), extensively damaging the building. The Puente Hotel, Bob's Cafe, the Jehovah's Witnesses Kingdom Hall, and the Legion Shoe Repair were all located in the building at the time. The owner, Angel Ruiz, had purchased the Stimson Block back in 1942. Located at the southwest corner of Main and Second Streets, the Stimson Block had been built by the Rowland Hotel Corporation back in 1886 when La Puente was platted.

The Rowland Hotel (fig. 3.bottom), which dated to the same year, was soon to follow. The old victorian building was demolished in 1955 to make way for a new City Hall building. Finally, the old Guadalupe Chapel (fig. 4.bottom), which had begun in 1886 as Saint Joseph's, caught fire in 1957. Damage was extensive and the church was subsequently razed.

But while agricultural activities were grinding to a halt and some of La Puente's old buildings were disappearing, many new businesses were moving into town, riding on the wave of new residential development and population increase:

The increase of population caused an influx of business establishments in the area. The Dun and Bradstreet national business reference firm recorded a gain in the number of manufacturers, wholesalers, and retailers in La Puente. This business organization reported there were 114 businesses in 1948, 126 in 1951, 201 in 1956, and by 1958 there were 269. This was an increase of 155 business firms in the period from 1948 to 1958, and represented a growth of 236 per cent. There were probably more because this list did not include many service and professional businesses. (ibid. 154).

Naturally, this new business activity attracted new banks. In 1952 the Bank of America (fig. 11), which had acquired all three of La Puente's earlier banks back in 1934, expanded its facilities by doubling its frontage on Main

Street. In 1954 Whittier Saving and Loan Association opened a branch at First and Main Streets. In 1956 the California Bank opened temporary quarters at 15852 East Main Street. Then, in 1958, the Bank of America built a large new building at Old Valley Boulevard and Ridgeway, a City of Industry location which continued to serve La Puente residents. The Public Library moved into the old Bank of America facility at First and Main. Finally, also in 1958, the Citizens National Bank opened its doors "which brought the number of banks serving La Puente to a total of four, one more than during the heyday of the walnut industry" (ibid. 156).

Large supermarkets and shopping centers also began to appear in the 1950's. In 1955, the "Shopping Bag Market" opened at Amar Road and Glendora Avenue. About the same time, a new shopping center was opened at Valley Boulevard and Pass & Covina Road. It may be noteworthy that the locations of these new shopping facilities were situated well away from the old business center of La Puente.

As the population grew, the La Puente Park took on new importance. Located south of the high school along the west side of Glendora Avenue, the park underwent a beautification program in 1950 when 218 trees and shrubs were planted. In 1951, County Supervisor Herbert C. Legg dedicated a new community recreational facility within the park. The building, which cost \$63,000, was a gift from the county. This was somewhat ironic since La Puente was soon to seek incorporation as a an independent city.

During the early 1950's, many Los Angeles County towns considered the possibility of incorporating. The basic reason was to seek independence from the county. Such independence would guarantee control over how local tax revenues were spent in addition to providing autonomy regarding zoning and planning problems. This reasoning may have been substantiated by a report that "there was legislation before the State Legislature to have unincorporated areas formed into 'special service areas' from which extra taxes would be extracted for park facilities, police, fire, and other services" (ibid. 168f.).

By 1953, a set of boundaries for the City of La Puente Valley had been drawn up. La Puente, Bassett, Otterbein, Rowland, part of Walnut, and a portion of the Hillgrove area were all included within the boundaries of the proposed city. By early 1955, petitions had been circulated, signed, and filed with the

Board of Supervisors. However, West Covina had been conducting annexations and it was discovered that these conflicted with the proposed boundaries of La Puente.

A second petition was before the Supervisors in September of 1955. Unfortunately the new map deleted Walnut (due to opposition from Walnut residents) which resulted in an insufficient property valuation on the part of the petitioner's signers.

The third petition requested that the new City of La Puente incorporate an area of some 13.5 square miles, an area which Supervisor Legg regarded as too large:

Supervisor Herbert C. Legg drastically reduced the area of the proposed city to around four square miles. He expressed amazement at the great growth in La Puente during recent years and added, 'I personally feel it is proper that a growing area should have self-government, but this petition for an incorporation contains too much property. There are protests on the outlying boundaries from a great majority of property owners.' He virtually followed boundaries drawn by the protesting group to establish the limits of the new city. As a result, several hundred owners of property in the eliminated area sent protests to the County Supervisors. (ibid. 172).

In 1956, the residents of La Puente voted to incorporate their city by a margin of 1,502 to 910. The first mayor was S. Chester McIntosh who had been an educator at the La Puente High School for thirty years. The new city contracted with Los Angeles County for many services including fire, police, and building inspection. However it set up its own planning department.

#### I. LA PUENTE SINCE 1956

During the last thirty-five years, the City of La Puente has focused its attention on improvements relating to buildings and infrastructure. Among the new buildings are the impressive City Hall, the Library, and the Health Center. These facilities have been built without the aid of a tax levy (Reed Mansion Program 1976:n.p.).

Construction of the City Hall, or Civic Center, was approved by the City Council in 1962. The new building was built on the south side of Main Street on a two-acre site located between Second and Stimson Streets. It replaced the

original town hall, a small building located across the street at 15917 E. Main (Swain 1963:162).

Improvements to infrastructure have included installation of street lights and sewer lines on all streets. In addition, the city park has been improved with landscaping, a subterranean sprinkler system, lighting, three baseball diamonds, a softball field, outdoor basketball courts and picnic facilities.

Today, the City is considering how best to refurbish its aging downtown business area. Although this area still possesses elements of its original early 20th century charm, the majority of the commercial buildings have been remodeled one or more times over the years. Moreover, as the reader will discover from the data which follow, some of the shops and other buildings are currently vacant.

### III. HISTORIC BUILDINGS WHICH NO LONGER EXIST

In this section, we discuss the early (1886-1900) structures which were located within or adjacent to our APE. Most of these were on sites which are currently occupied by new buildings. The focus is upon structures which have received emphasis in the historical literature. The locations of the buildings discussed in the section are shown in Figure 5.

#### A. ROWLAND HOTEL

The Rowland Hotel (fig. 6.top) was built by the Rowland Hotel Corporation, the principals of which included the Stimson brothers, A.E. Pomeroy, William R. Rowland, J.W. Hudson, Mrs. Charlotte Rowland and Louis Didier Sr. It was located at the northeast corner of Main and Second Streets and cost nearly \$10,000 to furnish. The building was a two story victorian consisting of a steeply gabeled "L" enclosing a tower and bay. The turret roof of the tower featured four small dormers with steeply sloping shed roofs. A spacious elevated porch ran around the front and sides of the building. "There were twelve rooms, ceilings on the first floor reached sixteen feet and were fourteen feet high on the second floor" (Radford 1974:14). The building, which was later renamed the Puente Hotel, was eventually sold to Walter P. Temple who lost it in the "Crash of '29." It was demolished in 1956 (Ruth Pilaria in Radford 1974:14).

#### B. STIMSON BLOCK

Also built in 1886, the Stimson building (fig. 6.bottom) was situated at the southeast corner of Second and Main Streets across from the Rowland Hotel. It was a two-story brick commercial building featuring store fronts on the first story along Main street and arched office windows on the second story on both Main and Second Streets. A victorian corner turret on the second story sheltered a recessed corner double door on the first story. A narrow brick relief frieze of squares decorated the top of the front facade and side elevation on Second Street. A brick false gable crowned the facade on the Main Street elevation.

For many years ... [the Stimson Block] ... was the only two story store building in Puente. The upper story was used as a dance hall, a lodge room, and public meeting room and also by the Protestant

church as a place of worship. It was erected by George and Charles Stimson and Mr. Pomeroy. The building was later bought by Gratian Bidart in 1903. Mr. Bidart had come from Basses-Pyrences, France in 1891. He was first engaged in sheep raising with his brother Bert Bidart. Later Gratian promoted oil drilling in the Puente district. He was Puente's first Constable, elected to the office in 1918. His ability as a peace officer gave him a record that will live long in the annals of crime prevention and detection in Los Angeles County. (ibid.).

The site of the Stimson Block is currently occupied by a single story set of store fronts built between 1955 and 1956 (County Assessor's Records; 101 S. Main St.--"Gabriel Music"; 103 Second St.--"Harold's Guns"; 105 Second St.--"Farwest Mortgage Bankers, Inc."). The Stimson Building was later called the "Bidart Block."

#### C. FIRST CHURCH IN LA PUENTE VALLEY

The first church in La Puente Valley was built at the northwest corner of Central Avenue and Stimson Streets by A.E. Pomeroy and George Stimson in 1886 (fig. 4.bottom). The building was a simple gable-roofed rectangular frame structure with pointed or gothic arches over the windows and a small belfry containing a bell on the apex of the roof at the facade. A small roman-arched porch covered by a small gable roof stood at the center of the facade. It was flanked on either side by single arched windows. The woodwork on the sides of the facade imitated buttresses. An interesting decorative effect was created by "continuation" of the buttresses through the corners of the roof. The exterior was covered with clapboards while the gable was covered with victorian "fish scale" shingles.

The church was used multi-denominationally until 1908 when it was dedicated as the Catholic church of St. Joseph (Radford 1974:16 & backcover). "After a new St. Joseph church was dedicated September 21, 1928, the old edifice was named Guadalupe Chapel and the Mexicans continued to use it." The old church caught fire in January of 1957 and was subsequently demolished.

#### D. FIRST HUDSON SCHOOL

In 1886, John Dietzel and other citizens of the new town initiated a petition to form a new school district. The Board of Supervisors approved the plan over the objections of W.W. Seamon, the County Superintendent of Schools,

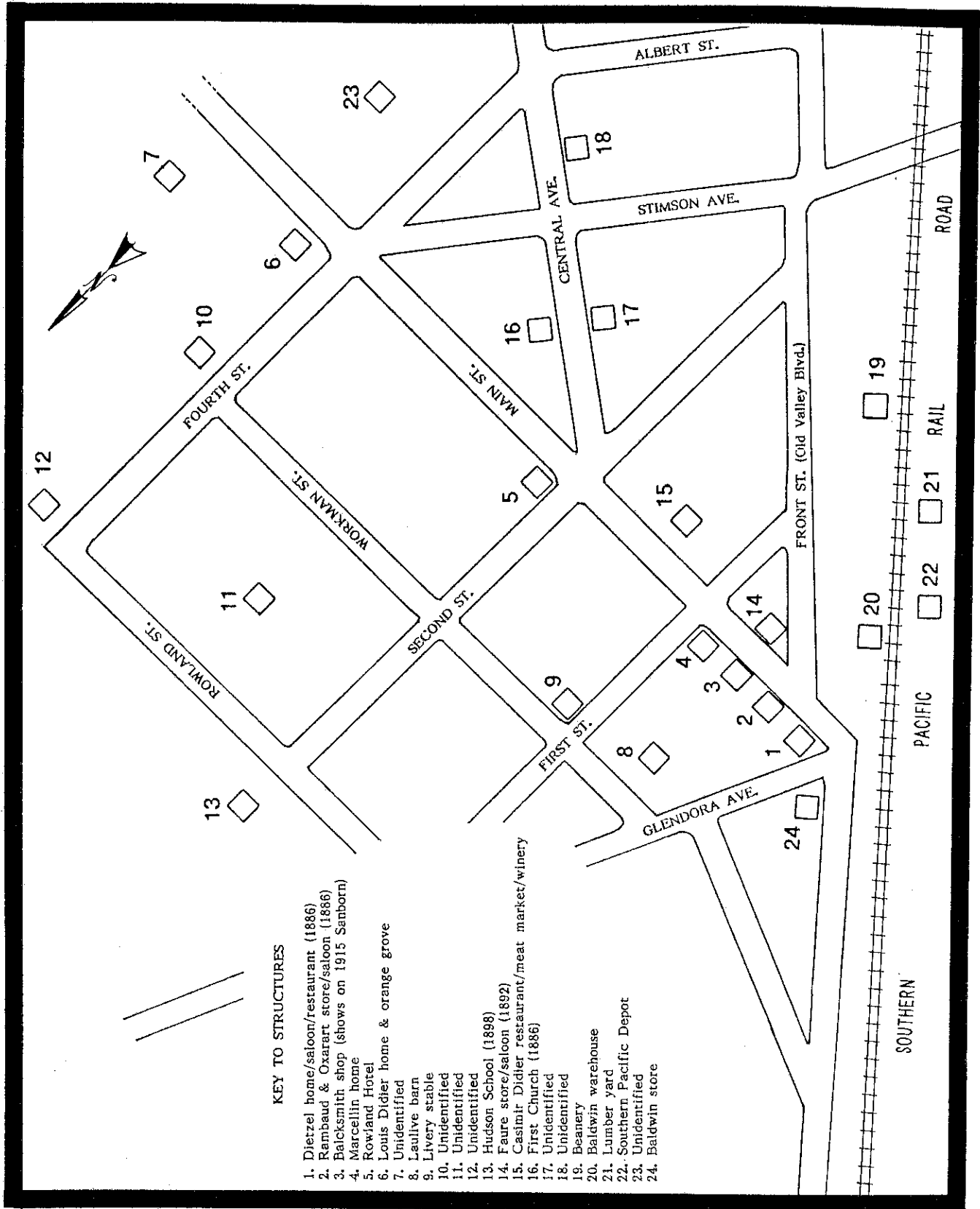


FIGURE 5

Enlarged portion of the 1894 U.S.G.S. 15' Pomona Topographic Quadrangle (about 600% actual size).



FIGURE 6

Top: Rowland Hotel at NE corner of Main and Second Streets looking east. Bottom: Stimson Block at the SW corner of Main and Second Streets looking west down Main Street (note Didier's market down the street). Both of these photographs are undated but they were taken around the turn-of-the-century. Photographs courtesy of the La Puente Valley Historical Society.

and the Hudson Elementary School District was formed on August 9, 1887. No doubt plans for the first Hudson School were drawn up shortly afterward. The building, which was completed in 1889, stood on the north side of Rowland Street opposite its intersection with Second Street.

Said to "look like a church," this frame structure consisted of a single-story tudor style rectangular building with a steeply pitched gable roof. A two-story belfry tower with roman arches on the second story flanked the left side of the facade. A small gable roof covered double doors on the right side of the facade which served as the main entrance. Large gable-roofed three-window dormers decorated the centers of the side elevations.

The old school building was sold to the Community Methodist Church for use as a church in 1910. It was subsequently purchased by Albert Main in 1919. He razed the school and used the lumber to build a house at 110 Victoria Avenue

#### E. DIETZEL SALOON, RESTAURANT, AND HOME

In 1886, John and Clara Dietzel purchased two lots at the northeast corner of Azusa Road (Glendora Ave.) and Main Street. The combined lots measured 80 x 100 feet:

They built a simple wooden building to house a restaurant and saloon. A wooden picket fence fronted on Glendora, with a gate and walk leading to their home, which was in the rear of the building. A garden with trees was on the corner. In the backyard was a pump and a windmill. The entrance to the saloon was in front on the west side and to the right was a large window. The dining section was in the rear with several round tables. At the back was a wood burning stove and a coal oil lamp hung from the ceiling. Mrs. Dietzel was an excellent cook and her reputation was known for miles around, so the restaurant was always a popular stopping place. A brick building right next door housed six rooms which they rented. (Radford 1974:18).

The cowboys working on Lucky Baldwin's ranch used to frequent the Deitzel's saloon. On Saturday nights, they would hitch their horses to a post which stood between two large pepper trees at the front of the restaurant and proceed to get drunk. A horse trough was used to sober them up.

Mr. Dietzel died in 1894. His wife then married Mr. Herman Heinze and the restaurant became known as "Heinze's" (LPVHC 1989:7). They continued to operate the establishment until sometime between 1915 and 1925. The 1925

Sanborn map (fig. 2.bottom; second building from left) shows that by that date, the building was serving exclusively as a dwelling. The structure was removed sometime subsequent to 1925 and the site is now occupied by a set of modern cement block storefronts (15005-15009 Main Street).

#### F. FAURE STORE, SALOON, BARN, AND HOME

Joseph Faure moved to Puente in 1890. He and a partner, Gaston Gilley, opened a store at the southwest corner of First and Main Streets. In 1891, Faure married Madalena Ferrero and in 1892, the couple built a house "on the site of the store" (Josephine Faure Cenoz in Radford 1974:23). The store was a clapboard covered rectangular frame structure with two sets of double doors on the facade. Presumably, one set of doors led to the mercantile store while the other led to the saloon. The side along First Street may have been covered with board and batten siding. The store, which sold "everything from soup to nuts, harness, nails, hats, etc." stayed in business until 1915 (*ibid.*).

The Faure barn was a frame structure located in the approximate middle of the block between Main and Front Streets (Old Valley Blvd.; *ibid.*). The Faure family owned that entire strip of land and later built the Faure Building at the corner of First and Front (described in section IV.S.1.c below). The Faure house, which had been built next to the store/saloon, was moved to the Didier winery in 1921 or 1922. The Didier family resided in it for many years (Helen Didier Moore in Radford 1974:29).

#### G. RAMBAUD AND OXARART STORE AND SALOON

In 1886, Seraphine Rambaud came to Puente and started a general store (Radford 1974:19). It was located on Main Street just east of Dietzel's restaurant and saloon. Seraphine moved back to France in 1892 and left the store to his nephew Emile Alphonse Rambaud. Emile operated the business until 1907 when he sold it to his brother-in-law, Domingo Oxarart. Emile then went to work for the Puente Water Company. We believe that the store building which currently occupies the site of the Rambaud/Oxarart store was built about 1915. Thus, the old store would have been demolished about that time.



FIGURE 7

Top: First National Bank at the SE corner of Main and Old Valley Blvd. in 1920. Bottom: Didier's Market on the south side of Main between First and Second Streets. Neither photograph is dated but they were probably taken around the turn-of-the-century. Courtesy La Puente Valley Historical Society.

#### H. FIRST NATIONAL BANK OF PUENTE

The First National Bank of Puente (fig. 7.top) was chartered on October 10, 1910 with William R. Rowland as president and Howard R. Link as cashier. The building was situated at the corner of Main Street and Old Valley Blvd. where the "J.B. Burgers" hamburger stand is currently located. It was a single-story triangular brick building with single pane single hung windows. Doors with transom windows were located at the corner of the triangle (i.e., at the corner of Main and Old Valley) and on the Main Street side. Tile-roofed awnings covered the doors and windows. The building, which was torn down shortly after 1924, was undecorated except for semi-circular tabs which protruded upward from the tops of all elevations.

#### IV. DESCRIPTIONS OF EXISTING BUILDINGS

A list of all properties situated within the Downtown Business District Specific Plan area is presented in Appendix B. Only those structures which are over 50 years old are described in the text which follows. However, structures outside of, but fronting on, the APE are also included in the descriptions. A complete list of all structures over 50 years old which are described in this study may be found in Table 1.

We have assigned a number to each building (eg. "#55"). These numbers correspond to the numbers of the Historic Resources Forms included in Volume II of this report. The reader will find additional facts relating to each structure in these forms. The forms also include a photograph of each building. A map showing the buildings with their respective numbers is presented in Figure 10. Figures 8 and 9 show La Puente in 1915 and 1925 respectively. These maps are based upon the Sanborn fire insurance maps of the same years.

##### A. MAIN STREET BETWEEN GLENDORA & FIRST

###### 1. North Side of Street

The two westernmost blocks of Main Street have always been the commercial heart of La Puente. Most of the earliest buildings on Main Street were located in the 15800 block between Glendora Avenue and First Street. The original structures on the north side of the street included the Dietzel Saloon/Restaurant/Home (1886), the Rambaud and Oxarart Store and Saloon (circa 1890), a blacksmith shop, and the Joseph Marcellin home at the NW corner of Main and First. Although it is said by some that the latter was not built until 1904 (eg. Atkinson 1988:74), the lot is shown as occupied by a structure on the 1894 U.S.G.S. 15' Pomona Topographic Quadrangle. Except for the Marcellin home, which was moved to another location (SW corner of Rowland and Stimson), none of these early structures survives.

Late in 1915, after the study for the 1915 Sanborn map had been completed, the Thomas Drug Store was built at the NE corner of Main and Glendora next to the Dietzel Restaurant/Saloon (which survived at that time). Other construction which took place between 1915 and 1925 included a new

<u>NAME</u>	<u>ADDRESS</u>	<u>BUILDING TYPE/DATE</u>	<u>INTEGRITY/STATUS*</u>
1. Thomas Drug Store	15801-3 Main St.	brick comm. (1915)	completely altered /I
2. --	15815-19 Main St.	brick comm. (ca. 1920)	original /I
3. --	15827-29 Main St.	brick comm. (1915)	2-story addition /I
4. Puente Nat'l Bank	15835 Main St.	concrete (ca. 1920)	completely altered /I
5. --	15816-18 Main St.	brick comm. (1927)	original /I
6. --	15820-24 Main St.	brick comm. (1913)	remodeled facade /I
7. --	15826-34 Main St.	brick comm. (1922)	original /I
8. Leone Building	15841-45 Main St.	brick comm. (1930's)	original /I
9. French/Am. Thrift	15849 Main St.	brick comm. (ca. 1915)	remodeled facade /I
10. French/American Bakery	15851 Main St.	multiple comm./ind. complex (1915 & later)	original /I
11. House behind bakery	15841 Main St.	frame res. (1915-1925)	remodeled facade /I
12. --	15852 Main St.	brick comm. (1929)	heavily altered /I
13. Didier's Market	15856-58 Main St.	brick comm. (1895)	original /I
14. --	15860 1/2 Main St.	frame res. (late '20's)	original /I
15. --	15959 Main St.	frame residence (1931)	original /I
16. --	16017 Main St.	frame residence (1923)	completely altered /I
17. --	16029 Main St.	2 frame cottages (1925)	completely altered /I
18. Canine Corner	117 North First St.	frame residence (1906)	completely altered /I
19. --	119 North First St.	frame res. (ca. 1924)	original /I
20. El Patio Rest.	120 North First St.	masonry comm. (1938)	original /I
21. Videomex	126/126 1/2 N. First	frame res. (pre-1915)	original /I
22. --	124 North First St.	frame cabin (1920's)	completely altered /I
23. LPV Woman's Club	200 North First St.	frame clubhouse (1923)	original /PE
24. --	218 North First St.	frame residence (1922)	stuccoed over /I
25. --	222 North First St.	frame residence (1917)	original /I
26. --	228 North First St.	frame residence (1916)	original /I
27. --	244 North First St.	frame residence (1923)	original /I
28. Carriage Inn Manor	248 North First St.	frame hotel (1923)	original /I
29. --	131 North Second St.	frame residence (1926)	original /I
30. Rambaud Home	144 North Second St.	frame residence (1904)	original /PE
31. --	15843 Workman St.	frame res. (1920-1925)	stuccoed over /I
32. --	201 North Second St.	frame res. (1920-1925)	stuccoed over /I
33. --	131 North Third St.	frame res. (after 1925)	heavily remodeled /I
34. --	122 North Third St.	frame res. (pre-1925)	original /I
35. --	115 North Stimpson St.	frame res. (pre-125)	original /I
36. --	122 North Stimpson St.	frame res. (1930's)	original /I
37. --	119 Albert Street	frame residence (1922)	original /I
38. --	143 Albert Street	frame res. (1920's)	heavily remodeled /I
39. --	16027 Central Ave.	frame res. (1930's)	heavily remodeled /I
40. --	16023 Central Ave.	frame res. (1911)	moved, remodeled /I
41. --	16019 Central Ave.	frame res. (1920's)	early remodel? /I
42. --	16026 Central Ave.	frame res. (pre-1925)	original /I
43. --	16022-1/2 Central Ave.	frame res. (1930's)	original /I
44. --	16018 Central Ave.	frame res. (pre-1925)	original /I
45. --	16012 Central Ave.	frame res. (pre-1925)	original /I
46. --	218 South Stimpson St.	frame res. (1930)	original /I
47. --	16003 Abbey Street	frame residence (1915)	heavily remodeled /I
48. --	16007 Abbey Street	frame res. (pre-1925)	stuccoed over /I
49. --	16004 Abbey Street	frame res./steel indust. (1930's)	original /I
50. Muhlengraft Weld'g	15901 Old Valley Blvd.	steel industrial	original /I
51. S & B Signs	15939 Old Valley Blvd.	brick comm. (1923)	completely altered /I
52. Faure Building	15845 Old Valley Blvd.	brick comm. (1913)	original /PE
53. Beanery	15900 Old Valley Blvd.	brick warehouse	original /PE
54. --	120, 124 Glendora Ave.	2 frame cabins	original /I
55. --	15943 Main Street	frame residence (1916)	original /I
56. --	15939 Main Street	frame residence (1921)	heavily remodeled /I

TABLE 1

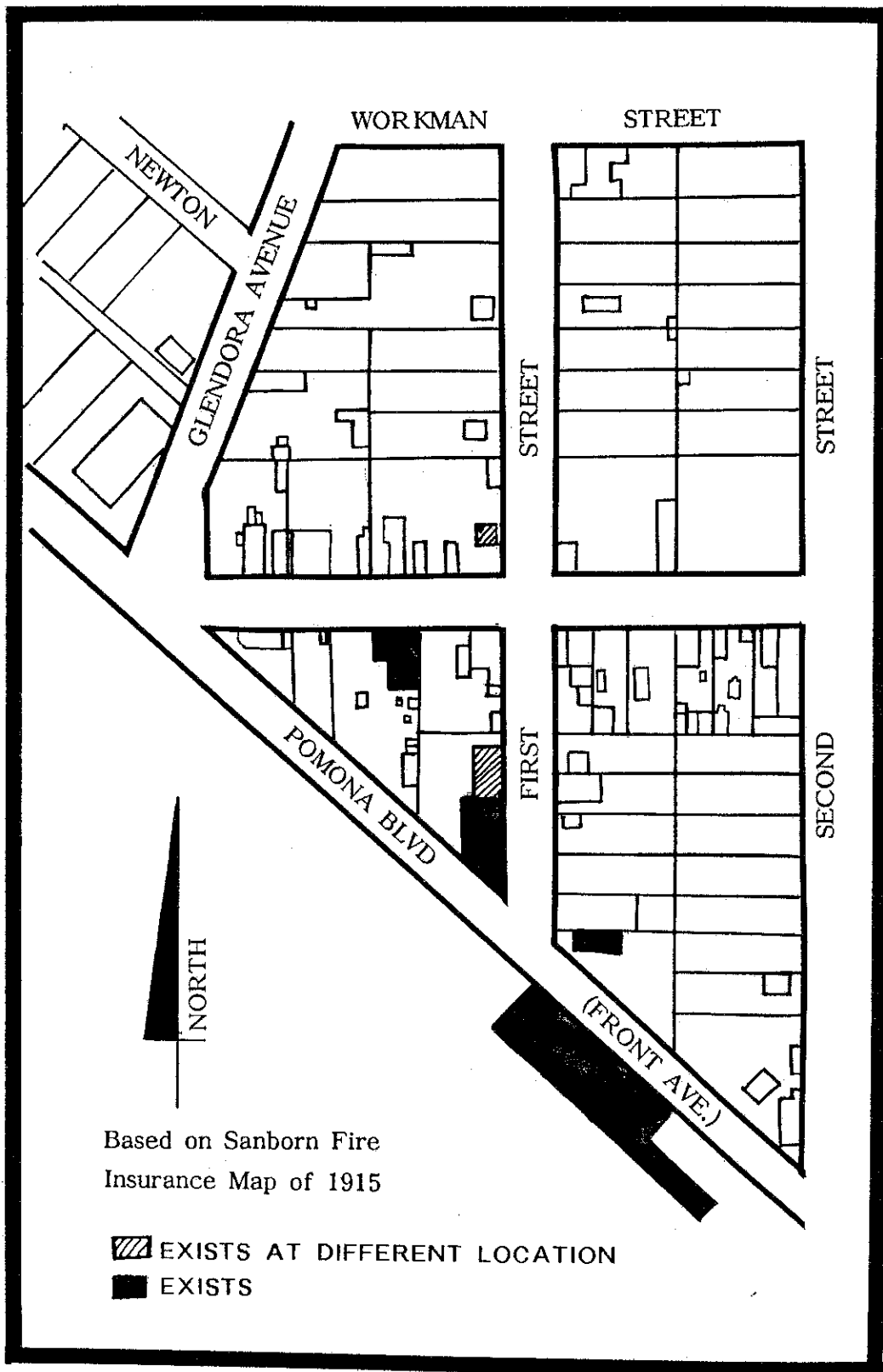
Existing buildings over 50 years old within or fronting on the APE.

hardware store put up east of the Rambaud/Oxarart store/saloon and the Puente National Bank at the NW corner of Main and First Streets. The latter was built on the former site of the Joseph Marcellin home. Two other buildings were built contiguous to the west side of the new bank. From east to west these were a frame grocery store and a plumbing and electrical supply store.

Four of these early buildings survive today although they have been remodeled to varying degrees. The buildings are the Thomas Drug Store, the hardware store building, the plumbing and electrical supply, and the bank. Several of these buildings were expanded during the years following 1925 and the expansions are included in the more detailed descriptions which follow:

a. (#1) Thomas (Spear) Drug Store at 15801-15803 Main Street (1915; fig. 4.top): Currently the "California Office Supply" and "La Puente Hi Fashion Tailors." This single-story brick commercial building is rectangular in plan. The exterior appearance of the structure bears little resemblance to the original which had semi-circular pinnacles decorating its facade (compare fig. 4.top with photograph of modern structure in Vol. II). Alterations include covering the exterior with stone veneer and addition of a corrugated metal false mansard roof. The stone veneer covers a coat of stucco which had been placed over the original brick facade at the time of construction. The northern end of the building was extended by addition of a cement block wing at some later date (1950's ?). The wing is used partly by the California Office Supply and partly by the "California Safe & Lock Co."

b. (#2) Hardware store building at 15815-15819 Main (1915-1925): Currently houses "Ventura's Boutique (15815) and "La Puente Shoe Repair" (15819). The central unit (15817), which is the largest, formerly housed "Cota's Lawnmower Shop" but is currently vacant. The original building is a large, three unit brick commercial structure with a flat roof. The facade is finished in purple glazed brick decorated with white glazed brick trim. A horizontal line of alternating white and purple bricks borders the top of the facade. A rectangular frame of white glazed brick is located below the line. When the hardware store was originally built, it was flanked on the west by the old Rambaud/Oxarart store and saloon (section III.G above). However, the old building was subsequently torn down to make way for a two unit brick commercial addition to the hardware



Based on Sanborn Fire  
Insurance Map of 1915

-  EXISTS AT DIFFERENT LOCATION
-  EXISTS

FIGURE 8

La Puente in 1915. Based upon the entire 1915 Sanborn fire insurance map of that year.

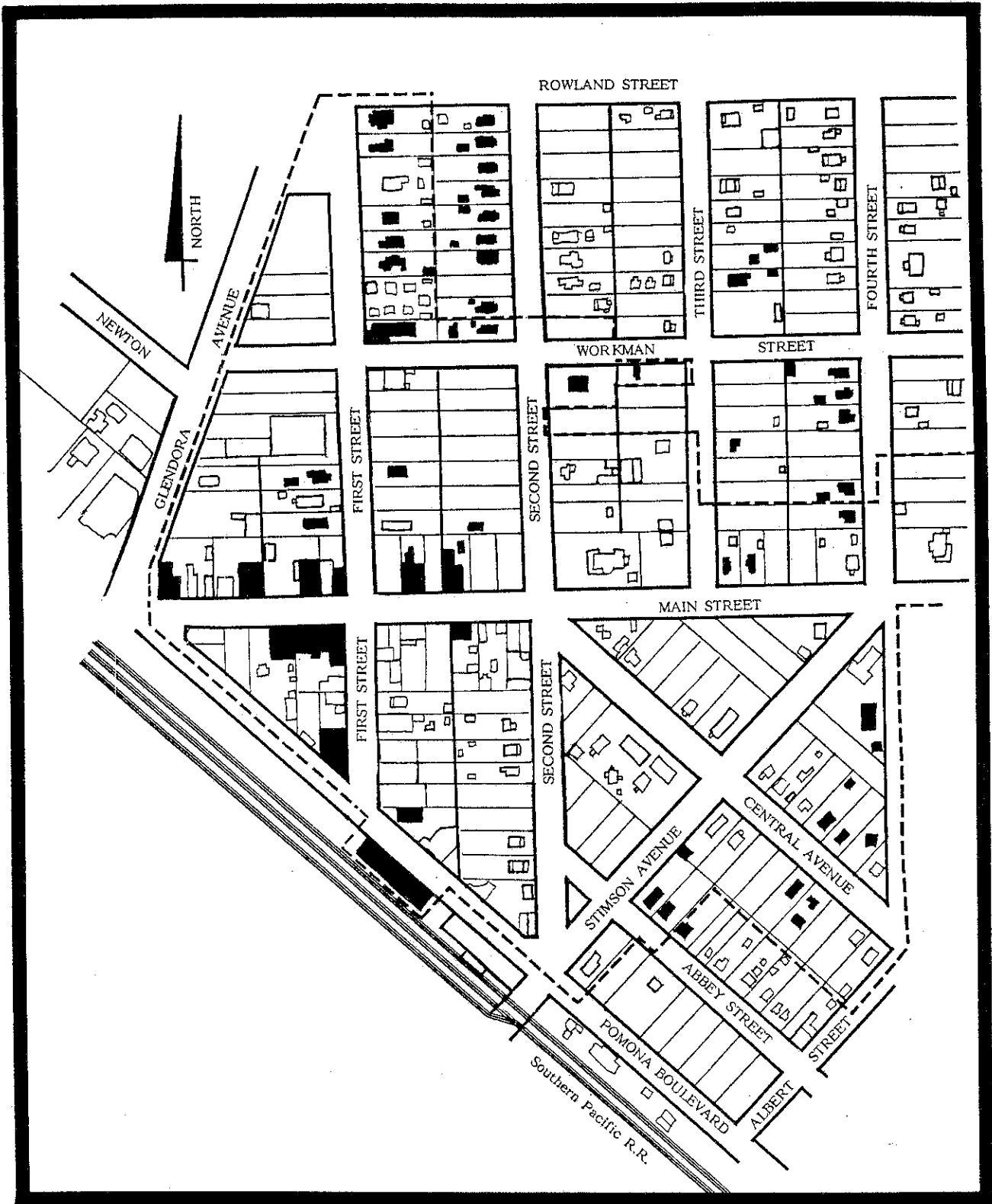


FIGURE 9

La Puente in 1925. Based upon the entire Sanborn fire insurance map of that year.

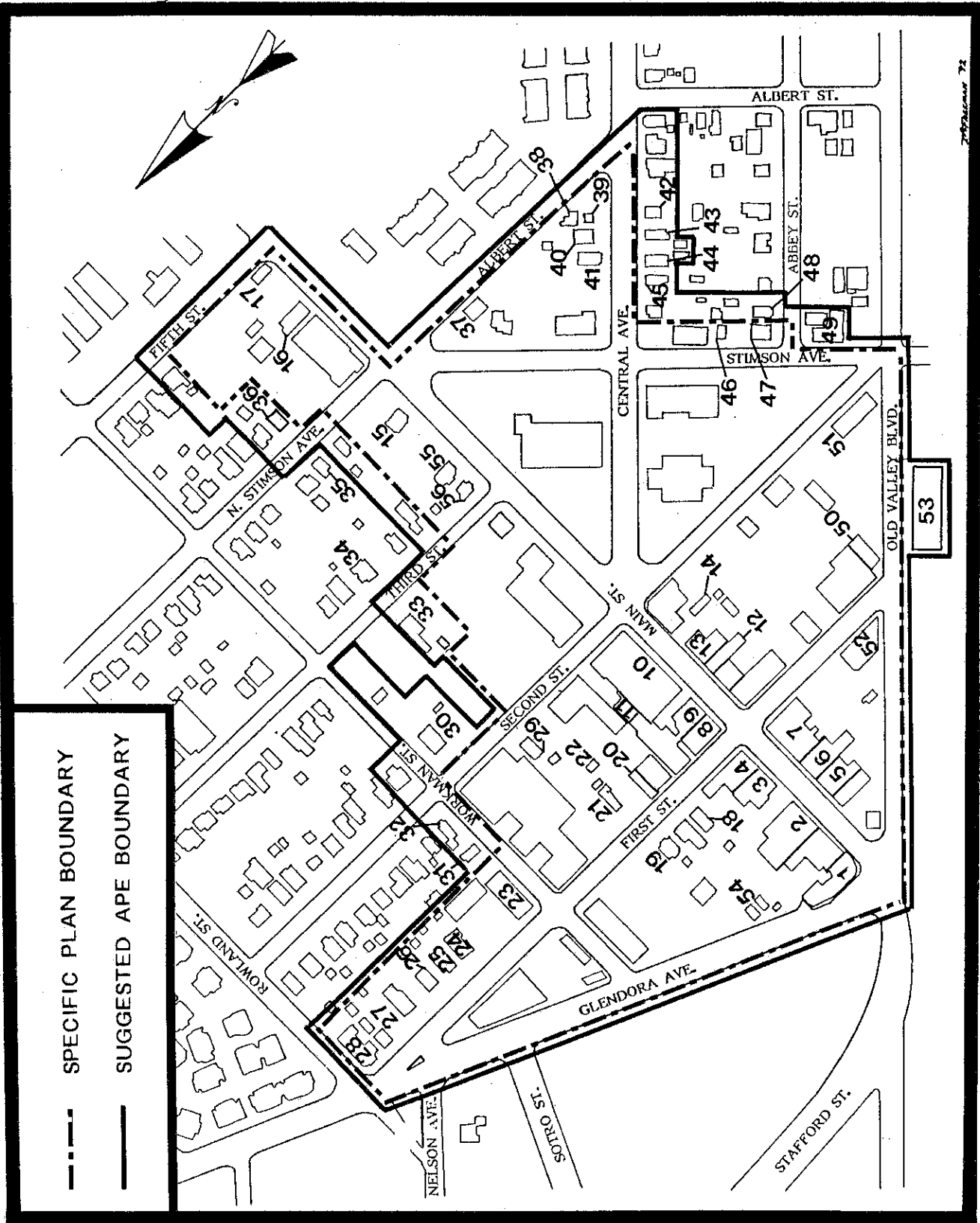


FIGURE 10

Map of modern La Puente showing Downtown Business District Specific Plan area and the Area of Potential Effect (APE). The numbers on the buildings correspond to the Historic Resources Inventory forms bound as Volume II of this report. These numbers are also referred to in this text.

store building (15811-15813). The new units were built to match those of the first structure including identical treatment of the facade with purple brick decorated by white trim. The wing currently houses the "Thrift Store" (15811). The second unit (15813) is vacant at present but is the former location of a karate school. With the exception of the addition of canvas window awnings, the hardware store and its addition appear to be basically unaltered. In this sense, they are among the best preserved commercial buildings on Main Street.

c. (#3) Plumbing and Electrical supply store at 15827-15829 Main (1915-1925): Currently houses "Earl Vanatta Plumbing and Mechanical Contractor" which may be the original owner (fig. 15). This is a single-story two unit brick commercial building. The facade is faced with white glazed brick and decorated with a green glazed brick framing line. A few solid green diamond-shaped tiles represent the only other decoration.

A two-story addition was added to the west side of the building in 1938. The facade of the addition was done in white glazed brick to match the facade of the original building. The addition has a solid green rectangle at the top of the second story. This matches the framing line of the original building. However, the addition lacks the diamond-shaped green tiles found on the original building. The first story of the addition (15825) currently houses the La Puente Valley Water District while the second story (15825A) is occupied by a law office.

The entire building appears to be in fairly good condition although the fact that the addition is a two-story seriously affects the appearance of the original portion of the structure.

d. (#4) Puente National Bank building (1915-1920) at 15835 Main Street: Currently houses the "Fire Device Company." Originally, this building occupied a single lot at the corner of Main and First (fig. 11.top). It was a neoclassical masonry structure with tall narrow windows separated by pilasters. Double pilasters decorated the corners of the building. The low entablature below the flat roof was undecorated.

The Bank of America acquired the building in 1934 and it was probably not long after that time that the exterior of the bank was remodeled. The new facade was unfortunate in that it completely covered the original neoclassical decoration with stucco (fig. 11.bottom). The central door and flanking windows



FIGURE 11

Two views of the Puente National Bank. Top: original building (1920). Bottom: Bank in 1947. In 1952 the bank was expanded to incorporate the Western Auto store next door.

of the original were replaced by a large cutout which contained the door on the left flanked by a row of four steel-framed windows on the right. The presence of the spaces between the original double pilasters were preserved in the form of recessed vertical "arrows" near the corners of the building.

In 1952, the old grocery next to the west side of the bank, which had become the "Western Auto" store, was absorbed by the bank. At that time, the length of the bank along First Street was extended (see photograph in Vol. II). Later in 1958, the bank moved to a new location.

Today, it would be almost impossible to recognize that the bank was originally a neoclassical structure. The facade of the auto store was remodeled to match the "modern" stucco front of the bank.

## 2. South Side of Street

The only buildings on the south side of the 15800 block of Main Street during the 19th century were the Faure Store at the SW corner of Main and First (circa 1890) and the Faure home in the approximate middle of the block (circa 1892; Josephine Faure Cenoz in Radford 1974:23).

In 1910 the First National Bank of Puente was built at the corner of Old Valley Boulevard and Main. Then, in 1913, a grocery was built east of the Faure house. In 1916 a cobbler/stationery store was put up on the west side of the grocery. This was followed in 1922 by a five unit single-story brick commercial building which included the SW corner of Main and First Streets. Finally, in the early 20's, the Faure house was moved to the Didier Vineyard. In 1927 a two unit brick commercial storefront was erected on the house site.

a. (#5) Two unit brick commercial storefront at 15816-15818 Main Street (1915): Built on former site of Faure house (ca. 1892). Building currently houses "Francisco's Discount Halloween Shop" (15816) and "Francisco's Custom T's" (15818).

This building is flat roofed and has a decorative frieze consisting of vertically placed bricks which form horizontal lines across the upper facade. Elongated decorative bricks set off the lower wall under the plate glass windows. The rear of the building appears to be unaltered. The original arched brick doorways and windows are still visible. However, iron security bars have been added to the windows. This building appears to be fundamentally in original

condition although we believe that the plate glass in the storefronts has been set back behind the facade as part of a remodeling program. Also, the upper portions of the storefront bays have been filled in with plain panels.

b. (#6) Two unit brick commercial storefront at 15820-15824 Main Street (1913): Initially, this structure served as a grocery store (ibid.). The most recent tenants were "Main Market and Deli" (15820) and "Mary Shaw" (15824). Both units are currently vacant.

Originally, this building appears to have comprised a single unit, single-story brick commercial building erected in 1913 to house a grocery. However, by 1916 a second, narrower unit had been added to its east side. The latter housed a cobbler. When viewed from the front today, the building appears as one with a single flat brick facade extending across both storefronts. The structure has a flat roof and the upper facade is decorated with a horizontal line of vertically placed bricks.

The eastern unit (15824) has not been drastically altered. However, the upper portion of its bay has been paneled and an air conditioning unit protrudes from over the door. The original windows have been replaced with heavily tinted plate glass. The original arched brick door and window apertures are visible at the rear of this unit.

The western unit (15820) has a smaller bay which has been remodeled by framing with Spanish tile. The original storefront windows have been replaced with large plate glass panes. Attached to the rear of the building is a modern stuccoed frame addition. It has a flat roof which is decorated with synthetic tile false mansard roof panels.

c. (#7) Five unit brick commercial storefront at 15826-15834 Main Street (1922): Built on former location of Faure-Gilley general store and saloon (section III.F). Building currently houses "Dwain's Barber Shop/Alice's Beauty Salon" (15826), "Ralph's Cleaners" (15828), the "Boutique" (15830), and "Alicia's Antiques" (15832-15834).

This is the best-preserved brick commercial building in downtown La Puente. It may also be one of the most attractive. The structure is a single story five unit building with an unfinished brick facade which extends across the front of all five units. A rectangular pattern of lines formed by white brick decorates the facade above each unit. Elongated vertical rectangles are outlined

on the piers between the units. Each unit has large plate glass store windows. Below these windows, purple and gray/white stone veneers are visible on four of the five units. At 15834 this area has been replaced with elongated decorative bricks. Vinyl awnings cover the entrances and storefront windows on units 15832 and 15834. Several security lights are stationed on the roof top of unit 15834.

At the rear of the building, one can see several of the original arched door and window apertures. These windows are the single pane, double hung type though many are currently boarded up. There is a single-story corrugated metal addition on the back of 15832. It has a shed roof covered with rolled composition. The rear of 15834 has been stuccoed.

## B. MAIN STREET BETWEEN FIRST & SECOND

### **1. North Side of Street**

The north side of Main Street between First and Second was undeveloped in 1894 according to the U.S.G.S. 15' Pomona Quadrangle of that year (fig. 5). By about 1910, the NE corner of First and Main had become the site of the Patton & Davies Lumber Co. Most of this parcel, which comprised the entire western half of the block, was used for lumber storage. However, the lumber yard had a small frame office on the corner and a lumber shed on the east end of the lot.

Between 1915 and 1925, the lumber yard moved to a new location on Glendora about midway between Workman and Main (fig. 9). By 1925, the lumber yard had moved once more (the old site became a feed store). The new site was on the north side of Main between First and Second. The second lumber yard site later became the location of a two unit brick commercial building which housed a cobbler and a dry goods store. This structure later became an office and thrift outlet for the French American Bakery which had got its start back in 1915. In that year, it built a brick bakery at 15851 Main Street. Finally, sometime after 1925 and probably during the 1930's, the "Leone" building was erected at the NE corner of First and Main where it replaced the earlier lumber yard office.

Today, the dry goods/cobbler stores, the bakery, and the Leone Building still stand. However, the bakery has added several contiguous structures to the original.

a. (#8) Leone Building at 15841/43/45 Main Street (1930's ?): A single story four unit brick commercial building (fig. 12.top). This flat roofed structure has a concrete plaque reading "LEONE" built into the center of the top of the plain brick facade. A simple frieze of horizontal relief lines flanks the plaque. Pilasters can be found on either side of the facade and on the west side along First Street. The building currently houses the "Thrift Store" (15841 Main) and "El Felix Panderia" (bakery; 15843 Main). The units at 15845 Main and 108 First Street are currently vacant.

b. (#9) Former French American Bakery and Thrift Store at 15849 Main Street (1915-1925): Structure is a single-story two unit brick commercial building. It is rectangular in plan with a flat roof. This building has been extensively remodeled. The facade comprises a large stucco panel and the western unit has a modern Dutch door and multiple pane window. The existing building bears no resemblance to the original.

c. (#10) Original French American bakery (15851 Main Street) and subsequent additions (1915): The original bakery was a single story brick industrial building. It consisted of a two unit brick storefront housing a baking plant and two storerooms (compare with 1925 plan in fig. 2.bottom). Today, the storefront windows have been filled in with bricks so that the facade of the structure consists simply of a blank white wall. Sometime after 1925, a second set of brick storefronts was built adjacent to the west side of the first. The windows of these units have also been filled in with bricks so that their present condition resembles that of the original building. This addition probably took place during the late 1920's or 1930's. During this same period, yet a third two unit brick storefront was built adjacent to the eastern wall of the first addition. Like its predecessors, the second addition is flat roofed. However, its store windows have not been filled in and the facade is not painted.

Rather, it consists of the original purple and white glazed brick. The bricks are arranged in horizontal stripes on the sides of the door and windows. They form vertical zig-zag patterns on the upper part of the facade. The last Main Street addition to the bakery probably dates to the late 1930's. It consists of a single-story cement block industrial building located at the corner of Main and Second Streets. This addition is undecorated and has four multi-pane windows fitted with wire mesh security glass.

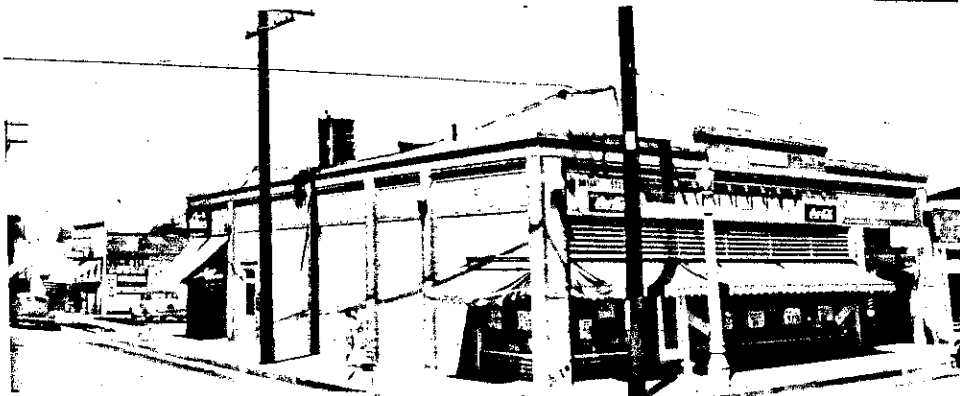
d. (#11) Frame residence behind French American Bakery (1915-1925): The subject building is a curious two-story clapboard structure built in vernacular residential style. It is rectangular in plan and has a composition gable roof. The facade is decorated by triangular knee braces and a lattice register below the peak of the gable. The gable surmounts an open porch on the second story. The porch roof is supported by four square columns with plain capitols. Access to the porch is by way of a diagonal exterior staircase fastened to the front of the first story. The second story windows are the single pane double hung type.

The first story is entirely enclosed by clapboards and has no windows. It was probably used for storage. We suspect that this building may have originally been a single-story frame residence. It was later elevated and placed on top of the newly constructed storage area. This modification probably would have taken place after the residence was acquired by the bakery.

## 2. South Side of Street

About 1895, a two unit brick store front was erected at 15858 Main Street. This was the first building on Main Street between First and Second (although 1895 is given as the date of construction [LPVHS 1986:#14], the building may be a year or two older). The original owner of this old building remains unknown. However, by 1896, it had been purchased by Casimir Marius Didier.

Didier, who had been born in France in 1863, traveled to be with his two brothers in Puente at the age of eighteen (Radford 1974:28). After his arrival in Puente in 1882, he got a job on a sheep ranch and married Marie Rosalie Allec, housekeeper for his brother Louis. After several years of farming on their own, the couple moved into town where, in 1886, they purchased the brick building (figs. 7.bottom and 12.bottom). Didier began by operating a butcher shop but added a restaurant in 1902. Then, in 1903, the entrepreneurial Didiers purchased sixty acres north of town and planted a vineyard. In 1906, grapes from the vineyard were used to start a bonded winery at the Main Street building. This was among the earliest bonded wineries in California (*ibid.* 29). About 1921 or 1922, the Didiers bought the old Faure house, next to the Faure store on Main Street one block to the west. They moved the house to their vineyard and resided in it for a number of years. The only other 19th century



wntown Puente 1947 |  
First and Main looking north

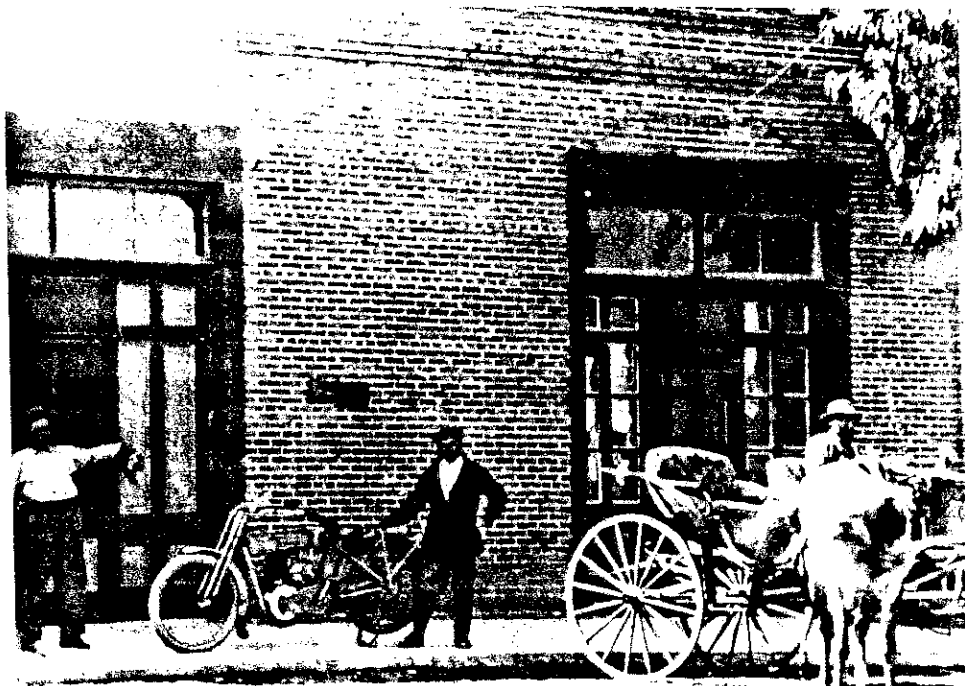


FIGURE 12

Top: Leone Building at NE corner of First and Main (1947). Bottom: detail of Didier's meat market and restaurant (see fig. 7.bottom). The current appearance of the structure is shown on its Historic Resources Inventory form in vol. II. Photographs courtesy of the La Puente Valley Historical Society.

building on the south side of the second block of Main Street was the Stimson Building which stood at the SW corner of Main and Second Streets (see section III.B). However, a number of small frame commercial buildings had been put up by 1915. These included a meat market at the SE corner of Main and First Streets and a hardware store adjacent to the east side of the market. In 1929, a brick commercial building was erected at 15852 Main. This structure and the Didier Butcher Shop/Restaurant are the only buildings which survive today.

a. (#12) Single unit brick commercial building at 15852 Main Street (1929): Currently vacant, the most recent tenant was "Rite Way Electronics." The structure is a single unit, single story brick commercial which has been heavily remodeled. A high corrugated metal panel now covers the upper portion of the original brick facade while the lower portion, consisting principally of the piers between the windows, has been stuccoed. The walls below the windows and at the bases of the piers have been covered with black glazed tile. In contrast, one can see the original brick work at the rear of the building. Unfortunately, the western side of the building is obscured by a modern brick addition. Furthermore, a stuccoed concrete structure has been attached to the modern brick addition.

b. (#13) Former Didier Butcher Shop/Restaurant/Winery at 15856-15858 Main Street (1895): Among the oldest, if not the oldest, surviving structure in La Puente. The building originally comprised a single story two unit brick commercial with two rectangular wood-framed entrances on the facade (fig. 7.bottom and 12.bottom). An undecorated raised brick panel spanned the top of the facade.

Winery facilities were situated to the rear of the building. The building was later remodeled to serve as courthouse and constable's office. Today it is occupied by "Marbella's Hair Styling" (15856) and "Community Air Conditioning" (15858). The structure has been so extensively remodeled during recent decades that it is no longer recognizable (see photograph in Vol. II). The entire facade has been stuccoed and brick Roman arches have been placed around the two entrances.

The building is single-story, square in plan, and flat roofed. Although its entrances are arched today, they were originally rectilinear in plan. Other decoration includes a simple horizontal frieze near the top of the facade. The

modern storefront windows are made of multi-pane glass (the originals were wood excepting only a row of transom windows and narrow windows flanking the doors [15856]). The three small windows located on the east side of the building were originally much larger. Iron security bars have been added to these windows.

c. (#14) Vernacular frame residence at 15860 1/2 Main Street (1920's): This single-story clapboard residence is rectangular in plan. Its gable roof is covered with large square composition shingles. A louvred register is located in the center of the gable. A small gable roof shelters the front door. Adjacent to the door is a large square window. All other windows are the single pane double hung type. Each is covered with iron grillwork. A small shed roofed addition has been attached to the rear of the building. A composition awning shades the addition.

### C. NORTH FIRST STREET BETWEEN MAIN AND WORKMAN

#### 1. West Side of Street

The 1894 Pomona Quadrangle shows no development along the west side of the first block of North First Street (fig. 5). By 1906, however, a house had been built at the south end of the block (117 N. First; directly behind the Joseph Marcellin home which would have had a Main Street address). The only other development of the west side of the block before 1915 consisted of a lumber yard which fronted on Glendora but transected the entire area between Glendora and N. First. By 1925, the lumber yard had been taken over by the Patton-Davies Company which had moved from its former location at the NE corner of Main and First. At the same time, two new frame residences had been built between the lumber yard and the original house at 117 N. First.

a. (# 18) "Canine Corner" at 117 N. First Street (1906): This vernacular structure is the oldest surviving residential building within the Downtown Business District Specific Plan area (however, note that the Rambaud home, which is within the APE, is two years older). The structure is a single-story frame building with a half porch and a gambrel roof. Aluminum windows have replaced the originals which were probably double hung single pane sashes. A modern door, brick walkway and steps, landscaping, and a large "Canine Corner" sign all serve to detract from the original appearance of the structure.

b. (#19 Vernacular frame residence at 125 N. First Street (1923)): This house is a single story clapboard covered cottage with a rectangular plan. This residence has a side-facing gable roof and a small central gable which extends out over an open entry porch. Two classical revival columns support the porch roof. All windows appear to be the original double hung type. The house is built on a concrete footing and an exterior brick chimney is located on its north side. The detached garage at the rear of the house appears to have been built at the same time. This residence is in excellent condition.

## 2. East Side of Street

Prior to 1894, a livery stable had been established at the NE corner of First and Workman. However, this structure may have fronted on Workman. A frame residence was built about midway along the east side of this block of First St. between 1904 and 1915. However, neither of these buildings survives today. A second residence was built just south of the first sometime between 1915 and 1925.

This structure currently houses the "Videomex" store. A grocery store, which no longer exists, was put up south of the second residence. In 1938 a stuccoed masonry commercial structure was erected at 120 N. First. This building currently houses the "El Patio" Mexican restaurant. It and the Videomex building survive today.

a. (#20 El Patio Mexican Restaurant at 120 N. First Street (1938)): This is a single-story stuccoed masonry commercial building. It is flat roofed and rectangular in plan. The front facade consists of several molded pilasters and two full length, single pane windows. A central metal awning covers the main entrance and windows. Modern aluminum and glass doors have been added to the north side of the building. Canvas awnings extend out over these entrances and the adjacent small outdoor dining patio.

b. (#21 Videomex Store at 126 First Street (before 1915)): This single-story clapboard-covered vernacular residence currently houses a video tape rental store. The building has a front gable roof that is covered with red crushed tile. The original front window has been replaced and a cinema poster display added. Cinema poster displays have also replaced the original double-hung windows on the south side of the building. The structure stands on a concrete footing. A

small shed roofed addition is attached to the back of the building. Large aluminum-framed sliding glass doors have been installed in one wall of the addition.

c. (#22) Vernacular frame cabin at 124 N. First Street (1920's): This small frame cabin rests on a concrete slab leading us to believe that it may have been moved from another location. It is rectangular in plan and has a side gable roof covered with rolled composition. All windows have been replaced with large single panes and a modern wooden door has been added. The cabin has been stuccoed (the original exterior was probably clapboard or board and batten).

#### D. NORTH FIRST STREET BETWEEN WORKMAN AND ROWLAND

##### **1. West Side of Street**

No development of the west side of this segment of N. First Street took place before 1925 (see fig. 9). The modern buildings on the block have Glendora Avenue addresses.

##### **2. East Side of Street**

No early development took place along the east side of N. First north of Workman. On the other hand, five residences, a boarding house, a cabin-complex, and the La Puente Woman's Clubhouse were built on the east side of the 200 block of N. First between 1920 and 1930. The Woman's Club, the boarding house, and four of the residences still survive.

a. (#23) La Puente Valley Woman's Clubhouse at 200 N. First Street (1923): See section II.F above for additional information on the Woman's Club organization. The Woman's clubhouse is a Craftsman California bungalow. The clapboard covered main building is rectangular in plan and has a composition shingled hip roof. Rows of four shed-roofed dormers decorate the north and south sides of the roof. Rafter ends and triangular knee braces decorate the eaves of the roof. A composition shingled shed roof covers the half porch located on the front of the building. Two square wooden columns support the porch roof. A wing with a cross gable roof is attached to the southwest corner of the building.

The building is largely in its original condition. However, several windows have been replaced with aluminum framed sliders. The brick footing upon which

the structure was erected is in need of repair in places. The clubhouse, which was constructed during the summer of 1923, quickly became the focal point of the town's civic and social affairs. Over the years, it has served as a meeting place for various civic organizations including the Red Cross. Today it is used for meetings, workshops, wedding receptions, and rummage sales.

b. (#24) California bungalow style residence at 218 N. First Street (1922):

This single-story frame residence has been stuccoed over. The building has a side-facing gable roof and a central front gable over a wide porch. The porch is supported by two square columns. The residence has been heavily altered. In addition to the stuccoed exterior, changes include modern aluminum sliding windows and a cement block and decorative iron fence.

c. (#22) California bungalow style residence at 222 North First Street

(1917): The roof of this clapboard covered frame structure comprises double front-facing low pitch gables covered with composition shingles. The forward gable covers the porch. This residence has its original windows. It appears to be unaltered in other respects and is in good condition.

d. (#26) California bungalow style residence at 228 N. First Street (1916):

This single story frame residence has a front-facing low pitch gable roof. A lattice work register is located at the peak of the gable. Originally, the house had a broad open front porch. However, this has been enclosed. A small entry porch covered with an aluminum awning has been built at the front of the enclosed porch. A portion of the brick chimney is missing. The residence is in good condition in all other respects.

e. (#27) Vernacular frame residence at 244 N. First Street (circa 1923):

This interesting clapboard covered single-story residence features a cross gablet roof on a T-shaped floor plan. The structure appears to be basically in its original condition although aluminum gutters and awning covers have been added and a large satellite dish is attached to the roof. The estimated date for the residence is based upon the factual date for the Carriage Inn Manor.

f. (#28) Carriage Inn Manor at 248 N. First Street (1923): This boarding house is a two-story vernacular structure with an open, bungalow style front porch. According to the 1925 Sanborn fire insurance map, the building was originally constructed as a rooming house. The structure has a gable roof and clapboard covered exterior. A small single-story gable roofed wing attached to

the south side of the building appears to be original. Two large plain columns support a lintel over the porch. Dentils projecting from the lintel provide the only decoration. The building is in good condition and is basically unaltered although aluminum awnings have been added to the windows.

## E. NORTH SECOND STREET BETWEEN MAIN AND WORKMAN

### **1. West Side of Street**

No structures are shown on the west side of Second Street on the 1894 Pomona Quadrangle (fig. 5). Similarly, none are shown on the 1915 and 1925 Sanborn fire insurance maps (figs. 8-9). By 1926, however, a frame residence had been erected at 131 N. Second Street. Perhaps additional residential development took place along the west side of this block of Second St. but we have found no record of it.

In 1949-1950, the "Chalet Basque Restaurant" was built and this took up much of the area between the north side of the French American Bakery and the residence just mentioned. Then, in the 1980's, the GTE building was put up at 15800 Workman and this took up the remainder of the west side of Second south of Workman.

#### a. (#29) Craftsman style frame residence at 131 N. Second Street (1926):

This clapboard covered house is square in plan and has a side-gabled roof covered with composition shingles. A central dormer with an overhanging gable is located on the front. Dormer decoration comprises window panes set in an "X" pattern flanked on either side by louvred vents. Beneath the gable is a full porch which is supported by four tapered columns that rest on piers made of cast masonry. Similar cast masonry has been used for the exterior chimney. Front windows consist of large single panes surmounted by six smaller panes. Aluminum awnings shade the side and rear windows. The building is constructed on a poured concrete footing. The house is in excellent condition.

Located behind the residence is a detached single car garage. It is clapboard framed with a gabled, composition shingled roof. The original garage door has been replaced with modern aluminum.

## 2. East Side of Street

The east side of Second Street between Main and Workman was the site of one of La Puente's most important early residences--the Rambaud home at 144 N. Second. Built in 1904, the Rambaud house was the first residence on the block.

The 1925 Sanborn fire insurance map shows that another frame dwelling had been built in the middle of the block but this building no longer exists. Today, the Rambaud home is the only standing structure on the east side of Second between Main and Workman.

a. (#30) Rambaud Home at 144 N. Second Street (1904): Emile Alphonse Rambaud was born in San Julien Champsaur, France on August 26, 1866. He came to Puente in 1887 where he took over his uncle's store (see section III.G above). In 1907, he sold the store and, together with George Cross, engineered the City's first water system. Rambaud remained superintendent of the water company until his death in 1933.

The Rambauds had three children, the eldest of whom, Emilienne, was born in 1901. After completing her education at Broad Oaks College in Pasadena in 1926, she began teaching at the old Central High School. Ms. Rambaud became a career teacher and has continued to reside in the family home up until the present time (Swain 1963:II, 485).

The Emile Alphonse Rambaud home consists of a single story clapboard frame residence that is square in plan. The architectural style of this residence is a hybrid which we shall refer to as Victorian/classical revival. It has a pyramidal shake shingled hip roof with a moderate eave overhang. The south and west faces of the roof feature two hip-roofed dormers each. The apex of the roof and the apices of the dormer roofs are decorated with pinnacles.

The front of the building has an elevated open porch flanked by neoclassical columns. Adjacent to the porch is a bay window comprising three panels. A small decorative leaded glass section decorates the top of the central bay window. The two outside bay windows are simple single-pane double hung windows as are the remaining windows in the home. The structure rests on a poured concrete footing and an exterior brick chimney is visible at the rear of the building. The Rambaud home is aesthetically attractive and is in excellent condition.

Two ancilliary buildings are also situated on the same property as the house (which extends easterly all the way to Third Street). The first is a clapboard covered frame garage which was built sometime after 1925 (probably before 1935). The garage is built in the style of a California bungalow. The second building consists of a single story board-and-batten covered frame barn. The barn, which is relatively small (approx. 12 x 30 ft.), rests on mud sills and was probably built sometime between 1904 and 1925.

#### F. NORTH SIDE OF WORKMAN STREET BETWEEN FIRST AND SECOND

The western end of this block is taken up by the La Puente Woman's Clubhouse which fronts on First Street (see Section III.G.2.a above). The eastern end of the block underwent residential development with construction of a residence at 15843 Workman sometime before 1925. The house at 201 N. Second St., which was also built before 1925, will be considered in the following section.

a. (#31) California bungalow style residence at 15843 Workman Street (before 1925): This single-story house has a stuccoed exterior and a side gable roof. The entire roof, which is covered with composition shingles, is in poor conditions and some of the fascia boards are missing. A smaller gable roof supported by wooden posts covers its central entry porch. Modern iron grills have been added to windows, doors and porch. The house is built on a concrete foundation. Originally, it was probably clapboard covered. Decorative wrought iron fencing surrounds the front yard.

#### G. NORTHWEST CORNER OF WORKMAN AND SECOND STREET

a. (#32) Vernacular frame residence at 201 N. Second Street (before 1925): This cottage is rectangular in plan. The original exterior has been stuccoed. The house has a side gable roof covered with composition shingles. A smaller gable roof covers a central entry porch. The original windows have been replaced with aluminum sliders and the kitchen has a modern greenhouse window. It rests on a poured concrete footing. The original cottage probably had a clapboard covered exterior with double hung windows.

## H. THIRD STREET BETWEEN MAIN AND WORKMAN

### **1. West Side of Street**

Third Street did not exist in 1894 (fig. 5). However, the street had been built before 1925 at which time there was one frame residence standing in the approximate center of the block, just outside of our APE (fig. 9). This house no longer exists. Today, there is one standing structure on the west side of Third Street within our study area.

#### a. (#33) Vernacular frame residence at 131 N. Third Street (after 1925):

This house is L-shaped in plan. Its roof, which is cross-gabled, is covered with composition shingles. The front features a half porch with a single doric style column on the corner. The exterior has been covered with aluminum siding. The residence has an exterior brick chimney and rests on a poured concrete footing.

### **2. East Side of Street**

Only one structure over 50 years old survives on the west side of N. Third Street within the study area. This is an old house located at 122 N. Third.

#### a. (#34) Vernacular frame residence at 122 N. Third Street (before 1925):

This house is a single-story wood frame vernacular residence which is L-shaped in plan and has a cross-gable roof covered with composition shingles. The shed roof over its full length front porch is supported by wooden posts. The exterior is clapboard with double hung windows. At least one shed roofed addition is attached to the rear of the house. The building stands on a poured concrete footing.

## I. NORTH STIMSON (FOURTH)

At least seven frame residences had been built along the first block of N. Stimson before 1925. One, a vernacular frame cottage at 115 N. Stimson still stands. It is the only standing structure within the APE on the subject block.

#### a. (#35) Vernacular frame cottage at 115 N. Stimson Street (before 1925):

This wood frame house is rectangular in plan and has a clapboard covered exterior. The front gabled roof is covered with composition shingles. There is a register below the peak of the roof. Square wooden posts support a half entry porch that is enclosed by a wooden railing. All windows are the single pane,

double hung type. The house rests on a poured concrete footing and appears to be in good condition.

b. (#36) Vernacular frame cottage at 122 N. Stimson Street (circa 1935): This clapboard cottage is rectangular in plan. Its gabled roof is covered with composition shingles. The edge of the front roof has a short extension which covers the entranceway. The original windows have all been replaced with aluminum sliders. The house stands on a concrete footing.

#### J. FIFTH STREET NORTH OF MAIN

There are no standing structures on the west side of Fifth Street within the APE. A portion of the Workman Elementary School complex, comprising modern modular classrooms, stands on the east side of the block.

#### K. ALBERT AND SOUTH STIMSON STREETS BETWEEN MAIN AND CENTRAL

##### 1. Albert Street

Three structures were built on the west side of Albert Street between Main and Central. One, a T-shaped structure labeled "club house" on the 1925 Sanborn fire insurance map, no longer exists (fig. 13.top). The poured concrete footings of this building area still visible on the northern corner of the triangular block (fig. 13.bottom). These foundations are currently in the garden of the second pre-1925 structure; a frame residence at 119 Albert Street. This old clapboard covered vernacular frame residence was built in 1922. Finally, a small frame cottage was built at 143 Albert sometime before 1925.

The eastern side of this block of Albert Street is currently the site of a modern Tudor apartment complex. There is no indication that any earlier development ever took place at the location.

a. (#37) Vernacular residence at 119 Albert Street (1922): This clapboard covered single-story house is square in plan. The side gabled roof is covered with rolled composition. A small gabled porch roof shelters the front entrance. This porch roof is supported by wooden posts and triangular knee braces. The windows are all of the double-hung type. Triplicate double-hung windows lie to either side of the front door. The house appears to be in good condition.

b. (#38) Vernacular cottage at 143 Albert Street (before 1925): This is one of two small cabins located on the same corner parcel (see #39 below). Like

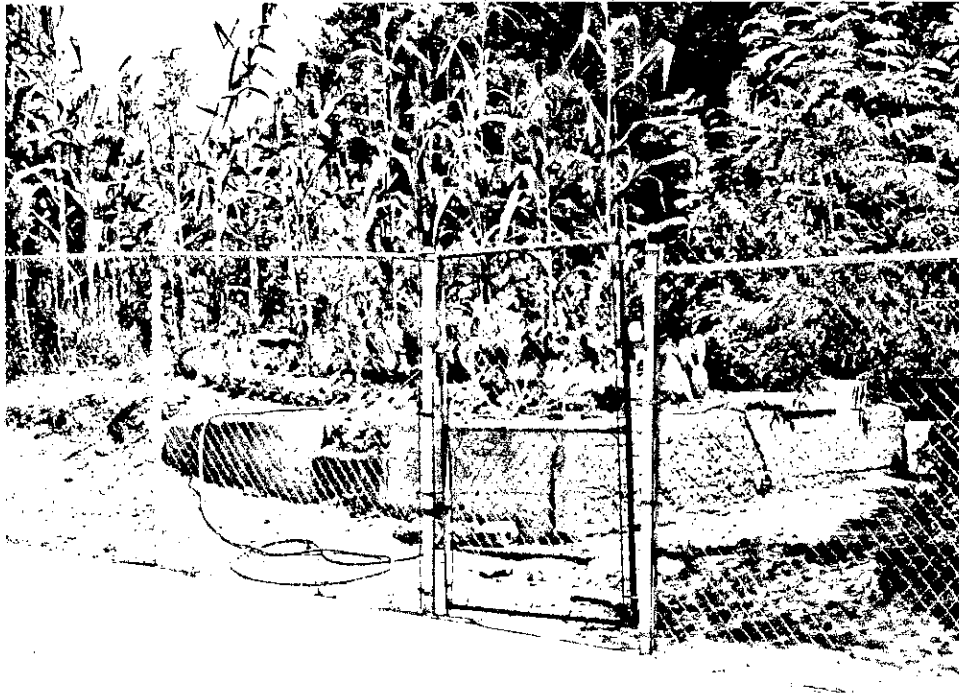
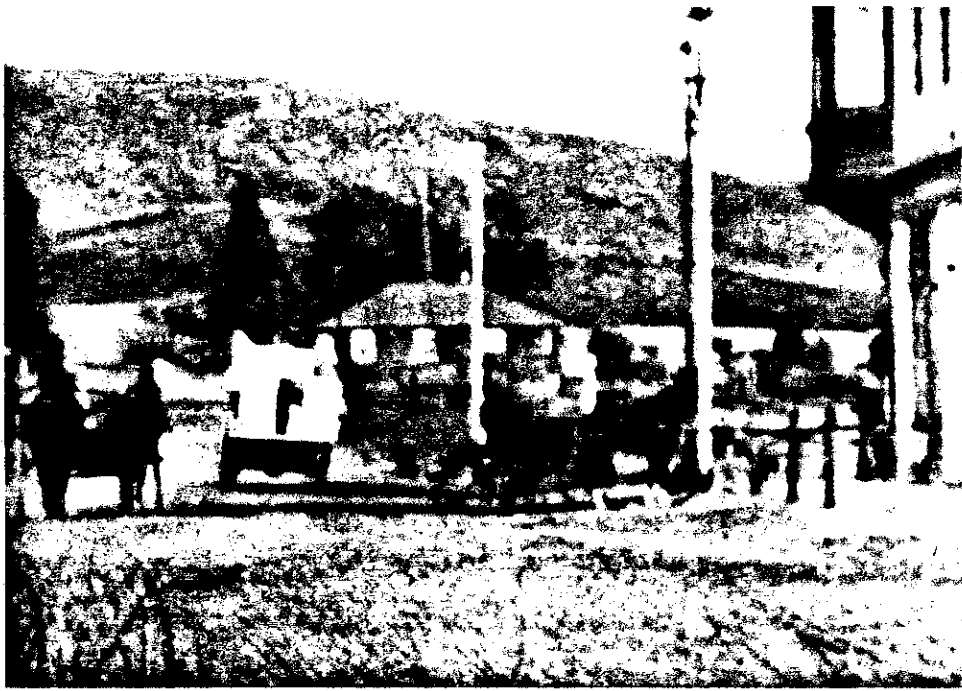


FIGURE 13

Top: Detail of Figure 3.bottom. Old clubhouse may be seen in center.  
Bottom: foundations of old clubhouse currently in garden of 119 Albert.

the other cabin, this is a small single-story frame structure which has been stuccoed. Diagonal dark painted boards on the exterior give the house a "Tudor" look. No doubt this decoration was inspired by the modern Tudor style apartment complex across the street.

## 2. Stimson Street

Only one South Stimson Street address may be before 1925. We believe that this structure survives at 218 S. Stimson Street.

### a. (#46) Vernacular frame residence at 218 S. Stimson Street (before 1925):

Although the assessor's records provide a date of 1930 for this residence, it appears to be shown on the 1925 Sanborn fire insurance map (fig. 9). It may be that the assessor's records show a remodeling date.

The house has a clapboard exterior and composition shingle gable roof. Its half porch roof is supported by a concrete pier and square wooden column. Windows are the single pane double hung type. The house stands on a poured concrete footing. An iron railing encloses the front yard.

## L. CENTRAL AVENUE BETWEEN STIMSON AND ALBERT

### 1. North Side of Street

Although it existed in 1894, no construction had taken place along this block of Central until after 1910. By 1925, however, the entire north side of the block was lined with frame residences. Two of these buildings survive; the houses at 16023 and 16019. The former has been completely remodeled but the latter comprises one of the more architecturally interesting houses in town. Built in 1920, this old California bungalow features a classical revival porch.

a. (#39) Vernacular cottage at 16027 Central Avenue (1930's): The newer of two cottages (see #31 above), this small frame single-story residence is square in plan and has a composition shingled gable roof. Its exterior has been completely remodeled in Tudor style in imitation of the new apartment complex on the east side of Albert Street. The original windows have all been replaced with modern aluminum sliders. A small shed-roofed porch has been attached to the rear.

b. (#40) Residence at 16023 Central Avenue (1911): Apparently originally a California bungalow, this house has been so heavily remodeled that it can only be classified as "vernacular" today.

The building is a one and one-half story stuccoed residence. It has a gable roof covered with composition shingles. There is a single dormer located on the east side. All original windows have been replaced with modern aluminum sliders. The structure rests on a concrete foundation. Concrete stairs lead up to a modern concrete porch. The building was originally located south of the Southern Pacific Railroad tracks and has been moved to its present location (La Puente High School 1983:27).

c. (#41) Classical revival California bungalow at 16019 Central Avenue (1920): A unique residence, portions of this house may have been built of adobe. The building is rectangular in plan and has a front facing gable roof covered with composition shingles. We are inclined to suspect that the classical revival porch which spans the facade of the house is the result of early remodeling although we are uncertain on this point. In any event, the porch consists of six square columns supporting a heavy, undecorated entablature. Steel downspouts protrude from either corner of the entablature. The original windows are divided vertically into two sashes. The right and left sashes each contain two rows of four small panes. Decorative stuccoed brick posts and sills have been added around each window.

Two small additions have been added to the rear. The first is wood frame covered with horizontal siding. Behind this is a small shed roofed utility room.

## 2. South Side of Street

Six lots on the south side of Central between Stimson and Albert had been residentially developed prior to 1925. One of these residences was apparently built before the turn-of-the-century as it appears to be represented on the 1894 Pomona Quadrangle (fig. 5). A total of five of the houses survive today.

a. (#42) Vernacular cottage at 16026 Central Avenue (before 1925): This cottage is L-shaped in plan. Its exterior is sheathed in wood shingles. The residence has a gable roof covered with composition shingles. A shed roof extends over a half porch on the front. The windows, which all appear to be original, are the single pane double hung type. A ventilation register is visible

below the peak of the roof. The residence rests on a poured concrete footing and is in good condition.

b. (#43) Vernacular residence at 16022 Central Avenue (before 1925): This house is a single story wood-frame residence with a front-gabled roof that features slightly flaring eaves. The roof is covered with composition shingles. The exterior is clapboard covered except that the gables are finished with wood shingles. A register is located below the peak of the roof. A smaller gable supported by wooden posts and braces shelters the front entrance. All of the windows are the double hung type. The residence rests on a poured concrete footing and is in good condition.

A detached garage located to the rear of the residence has been converted into an apartment. This clapboard covered wood-frame building has a gable roof which is covered with composition shingles. The original windows have been replaced by modern aluminum sliders.

c. (#44) California bungalow at 16018 Central Avenue (before 1925): This single story clapboard covered residence is rectangular in plan and has a gable roof covered with composition shingles. A triangular knee brace and register are visible beneath the peak of the roof. The roof extends over a full-length front porch. The porch roof is supported by square wooden posts and is enclosed by a wooden railing. Several courses of bricks have been added to the footing below the porch.

The facade of this house has been "tudorized" by placing diagonal boards across the gable and beneath the windows. The original windows have been replaced with aluminum sliders. The house rests on a poured concrete footing and is in good condition. A cement block wall with light fixtures was being built around the front yard at the time of our survey.

e. (#45) California bungalow at 16012 Central Avenue (before 1925): This wood frame house is rectangular in plan and has a gable roof. The roof extends over a full-length porch supported by square, wooden posts. The exterior of the house is clapboard covered and has a corrugated steel shed roof attached to the rear. The house rests on a poured concrete footing and is in good condition.

#### M. WEST END OF ABBEY STREET

The north side of the westernmost block of Abbey Street was developed residentially from a fairly early date (before 1925; fig. 9). Much of the south side of the street has remained undeveloped although the SE corner of Abbey and Stimson originally underwent industrial development. Two old residences, a steel industrial building and its accompanying office all stand within the APE.

a. (#47) Vernacular residence at 16003 Abbey Street (1915): This single story stuccoed frame residence is square in plan and has a hip roof covered with composition shingles. A shed roof addition to the front extends out over a "Spanish style" porch which spans the full width of the facade. The porch features a four-arch "architrave" with "romanesque" arches and square columns. All original windows have been replaced with modern aluminum sliders. There is a small shed roofed addition attached to the rear of the building. The house appears to be in good condition.

b. (#48) Vernacular residence at 16007 Abbey Street (before 1925): This single story cottage is L-shaped in plan and has a gable roof covered with composition shingles. A shed roof covers the full-length porch supported by ranch style posts and braces. Attached to the east side of the rear wing is another shed roofed porch with similar posts and braces. The original windows have been replaced with aluminum sliders. The residence rests on a poured concrete footing and is in good condition. The property is enclosed by a cement block wall.

c. (#49) Steel industrial building and house at 16004 Abbey Street (1930's?): This property contains both a wood frame residence and a corrugated steel industrial building. The house is a vernacular clapboard covered structure with a cross-gable roof covered with composition shingles. The exterior is covered with clapboards and all of the windows are the single pane double hung type. A shed roofed addition is attached to the rear. The house rests on a poured concrete footing and appears to be in poor condition.

The metal industrial building is located on the west side of the house. This undecorated structure has a gable roof and multiple pane wire reinforced industrial security windows. It is L-shaped in plan and is placed so that its southern wing extends behind the rear of the house.

#### N. SOUTH SECOND STREET BETWEEN MAIN AND OLD VALLEY BOULEVARD

With the exception of a single residence at the northern corner of Central and Second, no houses were built adjacent to this block of Second prior to 1925. The reason may lie in the fact that the Puente Grammar School complex was located in the middle of this triangular block. All structures on the block had been removed prior to the construction of the L.A. County Health Center and Public Library which currently occupy the old school grounds.

Except for a single small frame dwelling near the south end of the block, the western side of the street also remained undeveloped until 1915. Between 1915 and 1925, four additional residences were built (compare figs. 7 and 8). All of these early buildings have been removed. The west side of this block of Second is currently occupied by the "One Day Auto Center," a modern stucco automobile maintenance structure (127 S. 2nd St.) and a three unit stucco frame commercial building (135 S. 2nd St.).

#### O. OLD VALLEY BOULEVARD BETWEEN STIMSON & MAIN

Old Valley Boulevard was called "Front Avenue" when the town was first laid out. The name had changed to "Pomona Boulevard" by 1925. We are uncertain regarding the date of its last name change. Some of La Puente's earliest industrial and commercial growth took place along Old Valley Boulevard. This may be primarily due to the fact that the railroad tracks parallel Old Valley.

##### **1. North Side of Street**

Most development along the north side of Old Valley took place between 1894 and 1915. This included construction of a store at the corner of Second and Old Valley, a frame residence next to the store, a blacksmith shop on the eastern corner of First and Old Valley, and, most important, the brick Faure garage on the western corner of First and Old Valley. Between 1915 and 1925, a second garage and a restaurant were built on the north side of the block between First and Second.

The old buildings between First and Second have all been removed except for the blacksmith shop (which now serves as a welding shop). The Faure Building still stands across the street from the blacksmith's.

a. (#51) Frame commercial building at 15939 Old Valley Boulevard and 155 S. Second Street (1923): This old two unit commercial structure currently houses the S & B Sign Co. (15939; the unit on Second Street is vacant). The building has been stuccoed and completely remodeled. It has a flat roof and is rectangular in plan. The original windows have been replaced with aluminum sliders and the entrances comprise modern aluminum and glass doors. Iron grills cover the windows.

b. (#42) Corrugated steel industrial building at 15901 Old Valley Boulevard (1911): This old building originally served as a blacksmith shop. Today, it houses "John M. Mohlengraft Welding/Trailer Hitches." The building is single story and is rectangular in plan. The gable roof is also covered with corrugated metal. A single gable dormer is situated along the ridge of the main roof toward the rear of the building. Although the structure rests on a concrete footing, the interior floor is dirt. It is in fair condition.

c. (#43) Faure Building at 15845 Old Valley Boulevard (1913): The first story of this two story brick commercial building (fig. 14) originally served as a garage while the second story was rented by the local Masonic lodge a year after the building was completed. In a taped interview, Josephine Faure Cenoz recalled that her father, Joseph Faure, rented the downstairs first as a garage, then as a restaurant, then back to a garage and that "it was the La Puente Valley Journal office for years ..." (Faure in Radford 1974:23).

Although Atkinson says the building was erected in 1892, it is not shown on the 1894 USGS Pomona Quadrangle (fig. 5). The L.A. County Tax Assessor's records give the date of construction as 1913. It may be that Atkinson and others have confused the date of the Faure Building construction with that of the Faure/Gilley Store on Main Street.

In any event, the subject building is a two-story brick commercial building. The front (south) and east sides have large square windows accompanied by smaller windows of the single pane double hung type. The window openings on the north and west are arched but are also single pane, double hung sashes. Several windows have been boarded up. An aluminum bay door and storefront window have been added to the east side (along S. First St.). A small single-story shed roofed stucco addition has been added to the rear (north) end of the



**FIGURE 14**

Looking SE down Southern Pacific railroad tracks circa 1920. Faure Building is in center and beanery is at right. See Figure 3.top for a more detailed photograph of the beanery. Also see photographs in Vol. II. Photograph courtesy of the La Puente Valley Historical Society.

building. The structure rests on a brick foundation and is currently in good condition.

## 2. South Side of Street

The area south of Old Valley Boulevard has the distinction of including the first building in what is today the City of La Puente. This was the Southern Pacific railroad depot which is believed to have been erected about 1874 (see Section I.D above). The depot was located south of the railroad tracks just south of the intersection of Main, Glendora, and Old Valley. Lucky Baldwin's warehouse was opposite the station on the north.

Down the tracks away from the Baldwin warehouse was a large brick warehouse known to the townspeople as the "beanery" because it was used for bean storage and packing. In 1912, the La Puente Valley Walnut Grower's Association built a walnut packing house just south of the beanery. Of all of these early buildings, the beanery is the only structure which survives today.

a. (#53) "The beanery" brick agricultural warehouse at 15900 Old Valley Boulevard (circa 1894): Originally the property of the Puente Mercantile Company (bean wholesalers), the beanery (fig. 3.top, 14) was last occupied by the Valley Remanufacturing Company, diesel engine rebuilders. The building is currently vacant. The beanery has a gable roof covered with corrugated metal. Modern ventilators are visible along the roof ridge. The building has two arched openings on the north side. One is used as an office entrance. Its door has been paneled in and stuccoed. A modern brick veneer has been added around the arched aperture. The second arched aperture has been boarded in. Double steel doors provide a third entrance on the east side of the building. There appears to be a large, square vent above this entrance. The structure rests on a poured concrete footing and is in good condition.

Originally, this building served as a bean warehouse where it was used for sorting and sacking dried beans. It once had three gable roofed vents along the peak of the roof. The arched openings on the east served as loading bays.

## P. SOUTH FIRST STREET BETWEEN MAIN & OLD VALLEY

The middle of the west side of S. First Street was originally the site of Joseph Faure's hay barn. This was torn down before 1915 and two frame

structures were erected in that year. One was a barber shop/pool hall while the other was a feed store. None of these buildings survives, the entire west side of S. First now serving as a public parking area.

By 1915, the east side of S. First had a garage at the southern end of the block and a vulcanizing and battery shop in the approximate middle. Small frame dwellings were situated behind and north of the vulcanizing shop. A grocery store and blacksmith shop were added over the next few years. None of these structures survives today.

#### Q. GLENDORA AVENUE BETWEEN MAIN & ROWLAND

The northwest corner of Main and Glendora was originally the site of Lucky Baldwin's store which had been built sometime before 1886. It housed agents for Baldwin, Wells Fargo & Co. Express, and the Postmaster. The building burned down in 1887. The Mercantile Company (see III.R.2.a above) then built its headquarters on the site. In 1910, a jail was built on the west side of Glendora between Workman and Rowland Streets. This was torn down before 1957 when Glendora Avenue was widened.

Unfortunately, no structures dating to before 1925 have been preserved along the subject segment of Glendora Ave. Indeed, there are currently no standing structures on the west side of this part of the street. However, two identical cabins located at 120 and 124 Glendora on the east side of the street just north of the old Thomas Drug Store appear to date to shortly after 1925. These buildings are apparently serving as rental units.

a. (#54) Identical cabins at 120 and 124 Glendora Avenue (circa 1925): These two single story clapboard cabins each have a gable roof covered with composition shingles. Each has a small gable roof braced over the front door. The front windows are double hung with four panes per sash. All others are single pane, double hung sashes. The cabins are built on poured concrete footings.

#### R. MAIN STREET BETWEEN SECOND & THIRD

##### **1. North Side of Street**

The 1894 Pomona Quadrangle shows that the Rowland Hotel at the NE corner of Main and Second Streets was the only structure standing on Main

between Second and Third in the late 19th century (see section III.A.1 above). Since the 1915 Sanborn fire insurance map does not show any property east of Second Street, it seems safe to assume that the block had still not been developed as of the date of that map (fig. 8). Moreover, the 1925 Sanborn, which does include the block, shows that the hotel was still the only building on this segment of Main Street (fig. 9).

The Rowland Hotel was demolished in 1956 to make way for the "La Puente Arcade Building," a Spanish style arcade storefront complex. This modern structure is built of cement block with a slumpstone facade and tile roof. A second two unit modern commercial structure stands at the NW corner of Main and Third. This building, which features a stucco and tile facade, currently houses the "San Gabriel Optical Service" (15927) and an SCE office (15929).

## 2. South Side of Street

The south side of Main between Second and Fourth Streets apparently remained undeveloped until the period between 1915 and 1925. Two frame houses, one at either corner, were constructed at that time. Both were removed prior to the construction of the modern La Puente City Hall.

### S. MAIN STREET BETWEEN THIRD & FIFTH

The south side of Main Street between Third and Fourth comprises the same triangular area as is discussed in Section IV.C.2 above. The north side of the street remained undeveloped until 1916 when a clapboard covered frame California bungalow style residence was built at 15943 Main Street. This was followed in 1921 by the vernacular cottage at the NE corner of Main and Third Streets (15939 Main St.).

Sometime before 1925, a residence was built on the NW corner of Fourth and Main. Finally, in 1931, a California bungalow style residence was erected at 15959 Main St. The latter structure is unusual in that it has an artificial stone veneer on its facade.

a. (#55) California style bungalow residence at 15943 Main Street (1916): This clapboard covered bungalow is square in plan and has double front facing gables. The forwardmost gable covers a half porch supported by post and lintel. A bay and trellis have been added to the west side of the house. Adjacent to

the bay is an exterior brick chimney which is in poor condition. The original front windows have been replaced with single pane plate glass. Overall, the residence is in good condition.

b. (#56) Vernacular residence at 15939 Main Street (1921): This single story stuccoed frame residence is square in plan with a side facing gable roof covered with composition shingles. A smaller front facing gable extends over a porch flanked with Spanish style arches and columns. A shed roofed addition is attached to the back of the residence.

Originally, this building was probably covered with clapboards but it has since been stuccoed over. All original windows have been replaced with modern aluminum sliders. The house rests on a poured concrete footing.

c. (#15) Craftsman style California bungalow residence at 15959 Main Street (1931): This residence is square in plan and has double front facing gables. The roof is covered with composition shingles. The forwardmost gable covers a full-length concrete porch supported by posts and lintel. Windows are double-hung and the front door, which appears to be original, has a six pane window. The exterior of the house is covered with an artificial stone veneer. This bungalow appears to be in good condition.

d. (#16) California bungalow at 16017 Main Street (1923): This clapboard bungalow is rectangular in plan. It has a gable roof covered with composition shingles. The full-length porch roof is supported by cobblestone piers and wooden posts. The porch is enclosed by a short cobblestone wall. An exterior cobblestone chimney is located on the east wall. The house has double hung windows. It rests on a concrete footing.

e. (#17) Two frame cabins at 16029 Main Street (1925): These two cabins, which have been connected at the eaves of the roofs, have been completely stuccoed over. We suspect that they were moved from another location. All original windows have been replaced with aluminum sliders. The front cabin is currently used as an office.

## V. RESOURCE EVALUATIONS

### A. ARCHAEOLOGY

#### 1. Prehistoric Archaeology

The results of the records search conducted at the Archaeological Information Center, UCLA, show that no previously recorded prehistoric archaeological sites are present within the Downtown Business District Specific Plan area. However, although it has not been formally recorded, the former Late Prehistoric and Historic aboriginal village site of Awig-Na is known to have been situated at the NW corner of Old Valley Boulevard and Glendora Avenue (see Section II.A.2 above). This site is said to have been destroyed when the La Puente High School and accompanying athletic field were built.

The former presence of a major village site on the western edge of the APE suggests that smaller related sites were situated nearby. Thus, we regard it as fairly probable that some prehistoric archaeological materials lie buried under existing structures or pavement within the APE. The fact that most buildings within the study area were built on either mud sills or footings contributes to the possibility that a prehistoric archaeological deposit might have survived development.

#### 2. Historic Archaeology

It is almost a certainty that potentially significant historic archaeological materials lie buried under existing structures within the APE. While such resources might occur anywhere, there is a particularly high probability that they may lie buried at certain locations where former historic structures are suspected or known to have been present (fig. 5).

(1) Old adobe and corral at the intersection of Glendora, Nelson, and First (Section II.C above). This adobe is said to have been a wagon train stop.

(2) "Lucky" Baldwin's store/saloon at the NW corner of Glendora and Old Valley Blvd. (Section II.D above). This site is currently undeveloped.

(3) "Lucky" Baldwin's warehouse north of the railroad tracks on Old Valley Blvd. between Main and S. First Streets (section II.D. above). This site is currently undeveloped.

(4) Rowland Hotel at the NE corner of Main and N. Second Streets (Section III.A.1 above). Currently the site of the modern La Puente Arcade store complex.

(5) Stimson Block at the SW corner of Main and S. Second Streets (Section III.A.2 above). Currently the site of a modern set of storefronts.

(6) First Church on Central Avenue midway between Main and Stimson Streets (Section III.A.3 above). Currently the site of La Puente City Hall.

(7) First Hudson School north of intersection of N. Second and Rowland Streets (Section III.A.4 above). Currently the site of a modern apartment complex.

(8) Dietzel Saloon, restaurant, & home near the NW corner of Main and Glendora (Section III.A.4 above). Currently the site of a modern set of cement block storefronts.

(9) Faure/Gilley store/saloon at the SW corner of Main and S. Second Streets (Section III.A.5 above). Currently the site of a set of brick storefronts built in 1915.

(10) Rambaud & Oxarart store/saloon on the north side of Main Street midway between Glendora and N. First (Section III.A.6). Currently the site of a set of brick storefronts built between 1915 and 1925 (15811-19 Main Street).

## B. EXISTING COMMERCIAL & INDUSTRIAL STRUCTURES

Most of the early commercial structures in downtown La Puente were built along Main Street between Glendora and Second Street. The typical building was a multi-unit (2-5) single-story set of brick store fronts. These buildings featured large windows separated by brick piers which supported a simple brick facade. Glazed or plain brick might be used but in either case, simple decoration consisting of rectilinear patterns in contrasting colors were usually added. In many case, a simple horizontal relief line of bricks spanned the upper portion of the facade.

The sides and rear of the buildings typically consisted of unfinished brick surfaces broken by relatively small double hung windows. The tops of the apertures usually consisted of low brick arches.

Store buildings such as this were commonly erected all over the Los Angeles area from the end of the 19th century through the 1920's. Many survive

although usually in a heavily remodeled state. Nonetheless, many such buildings in more or less original condition may be found. For example, the authors recently observed a number of such buildings in the City of San Pedro. No doubt many other examples could be identified with relative ease wherever early 20th century commercial districts survive.

### 1. Heavily Remodeled Commercial Buildings

A total of seventeen commercial buildings were under consideration during the course of our study. Seven of these buildings have been classified as completely altered or so heavily remodeled that they have lost their architectural integrity.

<u>Bldg. No.</u>	<u>Address</u>	<u>Name or (Current Occupant)</u>
1.	15801-3 Main St.	Thomas/Spear Drug Store
4.	15835 Main St.	Puente Nat'l Bank (FDC)
6.	15824 Main St.	(vacant; formerly Mary Shaw)
9.	15849 Main St.	(vacant; formerly Fr./Am. Thrift)
12.	15852 Main St.	(vac.; formerly Rite-Way Elect.)
13.	15856-8 Main St.	Didier's Market (Marbella's)
51.	15939 Old Valley Blvd.	S & B Sign Company

Table 2. Heavily remodeled commercial structures.

The early use of four of these buildings receives no attention in the historical literature. However, the remaining three are notable within the framework of the history of La Puente's downtown area. These include the Thomas/Spears Drug Store, the Puente National Bank, and, most important, Didier's Market.

Built in 1895, Didier's Meat Market and Restaurant is one of the two oldest commercial buildings surviving in La Puente (the "beanery" dates to approximately the same year). Therefore, it is particularly unfortunate that the facade of the building has been so heavily remodeled. The replacement of the original rectilinear bay openings with Roman arches has completely changed the character of the building.

The Thomas/Spear Drug Store was also an important business and social gathering spot in the town's early 20th century growth. Its original brick facade has been completely covered with stucco and stone veneer. Similarly, the

original masonry face of the La Puente National Bank (currently the Fire Device Company) has been stuccoed over. In addition, the grocery store next to the west side of the original bank was incorporated into the bank building and the facade was extended westward accordingly. Neither the bank nor the drug store currently resemble their original appearance.

## 2. Altered Commercial Structures

Two commercial buildings have been categorized as "altered" since they have been significantly changed but still retain a semblance of their original character.

<u>Bldg. No.</u>	<u>Address</u>	<u>Name or (Current Occupant)</u>
3.	15827-9 Main St.	Earl Vanatta Plumbing
10.	15851 Main St.	French/American Bakery complex

Table 3. Altered commercial buildings.

The Vanatta Plumbing and Mechanical Contractor building includes a two unit single story building which represents the original structure. A two-story addition was added to the west side in 1938. Although the two-story addition was built to match the original building, its presence has the effect of breaking the low line of storefronts which originally characterized the north side of Main Street between Glendora and Second Streets (however, note that the two-story Stimson Block building stood on the south side of the street at the southwest corner of Main and Second Streets; see section III.B above).

The French American Bakery consists of a complex of single-story brick storefronts. Most of the windows have been paneled in and the decoration has been painted over. Although they were originally built in the commercial style of the time, the alterations have served to industrialize the complex. The principal exceptions are the late unit at the NW corner of Main and Second Streets and the elevated frame residence at the back of the complex. These remain in their original state.

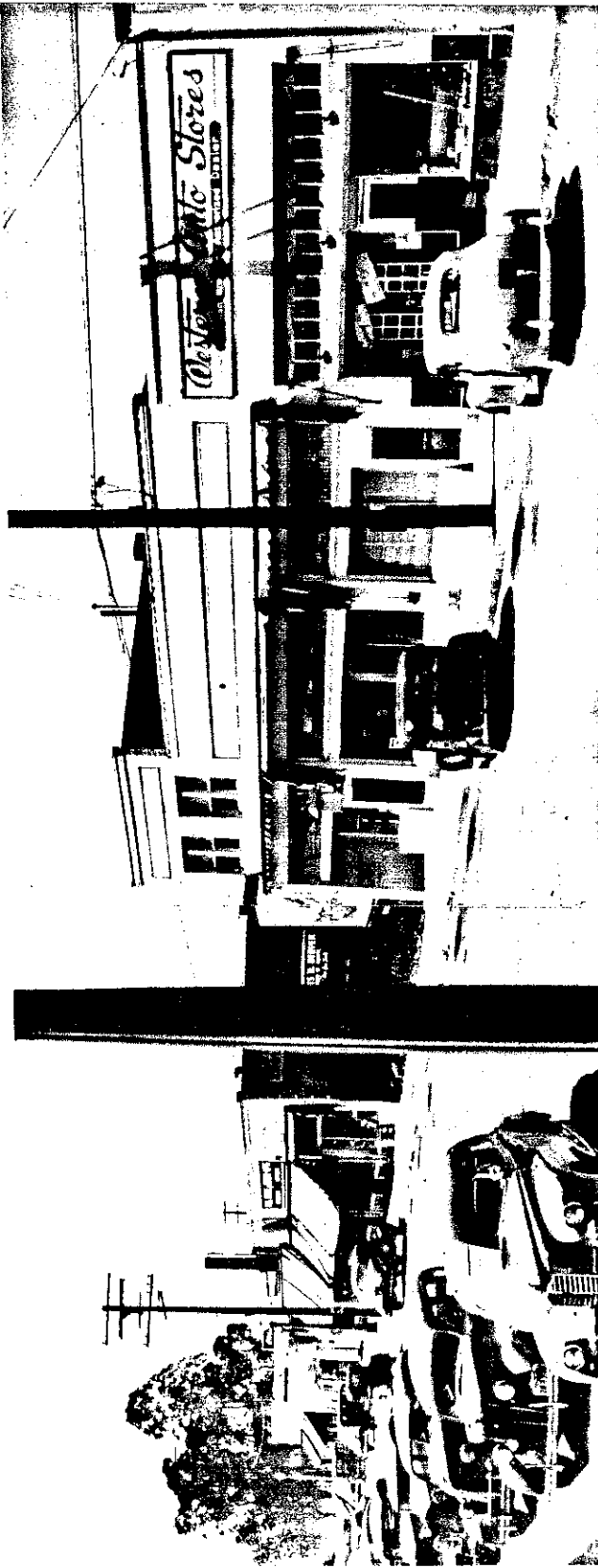


FIGURE 15

North side of Main Street between Glendora and First (about 1947). Note that the two-story addition has been added to Vanatta's building. Thomas/Spear Drug store (far left) retains its original appearance which matched that of the First National Bank on the south side of the same corner (not visible in photograph; see Figure 19). Courtesy of the La Puente Valley Historical Society.

### 3. Commercial Buildings in Their Original State

Eight commercial structures within our study area are largely unchanged from the originals. Four are on Main Street between Glendora and Second Street, three are on Old Valley Boulevard, and one is on N. First Street (fig. 16).

<u>Bldg. No.</u>	<u>Address</u>	<u>Name or (Current Occupant)</u>
2.	15815-19 Main St.	(Ventura's Boutique, etc.)
5.	15816-18 Main St.	(Francisco's Custom T's, etc.)
7.	15826-34 Main St.	(Alicia's Antiques, etc.)
8.	15841-45 Main St.	Leone Building
20.	120 N. First St.	(El Patio Restaurant)
50.	15901 Old Valley Blvd.	(Muhlengraft Welding)
52.	15845 Old Valley Blvd.	Faure Building
53.	15900 Old Valley Blvd.	Beanery

Table 4. Commercial buildings in original state.

It is the four buildings along Main Street which give one the impression that the original appearance of the downtown area of La Puente has been preserved. Of these buildings, the most attractive and well-preserved is the 5-unit set of storefronts at the SW corner of First and Main Streets housing "Alicia's Antiques" in the prominent corner unit. This building stands as representational of downtown Main Street La Puente in the late teens and 20's.

The Leone Building is later (1930's ?) and, although in good condition, represents a variation from the early downtown architecture (fig. 12.top and #8 in Vol. II). The same may be said of the El Patio Restaurant Building on First Street which is also a commercial structure which post-dates the floruit of downtown commercial construction.

The remaining three buildings under consideration here are located along Old Valley Boulevard. One of these structures, the Faure Building (fig. 14 and #52 in Vol. II), is in remarkably fine condition for a two-story brick commercial of the time (1913). Its irregular floor plan and construction for adaptability to various functions has kept it in continuous use over the years. We doubt that another building like it survives in the area. The fact that this structure belonged to an important family in the early days of the town's commercial development also lends to its importance on the local level.

The beanery, a brick warehouse which has continued to serve commercial and industrial enterprises since construction, also appears to be in fine condition (fig. 3.top, 14, and #53 in Vol. II). When serving agricultural purposes, it was an important place of employment for many of the town's citizens. Moreover, it stands as a symbol of La Puente's agricultural roots.

The Muhlengraft welding shop is a corrugated metal shop building and lacks any kind of architectural distinction (although one must admire the structure's functional longevity).

### C. EXISTING RESIDENTIAL BUILDINGS

Thirty-seven properties were classified as containing residential buildings more than 50 years old. Of these buildings, 16 have been heavily remodeled while 21 are believed to approximate their original appearance (fig. 17). The residences share certain features in common. These include poured concrete footings and composition roofs. No doubt many originally had shake shingle roofs but these appear to have fallen into disfavor fairly early.

Architecturally, we have divided the unremodeled houses into five categories:

- vernacular
- California bungalows
- Craftsman bungalows
- Classical revival
- Victorian/classical revival

The vernacular houses are typically single-story frame houses, cottages, or cabins with gable roofs and half porches or no porches. Many are L-shaped in plan and have cross gable roofs. Virtually all of these buildings rest on poured concrete footings and most have clapboard exteriors. Many have detached garages although in many cases, the garages post-date the houses by considerable periods of time.

Rectangular buildings oriented so that one narrow end forms the facade are classified as bungalows. These buildings all have front-facing gable roofs. Most have porches which span the full width of the facade and posts or columns which support the gable over the porch.

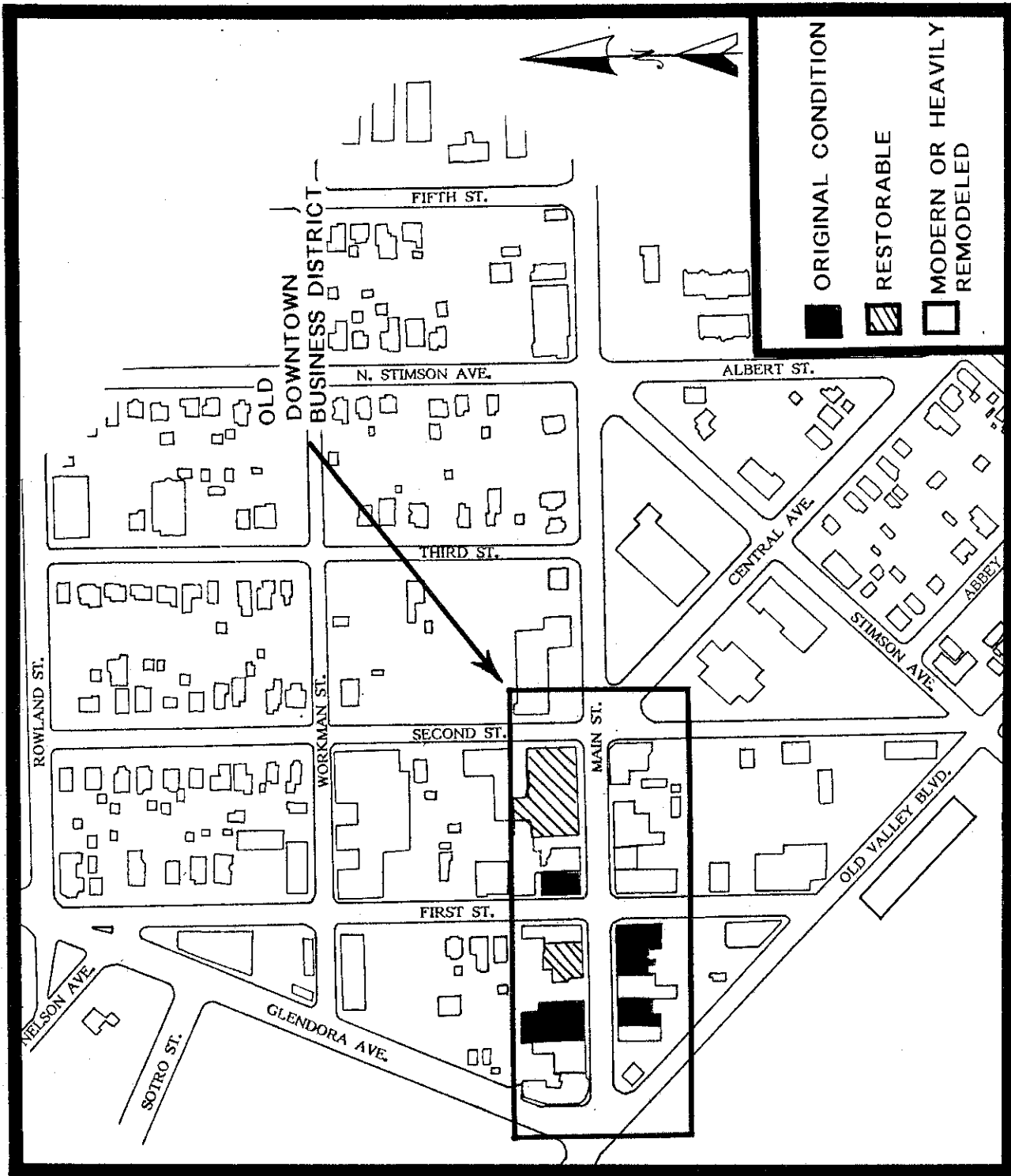


FIGURE 16

Locations of basically unaltered commercial buildings in the old downtown business district.

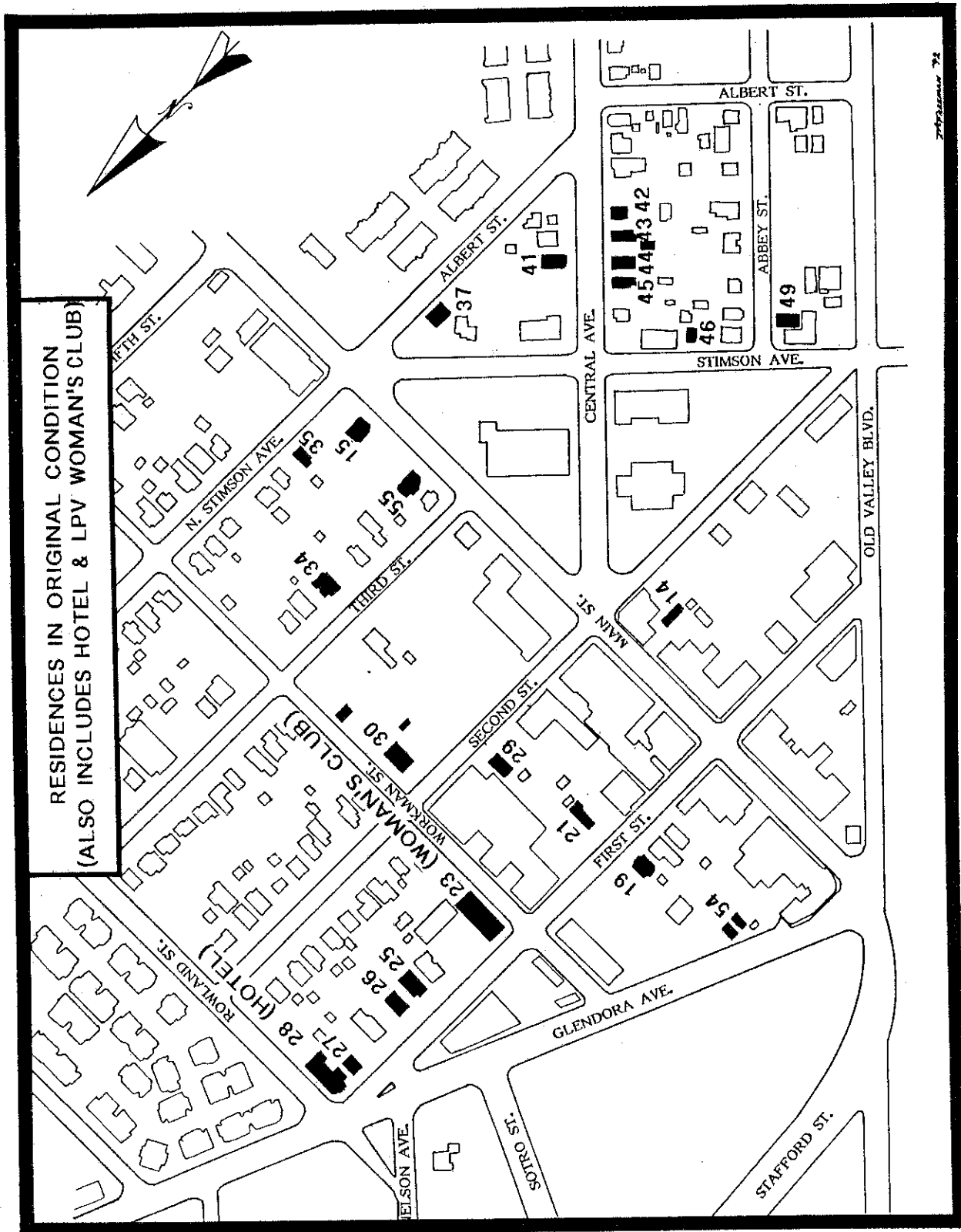


FIGURE 17

Locations of residences which are in basically original condition.

Bungalows classified as "Craftsman style" are basically similar to the California bungalows. However, the Craftsman style houses have separate gable roofs over the porches. These porch roofs are usually supported by visible lintel posts which extend to the front of the porch roof. The porch roof gables are usually open with visible post trusses crossing the gable. The supports for the porch roof are usually built on piers and the columns may taper from the base to the lintels.

There is only one example each of buildings classified as classical revival and Victorian/classical revival. These are discussed individually below.

### 1. Vernacular Houses, Cottages, and Cabins

The 13 relatively unmodified vernacular residences are as follows (see photographs under building numbers in Vol. II):

<u>Bldg. No.</u>	<u>Address</u>	<u>Comments</u>
14.	15860 1/2 Main St.	
19.	125 N. First St.	Class. revival porch; good cond.
21.	124 N. First St.	
27.	244 N. First St.	Hipped gable roof.
29.	131 N. Second St.	Craftsman decorative elements.
34.	122 N. Third St.	
35.	155 N. Stimson St.	
37.	119 Albert St.	
42.	16026 Central Ave.	
43.	16022 & 16022 1/2 Central	
46.	218 N. Stimson St.	
49.	16004 Abbey St.	
54.	120 & 124 Glendora Ave.	

Table 5. Unremodeled vernacular houses, cottages, and cabins.

Most of the vernacular residences lack architectural distinction. However, two, which are in particularly fine condition, may merit special mention. These include the house at 125 N. First Street which features a fine small classical revival porch and the residence at 131 N. Second Street which exhibits Craftsman style decorative elements in the form of tapered porch columns resting on stone veneered piers. The latter house has a small front dormer with an "X" shaped pattern in its window.

## 2. California Bungalows

Four houses dealt with in this study were classified as California bungalows:

<u>Bldg. No.</u>	<u>Address</u>	<u>Comments</u>
25	222 N. First St.	separate porch gable.
26	228 N. First St.	porch has been enclosed.
44	16018 Central Ave.	
45	16012 Central Ave.	

**Table 6. California bungalows.**

Although these houses are in relatively good condition, none exhibits any architecturally distinctive elements. Similar residences are ubiquitous in the greater Los Angeles area.

## 3. Craftsman Style Bungalows

Only two bungalows were classified as Craftsman in style. Both are located on Main Street: (1) 15959 Main Street (#15) and (2) 15943 Main Street (#55). The first house is basically undecorated but was classified as Craftsman style due to its tapering porch columns and exposed lintels. The second residence features an open truss over the porch lintel and a bay on the west side. Neither of these houses is a distinguished example of the Craftsman style.

## 4. Classical Revival

Only one house fell into this category. It is the basically bungalow style residence at 16019 Central Avenue. The porch comprises four square columns supporting an undecorated entablature. We are uncertain as to whether the porch is original or represents an early modification. In either event, this residence is architecturally unique in our experience. However, it does not represent an especially fine example of classical revival architecture.

## 5. Victorian/Classical Revival

This designation, which has been applied only to the Rambaud Home at 144 N. Second St. (#30), has been used for lack of a better term. In fact, the house, which is in excellent condition, is a unique example of hybridized architectural

styles. We regard the pinnacles on the peaks of its hip roofs and its front bay window as basically Victorian. On the other hand, the classical columns supporting the porch roof and generally low, horizontal attitude of the front elevation are more classical revival in style.

The house and its accompanying service buildings, a bungalow style garage and small barn, are attractive in appearance. They are set on a lot which spans a full block and which is tastefully landscaped. In terms of style and condition, the Rambaud Home is clearly the most important residence considered during the course of our study.

#### D. PUBLIC BUILDINGS

Two structures were placed in this category. The first is the Carriage Inn Manor at 248 N. First Street (#28). This old hotel is a simple rectangular two-story frame building with a bungalow style front porch. It is undecorated and exhibits no architecturally distinguishing features.

The second public building is the La Puente Valley Woman's Clubhouse at 120 N. First Street (#23). The layout of this building is unusual in that it consists of a basic rectangular bungalow plan but has a cross gabled wing added to the SW corner. The main building has a broad hip roof with a separate shed roof over the front porch. Both sides of the main roof are decorated with four low, shed-roofed dormers. This structure represents a particularly fine example of adaptation of the Craftsman bungalow style to a meeting place.

#### E. BUILDINGS CONSIDERED TO BE POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Insofar as we are aware, there are no formal local guidelines for evaluating cultural resources. While state guidelines exist (see California Environmental Quality Act Guidelines; Appendix K), these focus primarily upon prehistoric archaeological resources and lack specific criteria for evaluating standing structures. Most California agencies (CALTRANS for example) formally or informally adopt the federal criteria contained in the National Historic Preservation Act (36 CFR Part 800 et seq). Consequently, we shall apply federal criteria for the purposes of this study.

According to federal rules, impacts to historic properties require mitigation only in the event that the property is assessed as potentially eligible for listing

in the National Register of Historic Places. In order to be eligible, the resource must be at least fifty years old and must also meet the following criteria:

#### NATIONAL REGISTER CRITERIA

The following are the criteria established by the Secretary of the Interior for use in evaluating and determining the eligibility of properties for listing in the National Register:

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

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In our judgment, there are only four buildings considered in this study which could be regarded as eligible for the National Register according to the criteria cited above. The locations of these structures are shown in Figure 18.

(1) Rambaud Home. This structure is the home of one of La Puente's most historically significant families. It is also a unique example of early residential architecture in the city. Therefore, the Rambaud Home may qualify under criteria A and/or C.

(2) The La Puente Valley Woman's Clubhouse. The LPV Woman's Club has played a pivotal role in the social and cultural development of the city. The structure itself may also qualify on the grounds that it represents a unique example of adaptation of Craftsman style bungalow architecture to a meeting place. The Woman's Clubhouse may qualify under criteria A and C.

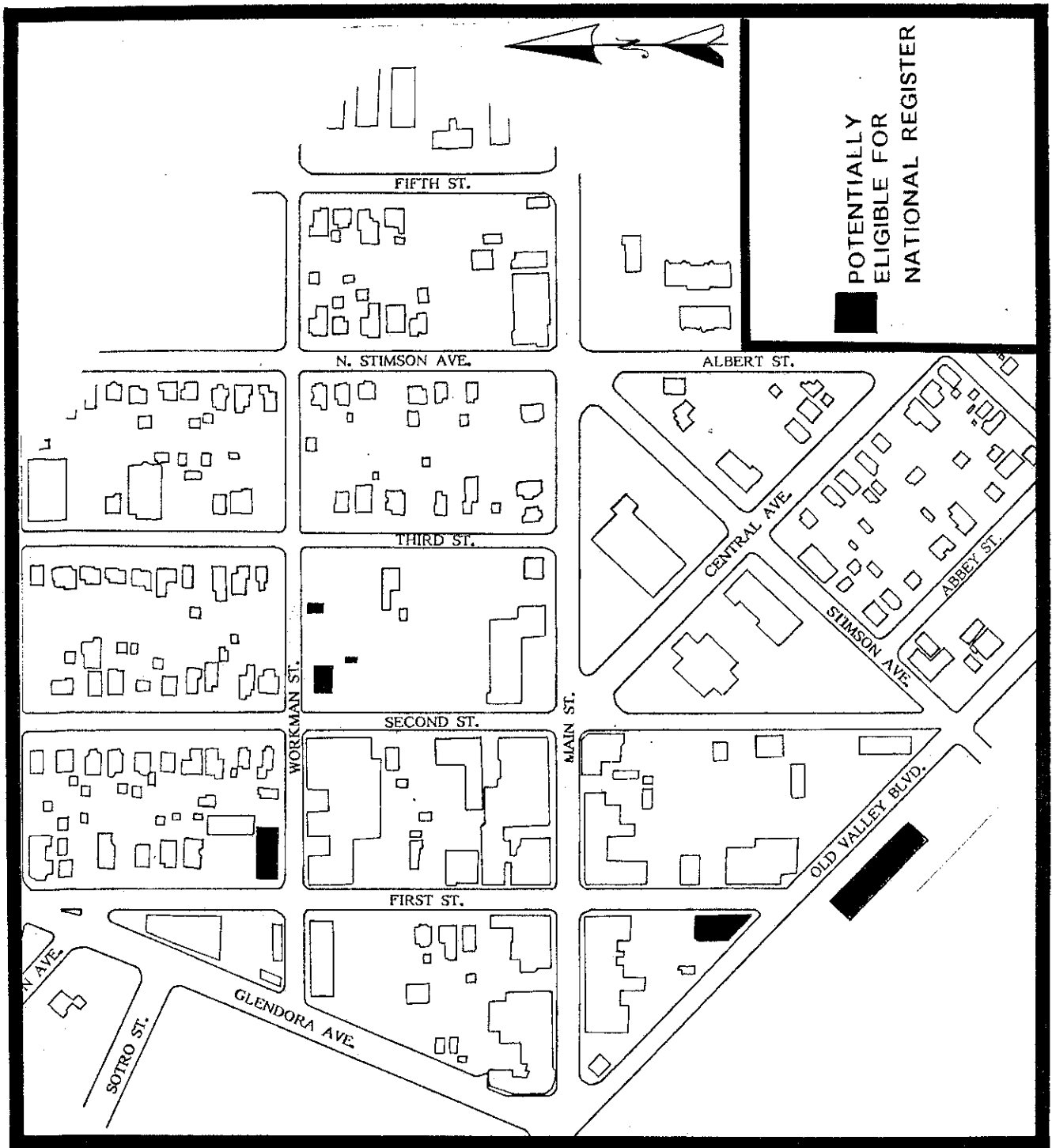


FIGURE 18

Locations of properties identified as potentially eligible for the National Register of Historic Places.

(3) Faure Building. The Faure family helped to build 20th century La Puente. The Faure Building is unusual in its irregular plan and fine condition for a commercial building of the period. It may qualify under criteria A and/or C.

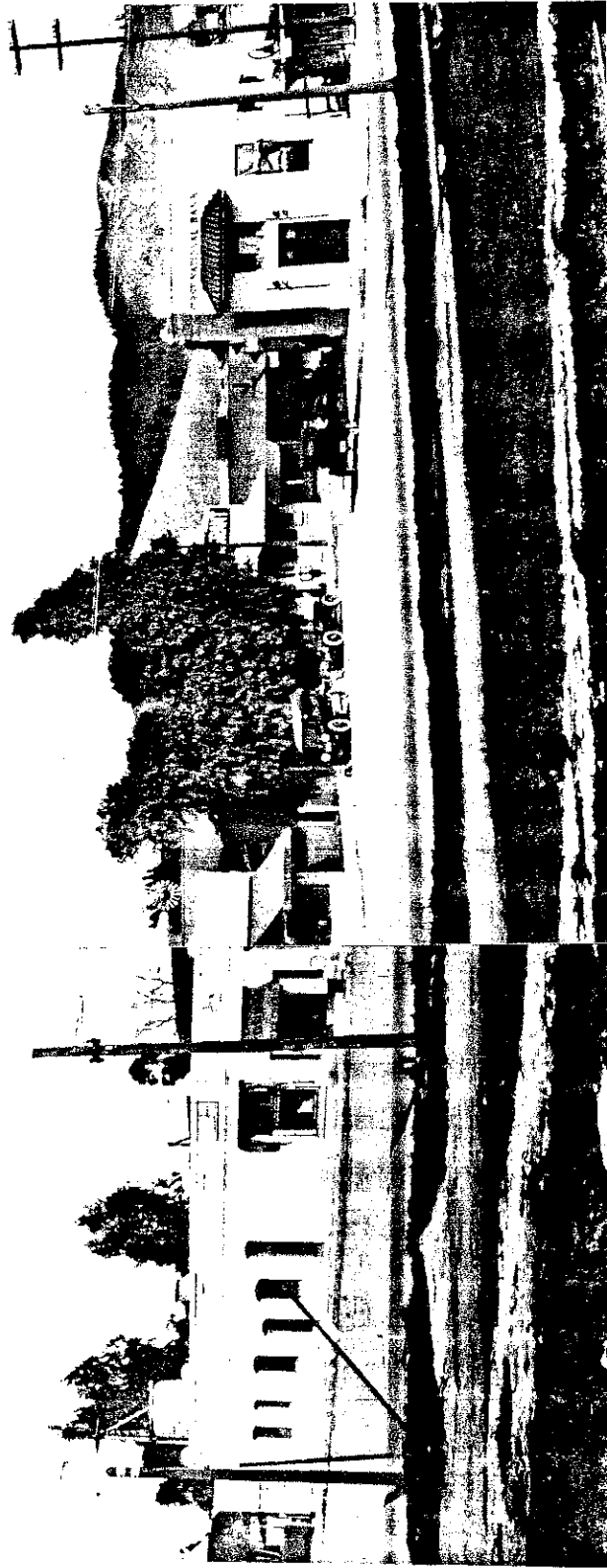
(4) The Beanery. Built in 1895, this old agricultural warehouse is in remarkably fine condition for its age. It was important in the early economic development of the city and many of the town's early residents were employed there at one time or another. We doubt that similar warehouses of the era survive in such good condition anywhere in the area. The beanery may qualify under criterion C.

#### F. POTENTIAL NATIONAL REGISTER DISTRICT

The old downtown area on Main between Glendora and Second is the only portion of the study area which might remotely retain sufficient integrity to be considered as a potential National Register District. However, in our opinion it is ineligible.

Only four commercial buildings survive in a relatively unaltered state (see section V.B.3 above). Certain important buildings such as the First National Bank and the Stimson Block no longer exist. Moreover, the bank and the Thomas/Spear Drug store across the street were built to match (fig. 19). Together, they formed the "gateway" to Main Street. Furthermore, the Rambaud/Oxarart store (beyond drugstore in fig. 19) no longer exists.

The unaltered buildings which do survive are scattered across the two blocks. One, the Leone Building, is a later style of architecture. Also noteworthy is the fact that rows of the single-story storefronts which characterized old downtown La Puente are ubiquitous in the greater Los Angeles area. All of these considerations lead us to believe that the old downtown business area is not potentially eligible for inclusion in the National Register as an historic district.



**FIGURE 19**

The "gateway" to La Puente's Main Street Business District in the 1920's. Looking east down Main Street from intersection with Glenora Ave. and Old Valley Blvd. Note that the bank on the right and the drug store on the left have matching pinnacles. The bank no longer exists and the drug store has been completely remodeled. Photographs courtesy of the La Puente Valley Historical Society.

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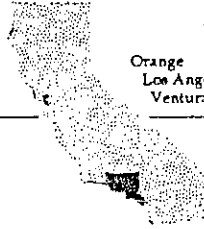
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**APPENDIX A**

Records Search Results from the Archaeological  
Information Center, UCLA

California  
Archaeological  
Inventory



Regional  
Information  
Center

Mailing Address: Archaeological Information Center  
UCLA Institute of Archaeology  
Fowler Museum of Cultural History  
Los Angeles, CA 90024-1510  
Phone: 213-825-1980 FAX: 213-206-4723

May 27, 1992

Ms. Laurie White  
Archaeological Associates  
P.O. Box 180  
Sun City, CA 92381

RE: Records search for the Le Punte Specific Plan, Baldwin  
Park quadrangle.

Dear Ms. White,

As per your request of May 21, 1992, we have conducted an archaeological records search of the above referenced project. This document search included a review of all recorded historic and prehistoric archaeological sites in the vicinity as well as a review of all known cultural resource survey and excavation reports. In addition, we have checked our file of historic maps regarding this region.

These documents revealed:

**PREHISTORIC RESOURCES:**

No prehistoric sites have been identified within a one mile radius of the subject area (see enclosed map). The closest site is CA-LAN-1046, approximately 1 1/4 miles to the southeast of the project area.

**HISTORIC RESOURCES:**

No historic sites have been identified within a one mile radius of the subject area (see enclosed map). Inspection of our historic maps -- Pomona 1894 and 1904 15' series -- indicates that there were at least ten structures within the project area at these times.

Three National Register Properties are within one mile of project area:

Temple Mansion  
15415 E. Don Julian Rd.  
Industry  
#74000518

Workman Adobe  
15414 Don Julian Rd.  
Industry  
#74000519

Workman Family Cemetery  
15415 E. Don Julian Rd.  
Industry  
#74000520

The Workman Home and Family Cemetery are also a California State Historical Landmark, No. 874. It is described as follows:

"William Workman and John Rowland organized the first wagon train of permanent eastern settlers, which arrived in Southern California on November 5, 1841. Together they owned and developed the 48,790-acre La Fuente Rancho. Workman began this adobe home in 1842 and remodeled it in 1872 to resemble a manor house in his native England. He also established "El Campo Santo," this region's earliest known private family cemetery, in 1850; the miniature Classic Grecian mausoleum was built in 1919 by grandson Walter P. Temple."

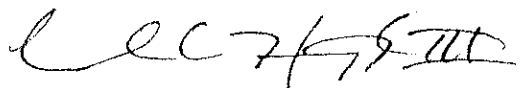
**PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS:**

Three surveys have been conducted within a one mile radius of the subject area (see enclosed map and bibliography). The project area has not been surveyed.

Please forward a copy of any reports resulting from this project to our office as soon as possible. Due to the sensitive nature of site location data, we ask that you do not include record search maps in your report. If you have any questions regarding the results presented herein, please feel free to contact our office at (310) 825-1980.

Invoices are mailed approximately two weeks after records searches. This will allow your firm the opportunity to request further information under the same invoice number. Please reference the invoice number listed below when making inquiries. Requests made after invoicing will necessitate a separate invoice with a \$10.00 handling fee.

Sincerely,



Carl C. Harrington III  
Staff Archaeologist

**APPENDIX B**

List of all Properties Located within the  
City of La Puente Downtown Business District  
Specific Plan Area.

<u>City</u> <u>Lot</u> <u>No.</u>	<u>Parcel No.</u> <u>(Bk. 8246)</u>	<u>Date</u>	<u>Address</u>	<u>Building Type</u>
1	004-024	1980-81	218 Glendora	2-story office building
2	004-022	modern	200 Glendora	small office
3	004-002	1961-62	201 N. 1st	small office
4	004-020	1923/1930	248 N. 1st	2-story frame residence
5	004-021	1923/1930*	240 N. 1st	frame residence
6	004-018	1916	228 N. 1st	frame residence
7	004-019	n.d.	236 N. 1st	vacant lot
8	004-017	1917-19	222 N. 1st	frame residence
9	004-016	1922	218 N. 1st	stuccoed frame residence
10	004-015	1985	206 N. 1st	stuccoed frame office bldg.
11	004-014	1923	200 N. 1st	2-story frame residence
12	010-001	1948	145 N. 1st	theatre
13	010-002	n.d.	n.a.	paved parking lot
14	010-015	1977	126 Glendora	stuccoed frame store front
15	010-003	1923-25	125 N. 1st	frame residence
16	010-004	1950's*	121 N. 1st	stuccoed frame residence
17	010-005	1906/1935	117 N. 1st	frame residence
18	010-012	1915	15801 Main	brick store fronts
19	010-016	pre-1930*	124 Glendora	2 small frame cabins
20	010-007	1915	15827 Main	brick store front
21	010-008	1926/1938	15825 Main	same bldg. as 20 above
22	010-009	n.d.	n.a.	paved area, no structure
23	010-006	1938-41	15835 Main	stuccoed masonry commercial
24	009-008	n.d.	15841 Main	brick store fronts ("Leone")
25	009-007	1915/1938	15851 Main	remodeled store front
26	009-900	n.d.	n.a.	paved parking lot
27	009-010	1938	120 N. 1st	stuccoed masonry store front
28	009-011	n.d.	118 N. 1st	paved parking area
29	009-012	n.d.	132 N. 1st	paved parking area
30	009-016	1960	134 N. 1st	stone veneered store fronts
31	009-015	n.d.	144 N. 1st	cement block store front
32	009-800	1980's*	15800 Workman	GTE building
33	009-001	1926	131 N. 2nd	frame residence
34	009-001	1949/1950	119 N. 2nd	stuccoed frame restaurant
35	009-017	1915/1938	15849 Main	same bldg. as 25 above 25)
36	008-019	1970's*	100 N. 2nd	cement block store complex
37	008-012	1954	124 N. 2nd	paved parking & access area
38	008-013	1954	126 N. 2nd	truck van storage area
39	008-006	n.d.	n.a.	vacant lot
40	008-801	1950's*	15929 Main	cement block commercial (SCE)
41	008-802	n.d.	n.a.	vacant lot
42	008-803	n.d.	n.a.	vacant lot
43	007-013	1921	15939 Main	stuccoed frame residence
44	007-012	1916	15943 Main	frame residence
45	007-011	n.d.	n.a.	vacant lot
46	007-010	1989	15955 Main	2-story stucco office bldg.
47	007-009	1931	15959 Main	frame residence
48	007-008	n.d.	15965 Main	vacant lot

49	009-801	n.d.	n.a.	vacant lot
50	009-800	1950's*	1600 Main	cement block commercial (GTE)
51	009-010	1923	16017 Main	frame residence
52	009-005	n.d.	n.a.	paved lot, no structures
53	009-006	n.d.	n.a.	paved lot, no structures
54	009-007	n.d.	n.a.	paved lot, no structures
55	009-008	1925	16029 Main	stuccoed frame residence
56	009-009	1983	16029 Main	stuccoed frame storage garages
57	016-903	1980's	15900 E. Main	reinforced conc. (City Hall)
58	016-016	1922	119 Albert	frame residence
59	016-017	n.d.	n.a.	garden for 119 Albert
60	016-015	1955	114 Stimpson	stuccoed frame residence
61	016-900	1960's*	16005 Central	masonry & stucco office bldg.
62	016-012	1920/1926	16019 Central	frame residence
63	016-013	1911/1914	16023 Central	stuccoed frame residence
64	016-014	1920's*	16027 Central	stuccoed frame residences (2)
65	017-001	1968	200-206 Stimson	cement block office bldg.
66	017-024	1930	218 S. Stimson	frame residence
67	017-023	1915	16003 Abbey	stuccoed frame cabin
68	015-902	1960's*	n.a.	stucco public health bldg.
69	014-033	1923	155 S. 2nd	stuccoed frame commercial
70	014-915	n.d.	n.a.	paved parking/access
71	014-024	n.d.	n.a.	paved parking/access
72	014-904	n.d.	n.a.	paved parking/access
73	014-027	1950's*	135 S. 2nd	stuccoed frame store fronts
74	014-903	n.d.	n.a.	paved parking/access
75	014-909	n.d.	n.a.	paved parking/access
76	014-026	1970's*	127 S. 2nd	stucco auto. maintenance bldg.
77	014-900	n.d.	n.a.	paved parking/access
78	014-901	n.d.	n.a.	paved parking/access
79	014-908	n.d.	n.a.	paved parking/access
80	014-006	1955-56	15866 Main	masonry store fronts
81	014-005	1950's	15862 Main	masonry store fronts
82	014-004	1912/1922	15856 Main	stucco & brick store fronts
83	014-003	1929/1947	15852 Main	stucco & tile store fronts
84	014-002	uncertain	15848 Main	Wood paneled store front
85	014-001	uncertain	15842 Main	Wood paneled store front
86	014-902	n.d.	n.a.	paved parking/access
87	014-025	n.d.	n.a.	paved parking/access
88	014-907	n.d.	n.a.	paved parking/access
89	014-906	n.d.	n.a.	paved parking/access
90	014-030	n.d.	n.a.	paved parking/access
91	014-912	n.d.	n.a.	paved parking/access
92	014-911	n.d.	n.a.	paved parking/access
93	014-029	1967	136 S. 1st	cement block restaurant
94	014-028	1911	15901 Old Valley	corrugated steel industrial
95	014-910	n.d.	n.a.	paved parking/access
96	014-016	1980's*	15913 Old Valley	2-story stucco industrial
97	013-022	1913/1920	15845 Old Valley	2-story brick office bldg.
98	013-904	n.d.	n.a.	paved parking/access
99	013-906	n.d.	n.a.	paved parking/access
100	013-020	1920's*	15832 Main	brick store fronts
101	013-016	1922	15826 Main	same bldg. as 100
102	013-900	n.d.	n.a.	paved parking/access

103	013-907	n.d.	n.a.	paved parking/access
104	013-017	1952	15835 Old Valley	stuccoed frame commercial
105	013-901	n.d.	n.a.	paved parking/access
106	013-902	n.d.	n.a.	paved parking/access
107	013-018	1913/1930	15824 Main	stuccoed store fronts
108	013-023	1916/1937	15820 Main	same bldg. as 107
109	013-903	n.d.	n.a.	paved parking/access
110	013-908	n.d.	n.a.	paved parking/access
111	013-019	1927	15818 Main	brick store fronts
112	013-021	1953	15812 Main	stucco & masonry store fronts
113	013-905	n.d.	n.a.	paved parking/access
114	013-015	1973	15805 Old Valley	frame restaurant