APPENDIX B: HISTORIC DISTRICTS

ARG identified 11 historic districts in Arcadia. Eight of the historic districts identified comprise residential buildings, two of the districts consist of commercial properties, and one district was identified at the Los Angeles County Arboretum and Botanic Garden. Following is a description of each historic district and a narrative describing its significance. Districts are arranged first by property type (residential, commercial, and institutional) and then by the context(s) and theme(s) under which they were evaluated.
Santa Anita Village Residential Historic District

Description
The Santa Anita Village Residential Historic District is a neighborhood of one- and two-story single-family residences in the central, western edge of Arcadia, Los Angeles County. The historic district comprises over 500 houses as well as an elementary school, in an area roughly bounded by Hugo Reid Drive to the north, multi-family properties along West Huntington Drive to the south, multi-family residences along South Baldwin Avenue to the east, and South Michillinda Avenue and Sunset Boulevard to the west. It is characterized by gently sloping topography, wide curvilinear streets (a few of which end in cul-de-sacs), and a general lack of sidewalks. Houses retain generous setbacks, some with sloping front lawns, and scattered mature shade trees. All properties have driveways with curb cuts and detached or built-in garages.

Santa Anita Village consists of single-family residences primarily designed in the Minimal Traditional, Minimal Ranch, and Traditional Ranch styles. Typical architectural features include low-pitched gable and hipped roofs, stucco cladding, often combined with wood clapboard or brick, multi-light double-hung or casement windows, and wood paneled doors.

Significance
The Santa Anita Village Residential Historic District is significant for its association with major patterns of residential development in Arcadia that ensued upon the subdivision of the last of the Baldwin family lands prior to World War II. Santa Anita Village was originally part of a larger 1,300-acre tract that included the residential subdivisions Upper Rancho, the Rancho, and Colorado Oaks. Collectively, these subdivisions were known as Rancho Santa Anita. In 1936, Anita Baldwin, daughter of Arcadia founder, Elias Jackson “Lucky” Baldwin, sold the last 1,300 acres of Baldwin family land to Rancho Santa Anita, Inc., a syndicate headed by Los Angeles Times publisher, Harry Chandler.1 Rancho Santa Anita, Inc. began subdividing the land for residential development soon after. The land syndicate presided over all subdivision improvements, including the grading and paving of streets, and the installation of water mains and streetlights.2 Pasadena real estate agency, the Raymond A. Dorn Company, managed the development of all the subdivisions. Lots in the Rancho Santa Anita subdivisions ranged from less than half an acre to well over two acres, and architectural restrictions were implemented to “assure that all the residences built in the tract [would] be of pleasing design.”3

Santa Anita Village was the first of the Rancho Santa Anita subdivisions to be placed on the market. The Village was developed as a series of residential tracts, the majority of which were subdivided prior to World War II. Each tract featured model homes touting names such as “Springtime Cottage” and “Mountain View Cottage,” and with furnishings provided by the Los Angeles Furniture Company. Houses built in Santa Anita Village were fairly modest in scale and style compared to those in the Upper Rancho and Rancho neighborhoods. The district was advertised for its “low-priced” homes in proximity to “shops, schools, [and] transportation.” Development of Santa Anita Village continued into the postwar period, and included the construction of Hugo Reid School (now known as Hugo Reid Elementary School) in 1948 to serve its growing number of residents with school-age children. By 1950, the subdivision was largely complete.

The period of significance for the Santa Anita Village Residential Historic District is 1939 to 1956, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 584 total properties, 74% contribute to the district’s historic significance.

5 Santa Anita Village Advertisement, Los Angeles Times, 22 June 1941, E3.
Figure B-2. Santa Anita Village Residential Historic District, Contributing and Non-Contributing Properties (ARG)
The Rancho Residential Historic District

Description
The Rancho Residential Historic District is a neighborhood of one- and two-story single-family residences at the western edge of Arcadia, Los Angeles County. The historic district comprises over 600 houses in the area bounded by West Colorado Boulevard/Street to the north, Hugo Reid Drive to the south, the Los Angeles County Arboretum and Botanic Garden to the east, and South Michillinda Avenue to the west. It features gently sloping topography, wide curvilinear streets with no sidewalks, and ornamental streetlights. Paloma Drive is the only street with street trees (mature ash trees). Houses retain generous setbacks, some with sloping front lawns, and scattered mature shade trees. All properties have driveways (some with original circular driveways) with curb cuts and detached or built-in garages.

The Rancho contains single-family dwellings primarily designed in the Minimal Ranch and Traditional Ranch styles. A number of Minimal Traditional-style houses are present as well. Common architectural features include low-pitched gable and hipped roofs, typically with exposed rafter tails and/or dovecotes in the gable ends; stucco cladding, often combined with wood clapboard or brick; multi-light double-hung or casement windows with shutters; and wood paneled doors.

Significance
The Rancho Residential Historic District is significant for its association with major patterns of residential development in Arcadia that ensued upon the subdivision of the last of the Baldwin family lands prior to World War II. The Rancho was originally part of a larger 1,300-acre tract that included the residential subdivisions Upper Rancho, Santa Anita Village, and Colorado Oaks. Collectively, these subdivisions were known as Rancho Santa Anita. In 1936, Anita Baldwin, daughter of Arcadia founder, Elias Jackson “Lucky” Baldwin, sold the last 1,300 acres of Baldwin family land to Rancho Santa Anita, Inc., a syndicate headed by Los Angeles Times publisher, Harry Chandler.⁶ Rancho Santa Anita, Inc. began subdividing the land for residential development soon after. The land syndicate presided over all subdivision improvements, including the grading and paving of streets, and the installation of water mains and streetlights.⁷ Pasadena real estate agency, the Raymond A. Dorn Company, managed the development of all the subdivisions. Lots in the Rancho Santa Anita subdivisions ranged from less than half an acre to well over two acres, and architectural restrictions were implemented to “assure that all the residences built in the tract [would] be of pleasing design.”⁸

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The Rancho neighborhood was developed in stages. The first unit opened in 1937 at the eastern edge of the neighborhood, just north of the Arboretum. Development proceeded westward along Colorado Boulevard and then moved south, towards Hugo Reid Drive. The Rancho was advertised for its “large sites, convenience of travel to Los Angeles, and price range.” Sites with frontages of 100-plus feet were laid out to accommodate the construction of long, rambling “rancho-type homes,” often designed by local architects. Development of the Rancho district continued into the postwar era (approximately three quarters of the district was constructed between 1945 and 1955). The neighborhood was largely complete by 1960.

The Rancho Residential Historic District also contains a significant concentration of Ranch architecture, with high quality of design and craftsmanship conveyed by individual dwellings. Houses were primarily designed in the Minimal Ranch and Traditional Ranch styles. Contributors retain their original plans, massing, and character-defining features of their respective styles.

The period of significance for the Rancho Residential Historic District is 1937 to 1958, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 662 total properties, 67% contribute to the district’s historic significance.

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Figure B-3. The Rancho Residential Historic District, Contributing and Non-Contributing Properties (ARG)
Upper Rancho Residential Historic District

Description
The Upper Rancho Residential Historic District is a small collection of single-family residences in the Upper Rancho neighborhood of north Arcadia, Los Angeles County. The historic district is located primarily on the south side of Hampton Road, from just west of the intersection of Dexter Avenue and Hampton Road to just west of the intersection of Glencoe Drive and Hampton Road. It is characterized by its gently sloping topography, wide, curvilinear street, ornamental streetlights, and lack of sidewalks. Houses retain deep, fairly uniform setbacks, with sloping front lawns and an impressive range of mature shade trees, including oaks, magnolias, and sycamores. All properties have driveways with curb cuts and detached or built-in garages.

The district comprises 12 one- and two-story single-family dwellings, primarily designed in the American Colonial Revival style. Common architectural features include side gable roofs, loosely symmetrical primary façades, wood clapboard siding, wall dormers, double-hung multi-light wood windows with shutters, pedimented entries, and wood paneled doors.

The historic district is a small representative portion of the earliest development of the Upper Rancho neighborhood, which is a larger residential area bounded by West Orange Grove Avenue, West Foothill Boulevard, North Michillinda Avenue, and North Baldwin Avenue. The boundary was chosen to include a concentration of houses from the original subdivision that continues to retain integrity; many of the houses outside of the boundary have been altered.

Significance
The Upper Rancho Residential Historic District is significant for its association with major patterns of residential development in Arcadia that ensued upon the subdivision of the last of the Baldwin family lands prior to World War II. Upper Rancho was originally part of a larger 1,300-acre tract that included the residential subdivisions the Rancho, Santa Anita Village, and Colorado Oaks, south of Foothill Boulevard. Collectively, these subdivisions were known as Rancho Santa Anita. In 1936, Anita Baldwin, daughter of Arcadia founder, Elias Jackson “Lucky” Baldwin, sold the last 1,300 acres of Baldwin family land to Rancho Santa Anita, Inc., a syndicate headed by Los Angeles Times publisher, Harry Chandler. Rancho Santa Anita, Inc. began subdividing the land for residential development soon after. The land syndicate presided over all subdivision improvements, including the grading and paving of streets, and the installation of water mains and streetlights. Pasadena real estate agency, the Raymond A. Dorn Company, managed the development of all the subdivisions. Lots in the Rancho Santa Anita subdivisions ranged from less than half an acre to well over two acres, and

architectural restrictions were implemented to “assure that all the residences built in the tract [would] be of pleasing design.”

Upper Rancho was the second Rancho Santa Anita subdivision to be placed on the market, after Santa Anita Village, in 1937. It was developed as an exclusive residential district with curvilinear streets, ornamental streetlights, and large parcels with mature live oak and sycamore trees. Compared to the other subdivisions south of Foothill Boulevard, Upper Rancho primarily catered to wealthy individuals seeking expansive, lushly landscaped lots and architect-designed houses. The portion of the Upper Rancho containing the Upper Rancho Residential Historic District is the neighborhood’s earliest residential tract; it was subdivided in 1937. All contributors to the district were constructed prior to World War II and represent the neighborhood’s earliest development period.

The Upper Rancho Residential Historic District is also significant as an excellent grouping of primarily American Colonial Revival-style houses. Contributors retain their original plans, massing, and character-defining features of the style. The period of significance for the Upper Rancho Residential Historic District is 1937 to 1942, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 12 total properties, 75% contribute to the district’s historic significance.

Figure B-4. Upper Rancho Residential Historic District, Contributing and Non-Contributing Properties (ARG)
Santa Anita Oaks Residential Historic District

Description
The Santa Anita Oaks Residential Historic District is a neighborhood of one- and two-story single-family residences in the north, central section of Arcadia, Los Angeles County. The historic district comprises over 400 houses in the area bounded by East Orange Grove Avenue to the north, West Foothill Boulevard to the south, North Santa Anita Avenue to the east, and North Baldwin Avenue to the west. It features gently sloping topography, wide curvilinear streets with no sidewalks, and ornamental streetlights. Houses retain generous setbacks (particularly in the eastern half of the neighborhood), some with sloping front lawns, and scattered mature shade trees. All properties have driveways (some with original circular driveways) with curb cuts and detached or built-in garages.

Santa Anita Oaks contains single-family dwellings primarily designed in the Colonial Ranch, Traditional Ranch, and Minimal Ranch styles. Typical architectural features include low-pitched gable and hipped roofs, typically with exposed rafter tails and dormers; stucco cladding, often combined with wood clapboard or brick; multi-light double-hung or casement windows with shutters; and wood paneled doors.

Significance
The Santa Anita Oaks Residential Historic District is significant for its association with major patterns of residential development in Arcadia that ensued upon the subdivision of the last of the Baldwin family lands prior to World War II. Originally part of E.J. Baldwin’s Rancho Santa Anita and deeded to his oldest daughter, Clara Baldwin Stocker, Santa Anita Oaks was primarily subdivided by Albert E. Snyder, Joseph Doble Mullender, and Rosebudd Mullender, heirs and administrators of the Clara Baldwin Stocker estate. Subdivision began in late 1935, and the Pasadena real estate agency, the Raymond A. Dorn Company, was hired to oversee the development. By the postwar period, Rancho Santa Anita, Inc. a syndicate headed by Los Angeles Times publisher, Harry Chandler, had acquired Santa Anita Oaks and advertised the neighborhood along with its other Rancho Santa Anita land holdings obtained from Anita Baldwin a decade earlier.

Santa Anita Oaks was constructed in stages. Development of lots at the eastern edge of the neighborhood began in 1936. Advertisements boasted about the neighborhood’s “oak-covered sites,” improvements such as paved streets, utilities, and ornamental streetlights, and its proximity to Pasadena and downtown Los Angeles. Model homes furnished by Bullock’s department store opened in October of 1936. Development of the neighborhood continued westward, with the last of its tracts subdivided in 1947. Postwar tracts in the western half of Santa Anita Oaks were developed with smaller lots and more modest houses than in the eastern section. However, Santa Anita Oaks’ cohesive

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street pattern and architectural character provides a unified setting across the neighborhood. The neighborhood was largely complete by 1960.

The Santa Anita Oaks Residential Historic District also contains a significant concentration of Ranch architecture, with high quality of design and craftsmanship conveyed by individual dwellings. Houses were primarily designed in the Traditional Ranch, Colonial Ranch, and Minimal Ranch styles. Contributors retain their original plans, massing, and character-defining features of their respective styles.

Figure B-5. Santa Anita Oaks Residential Historic District, Contributing and Non-Contributing Properties (ARG)

The period of significance for the Santa Anita Oaks Residential Historic District is 1936 to 1965, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 414 total properties, 63% contribute to the district’s historic significance.
Colorado Oaks Residential Historic District

Description
The Colorado Oaks Residential Historic District is a neighborhood of single-family residences in central Arcadia, just north of Santa Anita Park, in Los Angeles County. The historic district comprises one- and two-story houses in an area bounded by West Colorado Boulevard/Colorado Street to the north and east, North Baldwin Avenue to the west, and Santa Anita Park to the south. It is characterized by its gently sloping topography, wide, curvilinear streets, and lack of sidewalks. Houses have generous, uniform setbacks and front lawns with scattered mature shade trees, such as sycamores and oaks. All properties retain driveways with curb cuts and detached or built-in garages.

Colorado Oaks contains single-family residences primarily designed in the Minimal Ranch and Traditional Ranch styles. Common architectural features include low-pitched gable or hipped roofs with exposed rafter tails; wood clapboard, board-and-batten, or stucco cladding (often combined with brick or stone accent cladding); multi-light wood double-hung or casement windows, and wood paneled doors.

Significance
The Colorado Oaks Residential Historic District is significant as a post-World War II single-family residential development, exemplifying Arcadia’s tremendous population growth in the postwar period. Colorado Oaks was originally part of a larger 1,300-acre tract that included the residential subdivisions Santa Anita Village, Upper Rancho, and the Rancho. Collectively, these subdivisions were known as Rancho Santa Anita. In 1936, Anita Baldwin, daughter of Arcadia founder, Elias Jackson “Lucky” Baldwin, sold the last 1,300 acres of Baldwin family land to Rancho Santa Anita, Inc., a syndicate headed by Los Angeles Times publisher, Harry Chandler.16 Rancho Santa Anita, Inc. began subdividing the land for residential development soon after. The land syndicate presided over all subdivision improvements, including the grading and paving of streets, and the installation of water mains and streetlights.17 Pasadena real estate agency, the Raymond A. Dorn Company, managed the development of all the subdivisions. Lots in the Rancho Santa Anita subdivisions ranged from less than half an acre to well over two acres, and architectural restrictions were implemented to “assure that all the residences built in the tract [would] be of pleasing design.”18

Colorado Oaks was the last of the Rancho Santa Anita, Inc. subdivisions to be placed on the market, and the only one to be completely developed in the postwar period (the others were developed before as well as after the war).

Houses in Colorado Oaks were similar in scale and style to those built in the Rancho neighborhood in the late 1940s and early 1950s. The neighborhood was advertised for its “spacious lots” and residences “designed to fit [a buyer’s] needs and tastes.” Model homes were built by the E.A. Daniell Company of San Marino, and were furnished and decorated by Barker Bros.

The Colorado Oaks Residential Historic District also contains a significant concentration of Ranch architecture, with high quality of design and craftsmanship conveyed by individual dwellings. Houses were primarily designed in the Minimal Ranch and Traditional Ranch styles. Contributors retain their original plans, massing, and character-defining features of their respective styles.

![Colorado Oaks Residential Historic District Contributing and Non-Contributing Properties](image)

**Figure B-6.** Colorado Oaks Residential Historic District, Contributing and Non-Contributing Properties (ARG)

The period of significance for the Colorado Oaks Residential Historic District is 1950 to 1960, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 155 total properties, 72% contribute to the district’s historic significance.

Santa Anita Highlands Residential Historic District

Description
The Santa Anita Highlands Residential Historic District is a neighborhood of single-family residences in the northernmost portion of Arcadia, Los Angeles County. The historic district comprises over 600 houses in an area roughly bounded by Canyon Road to the north, East Foothill Boulevard and East Sycamore Avenue to the south, the Arcadia City boundary to the east, and North Santa Anita and Oakwood Avenues to the west. It is characterized by its sloping topography, which increases at the northern end of the district towards the foothills, its curvilinear streets, and its general lack of sidewalks. Houses retain moderate, fairly uniform setbacks, most with sloping front lawns, and a vast array of mature shade trees, including oaks, camphor trees, and various pine species. All properties have driveways (some with original circular driveways) with curb cuts and detached or built-in garages.

The district contains one- and two-story single-family residences, primarily designed in the Minimal Ranch and Traditional Ranch styles. Common architectural features include hipped or cross gable roofs, typically with exposed rafter tails, and dovecotes in the gable ends; wood clapboard, board and batten or stucco cladding, often used in combination with brick or stone accent cladding; multi-light double-hung or casement windows; and wood paneled doors.

Significance
The Santa Anita Highlands Residential Historic District is an excellent example of a post-World War II residential neighborhood, primarily developed during the mid-1940s to the late 1950s. Though largely subdivided and developed after World War II, its southernmost section (south of East Orange Grove Avenue) was subdivided as a single tract in 1923; a small concentration of 1920s and ‘30s buildings are still extant in this area. The tract was marketed by the Cook Woodley Company as the exclusive Oakwood neighborhood. With a required minimum construction cost of $10,000, development of the tract was slow. By the early 1940s, the tract was managed by W.L. Hoffeditz, and its minimum construction cost had come down to a more reasonable $6,000. However, construction in the area came to an almost complete standstill during World War II, and most of the tract remained undeveloped until the postwar period.

Subdivision of the Highlands neighborhood north of East Orange Grove Avenue began in 1947 and continued into the mid-1950s. This area was developed in stages, and the majority of it was owned by the Santa Anita Improvement Company. George Elkins Co. served as the primary real estate agent. The neighborhood, which was rebranded the “Santa Anita Highlands” in the postwar era, was marketed for its “homesites overlooking the San Gabriel Valley,” its
“nearby shopping and transportation facilities, and the new Highland Oaks Grammar School,” located near the center of the community.\footnote{20}

The period of significance for the Santa Anita Highlands Residential Historic District is 1924 to 1969, reflecting its major period of development and the time during which all of its buildings were constructed. Of the 637 total properties, 75% contribute to the district’s historic significance.

\footnote{20} “Sales of Lots Top $400,000,” Los Angeles Times, 1 June 1952, F5; “Fifth Unit of Arcadia Tract Will Be on Display Today,” Los Angeles Times, 22 July 1951, E2.
Santa Anita Highlands Residential Historic District Contributing and Non-Contributing Properties

Figure B-7. Santa Anita Highlands Residential Historic District, Contributing and Non-Contributing Properties (ARG)
South Baldwin Avenue Multi-Family Residential Historic District

Description
The South Baldwin Avenue Multi-Family Residential Historic District is a collection of multi-family residences just west of Santa Anita Park in central Arcadia, Los Angeles County. The district is composed of 24 low-scale courtyard apartment buildings along the west side of South Baldwin Avenue between Hugo Reid Drive and West Huntington Drive. The topography of the district slopes slightly upward towards the north end. The section of South Baldwin Avenue along which the district is located is wide, with a landscaped median at the center, and the street runs slightly northeast-southwest. The district comprises one-story apartment houses with modest, uniform setbacks and lawns fronted by a concrete sidewalk. Some setbacks are planted with ivy, young shade trees, and hedges. Buildings are grouped in pairs, often sharing a parcel, and exhibiting a unified style and appearance. Each pair is separated by a concrete walkway or driveway leading to rear carports or garages. Some are connected by covered breezeways.

Courtyard apartments in the historic district were primarily designed in the Minimal Ranch, Traditional Ranch, Polynesian Ranch, or Mid-Century Modern style. Common architectural features include low-pitched gable, gable-on-hip, or hipped roofs; stucco, board-and-batten, vertical wood, or wood clapboard cladding; prominent stone or brick chimneys at the primary façade; and steel casement or aluminum sliding windows.

Significance
The South Baldwin Avenue Multi-Family Residential Historic District is significant as an excellent concentration of postwar multi-family residential properties, reflecting Arcadia’s increased demand for housing to accommodate its population growth after World War II. The historic district was developed beginning in the early 1950s and was completed the following decade. Though research did not indicate who the developers of the residences were, given their similarities in plan, scale, and architectural styles, it is likely the buildings were developed by a single developer or small group of developers. Each courtyard apartment was privately owned.

The period of significance for the South Baldwin Avenue Multi-Family Residential Historic District is 1953 to 1961, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 24 total properties, all contribute to the district’s historic significance.
Figure B-8. South Baldwin Avenue Multi-Family Residential Historic District, Contributing and Non-Contributing Properties (ARG)
Southview Road Multi-Family Residential Historic District

Description
The Southview Road Multi-Family Residential Historic District is a grouping of multi-family residential properties along both sides of Southview Road, just south of Huntington Drive and west of Baldwin Avenue, in west Arcadia, Los Angeles County. Southview Road is accessed from the north or south via Hungate Lane. The topography of the district is relatively flat, and it is characterized by its single, east-west running street (Southview Road), which terminates in cul-de-sacs at each end. The district is composed of one- and two-story apartment houses with modest, uniform setbacks fronted by lawns. Buildings are grouped in pairs unified in style and appearance. Each pair is separated by a concrete walkway or driveway leading to rear carports or garages.

Courtyard apartments and apartment houses in the historic district were primarily designed in the Minimal Ranch or Traditional Ranch style. Some retain elements of the Polynesian Ranch style. Typical architectural features include low-pitched gable or gable-on-hip roofs with exposed rafter tails; stucco cladding, often in combination with stone or wood clapboard; and steel casement or aluminum sliding windows.

Significance
The Southview Road Multi-Family Residential Historic District is significant as an excellent concentration of postwar multi-family residential properties, reflecting Arcadia’s increased demand for housing to accommodate its population growth after World War II. The historic district was owned and subdivided by the Arcadia-Monrovia Realty Partnership between 1955 and 1959. Development of the district commenced soon after and was completed the following decade. Though research did not indicate who the developers of the residences were, given their similarities in plan, scale, and architectural styles, it is likely the buildings were developed by a single developer or small group of developers.

The period of significance for the Southview Road Multi-Family Residential Historic District is 1956 to 1963, reflecting its major period of development and the time during which most of its buildings were constructed. Of the 29 total properties, 93% contribute to the district’s historic significance.
Figure B-9. Southview Road Multi-Family Residential Historic District, Contributing and Non-Contributing Properties (ARG)
South First Avenue–Bonita Street Commercial Historic District

Description
The South First Avenue–Bonita Street Commercial Historic District is a collection of five 1930s commercial buildings on the west side of 1st Avenue, just south of the historic commercial core of Arcadia. The buildings are located on a single parcel at the southwest corner of South 1st Avenue and Bonita Street. Four adjacent one-story buildings front on 1st, and one one-story building is located near the rear of the lot, facing onto Bonita. Parking is located behind the buildings. A wide concrete sidewalk and diagonal street parking are located in front of the buildings on 1st Avenue.

The buildings were constructed between 1937 and 1938, primarily in the Art Deco style (211-215 S. 1st Ave. is a modest Streamline Moderne-style building). Features of the Art Deco-style buildings include flat roofs with parapets accentuated by a zigzag motif, smooth stucco cladding, and simple pilasters. 211-215 S. 1st Ave. also retains a flat roof with a parapet and smooth stucco cladding; however, its projecting canopy and large rounded columns at its corners suggest a more streamlined aesthetic. The property at 201 S. 1st Ave. is completely intact and features a more ornamented primary façade, complete with a central tower entry (marked by a caduceus, the symbol for medicine), and fluted pilasters capped by low-relief decorative elements.

Significance
The South First Avenue–Bonita Street Commercial Historic District is significant as a cohesive collection of late 1930s commercial retail and office buildings, exemplifying Arcadia’s continued growth from its historic commercial core, during a time when much of the country was experiencing a decline in economic activity due to the Great Depression. All the buildings in the commercial district were originally owned by Dr. William Heidenreich, a prominent local physician and surgeon in Arcadia. 201, 203, and 207 S. 1st Ave. as well as 54 Bonita St. were built in 1937, while 211-215 S. 1st Ave. was constructed a year later. Upon completion, Dr. Heidenreich moved his medical practice from 6 N. 1st Ave. to 201 S. 1st Ave., reflecting Arcadia’s need for services further from its original commercial center. By 1940, the Arcadia Tribune had also moved from its office on N. 1st Ave. into the building at 215 S. 1st Ave. Other early tenants included a dentist at 203 S. 1st Ave.

The period of significance for the commercial historic district is 1937 to 1938, reflecting the district’s major period of development and the time during which all of its buildings were constructed. Of the five buildings in the district, all contribute to its historic significance.
Figure B-10. South First Avenue-Bonita Street Commercial Historic District, Contributing and Non-Contributing Properties (ARG)
South Baldwin Avenue-Fairview Avenue Commercial Historic District

Description
The South Baldwin Avenue-Fairview Avenue Commercial Historic District is a collection of one-story postwar commercial buildings on the east side of the intersection at South Baldwin Avenue and Fairview Avenue, in central Arcadia, Los Angeles County. The district contains four one-story buildings located on two parcels. The two larger buildings front on Baldwin Avenue and span the western edges of their parcels, while the smaller two face onto Fairview Avenue at the rear of each parcel. Parking comprises the rest of the parcel.

The buildings were constructed between 1961 and 1963 in the Mid-Century Modern style. Each features a flat roof with a parapet, scored stucco cladding with stone accent cladding (the buildings’ side elevations are painted concrete block patterned with a raised diamond motif), large aluminum display windows, fully-glazed aluminum doors, and projecting beveled canopies with “speedlines.” All of the buildings contain multiple storefronts.

Significance
The South Baldwin Avenue-Fairview Avenue Commercial Historic District is significant as a cohesive collection of postwar retail buildings along a major commercial corridor, reflecting Arcadia’s increased commercial development after World War II. The buildings were constructed between 1961 and 1963. All were owned by Arcadia businessman Anthony Piscitelli. Original tenants included Golden Liquors at 924 S. Baldwin Avenue (in the current location of Valentine’s Liquors), and Pie N’ Burger at 1002 S. Baldwin Avenue (currently vacant), as well as a dry cleaners, barber shop, hair salon, and bakery, which are not unlike the tenants that occupy the buildings today.

The historic district is also an excellent collection of Mid-Century Modern commercial architecture, with high quality of design and craftsmanship. All buildings in the district retain their original plans, massing, and character-defining features of the style.

The period of significance for the commercial historic district is 1961 to 1963, reflecting the district’s major period of development and the time during which all of its buildings were constructed. Of the four buildings in the district, all contribute to its historic significance.
Figure B-11. South Baldwin Avenue-Fairview Avenue Commercial Historic District, Contributing and Non-Contributing Properties (ARG)
Los Angeles County Arboretum and Botanic Garden

Description
The Los Angeles County Arboretum and Botanic Garden comprises 127 acres of open space in the northern section of Arcadia, Los Angeles County. It is located north and west of Santa Anita Park, and is roughly bounded by Colorado Street to the north, Hugo Reid Drive and Golden West Avenue to the south, South Baldwin Avenue to the east, and North Old Ranch Road to the west.

The Arboretum, which formally opened on January 9, 1955, retains numerous gardens and plant collections, ranging from the oldest Engelmann Oak grove in Los Angeles County to hundreds of exotic species, from Madagascar to the Canary Islands. The property’s built environment consists of Arcadia’s earliest extant historic structures, including E.J. Baldwin’s Queen Anne Cottage and Coach Barn, the Hugo Reid Adobe, and the Santa Anita Depot, as well as a number of Mid-Century Modern buildings dating to the establishment of the Arboretum after World War II.

As part of their Cultural Landscape Report and Treatment Plan (2014) for the Los Angeles County Arboretum and Botanic Garden, Historic Resources Group, LLC and kornrandolph, Inc. identified the Los Angeles County Arboretum and Botanic Garden Historic District. Sixty resources, including buildings, structures, landscapes, and landscape features, were found to be contributors to the historic district. The report found the Arboretum to be significant for its association with Arcadia founder Elias Jackson “Lucky” Baldwin, and as an excellent example of large-scale institutional postwar landscape architecture and design. ARG concurs with the findings described in this report.

Significance
The Arboretum is significant for its association with Arcadia founder Elias Jackson “Lucky” Baldwin, one of the most influential individuals in the early development of Southern California. In 1875, Baldwin acquired 8,000 acres of Rancho Santa Anita property from Los Angeles merchant Harris Newmark. He established his center of operations (known as the Baldwin Ranch) on the area now containing the Los Angeles County Arboretum. The Baldwin Ranch consisted of orange groves, walnut trees, and vineyards, in addition to a private training track for Baldwin’s prized racehorses. Upon his death in 1909, Baldwin’s property was inherited by his daughter Anita, who continued ranching operations until selling her land holdings for development in 1936. The period of significance for the Arboretum’s association with E.J. Baldwin begins in 1875, when he acquired the land, to 1936, when his daughter sold the property.

The Arboretum is also significant as an excellent example of large-scale postwar institutional landscape architecture and design. The site continues to convey the overall layout and landscape design of the 1950 Master Plan created by architect Harry Sims Bent and retains the majority of its contributing elements, including its Mid-Century Modern buildings and water features. The Arboretum’s period of
significance under this context (1947-1978) represents the site’s development as the Los Angeles State and County Arboretum until 1978 when state budget cuts altered the Arboretum’s original mission of research, education, and propagation.