

APPENDIX 7

HISTORIC-PERIOD BUILDING EVALUATION
FORMER SECURITY-FIRST NATIONAL BANK BUILDING

**12826 Philadelphia Street, Whittier
Los Angeles County, California**

Prepared For:

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For Submittal to:

City of Whittier
Community Development Department, Planning Division
13230 Penn Street
Whittier, CA 90602

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January 14, 2022
Revised June 9, 2022
CRM TECH Contract No. 3799

Title: Historic-Period Building Evaluation: Former Security-First National Bank Building, 12826 Philadelphia Street, Whittier, Los Angeles County, California

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Project Size: Approximately .21 acres

USGS Quadrangle: Whittier, Calif., 7.5’ quadrangle; Section 21, T2S R11W, San Bernardino Baseline and Meridian

Keywords: Whittier Hills, eastern Los Angeles County; Assessor’s Identification Number 8139-024-027; circa 1952 commercial building (altered in 1975) designated temporarily as Site CRM TECH 3799-1H; not a “historical resource” under CEQA provisions

MANAGEMENT SUMMARY

Between October 2021 and January 2022, at the request of Tom Dodson & Associates, CRM TECH performed a cultural resources study on the former Security-First National Bank building at 12826 Philadelphia Street in the City of Whittier, Los Angeles County, California. Currently vacant, the building is situated at the southwest corner of the intersection of Philadelphia Street and Comstock Avenue, in the southwest quarter of Section 21, Township 2 South Range 11 West, San Bernardino Baseline and Meridian.

The study is a part of the environmental review process for the proposed demolition of the building to accommodate a multi-family residential development on the property. As the lead agency for the project, the City of Whittier required the study pursuant to the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the removal of the building would constitute “a substantial adverse change in the significance of a historical resource.” In order to facilitate the significance evaluation of the building and to document its history and characteristics, CRM TECH conducted a cultural resources records search, pursued historical background research, contacted the local historical society, and carried out a field inspection of the building and its environs.

The results of these research procedures indicate that the building dates to 1952 and has been in use for banking, medical, dental, and other commercial purposes since then. In light of its age, the building was recorded into the California Historical Resources Inventory and designated temporarily as Site CRM TECH 3799-1H, pending assignment of a permanent identification number once the California Historical Resources Information System resumed normal operation. However, the building does not appear eligible for listing in the California Register of Historical Resources or for designation by the City of Whittier as a “historic landmark.”

Based on these findings, CRM TECH concludes that former Security-First National Bank building does not meet CEQA’s definition of a “historical resource.” Accordingly, CRM TECH recommends to the City of Whittier a finding that the demolition of the building would not constitute “a substantial adverse change in the significance of a historical resource.” No further cultural resources investigation is recommended on this building.

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INTRODUCTION

Between October 2021 and January 2022, at the request of Tom Dodson & Associates, CRM TECH performed a cultural resources study on the former Security-First National Bank building at 12826 Philadelphia Street in the City of Whittier, Los Angeles County, California (Fig. 1). Currently vacant, the building is situated at the southwest corner of the intersection of Philadelphia Street and Comstock Avenue, in the southwest quarter of Section 21, Township 2 South Range 11 West, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is a part of the environmental review process for the proposed demolition of the building to accommodate a multi-family residential development on the property. As the lead agency for the project, the City of Whittier required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the removal of the building would constitute “a substantial adverse change in the significance of a historical resource.”

In order to facilitate the significance evaluation of the building and to document its history and characteristics, CRM TECH conducted a cultural resources records search, pursued historical background research, contacted the local historical society, and carried out a field inspection of the building and its environs. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

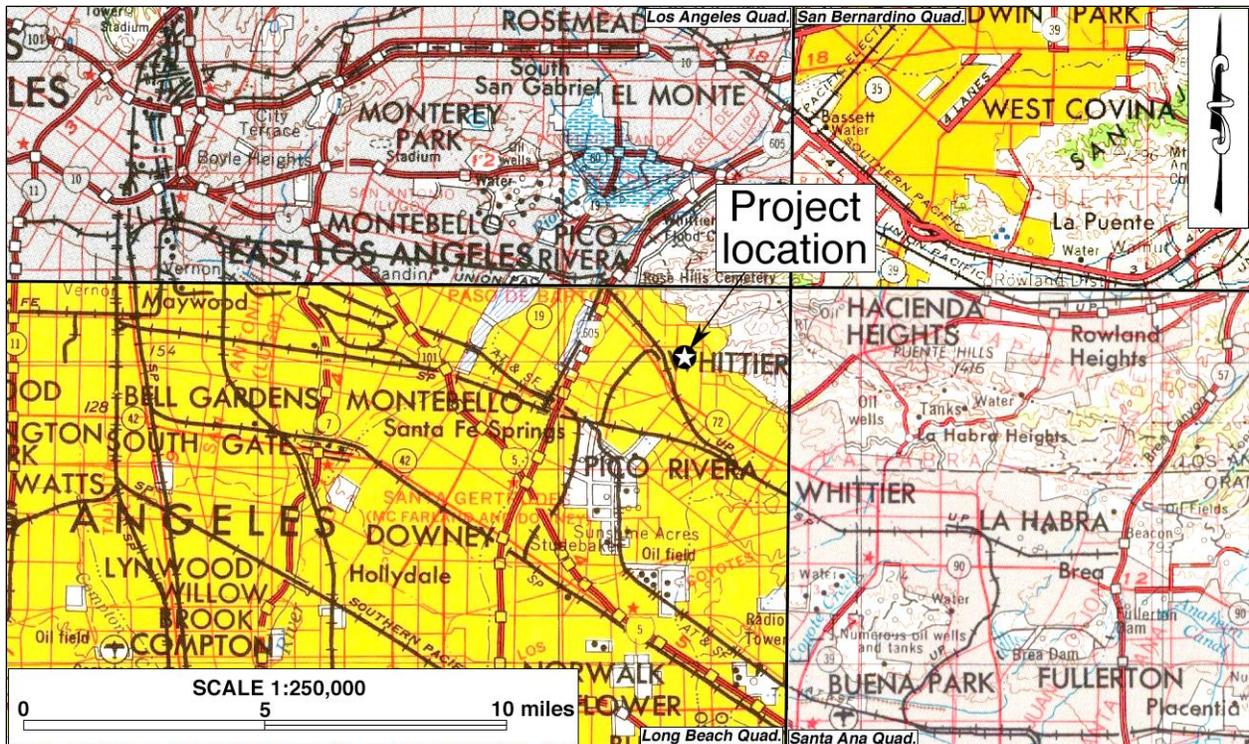


Figure 1. Project vicinity. (Based on USGS Long Beach, Los Angeles, San Bernardino, and Santa Ana, Calif., 120'x60' quadrangles [USGS 1969-1979])

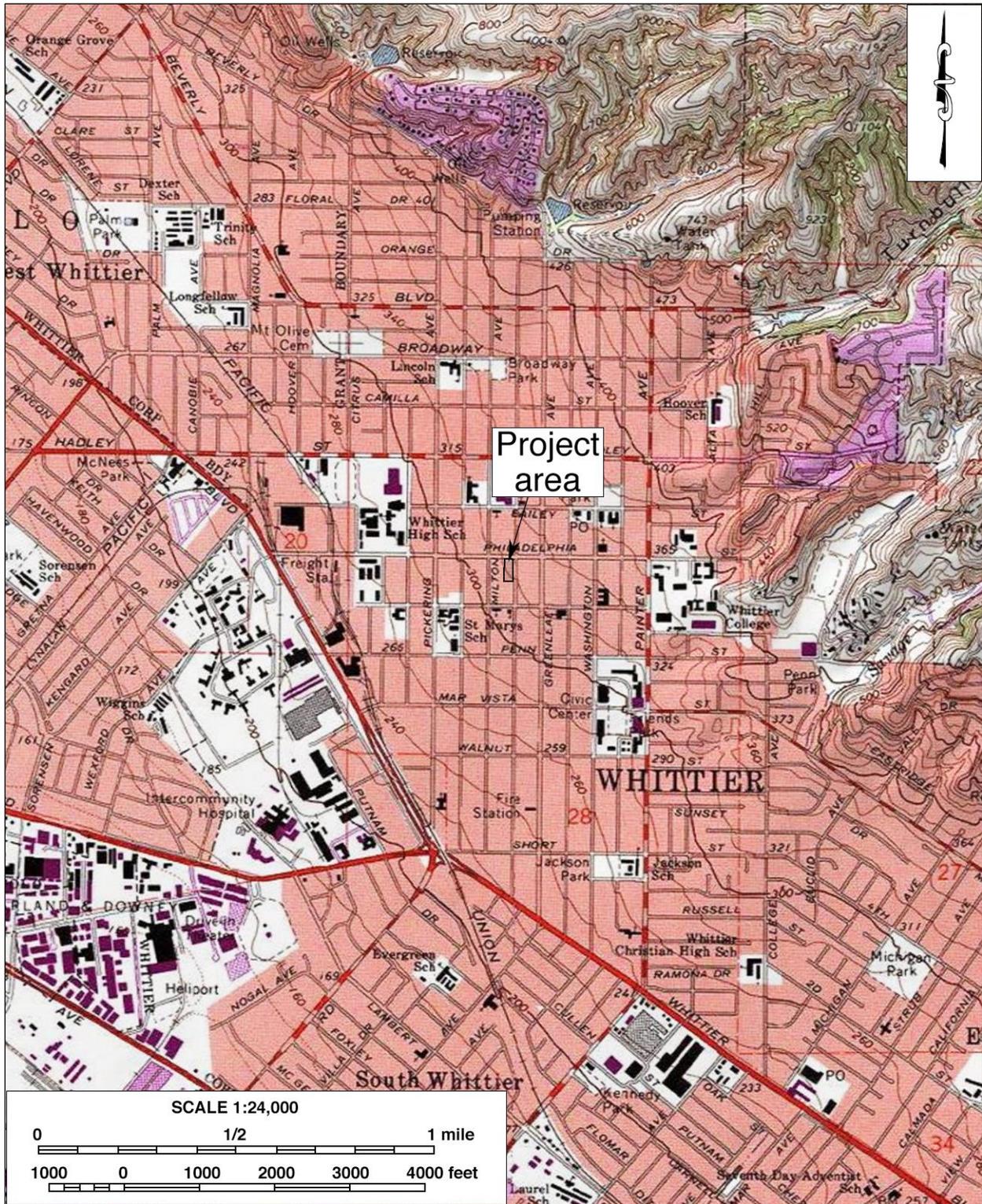


Figure 2. Project location. (Based on USGS Whittier, Calif., 1:24,000 quadrangle [USGS 1981])



Figure 3. Recent satellite image of the project area.

HISTORIC CONTEXT

The earliest Europeans to arrive in present-day southeastern Los Angeles County were Spanish explorers and missionaries, who were awarded jurisdiction over most of the area after Mission San Gabriel was established in 1771 in what is now the City of Montebello. José Manuel Nieto, a Spanish soldier, became the first non-religious settler in the area. Nieto had built an adobe house on a temporary land concession he received in 1784 from Governor Pedro Fages of Alta California, which included all of the land from the mountains to the sea between the San Gabriel River and the Santa Ana River (Bandy and Bandy 1998; Strawther 2012). Alta California eventually changed hands from Spain to Mexico when the latter gained independence in 1821, and then to the United States in 1848 as a result of the Mexican-American War.

In 1835, Nieto's land concession became permanent by grant of the Mexican governor of Alta California, José Figueroa (Bandy and Bandy 1998). After Nieto's death, the land was divided among his heirs into five smaller ranchos, among them the 10,075-acre Rancho Paso de Bartolo left to nephew Juan Crispin Perez, which eventually became portions of the present-day Cities of Whittier, Montebello, and Pico Rivera. The project location, however, lay roughly a mile east of the land grant boundary and thus remained unclaimed when Alta California was annexed by the United States (Whittier Historical Society and Museum n.d.; BLM n.d.). Cattle raising was the most prevalent economic activity in the area until the influx of American settlers eventually brought an end to this now-romanticized lifestyle during the second half of the 19th century.

A land boom in the 1880s spurred by the completion of the competing Southern Pacific and the Santa Fe railways in southern California brought immediate and significant growth to the region. In a pattern often repeated in the history of the American West, dozens of towns, surrounded by irrigated agricultural land, were laid out in the inland valleys before the end of the 19th century, many of them established along the rail lines. To capitalize on rail commerce, the Pickering Land and Water Company purchased 1,259 acres of land in 1887 and laid out the town of Whittier, named by Aquila Pickering for famed American poet John Greenleaf Whittier (Whittier Historical Society and Museum n.d.).

As the mid- and late 20th century unfolded, industrialization and urbanization increasingly assumed dominant roles. Oil was discovered in the rolling hills of southeastern Los Angeles County in the late 1890s, triggering a petroleum boom that made nearby Santa Fe Springs the most productive oil field in California during the 1920s (Da Rold 1979:10). The petroleum industry brought other industrial establishments to the Whittier area as well, and by the 1960s-1970s an eight-mile-long industrial district from Santa Fe Springs to Buena Park had developed (USGS 1951-1981; NETR Online 1954-1980).

For much of the Los Angeles Basin, the post-WWII boom marked a dramatic departure from previous development patterns, when suburban housing tracts and associated shopping centers became the driving force in regional growth. Situated on the southeastern rim of the fast-growing metropolis, the large stretches of farmlands along the Los Angeles-Orange county line became a prime target for tract home developers during the 1940s-1950s. The City of Whittier, which had incorporated in 1898, adopted a charter form of government in 1949 and in 1961 completed the annexation of East Whittier (Whittier Historical Society and Museum n.d.). Today, continued

development has essentially merged the cities in greater Los Angeles into one metropolitan area. At the last complete nationwide census in 2010, the population of Whittier stood at just over 85,000 (USCB n.d.).*

RESEARCH METHODS

RECORDS SEARCH

The historical/archaeological resources records search for this study was conducted by CRM TECH archaeologist Nina Gallardo on December 9, 2021, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California's official cultural resource records repository for Los Angeles County. The purpose of the records search was to compile a complete inventory of previously identified cultural resources and existing studies within a half-mile radius of the project location. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory. Besides SCCIC records, past studies commissioned by the City of Whittier and on file at the Community Development Department, Planning Division, were also consulted for pertinent information.

FIELD INSPECTION

On November 18, 2021, CRM TECH historian/architectural historian Terri Jacquemain carried out the field inspection of the building and its environs. To facilitate the proper documentation and evaluation of the building, Jacquemain made detailed notations and preliminary photo-documentation of its structural and architectural characteristics, notable features or details, and current condition. The field data was then compiled into standard site record forms for submittal to the SCCIC and inclusion in the California Historical Resources Inventory once the California Historical Resources Information System resumed normal operation (see App. 2).

HISTORICAL BACKGROUND RESEARCH

The general historical background research for this study was conducted by Terri Jacquemain on the basis of published literature in local and regional history, historical maps compiled by the U.S. General Land Office and the U.S. Geological Survey (USGS) between 1868 and 1981, and aerial photographs taken between 1954 and 2021. The historical maps are accessible at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial photographs are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

For information specific to the building under evaluation, Jacquemain pursued more focused and in-depth research to ascertain its construction and ownership history and possible associations with

* An extensive historic context statement for the City of Whittier, especially pertaining to non-residential development and architecture, was commissioned by the City and compiled by GPA Consulting of El Segundo. For further information, see GPA 2016:14-83.

important historic figures or events. Sources consulted during this phase of the research included primarily real property tax assessment and building characteristics records of the County of Los Angeles, building safety records of the City of Whittier, and previous cultural resources studies that included the project area.

CONSULTATION WITH LOCAL HISTORICAL SOCIETY

As a part of this study, on November 1 and December 11, 2021, Terri Jacquemain attempted to contact the Whittier Historical Society and Museum by electronic mail for additional information on the building and comment regarding its potential significance to the local community. Follow-up solicitation efforts were carried out by telephone on December 3, 2021, and a voice message was left for the organization when the call went unanswered. To date, no response has been received.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the project location had not been included in a systematic cultural resources survey prior to this study, and no historical/archaeological resources had been recorded within or adjacent to the property boundaries. Within the half-mile scope of the records search, 12 studies have been reported to the SCCIC, all of them completed between 1998 and 2013. Among these are seven studies covering small areas for telecommunication tower sites, three that focused on the Southern Pacific Depot and one each for the demolition of a cafeteria at the Whittier High School and the development of the Whittier Greenway Trail. SCCIC records further show that 14 historic-period cultural resources, including 13 buildings and a memorial plaque, have been identified and recorded within the half-mile radius, as listed below:

- 19-178569 National Bank of Whittier, 13002 Philadelphia Street
- 19-178571 Whittier Union High School, 12417 E. Philadelphia Street
- 19-178609 Standard Oil Building, 7257 Bright Avenue
- 19-178614 Paradox Hybrid Walnut Tree Plaque, 12300 Whittier Boulevard
- 19-180662 Zumaya's Mexican Restaurant, 7315-17 Greenleaf Avenue
- 19-180663 Single-family residence, 7316-20 Comstock Avenue
- 19-180664 Single-family residence, 7317-19 Comstock Avenue
- 19-180665 Single-family residence, 7337-39 Comstock Avenue
- 19-180666 Single-family residence, 7334-38 Comstock Avenue
- 19-187002 Southern Pacific Railroad Depot, 7333 Greenleaf Avenue
- 19-187009 Hoover Hotel, 7035 Greenleaf Avenue
- 19-187059 Single-family residence, 6201 Friends Avenue
- 19-187718 First Christian Church, 6355 Greenleaf Avenue
- 19-190653 St. Mary's Jacobite Syrian Orthodox Church, 12625 Penn Street

Among these 14 known cultural resources, Sites 19-178609, 19-187002, and 19-187009 are now listed in the National Register of Historic Places or have been determined eligible for listing. None of the 14 sites, however, are located in the immediate vicinity of the former Security-First National Bank building. As such, they require no further consideration for the purpose of this study. No

cultural resources of prehistoric—i.e., Native American—origin were previously reported within the scope of the records search.

In addition to the 14 known cultural resources listed above, City of Whittier records indicate that a number of historic-period buildings in the project vicinity were inspected and evaluated during a 2012-2013 survey of residential properties and a 2015-2016 survey of non-residential properties but were not formally recorded into the California Historical Resources Inventory (Chattel 2013; GPA 2016). The subject building of this study was one of them. Included in the 2015-2016 survey of non-residential properties, the building was assigned a status code of 6Z at the time, meaning that it was considered not to be eligible for the National Register of Historic Places, the California Register of Historical Resources, or any local designation (GPA 2016:App. A:14).

FIELD INSPECTION

During the field inspection, the former Security-First National Bank building at 12826 Philadelphia Street was found to have been significantly altered since its original completion. Nonetheless, the building was formally recorded into the California Historical Resources Inventory based on its age (see App. 2) and designated temporarily as Site CRM TECH 3799-1H, pending assignment of a permanent identification number by the SCCIC.

The building is a generally rectangular-shape masonry building with white stucco coating on the exterior walls (Fig. 4). The primary façade, facing Philadelphia Street to the north, features a centered, deep-set front entry in the main, two-story mass framed by beveled walls and filled with a steel-framed, smoked-glass double door surrounded by plate-glass panels. A one-story addition



Figure 4. Former Security-First National Bank building, view to the southwest. (Photograph taken on November 18, 2021)

attached to the eastern side has a similar double door on its northern elevation. The centered entry at the rear of the main mass opens to a paved parking lot, where a tall drive-up banking canopy is located. The western side of the building is blind, and the eastern side features three pairs of smoked-glass windows and an employee entrance near the rear. A more detailed building description is presented in the site record forms in Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Historic maps show the development of Whittier and the project area from 1853 through 1965 as it changed from grazing and pasture land to a relatively densely populated urban center (Figs. 5-8). Around the turn of the 20th century, Whittier's urban core was well-established, as demonstrated by buildings lining a regular street grid, while a wider grid provided access to residential properties on the outskirts (Fig. 5). The discovery of oil in the region in the 1920s and ensuing development of the petroleum industry in the vicinity expanded other growth as well, further solidifying Whittier's urban core (Fig. 6; Da Rold 1979:10). By the late 1940s, the city and the entire region west of the Puente Hills had virtually melded into the greater Los Angeles metropolis (Fig. 7; NETR Online 1954).

The former Security-First National Bank building evidently dates to the first decade of the Post-World War II years. In 1952, a permit for the construction of a bank building was issued to the Pacific Southwest Realty Company (County of Los Angeles n.d.; City of Whittier 1952). Previously, the project location had been occupied by a boarding house and a laundry prior to the turn of the 20th century and by a mortuary and apartments in 1907, which were later joined by a gas

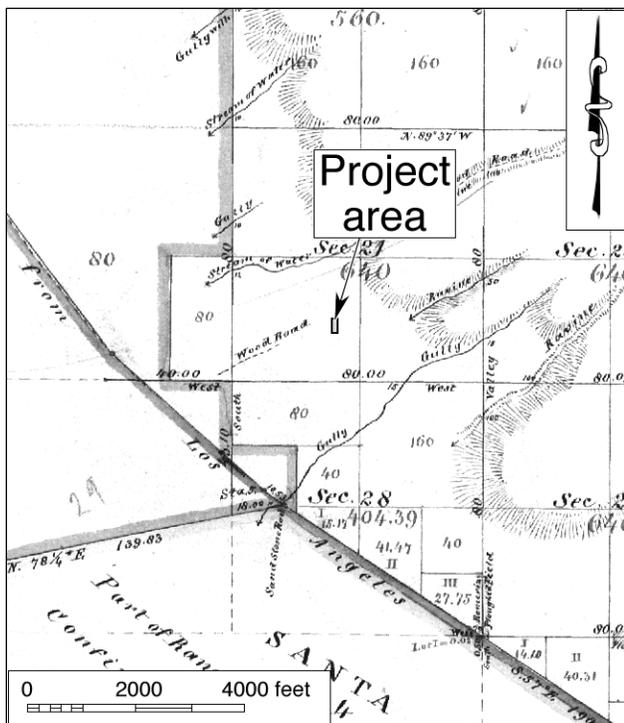


Figure 5. The project area and vicinity in 1853-1868.
(Source: GLO 1868)

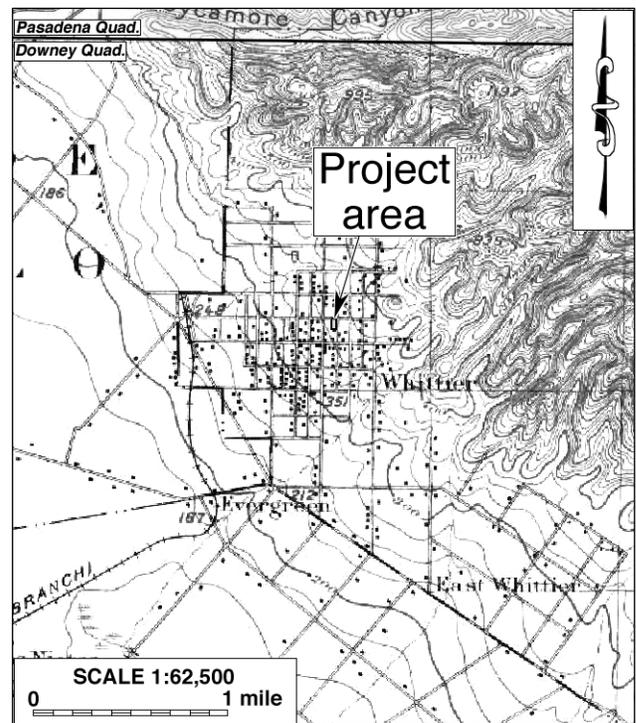


Figure 6. The project area and vicinity in 1893-1894.
(Source: USGS 1900; 1902)

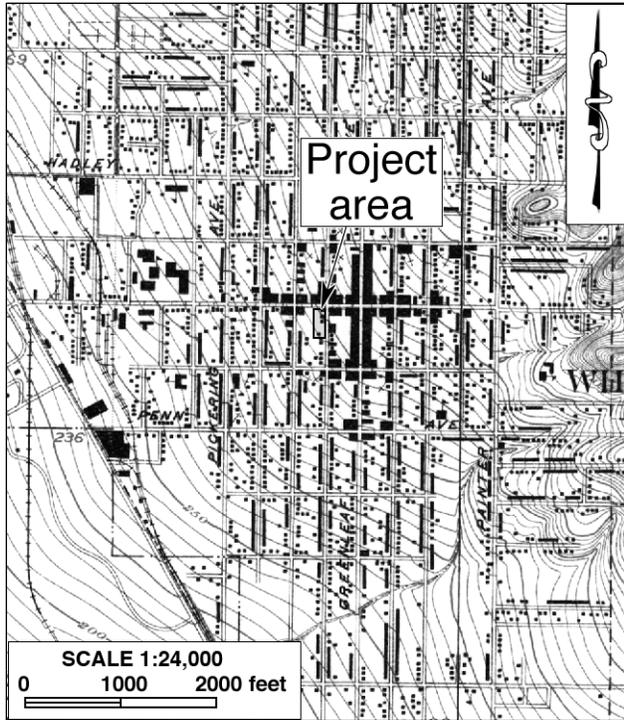


Figure 7. The project area and vicinity in 1923. (Source: USGS 1925)

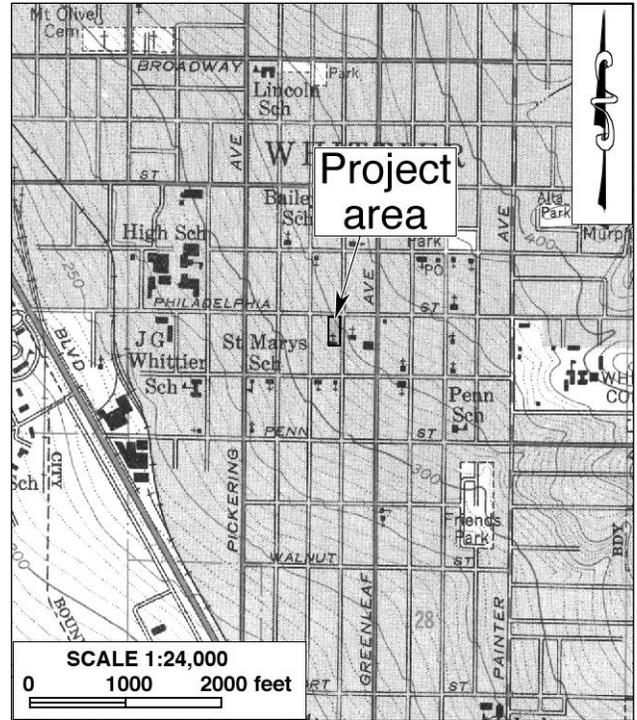


Figure 8. The project area and vicinity in 1947-1949. (Source: USGS 1951)

station around 1912 (PIC Environmental Services 2021:2). The mortuary was apparently converted to a furniture store by 1949, but the property was cleared of all structures prior to the construction of the current building in 1952 (*ibid.*).

Security-First National Bank operated at this location (Fig. 9) through the late 1990s, after which the building was converted to other commercial uses, such as dental and medical offices (City of Whittier 1999). Most of the prominent alterations to the building occurred in 1975, including modifications to the front and rear entrances and the addition of a second floor on the interior and of the lower, single-story expansion on the eastern side (Figs. 4, 9; NETR Online 1972-2000; City of Whittier 1975). The free-standing drive-up canopy in the parking lot behind the building was constructed around the same time (NETR Online 1972-2000; City of Whittier 1975).

The 1975 remodeling was designed by Griffin and Banks, a now-dissolved Buena Park firm that had incorporated only two years earlier, in 1973 (OpenCorporates.com n.d.). Structural engineering was provided by Wheeler and Gray



Figure 9. Original appearance of the former Security-First National Bank building, view to the southwest. (Date unknown [1950s-1960s?]; source: LAPLPC n.d.)

of Anaheim, which counted Disneyland, the Rose Bowl and Jet Propulsion Lab among its other projects (Wheeler and Gray Consulting Engineers n.d.).

DISCUSSION

STATUTORY AND REGULATORY GUIDELINES

As stated above, the purpose of this study is to assist the City of Whittier in determining whether the former Security-First National Bank at 12826 Philadelphia Street meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any properties listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). In other words, buildings, structures, sites, or districts that belong to one or more of the following three categories are to be considered “historical resources” for the purposes of CEQA compliance (160 Cal. App. 4th 1051):

- Mandatory historical resources: properties that are listed in or formally determined to be eligible for listing in the California Register of Historical Resources;
- Presumptive historical resources: properties that are designated in an officially established local register, recognized by local ordinance, resolution, or general plan, or identified in a local survey prepared in accordance with PRC §5024.1(g), unless determined not to be historically or culturally significant by the lead agency upon a preponderance of the evidence;
- Discretionary historical resources: properties that are determined to be historically significant in the lead agency’s discretion, independent of any decision to list or designate them in a national, state, or local register of historical resources.

Regarding the proper criteria of historic significance evaluation of potential “discretionary historical resources,” CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

For individual properties in the City of Whittier, the City's Historic Resources Ordinance provides for the designation of "historic landmarks" by the City Council. Pursuant to Whittier Municipal Code §18.84.050, "a historic resource shall be designated a historic landmark if the council finds that it meets the criteria for listing on the National Register of Historic Places or the California Register of Historical Resources; or meets one or more of the following [local] criteria:"

- A. It is particularly representative of a distinct historical period, type, style, region or way of life;
- B. It is connected with someone renowned, important, or a local personality;
- C. It is connected with a use that was once common, but is now rare;
- D. It represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his age;
- E. It is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state or city;
- F. It exemplifies a particular architectural style;
- G. It exemplifies the best remaining architectural type of a neighborhood;
- H. It embodies elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship; or
- I. It has a unique location, singular characteristic or is an established and familiar visual feature of a neighborhood, community or the city."

Since the subject building of this study has not been listed in the California Register of Historical Resources, formally determined eligible for such listing, or designated in an officially established local register, it does not meet the definition of "historical resources" in the categories of "mandatory historical resources" and "presumptive historical resources," as outlined above. Therefore, it requires evaluation as potential "discretionary historical resource."

SIGNIFICANCE EVALUATION

The results of this study indicate that the former Security-First National Bank building was built in 1952 and used for its original function for many years before being converted to other commercial uses, such as dental and medical offices. At the time of its construction, Whittier's downtown core was well-established but expanding in service industry enterprises catering to the post-World War II residential boom. This building is certainly related to that episode that helped shape the subsequent history of the city, but as one of numerous commercial buildings of similar vintage easily found across the region today, it does not demonstrate a unique, important, or particularly close association with this pattern of events or any other established themes in local and regional history.

Historical research has uncovered no evidence that the building is closely associated with any persons or specific events of recognized significance in national, state, or local history, nor have any prominent architects, designers, or builders been identified in its construction. In terms of architectural or engineering qualities, the building is not known to be an important or notable example of any architectural style, property type, period, region, or method of construction, either in relation to the original 1952 design or the 1975 remodeling, on the national, state, local, or neighborhood level.

In its current conditions, the building stands as unremarkable specimen of the Brutalist architecture that was popular among commercial and public buildings in the 1950s-1970s. What little information could be gathered from available sources on the designer for the project, Griffin and Banks, yielded no evidence that the firm gained any particular distinction or renown in the field of architecture. The contractor, Wheeler and Gray, appears to be somewhat more prominent in its field, but this building would certainly not be considered one of the firm's more prominent undertakings in its large body of work.

As an extensively altered late-historic-period building of common design and construction practice, the building does not exhibit a high level of artistic or aesthetic merit or an outstanding attention to design, detail, material, or craftsmanship. Nor does it hold the potential for any important data for the study of the history of downtown commercial development in Whittier, which is well-documented in both historical literature and contemporary publications. Based on these considerations, and in light of the criteria listed above, the present study concurs with the 2015-2016 evaluation that the former Security-First National Bank building at 12826 Philadelphia Street does not appear eligible for listing in the California Register of Historical Resources or for designation by the City of Whittier as a "historic landmark." As such, it does not meet CEQA's definition of "historical resources" in the category of "discretionary historical resources."

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." Since the present study has concluded that the former Security-First National Bank building at 12826 Philadelphia Street does not meet CEQA's definition of "historical resources," CRM TECH presents the following recommendations to the City of Whittier pursuant to PRC §21084.1:

- The demolition of the existing former Security-First National Bank building would not constitute "a substantial adverse change in the significance of a historical resource."
- No further cultural resources investigation will be necessary on this building.

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USGS (United States Geological Survey, U.S. Department of the Interior)

1900 Map: Pasadena, Calif. (15', 1:62,500); surveyed in 1894.

1902 Map: Downey, Calif. (15', 1:62,500); surveyed in 1893-1894.

1925 Map: Whittier, Calif. (6', 1:24,000); surveyed in 1923.

1951 Map: Whittier, Calif. (7.5', 1:24,000); aerial photographs taken in 1947, field-checked in 1949.

1969 Map: San Bernardino, Calif. (120'x60', 1:250,000); 1958 edition revised.

1975 Map: Los Angeles, Calif. (120'x60', 1:250,000); aerial photographs taken in 1972.

1978 Map: Long Beach, Calif. (120'x60', 1:250,000); 1957 edition revised.

1979 Map: Santa Ana, Calif. (120'x60', 1:250,000); 1959 edition revised.

1981 Map: Whittier, Calif. (7.5', 1:24,000); 1965 edition photorevised in 1981.

Wheeler and Gray

n.d. Wheeler and Gray Consulting Engineers. <https://wheelerandgray.com/about/>.

Whittier Historical Society and Museum

n.d. Timeline. <https://whittiermuseum.org/research/timeline/>.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, University of California, Riverside.
- 1987 M.A., American History, Yale University, New Haven, Connecticut.
- 1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
- 1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
- 1991-1993 Project Historian, Archaeological Research Unit, University of California, Riverside.
- 1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, University of California, Riverside.
- 1988-1993 Research Assistant, American Social History, University of California, Riverside.
- 1985-1988 Research Assistant, Modern Chinese History, Yale University.
- 1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
- 1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaeffer.
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange
Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural
Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources
management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California
Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
2002 B.S., Anthropology, University of California, Riverside.
2001 Archaeological Field School, University of California, Riverside.
1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

PROJECT ARCHAEOLOGIST
Nina Gallardo, B.A.

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.

Cultural Resources Management Reports

Co-author of and contributor to numerous cultural resources management reports since 2004.

APPENDIX 2

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 3799-1H

- P1. Other Identifier:** Former Security-First National Bank building
- *P2. Location:** Not for Publication Unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Whittier, Calif. **Date** 1981
T2S; R11W; SE 1/4 of SW 1/4 of Sec 21 ; S.B. B.M. Elevation: Approximately 320
feet above mean sea level
- c. Address** 12826 Philadelphia Street **City** Whittier **Zip** 90602
- d. UTM:** (Give more than one for large and/or linear resources) **Zone** 11 ; 404,052 mE/ 3,760,292 mN
UTM Derivation: USGS Quad GIS Google Earth
- e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Identification Number 8139-024-027; on the southwest corner of
Philadelphia Street and Comstock Avenue
- *P3a Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This rectangular-shaped, two-story masonry building with white stucco coating on the exterior walls rests on board-formed concrete footings that are adjusted for the sloping grade and has a basement. The flat roof is concealed on all sides by a medium-height parapet. The slightly extended, rounded corners lend some design elements to the otherwise plain design. The primary façade, facing Philadelphia Street to the north, features a centered, deep-set front entry in the main, two-story mass framed by beveled walls and filled with a steel-framed, smoked-glass double door surrounded by plate-glass panels. (Continued on p. 4)
- *P3b. Resource Attributes:** (List attributes and codes) HP6: 1-3 story commercial building
- *P4. Resources Present:** Building Structure Object Site District Element of District
 Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- P5b. Description of Photo** (view, date, accession number): Photo taken on November 18, 2021; view to the southwest (also see p. 5)
- *P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
Ca. 1952
- *P7. Owner and Address:** Unknown
- *P8. Recorded by** (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324
- *P9. Date Recorded:** November 18, 2021
- *P10. Survey Type** (describe):
Building evaluation for CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang and Terri Jacquemain (2022): Historic Building Evaluation: Former Security-First National Bank Building, 12826 Philadelphia Street, City of Whittier, Los Angeles County, California

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3799-1H

B1. Historic Name: Security-First National Bank B2. Common Name: None
B3. Original Use: Bank B4. Present Use: Vacant

*B5. Architectural Style: Modern (altered)

*B6. Construction History: (Construction date, alterations, and date of alterations) A permit for the construction of a branch of Security-First National Bank was issued to the Pacific Southwest Realty Company in 1952, with Howard Hastings, Inc., listed as the contractor but no architect identified. The bank operated at this location through the late 1990s, after which the building was converted to other commercial uses, such as dental and medical offices. Most of the
(Continued on p. 4)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Howard Hastings, Inc.

*B10. Significance: Theme Post-WWII commercial development

Area Whittier Period of Significance 1945-1970

Property Type Commercial/banking Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) When this building was constructed in 1952, Whittier's downtown core was well-established but expanding in service industry enterprises catering to the post-World War II residential boom. This building is certainly related to that episode that helped shape the subsequent history of the city, but as one of numerous commercial buildings of similar vintage easily found across the region today, it does not demonstrate a unique, important, or particularly close association with this pattern of events or any other established themes in local and regional history. (Continued on p. 4)

B11. Additional Resource Attributes: (List attributes and codes) _____

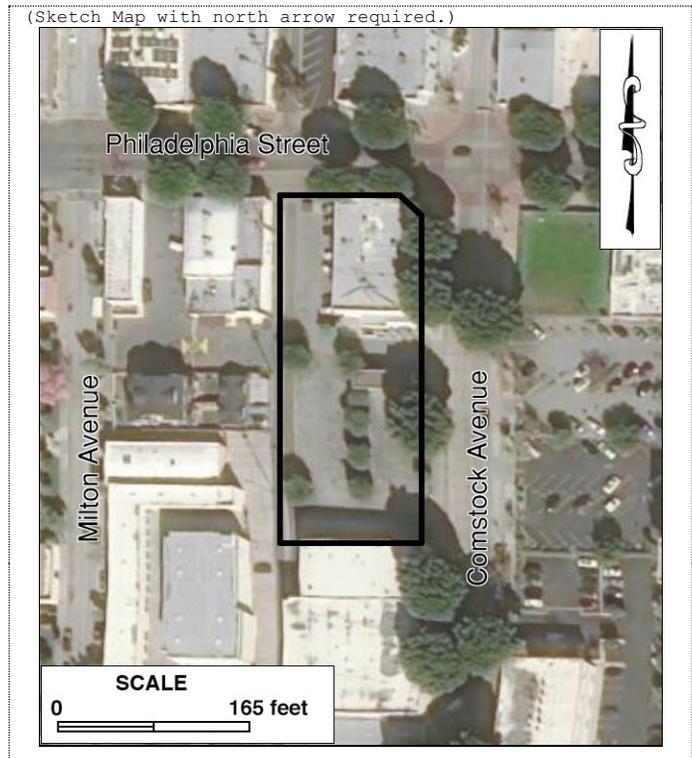
B12. References: Los Angeles County Department of Public Works online records (https://dpw.lacounty.gov/bsd/bpv/) and County Assessor's Property Assessment Information System (http://maps.assessor.lacounty.gov/); City of Whittier building and safety records.

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain

*Date of Evaluation: December 3, 2021

(This space reserved for official comments.)



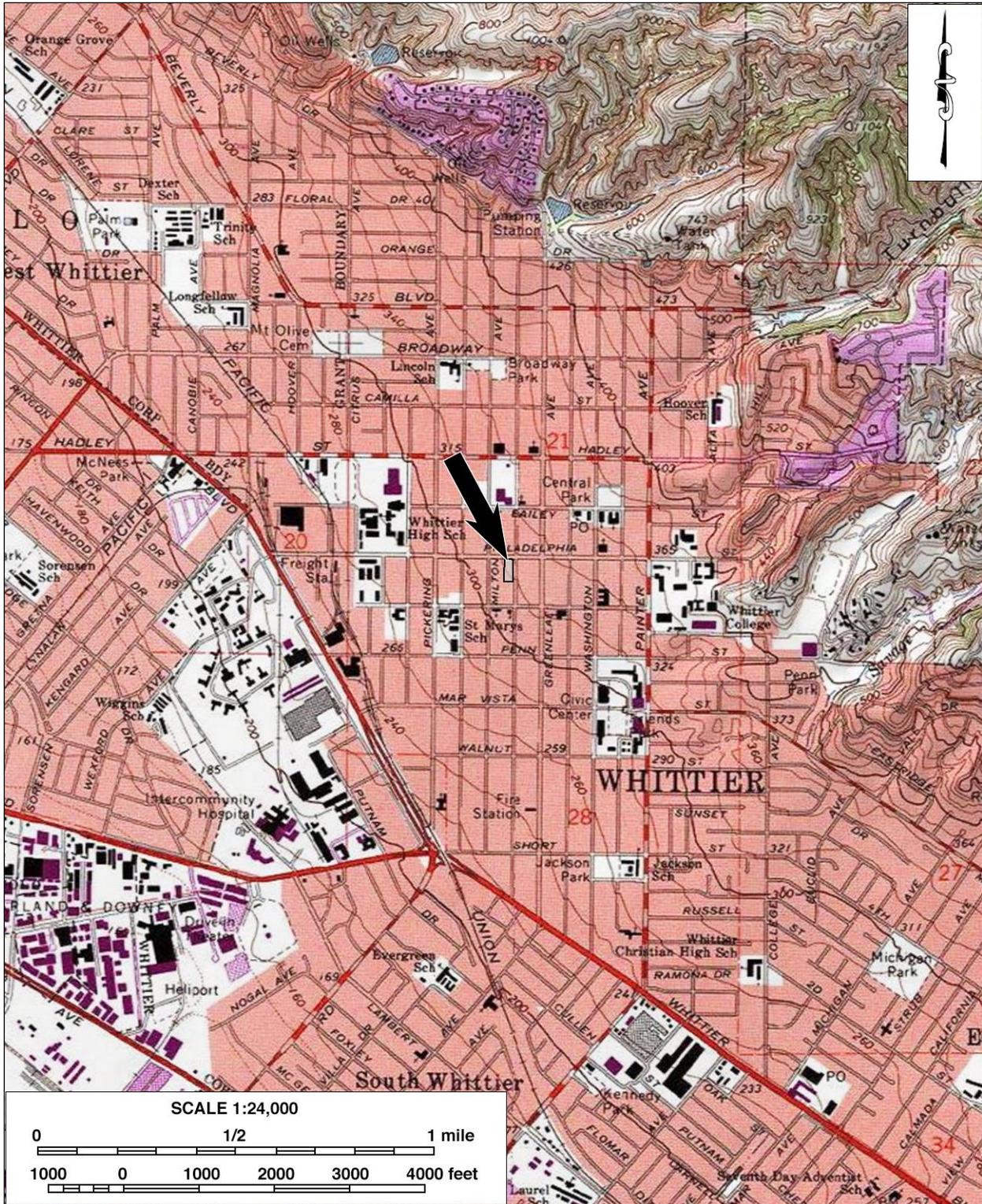
LOCATION MAP

Trinomial _____

*Map Name: Whittier, Calif.

*Scale: 1:24,000

*Date of Maps: 1981



Recorded by: Terri Jacquemain

*Date: November 18, 2021

Continuation Update

***P3a. Description (continued):** A one-story addition attached to the eastern side has a similar double door on its northern elevation. Several spots above door height bear evidence of adhesive where signs have been removed. The eastern elevation features three pairs of steel-framed fixed windows that are set deeply into the walls, forming a wide ledge at the bottom. A single inset entry with a steel-framed door near the southeast corner of the building appears to be an employee entrance. The centered entry at the rear of the main mass opens to a paved parking lot and is sheltered by a projecting portico supported by a massive, stucco-clad rectangular pillar. The rear entry is accessed by both a concrete ramp and wide steps leading to a single smoked glass-and-steel door. The western side of the building is blind.

The building stands on the southwest corner of this busy intersection. The areas around the building on the west and south sides are paved with asphalt and concrete with entries from the east and north. A detached drive-up banking canopy stands in the parking lot at the rear of the building, which is currently vacant but in good condition despite visible signs of deterioration, such as areas of crumbling and cracking stucco, and possible mold.

***B6. Construction History (continued):** prominent alterations to the building occurred in 1975, including the addition of a second floor on the interior, the expansion on the eastern side, changes to the front and rear entrances, and the construction of the free-standing drive-up canopy. The remodeling was designed by Griffin and Banks, a now-dissolved Buena Park firm that had incorporated only two years earlier, in 1973. Structural engineering was provided by Wheeler and Gray of Anaheim, who counted Disneyland, the Rose Bowl and Jet Propulsion Lab among their other projects. Other permits issued for this address include those for replacing a drive-up window with an ATM in 1981, removing a planter and adding lights in 1985, and conversion into medical office use and roof replacement in 1999. Additional occupants identified in archival sources include a pharmacy, dental offices, and a graphics printing shop.

***B10. Significance (continued):** Historical research has uncovered no evidence that the building is closely associated with any persons or specific events of recognized significance in national, state, or local history, nor have any prominent architects, designers, or builders been identified in its construction. In terms of architectural or engineering qualities, the building is not known to be an important or notable example of any architectural style, property type, period, region, or method of construction, either in relation to the original 1952 design or the 1975 remodeling.

In its current conditions, the building stands as unremarkable specimen of the Brutalist architecture that was popular among commercial and public buildings in the 1950s-1970s. What little information could be gathered from available sources on the designer for the project, Griffin and Banks, yielded no evidence that the firm gained any particular distinction or renown in the field of architecture. The contractor, Wheeler and Gray, appears to be somewhat more prominent in its field, but this building would certainly not be considered one of the firm's more prominent undertakings in its large body of work.

Recorded by: Terri Jacquemain

*Date: November 18, 2021

Continuation Update

***B10. Significance (continued):** As an extensively altered late-historic-period building of common design and construction practice, the building does not exhibit a high level of artistic or aesthetic merit, nor does it hold the potential for any important data for the study of the history of downtown commercial development in Whittier, which is well-documented in both historical literature and contemporary publications. Based on these considerations, and in light of the criteria listed above, the present study concludes that the former Security-First National Bank building at 12826 Philadelphia Street does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

Additional Photographs:



Clockwise from top left: overview of the building to the southeast; the eastern side, view to the northwest; rear of the building, view to the northeast; drive-up banking canopy to the rear of the building, view to the north.

Recorded by: Terri Jacquemain

*Date: November 18, 2021

Continuation Update

Historical Photograph:



Original appearance of the former Security-First National Bank building (date unknown [1950s-1960s?]). Source: Los Angeles Public Library Photo Collection (<https://calisphere.org/item/b7a31b197964b5e6517469ad13c6885e/>).