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**DOWNTOWN NEWHALL HISTORIC SURVEY
AND SPECIFIC PLAN IMPACT ANALYSIS
MARCH, 2005**

Introduction

Crawford, Multari, & Clark commissioned this document to assist with the required environmental review of the Newhall Specific Plan for the City of Santa Clarita, California. Palmer Historical Consulting (PHC) has drafted this document as a preliminary survey of the built environment of downtown Newhall and provided recommended mitigations for the environmental impacts of the Specific Plan on the community.

Proven historic preservation tools are available to help the City of Santa Clarita identify and maintain the significant historic buildings, structures, objects, and sites in the downtown Newhall Specific Plan area. The following recommendations are selected from National Register of Historic Places Bulletin 24 *Guidelines for Local Surveys: A Basis for Preservation Planning* (Parker, 1985). To make effective use of historic resources, to respect their value and extend their lives, it is necessary to integrate historic preservation into community planning. Accepted historic preservation practice at the local, state, and national levels uses four essential components: identification, evaluation of significance, designation, and protection.

Identification

Identification involves survey by gathering data on a community's historic resources. It includes *field survey*—the physical search for and recording of historic resources on the ground—but it also includes:

planning and background research before field survey begins,
organization and presentation of survey data as the survey proceeds, and
the development of inventories.

The National Register of Historic Places publication *Guidelines for Local Surveys* (available from the National Park Service) provides guidance to communities, organizations, federal and state agencies, and individuals interested in undertaking surveys of historic resources.

Before the survey, background research must be conducted at local historical societies, libraries, and the California Historical Resources Information System (CHRIS) operated by the California State Office of Historic Preservation (SHPO). The CHRIS includes the statewide Historical Resources Inventory (HRI) database maintained by SHPO. The California State University campus at Fullerton maintains the CHRIS facility which manages the HRI database for Los Angeles County. This facility provides archeological and historical resources information, on a fee-for-service basis, to local governments and individuals with responsibilities under the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and

the California Environmental Quality Act (CEQA), as well as to the general public. It also collects and maintains information on individual resources identified and evaluated in CEQA documents, such as project-driven pedestrian historic resources surveys.

Historic resources surveys and the resulting data and inventories can be used to:

1. Identify properties that contribute to the community's character, or that of its neighborhoods, or that illustrate its historical and architectural development, and as a result deserve consideration in planning.
2. Identify properties or areas whose study may provide information about the community's past, and contribute to scholarship, which should be preserved or subjected to scientific investigation.
3. Establish priorities for conservation, restoration and rehabilitation efforts within the community.
4. Provide the basis for using legal and financial tools to protect and enhance historic resources.
5. Provide planners with a data base from which to monitor and channel new development.
6. Increase awareness in the public and private sectors of the manmade environment and the need for preservation efforts.
7. Enable local governments to meet their planning and review responsibilities under existing Federal legislation and procedures.

Evaluation of historic resources significance

Evaluation is the process of determining whether identified properties meet defined criteria of historical, architectural, archeological, or cultural significance. Evaluation involves winnowing the survey data to produce an inventory. The level of information upon which an evaluation decision is made is important if the decision is likely to be controversial. Where a decision is likely to be challenged (for example by a property owner who feels that recognizing a building as historic will impede its demolition, or by preservationists who feel that a property is more historic than the survey data indicate), it is essential that the decision made be based not only on information about the property itself, but also on the historic context of which it is (or is not) a part. In California, historic resources are evaluated for state historical significance using the criteria of the California Register of Historical Resources, and for national significance using the criteria of the National Register of Historic Places. Local municipalities and counties also maintain lists of properties deemed significant at the local level.

Evaluation decisions can be made on the basis of incomplete survey data, but it is wise not to make such decisions without some information on the community's historic contexts and their component property types. As a result, it may be best, unless there is some urgent reason to do otherwise, to defer decisions about the significance of particular properties until at least some initial survey data have been collected concerning the relevant historic contexts. More importantly, a decision that a given property is not significant based upon appearance should never be made without access to a reasonable body of survey data on relevant historic contexts, since such an uninformed decision may result in the property's destruction without attention to its historic values.

When an evaluation must be made without a firm understanding of the relevant historic contexts, it should be made on the basis of as much data as it is possible to accumulate. This circumstance may result in the destruction of a property that might later, on the basis of complete survey

results, be found to be very significant. It might also result in the investment of money and other resources in a property later found to lack historic value.

A wide variety of legal approaches to preservation can be tailored to meet the needs and goals of a particular community; however, any local ordinance must recognize state constitutional restrictions, common law requirements, and existing legislation dealing with preservation and related areas. The existence of state enabling legislation for historic preservation provides a legal framework in which local governments can base their preservation programs, review commissions, and zoning ordinances. A thorough investigation of state and local laws, with the assistance of legal experts, is essential in determining which legal mechanisms are best suited to fulfilling local preservation needs.

CEQA provides criteria to evaluate whether a building, structure, object, or site is significant. Under CEQA Guideline §15064.5(a), historic resources include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.)
- (2) A resource included in a local register of historical resources, as defined in §5020.1(K) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of §5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, providing the lead agency's determination is supported by substantial evidence in light of the whole record. 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 Historic Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) 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; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Designation

There are three California historic designation programs which function concurrently with the federal National Register of Historic Places. The California designation programs include the California Historical Landmarks; California Points of Historical Interest; and California Register of Historical Resources. Each designation program is unique in the benefits offered and procedures required. If a resource meets the significance criteria for designation, it may be nominated by any individual, group, or local government to any program at any time. Resources do not need to be locally designated before being nominated to a state program nor do they need to be registered at the state level before being nominated to the National Register. Designation programs allow historic resources to be afforded various levels of protection.

Protection

An official preservation plan, prepared and adopted by the community and its planning agency, should provide a basis for integrating survey information with other planning data; it should be an important part of comprehensive community planning. It can establish priorities for dealing with historic resources within the framework of existing local planning programs, and present specific recommendations for meeting these priorities.

Establishment of a preservation planning program can help a local government qualify to participate in federal historic preservation grants-in-aid programs, upon certification by the State Historic Preservation Officer (SHPO) and the federal Secretary of the Interior. It can also serve as a basis for the Secretary of the Interior's certification of local statutes and historic districts, which can facilitate the use of Federal Investment Tax Credits to stimulate rehabilitation of historic buildings. It can help a local government carry out the historic preservation review responsibilities delegated to it by the U.S. Department of Housing and Urban Development in the administration of Community Development Block Grants and certain other grant programs, and it can simplify environmental review of federal agency projects and assistance programs in the community. Finally, it can provide the basis for designing preservation projects that can receive funding assistance from the SHPO, the federal government, and other sources.

Legal and Financial Tools Used to Preserve and Enhance Historic Resources

A community's preservation efforts will be best served if it adopts a comprehensive historic preservation plan. Such a plan serves to guide both the community's preservation efforts, its survey, its program of evaluation and inventory, its programs to restore and rehabilitate historic properties and to provide for their study, archeological salvage, and adaptive use, and its programs to encourage rehabilitation and reuse by the private sector-as well as its efforts to ensure that preservation concerns are addressed in development and land-use planning.

Legal Tools

There are ten legal tools available for historic resources planning.

1. Community Historic Preservation Ordinances

Community historic preservation ordinances cover an entire city, county, or other political subdivision. They are often called *landmarks commission ordinances* because one of their major features is the establishment of a board of review, often called a landmarks commission, to oversee the community's preservation program and make judgments about the significance of resources. This terminology may be a little misleading, however, since it implies a concern only with landmarks rather than with the general historic, architectural, and heritage of the community. Increasingly, more general terms like *historic preservation commission* are being used to describe the bodies that oversee local preservation programs.

Historic preservation commissions are generally responsible for designating significant individual resources or districts in accordance with criteria established by the ordinances under whose authority they operate. Such ordinances also often give them some measure of authority to control the alteration or demolition of designated properties, and sometimes to review the compatibility of new design in the vicinity of such properties, or within historic districts. Commissions sometimes are provided with staff which they oversee in carrying out the community's overall preservation program; in other cases, commissions are advisory to planning departments or other agencies of local government whose personnel carry out the day-to-day work of the program. The degree of authority granted to such commissions varies widely; in some cases, properties may not be designated as historic without the permission of their owners; in other cases, designation depends solely on the judgement of the commission. Some ordinances place great power in the hands of the commission to control alteration or demolition of designated resources, while others place none, and still others require that the views of the commission be taken into account in decision making.

Guidelines for ordinance development can be found in *A Handbook on Historic Preservation Law*, which also contains a model ordinance and sample ordinances, and can be obtained from the National Trust for Historic Preservation.

2. Historic District Ordinances

Historic district ordinances protect specific designated districts—commercial, industrial, rural, or residential areas—within a community. Such ordinances generally define specific boundaries, limit development or otherwise protect the district, and establish a review board or commission to oversee compliance with the protective clauses. As is the case with community historic preservation commissions, the degree of authority granted to historic district commissions varies widely; they may act simply as advisory boards, reviewing and making recommendations on applications for building permits for proposed alterations, or the legislation may enable them to stay, grant, or deny demolition, alteration, and new construction. Generally, the ordinance also establishes procedures for appealing decisions of the historic district commission.

The discussion of ordinance creation in *A Handbook on Historic Preservation Law* will be useful for those considering creation of historic district ordinances, and sample district ordinances are available from the National Trust for Historic Preservation.

3. Zoning

It is particularly important that a community's historic preservation plan is coordinated with its zoning ordinance. If permissible under local and state law, it is advantageous to create a historic preservation classification within the local zoning ordinance. Alternatively, an ordinance could provide for the overlay of preservation review, with reference to architectural design or modification of existing structures, on the existing zoning of historic districts. The intention is to minimize conflict between preservation and existing zoning. However urgently a community's historic preservation plan seeks to promote retention and rehabilitation of historic structures, if the underlying zoning permits conflicting uses that have the potential for higher economic return, in the long run preservation will lose out. Conversely, if preservation planning and zoning are coordinated, they can work together to promote the beneficial use of historic resources.

4. Easements

Easements are acquired interests in property owned by another. Since an easement is less than a total or *fee* interest in property, it may be a cheaper means of controlling use than outright purchase. Acquisition of an easement which precludes a property owner from making

nonconforming alterations to the facade of a historic house, for example, is a common and often effective preservation tool. Preservation or conservation easements are of three general types.

- a. Open Space, Conservation, or Scenic Easements
- b. Exterior or Facade Easements
- c. Interior Easements

Exterior or facade easements restrict the development, use, or alteration of the exterior portions of a building or structure. Such easements are particularly useful where the architectural or visual quality of the exteriors of buildings is a major concern, for example, in historic districts where the ambiance of streetscapes is important.

Legal counsel is vital in the development and administration of an easement program, because of the need for the documents conveying each easement to be sound and appropriate under federal, state, and local law. The validity of the entire easement program will depend on its relationship to the existing framework of State property laws.

5. Covenants and Reverter Clauses

Covenants are contractual agreements between private parties that run with the land, thereby restricting uses that may be made of the property. *Reverter* clauses in deeds stipulate that, unless certain conditions are followed, ownership of the property involved will return to the conveyor or to a designated third party. Both may be used to maintain the historic integrity of a property. It should be noted that unless covenants or reverter clauses are very carefully drafted and contain the precise legal elements appropriate in the jurisdiction in which they are to apply, they may not be binding on subsequent purchasers. In addition, they may be difficult to enforce over a long period of time, particularly if conditions present at the time of the agreement have changed.

6. Transfer of Development Rights

By permitting a property owner to sell the air rights over his or her property to another, a community can create the basis for compensating an owner who is not permitted to develop a parcel to what would ordinarily be its maximum potential.

7. Tax Advantages

Federal tax law at present encourages preservation and rehabilitation of historic properties by allowing corporate and individual taxpayers to deduct the value of the donation of conservation easements from their income taxes and by providing investment tax credits (ITCs) to taxpayers who carry out certified rehabilitation projects on income-producing certified historic buildings. Many communities have found that the federal tax laws provide a powerful tool for local preservation, both to encourage rehabilitation in particular parts of the community and to help build partnerships with developers and property owners who might otherwise be hostile to, or at least unresponsive to, preservation concerns.

The California SHPO administers the 20% Federal Rehabilitation Tax Credit in partnership with the National Park Service (NPS) pursuant to federal regulations (36 CFR Part 67). SHPO acts on behalf of the NPS as the initial reviewer of projects submitted for preservation tax credits. Review is based on conformance of the project with the Secretary of the Interior's *Standards for Rehabilitation* (Standards) and the quality of submitted written information, photographic documentation, and architectural plans. Review may involve consultation with the project team, site visits, and recommendations for alternative designs, construction solutions, or preservation techniques to ensure compliance with the Standards for subsequent NPS approval.

9. Social Impact Ordinances

In order to minimize conflict between development and other community interests, and to maximize citizen participation in decision making, some communities have adopted ordinances providing for analysis of the social impacts of proposed actions, and for organized participation by affected social groups in decisions about development and land use.

10. Regulating Consultant Quality

Environmental documents prepared under CEQA, under the National Historic Preservation Act, and with reference to the National Historic Preservation Act are usually done by or with the aid of professional consultants. A community can help ensure that preservation issues will be properly considered in its own planning and in that carried out by State and local agencies if it finds ways to regulate the quality of the consultants who prepare such documents.

At a minimum, consultants who prepare the historic preservation elements of environmental documents should be required to meet the professional qualification standards in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, and should have a demonstrated record of conducting quality historic preservation work of the type for which a consultant is needed. For archeologists, a community may wish to consider requiring certification by the Society of Professional Archeologists (SOPA). SOPA reviews the qualifications of archeologists and certifies them in various specialities, also requiring them to abide by a code of ethics and professional standards equivalent to, but more detailed than, the relevant parts of the *Secretary of the Interior's Standard and Guidelines*.

Financial Tools

There are seven financial tools available for historic resources. Fiscal incentives such as the State Mills Act, and building code relief such as utilization of the State Historic Building Code, are historic preservation measures used to maintain buildings determined eligible for a local, state, or national historic designation. Information on these programs can be obtained from the California Office of Historic Preservation or the National Trust for Historic Preservation Main Street Program.

1. Revolving Funds

Revolving funds are designed to provide a preservation organization with the financial capacity to buy, sell, and maintain property without large sources of long-term financing. They have proven to be effective preservation techniques in a wide range of situations. As the name implies, funds in a revolving fund *revolve*; they are invested in a property, recovered-ideally at a profit, and invested in another.

For additional information on revolving funds see *Revolving Funds for Historic Preservation*, by Arthur Ziegler, Leopold Adler, and Walter Kidney.

2. Grants

Community Development Block Grants and certain Federal categorical grants available through the U.S. Department of Housing and Urban Development are popular sources of funding for preservation activities. Block grants have few limitations that apply to their use, and can be applied to survey, operation of a general historic preservation program, establishment of revolving funds, direct rehabilitation projects, and a wide variety of other preservation functions. Categorical grants are typically more limited in their application.

3. Contracts

Some local preservation programs contract with federal, state, and local agencies, private developers, and regulated industries to carry out the surveys, of evaluations, and other studies that

may be required them under the National Historic Preservation Act, the National Environmental Policy Act, or CEQA.

4. Syndication

Syndication is an increasingly popular way of financing rehabilitation projects; it involves bringing together investors and preservation interests into legally constituted syndicates for the purpose of carrying out a project or projects from which all will theoretically benefit.

Development Bonuses

A community can encourage rehabilitation of historic buildings or preservation of historic open space by providing development bonuses. For example, a corporation that agrees to rehabilitate certain historic buildings as part of a development in an historic district might be given an increase density allowance for another part of the development. Such arrangements typically involve zoning variances and are one good reason for close coordination between historic preservation planning and zoning.

6. Land Cost Subsidies

A community can provide a strong incentive to rehabilitation by purchasing historic properties and then selling them to developers at a reduced price. Particularly in large cities with a high level of economic activity, land prices are often among the biggest expense items faced by a developer, and may be a major factor in making rehabilitation less cost-effective than demolition and construction of a larger, taller building with greater marketable floor space. By reducing the cost of the land through a partial subsidy, the community can reduce, or even reverse, the differential between rehabilitation and new construction.

7. Reduction in Interest Rates

Another way to encourage the private rehabilitation of historic buildings is to reduce the interest rates on construction loans or mortgages. Some local governments use Community Development Block Grants or other grant funds to provide developers with low interest loans, while others use their revenue bond powers to raise the necessary capital.

The use of such techniques as syndication, reduction in interest rates, and land cost subsidies requires a high level of cooperation among preservationists, local government, funding sources, and the development community. An effective community historic preservation plan should be developed in consultation with such interests so that these and other innovative approaches to financing historic preservation activities can be fully explored.

RESEARCH METHODS AND GENERAL RESULTS

The Downtown Newhall Specific Plan area has been delineated by the City of Santa Clarita as those parcels bounded by Railroad Avenue, Fourth Street, Newhall Avenue, and Main Street (San Fernando Road), and Walnut Street. Cross-streets include Fourth Street, Fifth Street, Sixth Street, Market Street, Eighth Street, Ninth Street, and Lyons Avenue. Crawford, Multari, & Clark Associates (CMCA) has commissioned Palmer Historical Consulting (PHC) to review and evaluate for potential historic significance the buildings and structures within the Newhall Specific Plan area. The review and evaluation was accomplished with a site survey on January 30, 2005. It was also achieved with a records and literature search at the California State University's Fullerton Campus South Central Coastal Information Center (SCCI) of the California Historical Resources Information System (CHRIS). This search included a review of maps, records, National Register of Historic Places (NRHP) listings, the State of California Historic Landmarks Register, as well as Los Angeles County and City of Santa Clarita registers for historic and prehistoric sites.

The records and literature search revealed that no prehistoric cultural resource sites have been recorded within the Downtown Newhall Specific Plan limits. Prehistoric archaeological resources in the larger Santa Clarita area include habitation sites, rock shelters, lithic scatters, and bedrock mortars typically located in stream valleys. The locations of these archaeological sites are recorded by the CHRIS, but are kept confidential to prevent site looting or vandalism.

NEWHALL HISTORIC CONTEXT

Prehistory

The following overview is paraphrased from Worden, 1995, Moratto *et al.*, 1984, and Heizer, 1978. Recent archaeological studies suggest few prehistoric sites exist in the Newhall region, and none have been recorded in downtown Newhall. Little is known of the Intermediate Period (3500-1500 years before present). The Tataviam people derived from the Shoshone tribe and became the area's earliest occupants in the Late Prehistoric Period (1500-200 years before present). They principally resided in the Santa Clara River drainage, an area bound by Piru on the west, Newhall on the south, the Liebre Mountains on the north, and Soledad Pass on the east. Researchers have identified Tataviam villages including *Tochonaga* formerly located near the modern site of Newhall. The Tataviam people spoke a Takic dialect of the Uto-Aztecan linguistic family similar to that of their Gabrieleño and Kitanemuk neighbors. At Camulos, near Piru, they co-existed with the Chumash people.

The Late Prehistoric Period marked a shift from the grinding of hard seeds in the mano and metate to oak acorn processing in the mortar and pestle. A greater emphasis on hunting also took place. Lifeways consisted of women and children foraging for sage, wild seeds, yucca buds, and oak acorn meal. Men hunted small game. The archaeological record suggests active trade took place with a focus on tribes to the east. The Tataviam tribe numbered nearly 1,000 when Spanish contact took place in 1769. By 1916, the last tribe member had passed away.

Various archaeological studies have produced a better understanding of this tribe. Richard Van Valkenberg examined archaeological sites in the 1930s, and salvage excavations for the Castaic Dam project in 1970-1971 added further data. Research at Vasquez Rocks State Park has also enriched the archaeological record. A 1995 nineteen-square-mile survey of the Newhall Ranch Company property by Dr. David Whitley and Joe Simon of the UCLA Institute of Archaeology located only eight prehistoric sites. Three significant sites consisted of shelters for twenty or thirty people dating from 800 to 3500 before present. Most fell into the Intermediate Period and the beginning of the Late Prehistoric Period. The Tataviam people utilized Upper Santa Clara Valley rock shelters and caves to store baskets, tools, and religious offerings. These resources have been subject to looting. The best known is Bowers Cave by the Chiquita Canyon Landfill discovered in 1884. Artifacts recovered from the cave are at the Harvard College Peabody Museum of American Ethnology.

History

Euro-American contact began August 8, 1769 when the Portolá Expedition crossed Newhall Pass and camped at Castaic Junction. No settlement took place along coastal California until the Spanish governor began the formation of what would become twenty-one Spanish Franciscan missions and four military presidios beginning in 1769. The mission period began for the Newhall vicinity in 1787 when Padre Presidente Fermin Lasuen dedicated Mission San Fernando Rey de España whose lands included the modern site of Newhall, as well as the Santa Clara River Valley. The mission founded Asistencia de San Francisco Xavier at Castaic Junction in 1804 as an outpost of the San Fernando Mission.

When Mexico became independent from Spain in 1822, it secularized the missions and sold off their lands. Large parcels were developed into cattle ranching properties maintained by Mexican grantees and native Californios descended from Spanish immigrants. In 1839, Governor Juan B. Alvarado granted Rancho San Francisco to Antonio del Valle. Rancho San Francisco included west Santa Clarita Valley and portions of Ventura County. Other local ranchos from this period included La Liebre, Castaic, Los Alamos, del Buque, Camulos, and Temescal.

The Francisco Lopez 1842 gold discovery in Placerita Canyon is one of the most famous incidents during this period, and the location is now the site of a park honoring the event. Extractive industry subsequently occurred with petroleum discoveries. This era ended with the 1846-1848 Mexican War that included Colonel John C. Fremont's troops camping at Rancho San Francisco in 1847.

Following the Gold Rush and California statehood in 1850, early efforts to establish a railroad route began in 1853. Settlers from the East and Europe attracted by the rich California farmland arrived in the area. Transportation improvements at this time included enhancement of Beale's Cut in 1863, which eased Los Angeles-bound stagecoach traffic.

Newhall is named after Henry Mayo Newhall (1825-1882) who established the community in 1876 in a successful effort to lure a railroad connection. Charles Crocker of the Southern Pacific Railroad drove a gold spike at Lang Station on September 5, 1876. This completed the company's San Joaquin Valley line which was the first Los Angeles rail connection with San Francisco and transcontinental lines. In 1878, the Southern Pacific Railroad Station relocated from Saugus to Newhall through a partnership with Henry Newhall under the Western Improvement Company. This lent an air of prosperity to the new town, which soon included a lumberyard, saloons, mercantile, and a livery. Newhall directed extensive land clearing around the town and planted hundreds of fruit trees.

Oil played a role in Newhall, evidenced by the 1875 oil refinery established nearby. By 1878, the town included the Southern Hotel, a park, and a school established by the Newhall brothers. Newhall matured, but the area still retained a rural quality. Henry Newhall died prematurely in 1882, and his widow and five sons established the Newhall Land and Farming Company to manage their holdings. Based in Valencia, the Newhall family predominated in local ranching, petroleum, and real estate affairs for decades.

The twentieth century brought significant growth and transportation issues to the area. Examples of infrastructure improvements include the Mission Revival style Old Jail constructed on Spruce Street in 1906, later augmented by the Sheriff Substation in 1926. The Masonic Lodge/Courthouse constructed in the Craftsman style by 1931 also served municipal concerns. The City's commercial district continued to grow, and an extant example of this early twentieth century commercial architecture includes the Newhall Ice Company established in 1922, which continues operations today.

The automobile became increasingly popular during the 1920s and 1930s, and western movie producers began using the area as locations for silent films. The Tom Mix cottages on San Fernando Road manifest this, as did William S. Hart who created a city park and helped establish the American Theater in 1940. Most of the downtown Newhall commercial buildings that line San Fernando Road were constructed between the 1920s and 1940s. The widening of Spruce Street in 1935 removed a variety of buildings along this corridor. Today's commercial buildings are characterized by single story facades that exhibit enframed metal picture windows surrounded

by brick veneer or concrete block cladding. Subsequent building owners covered many of the historic exteriors with stucco.

Post World War II subdivision growth began in the Santa Clarita Valley in 1948, when the Bonelli family established the Seco Canyon Road development in Dry Canyon. The Newhall family also added to this trend by creating master planned subdivisions. Building growth and vehicular traffic remained pressing concerns for the remainder of the twentieth century. The City of Santa Clarita formed in 1987 to administer the Santa Clarita Valley communities such as Newhall and Valencia. As the new community grew, efforts to preserve its Historic included establishment of Heritage Junction Historic Park which contains relocated historic buildings. Today, historic Newhall buildings and structures serve both commercial and domestic needs and provide visual reminders of the past.

HISTORIC RESOURCES

The following sections discuss issues, opportunities, and constraints as they relate to the area's prehistoric and historic resources. A number of historic preservation techniques are available to help Santa Clarita preserve and celebrate its significant historic buildings, structures, and sites.

The buildings in the Downtown Newhall Specific Plan area lack the historic coherence and architectural cohesion necessary to form a historic district. To form a district, legally defensible borders would need to be drawn around a collection of buildings, sites, and settings that share a common history, appearance, and special meaning in time and place. Nevertheless, the City of Santa Clarita has the opportunity to work with neighborhood groups and other parties to manage downtown Newhall to retain any remaining historic character in the built environment and to commemorate local heritage.

Initial local historic preservation included efforts by the Santa Clarita Valley Historical Society to complete a list of vintage Newhall properties. The data from the PHC downtown survey incorporated in the PHC Master List beginning on page 27 should be entered into the City of Santa Clarita building permit data files to alert Planning Department staff about potential historic or architectural significance at a property which needs to be considered in the planning process. Some of these buildings are potentially eligible, yet require a formal historic significance evaluation. Because a historic designation at the national or state levels does not provide protection against demolition, PHC strongly recommends that the City of Santa Clarita provide a local historic designation for each property on the PHC Master List. It is only at the local designation level that protection against demolition can be enforced to save historic buildings. A ministerial (aka "over-the-counter") demolition permit would not be issued for any building or structure on the City of Santa Clarita's historic designation list. The provisions of CEQA support this role of local agencies to protect the historic character of the built environment.

The City should better define its existing historic resources by conducting a formal recordation survey using volunteers supervised by a professional architectural historian qualified under the Secretary of the Interior Professional Qualifications as specified on the National Register webpage. The California State Historic Preservation Office also provides applicable information on their webpage.

Additionally, California municipalities commonly establish lists of locally qualified consulting historians who work with architects and planners to mitigate the effects of proposed alterations and demolitions at significant historic properties. PHC strongly recommends that the City of Santa Clarita compile such a list of local professionals. The historians on the Santa Clarita-qualified list should have a master's degree or higher credential, and a minimum of three years of

experience working with environmental review projects in Los Angeles County. Implementing such a review into the planning process will allow historic buildings and structures in downtown Newhall to retain crucial character-defining elements, and will mesh new construction in a sensitive manner.

Fiscal incentives such as the State Mills Act, and building code relief such as utilization of the State Historic Building Code, are historic preservation measures used to maintain buildings determined eligible for a local, state, or national historic designation. Information on these programs can be obtained from the California Office of Historic Preservation or the National Trust for Historic Preservation Main Street Program. Many historic downtown Newhall buildings are occupied by commercial enterprises, and the City of Santa Clarita should encourage this successful historic preservation trend by providing local financial incentives to the owners.

Most historic buildings have evolved over time to accommodate changing occupant needs. Such alterations can be done in a sensitive fashion using materials similar to the original, and also by designing architectural compatibility into the mass, bulk, scale, size, and exterior decoration of the alterations to maintain historic integrity and significance. To achieve this design cohesion in a community, historic preservation and/or design review commissions often serve as a bridge between community planning department staff and project proponents. Historic preservation commissions and design review boards frequently adopt the *Secretary of the Interior's Standards for Rehabilitation* (Weeks and Grimmer, National Park Service, 1995) to administer local preservation ordinances. A more detailed approach is offered in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Both documents are available online at the National Park Service website.

The present analysis of the Downtown Newhall Specific Plan presents an opportunity for the City of Santa Clarita to formalize its role with the Santa Clarita Valley Historical Society regarding preservation of community historic character. Project review by a historic preservation or design review commission is an effective way to maintain a community's historic built environment. Additionally, the City of Santa Clarita should encourage architects who design buildings adjoining or near significant historic properties to use materials and building conformations (massing, size, bulk, and scale) that are sensitive to the historic built environment. This can be done by adopting finely tuned design guidelines and creating a commission to interpret the guidelines for each relevant project.

KNOWN HISTORIC PROPERTIES

The following charts, text descriptions, contemporary and historic photos are provided to display the range and flavor of both designated and eligible historic properties in Downtown Newhall and vicinity. Each has been utilized to compile the PHC Master List presented on page 27.

Historic Sites identified in Draft Downtown Specific Plan Historic Preservation Element			
Street Address	Construction date	Current Use/Description	Comments
22502 Fifth Street	1922	Newhall Ice Company	City Point of Historical Interest
24307 Railroad Avenue	1931	Masonic Lodge/Courthouse	City Point of Historical Interest
24229 San Fernando Road	1961	Dentist's Office	
24238 San Fernando	1926	Sheriff Substation #6	City Point of Historical

Historic Sites identified in Draft Downtown Specific Plan Historic Preservation Element			
Road;			Interest
24242 San Fernando Road	1948	Canyon Theater Guild	
24247 San Fernando Road	1919-1922	Tom Mix Cottages	City Point of Historical Interest
24372 San Fernando Road	1947	Newhall Hardware	
24522 Spruce Street;	1906	Old Jail	City Point of Historical Interest
24527 Spruce Street	1940	American Theater Company	



Newhall Ice Company, 22502 Fifth Street. City Point of Historical Interest, constructed in 1922. View to southwest of north façade and east elevation, January 2005.

Fred Lamkin came to Newhall in 1917 and constructed a warehouse and storage yard in 1922, strategically placed near the Southern Pacific Railroad tracks. In an era when homes used iceboxes for refrigeration, Lamkin converted the warehouse into an ice house that still operates today. The building is bound on the north by Fifth Street, Railroad Avenue to the east, commercial buildings to the south, and San Fernando Road on the west. A storage area is located east of the building. The ice house has a medium pitch front-gabled roof clad with corrugated metal panels and heavy wooden soffit vents exist in the north and south gable ends. The building rests on a concrete slab foundation, is clad with wide wood lap siding, and the doors and windows exhibit a heavy decorative wood surround. The north façade has a central recessed delivery dock with a short stairwell on the west that is flanked by two false gable ends. Wall openings from east-to-west include an aluminum slider, two heavy wooden double doors, and a modern metal panel door. The east elevation wall openings include two aluminum slider windows and a modern metal panel door. The south elevation has two additions--a front-gabled addition faces east on the southwest corner. A second south elevation addition has a flat-roof with a wide eave, and exhibits a series of east-facing wooden sliding doors. The original Ice House south elevation has an external upper story compressor housing with a front-gabled roof. The west elevation is devoid of wall openings.



Sheriff Substation #6, 24238 San Fernando Road in 1926

Los Angeles County Deputy Sheriff J.E.B. Stewart traveled from Los Angeles to open the new substation on August 26, 1926. The building had been a private residence of local hotelier Albert Swall. Newhall Station served the Soledad Township and Newhall area for over four decades. The department added cells to the building in 1928. The growth of the valley in the late 1960s and early 1970s necessitated a move to bigger quarters. The Sheriffs moved to the then-new Civic Center in 1972. The local newspaper *The Signal* relocated to the building when the Sheriff's Department moved out, and continued operation there until 1986 (Worden, 1996).



When compared to the above historic image, this January 2005 view of the south elevation and west façade indicates that a door and window have been removed from the façade.

The former Sheriff's Substation is bound on the west by San Fernando Road, the Canyon Theater Guild building to the north, Railroad Avenue and a parking lot to the east, and by Sixth Street to the south. The stucco-clad building has a concrete slab foundation and flat roof on the south and east elevation, a mansard roof on the west façade, and a shed roof on the north elevation. The west façade has a wooden fixed picture frame window, and a walled up window and door opening. The north elevation had a shed roof over an entry on the northwest corner that is supported by wooden 4 x 4 posts. Furniture was piled up in front of the north elevation at the time of the site visit, obstructing window and door openings. They appear to include a combination of metal and wood single-hung windows and historic solid wood doors and modern wood panel doors. The east elevation has a row of three 2/2 light metal single-hung windows

with metal security bars. A row of three metal soffit vents are in the upper wall. The south elevation has a series of symmetrically-spaced windows and doors, consisting (west-to-east) of two wooden frame picture windows, a modern wood panel door, and wood single-hung window with a lintel, and a metal 2/2 single-hung window with a lintel. A row of metal basement vents is located in the lower wall.



The Canyon Theater Guild Building 24242 San Fernando Road built in 1948 and extensively renovated. View to northeast of Canyon Theater Guild Building west façade and south elevation.

Constructed in 1948, this building underwent a major renovation that does not appear to resemble the original historic character. The building is bound on the west by San Fernando Road, a commercial building to the north, commercial buildings and Railroad Avenue to the east, and the former Sheriff's substation on the south. The brick masonry building now resembles a late nineteenth century Italianate commercial establishment. The building has a flat roof with a parapet in the west façade, and an extended eave with heavy Italianate style eave brackets. The first floor has a row of three wood picture windows that flank the centrally-located entryway, that consists of a pair of modern metal and glass swinging doors located in a recess accented with a keystone arch. A Palladian-style window is over the metal doors. The façade mid-story has a series of four paired (eight) keyhole configuration windows on either side of the entryway. The north elevation has no wall openings, and the east elevation has a modern metal door and double metal door. The south elevation has two modern double doors and a modern single metal door.



Masonic Lodge/Courthouse 24307 Railroad Avenue built in 1931.
View to northwest of Masonic Hall/Courthouse east and south elevations with modern addition.

This heavily-modified Craftsman-style building has a medium-pitched cross-gabled roof with exposed rafter tails in the wide eaves. The lower walls have stucco cladding and the gable ends are clad with lap siding. The original fenestration consists of multiple-light wooden windows, and the building has several double doors. A stucco-clad single-story flat roof addition has been constructed on the east and south elevations does not compliment the original building.



Newhall Hardware Store 24322 San Fernando Road
constructed in 1947, west façade.

The store was built and run by Don Guglielmino constructed and operated the store until his retirement in 1998. The business is operated by Guglielmino's store manager of 25 years, Victor Feany (Black, 2000). The store is bound on the west by San Fernando Road, to the north and south by historical commercial one-part buildings, and Railroad Avenue to the east. This one-part commercial block building is characterized by an "L" brick watercourse that frames the metal frame picture windows that border the centrally-located double metal and glass swinging doors. There are three north windows and four south windows. A vertical glass louver window

is over the doors. The upper wall portion has a recessed marquee highlighted by a series of metal lamps and a projecting neon sign. The rear east elevation has a central access point and has a wood addition that houses a pipe yard.



Old Newhall Jail 24522 Spruce Street constructed 1906 and used until 1939. View to east of Old Jail west façade. It served a variety of commercial businesses since that time.

The jail is bound on the west by Spruce Street, a modern commercial building to the north, San Fernando Road to the east, and a modern automotive building to the south. The jail is constructed of reinforced concrete and has a concrete slab foundation. The west façade exhibits a staggered Mission Revival campagnario with a central keyhole. A shed roof clad with composition shingles extends over the lower façade wall. A recessed entryway is located in the southwest corner, with a modern west-facing swinging door that is capped by a nine-light Palladian transom. A south-facing wall has a modern wood panel with elongated lights. Two modern aluminum slider windows are located in the north wall portion. Granite cobbles have been attached to the west façade at various points. The north elevation windows have been boarded up. The rear east elevation has a T-1 11 siding addition with a central-access point. The south elevation has a series of nine light Palladian-motif windows with metal security bars.



American Theater Company (1940) located at Eleventh Street and San Fernando Road

24527 Spruce – two story stucco American Legion Hall (corner Eleventh Street): Two story former theater building clad in stucco replacement siding. Front gabled roof is covered with replacement composition shingles and has narrow eaves on the north and south elevations. Rear elevation bears attached metal shipping container and brick BBQ. A rear entry door is covered with a small marquee projection. Above this door a metal HVAC unit projects from the rear wall. Paved parking aprons along south and east elevations. North and south elevations bear decorative vertical shallow projections which extend from ground to roof. Façade retains original Streamline Moderne style configurations from former theater use, including a decorative vertical projection with two holes. Corresponding decorative holes appear on the north and south elevations along the sides of the façade. A slanted inset roof extends downward over each side elevation's decorative hole. The inset entry features a double door beneath a marquee projection. A second entry has been inserted to the right of the double doors. Metal HVAC units have been placed on top of the marquee creating an intrusion to the integrity of the Moderne design. A flagpole and rocket stand to the left of the façade as decorative commemorations of the present American Legion Hall use of the building.



American Legion Hall, former American Theater

Silver screen star and Newhall icon William S. Hart built this theater at the corner of Spruce and Eleventh Streets in 1940, six years before his death. The structure was used as a theater through the 1960s and still stands as the home of American Legion Post 507, which was chartered on December 5, 1934. At that time, Hart owned a number of land parcels in the Newhall area. He proposed to donate 3 lots at the corner of Spruce and 11th St. (valued at \$17,000) plus \$19,000 in cash for construction and \$6,000 for furnishing of a new theater. The Post executive officers created a non-profit Corporation and Board of Trustees to hold and administer the property. This Board was comprised of Commander C. V. Clark, Jr., Vice-Commander (and *Signal* newspaper editor) Fred Trueblood, Tom Frew Jr., Lewis Givens, Claude Shaver, Charles Hayes, Jess Doty, Dr. E. C. Innis, and Ronald Riedel. On November 7, 1940, at the old Bank of America (on what is now San Fernando Rd.), Mr. Hart formally signed over his land deed to the Trustees.

Construction began the following month, on a structure designed by nationally renowned cinema architect, S. Charles Lee. Nine months after its conception, the American Theater was ready for dedication. The realization of Mr. Hart's generosity and affection toward his fellow townspeople, the labors of the builders, and the dream of the Trustees of American Legion Post 507 were

fulfilled on May 23, 1941. Mr. Hart made a short speech with all of the fire and dramatic effect of his years of acting experience, whereupon he handed the keys to Commander Clark. Clark thanked him for his magnificent gift and passed them to E. Harold Hall, who leased the building for a theater. As the Opening Night crowd entered, they were greeted by an additional rural valley rarity: fresh flowers in a bowl sculpted from ice. The feature film was *Tumbling Tumbleweeds*. Hart requested that the theater continue to show one Western movie each week. The American Theater continued to provide entertainment to Valley residents until 1965, when it was closed. The Legion Post converted it to their meeting and entertainment center.



William D. Ross, DDS, at 24229 N. San Fernando Road, 1961.
As of 2001 it was the office of Howard "Jody" Stowitts, DDS.

24229 San Fernando – brick dental office (corner Sixth Street): Façade faces east. Single story, hipped roof without eaves. Decorative painted cornice beneath roof. Roof is covered with replacement comp shingles and bears small projecting metal crescent louvers. Rectangular floor plan, painted brick exterior. Front and rear entrances bear decorative marquee extensions with thin pole supports. Windows are metal casement with 3/4 lights. Façade bears two corner framed windows. Front window contains neon sign: Dentist. Decorative hedges along west and north elevations. Brick sidewalk and rear paved parking apron.



Pardee House

The Pardee House is a California State Point of Historic Interest built as a Good Templars Hall in October, 1890 by Henry Clay Needham, who ran for U.S. Senator on the Prohibition ticket and was a candidate for U.S. President in 1920. Needham founded the Newhall Water Company. Ed

Pardee, a pioneer oil driller from Titusville, Pennsylvania, served as Newhall's constable and owner of the livery stable, relocated the Pardee House in 1893, adding it to his home at Market and Walnut Streets. Noted Hollywood film star Tom Mix used the house in silent films, with one of his "Mixville" movie sets located behind the building. The first John Ford-Harry Carey film was shot at the Pardee House in 1917. Pardee's daughter, Pearle Russell, sold it to the Pacific Telephone Company in 1946, where it became the second Newhall telephone exchange.

In 1970 the building was leased to the Santa Clarita Boys Club and converted into a Teen Center and community building for youth activities. In February, 1977 the Santa Clarita Valley Boys Club vacated the building. In March, 1977 the Newhall-Saugus-Valencia Chamber of Commerce negotiated an indefinite lease for the premises in exchange for remodeling and maintenance. From March through August 1977, the Chamber remodeled the Pardee House with \$9,000 in local donations.



Pardee House in 1977-1978 when the home was at the "triangle" location and the Chamber of Commerce used it as a headquarters



Tom Mix Cottage 1, 24247 San Fernando Road

24247 San Fernando – Tom Mix Cottage 1. Vertical wood sided building with inset entry. Business is Psychic Reader: Façade faces east. Single story vernacular commercial storefront.

Rectangular floor plan. Boxed wooden parapet projects from façade. Horizontal wood siding on south and north elevations; vertical wood siding on façade and parapet. Inset entry flanked by large single-pane display windows. Primary entry wooden door with 3/5 lights. Decorative pickets engaged along bottom of façade. Heavy vertical metal fenced along south elevation. Small boxed eaves extend from roof along north and south elevations. Roofing material unknown. Alley along north elevation with four-foot-high decorative metal gate between two cottages. Oak tree in alley.



Tom Mix Cottage 2, 24251 San Fernando Road

24251 San Fernando – Tom Mix Cottage 2. Wood sided building with flush façade primary entry. Business is Healthy Family Foods: Façade faces east. Single story vernacular commercial storefront. Rectangular floor plan. Front gabled roof with shallow pitch. Vertical wood siding on façade; horizontal wood siding on south elevation. North elevation not visible. Wooden primary entry door bears 3/3 lights and is flanked by two large, single-pane display windows. Roofing material unknown. Roof has boxed eaves on all elevations.

The City of Santa Clarita Planning Department staff is already aware of certain historic buildings and structures within downtown Newhall. Additionally, the community's historic built environment has been partially inventoried as revealed in the SCCI records. The following narrative is based on background research that indicated there are properties listed on the National Register of Historic Places (NRHP) and one State Point of Historical Interest in downtown Newhall and its vicinity. The following lists California State Landmarks located in a January 23, 2005 online search.

No. 168 Oak Of The Golden Dream - Francisco López made California's first authenticated gold discovery on March 9, 1842. While gathering wild onions near an oak tree in Placerita Canyon he found gold particles clinging to the roots of the bulbs. The San Fernando placers and nearby San Feliciano Canyon were worked by Sonoran miners using panning, sluicing and dry washing methods. Lopez's find predated James Marshall strike at Sutter's Mill by six years.

Location: Site: Placerita Canyon State and County Park, Placerita Canyon Rd, 4.6 mi NE of Newhall (Los Angeles)

Plaque: SE corner I-5 and Lyons Ave, Newhall

No. 172 Pioneer Oil Refinery - In 1875 the Star Oil Company, one of the predecessors of the Standard Oil Company of California, drilled its first Pico Canyon well, which yielded about one hundred barrels per day. The discovery resulted in the erection of the first commercial oil refinery in California the following year.

Location: Site and private plaque at 238 Pine St, Newhall - state plaque at Lang Blvd exit of I-5

No. 516 Well, Cso 4 (Pico 4) - On this site stands CSO-4 (Pico No. 4), California's first commercially productive well. It was spudded in early 1876 under direction of Demetrious G. Scofield who later became the first president of Standard Oil Company of California, and was completed at a depth of 300 feet on September 26, 1876, for an initial flow of 30 barrels of oil a day. Later that year, after the well was deepened to 600 feet with what was perhaps the first steam rig employed in oil well drilling in California, it produced at a rate of 150 barrels a day - it is still producing after 77 years (1953). The success of this well prompted formation of the Pacific Coast Oil Company, a predecessor of Standard Oil Company of California, and led to the construction of the state's first refinery nearby. It was not only the discovery well of the Newhall Field, but was a powerful stimulus to the subsequent development of the California petroleum industry.

Location: On W Pico Canyon Rd, 3.3 mi W of I-5, Newhall

No. 516-2 Mentryville - Named after pioneer oil developer Charles Alexander Mentry, who in 1876 drilled the first successful oil well in California. His restored home and barn and Felton School remain here where the Star Oil Company, one of the predecessors of Standard Oil of California, was born.

Location: 27201 W Pico Canyon Rd, 2.8 mi W of I-5, Newhall

No. 688 Lyons Station Stagecoach Stop - This site was the location of a combination store, post office, telegraph office, tavern, and stage depot accommodating travelers during the Kern River gold rush in the early 1850s. A regular stop for Butterfield and other early California stage lines, it was purchased by Sanford and Cyrus Lyons in 1855, and by 1868 at least twenty families lived here. Eternal Valley Memorial Park has called their final resting place "The Garden of the Pioneers."

Location: Eternal Valley Memorial Park, 23287 N Sierra Hwy, near State Hwy 14 and San Fernando Rd, Newhall

PHC conducted an online search of the National Register Information System (NRIS) on January 23, 2005 which indicated the nearest NRHP listed property to downtown Newhall is an intact portion of the Old Ridge Route located on the Angles National Forest near Castaic, bounded by Sandberg and Canton Canyon, and placed on the NRHP in 1997.

The Santa Clarita Valley Historical Society has developed a list of nine historical buildings within the Downtown Newhall Specific Plan limits. These buildings are assumed to be of local historical significance under the provisions of CEQA.

In January and February, 2005 PHC conducted a documentary, electronic, and physical property review of the Downtown Newhall Specific Plan area's historic built environment. The following series of charts summarizes the findings of that review and indicates properties which have been designated historical at the local, state, and national levels, as well as those properties found to be eligible for a designation.

Designated Sites from the City of Santa Clarita General Plan: Open Space & Conservation Element: Historic Resources. Adopted by the City Council June 25, 1991: State Historic Landmarks
State Historic Landmark 172 - Pioneer Oil Refinery, 23552 Pine Street*
State Historic Landmark 516 - Pico #4 Oil Well, 27201 West Pico Canyon*
State Historic Landmark 516-2 – Three Mentryville Buildings, 27201 West Pico Canyon*
State Historic Landmark 688 - Lyon Stagecoach Station and Eternal Valley Cemetery, 23287 Sierra Highway*
State Point of Historical Interest - Pardee House/Good Templars Hall, Heritage Square at 24107 San Fernando Road (relocated from 24275 Walnut Street)*
State Point of Historical Interest - William S. Hart Park and Museum, 24151 San Fernando Road*
State Point of Historical Interest - Saugus Depot, 24151 San Fernando Road*
State Point of Historical Interest – Beale's Cut, Adjacent to Sierra Highway near San Fernando Road*

* - Not within surveyed area

Designated Sites from the City of Santa Clarita General Plan: Open Space & Conservation Element: Historic Resources. Adopted by the City Council June 25, 1991: City Points of Historical Interest
24427 Chestnut*
22502-22510 Fifth Street, Historic Preservation Element
24287 Newhall Avenue
22616 Ninth Street, SCCIC listed
24148 Pine Street*
24307 Railroad Avenue, SCCIC listed
24238 San Fernando Road
24247-24251 San Fernando Road, SCCIC listed, Historic Preservation Element
24311-24313 San Fernando Road, SCCIC listed
22506 Sixth Street
24522 Spruce Street, Historic Preservation Element
22621 Thirteenth Street*
24244 Walnut Street, SCCIC listed
Melody Ranch, Placerita Canyon and Oak Creek Canyon roads*
Harry Carey Ranch
Assistencia/Rancho San Francisco
Lang Station
St. Francis Dam Disaster Site
Oak of the Golden Dream
San Fernando Tunnel
Old Ridge Route
L.A. Department of Water and Power Plants 1 & 2
Borax Mine in Tick Canyon
Vasquez Rocks
Callahan's Old West
Railroad Tunnel
Heritage Junction Historic Park (relocated buildings), 24107 San Fernando Road* Pardee House/Good Templars Hall, Newhall Ranch House, Mitchell Adobe Schoolhouse, Kingsburry House, Callahan's Schoolhouse, Ramona Chapel, Edison House

* - Not within surveyed area

Sites identified in Draft Downtown Specific Plan Historic Preservation Element			
Street Address	Construction date	Current Use/Description	Comments
22502 Fifth Street	1922	Newhall Ice Company	City Point of Historical Interest

Sites identified in Draft Downtown Specific Plan Historic Preservation Element			
24307 Railroad Avenue	1931	Masonic Lodge/Courthouse	City Point of Historical Interest
24229 San Fernando Road	1961	Dentist's Office	
24238 San Fernando Road;	1926	Sheriff Substation #6	City Point of Historical Interest
24242 San Fernando Road	1948	Canyon Theater Guild	
24247 San Fernando Road	1919-1922	Tom Mix Cottages	City Point of Historical Interest
24372 San Fernando Road	1947	Newhall Hardware	
24522 Spruce Street;	1906	Old Jail	City Point of Historical Interest
24527 Spruce Street	1940	American Theater Company	

Potential Sites Within Survey Area from South Central Coastal Information Center (SCCIC), CSU Fullerton:

Street Address	Construction date	Current Use/Description	Comments
22614 Eighth Street	1923	Chaix Building	
22502 Fifth Street	1922	Newhall Ice House	Specific Plan, City Point of Historical Interest
22500 Market Street	1922	Patrick J. Coyle Residence	Not visible—may be demolished
22908 Market Street	1910		
24151 Newhall Avenue	1910	Hart Ranch Buildings	
22616 Ninth Street	1928	Residence	City Point of Historical Interest
24307 Railroad Avenue	1932	Masonic Hall/Courthouse	Listed in Specific Plan, City Point of Historical Interest
24203 San Fernando Road	1927	Gas Station, Garage, and Tire Store	
24206 San Fernando Road	1935	Commercial Building	
24209 San Fernando Road	1922	Commercial Building	
24229 San Fernando Road	1932	Dental Building	
24238 San Fernando Road	1926	Sheriff Substation	Listed in Specific Plan, City Point of Historical Interest
24247 San Fernando Road	1922	Commercial Building	City Point of Historical Interest
24251 San Fernando Road	1935	Commercial Building	City Point of Historical Interest
24254 San Fernando Road	1926	Garage	
24258 San Fernando Road	1935	Commercial Building	
24263 San Fernando	1926	Commercial Building	

Street Address	Construction date	Current Use/Description	Comments
Road			
24264 San Fernando Road	1935	Commercial Building	
24266 San Fernando Road,	1935	Commercial Building	
24267 San Fernando Road	1922	Commercial Building	
24270 San Fernando Road	1935	Commercial Building	
24274 San Fernando Road	1935	Commercial Building	
24311 San Fernando Road	1910	Commercial Building and Blacksmith Shop	
24317 San Fernando Road	1926	Commercial Building	
24321 San Fernando Road	1926	Commercial Building	
24335 San Fernando Road	1937	Commercial Building	
24353 San Fernando Road	1931	Commercial Building	
22509 Sixth Street	1902	Building not visible—may be demolished	
24522 Spruce Street	1909	Former Jail	Specific Plan
24527 Spruce Street	1941	Former Theater/American Legion Hall	Specific Plan
24244 Walnut Street	1940	Church	City Point of Historical Interest
24252 Walnut Street	1927	Building not visible—may be demolished	
24258 Walnut Street	1923	Building not visible—may be demolished	
24318 Walnut Street	1911	Building not visible—may be demolished	
24320 Walnut Street	1902	Residence not visible—may be demolished	
24326 Walnut Street	1925	Residence	
24328 Walnut Street	1931	Residence	
24338 Walnut Street	1915	Emile Chaix Residence	
24372 Walnut Street	1928	Residence	

Additional Potential Historic Sites from PHC Field Survey, January 30, 2005:

Street Address	Construction date	Current Use/Description	Comments
22505 Eight Street	1962	Commercial Building	Architectural merit
22502 Fifth Street	1955	Commercial/residential building	City Point of Historical Interest
22520 Lyons Avenue	1946-1948	Commercial automotive building-	
24219 Railroad Avenue	1945-1954	Commercial/industrial	
24263-24265-24267 San	1926-1935	Three commercial stucco	Architectural merit

Street Address	Construction date	Current Use/Description	Comments
Fernando Road	(remodeled, date unknown)	facades	
24316 San Fernando Road	1941	Tresierras Supermarket	
24356 San Fernando Road	1951	Liquor store	Architectural merit
24364 San Fernando Road	1955	Take Two Thrift Store	Architectural merit
Intersection San Fernando Road and Fifth Street	Unknown	Newhall Monument Sign	Street architecture/designed cultural landscape
San Fernando Road (both sides) between Fifth and Ninth streets	Unknown	Commemorative sidewalk markers (terrazzo and metal plaque)	Street architecture/designed cultural landscape
San Fernando Road (both sides) between Fifth and Ninth streets	Unknown	Metal streetlight poles	Street architecture/designed cultural landscape
22504 Sixth Street	1951-1960	Commercial/residential	
22508 Sixth Street	1956	Commercial/residential	
24527 Spruce Street	Unknown	SAM Rocket monument American Legion Hall	
24244 Walnut Street	Catholic Church		SCCIC list

Additional Potential Historic Sites from Los Angeles County Tax Assessor Research, March 5, 2005:

Street Address	Construction date	Current Use/Description	Comments
24237 San Fernando Road	1925/1935	Commercial	
24265 San Fernando Road	1922	Commercial	
24331 San Fernando Road	1939		
24346 San Fernando Road	1948/1958		
24363 San Fernando Road	1955		
24367 San Fernando Road	1949		
24362 Walnut Street	1943/1946		

**PHC MASTER LIST
FOR IDENTIFIED ELIGIBLE OR POTENTIALLY ELIGIBLE HISTORIC RESOURCES*
IN DOWNTOWN NEWHALL SPECIFIC PLAN AREA
MARCH 2005**

Street Address	Construction date	Current Use/Description	Comments
22614 Eighth Street	1923	Chaix Building	SCCIC List
22502-22510 Fifth Street	1922	Newhall Ice House	SCCIC List, Specific Plan, City Point of Historical Interest
22500 Market Street	1922	Patrick J. Coyle Residence	SCCIC List, Not visible—may be demolished
22908 Market Street	1910		SCCIC List
24151 Newhall Avenue	1910	Hart Ranch Buildings	SCCIC List
24287 Newhall Avenue	c. 1910	Single family residence, aka Erwin Bungalow	City Point of Historical Interest
22616 Ninth Street	1908, relocated from Lang in 1928	Sterline Borax Works Superintendent single-family residence	SCCIC List, City Point of Historical Interest
24307 Railroad Avenue	1932	Former Masonic Hall/Courthouse built with salvage lumber	SCCIC List, Listed in Specific Plan, City Point of Historical Interest
24107 San Fernando Road		Pardee House/Good Templars Hall, Heritage Square at (relocated from 24275 Walnut Street)*	State Point of Historical Interest
24107 San Fernando Road	1887, and various dates of relocated buildings	Former Saugus Depot and Heritage Junction Historic Park (relocated buildings) Pardee House/Good Templars Hall, Newhall Ranch House, Mitchell Adobe Schoolhouse, Kingsburry House, Callahan's Schoolhouse, Ramona Chapel, Edison House*	City Point of Historical Interest. Note, the Pardee House will lose its historical significance if relocated to another site.
24151 San Fernando Road*		William S. Hart Park and Museum	State Point of Historical Interest
24151 San Fernando Road*		Saugus Depot	State Point of Historical Interest -
24203 San Fernando Road	1927	Gas Station, Garage, and Tire Store	SCCIC List
24206 San Fernando Road	1935	Commercial Building	SCCIC List
24209 San Fernando Road	1922	Commercial Building	SCCIC List
24229 San Fernando Road	1932	Dental Building	SCCIC List
24237 San Fernando	1925/1935	Commercial	LA County Tax Assessor's Office research
24238 San Fernando Road	1926	Sheriff Substation and second Santa Clarita jail	SCCIC List, Listed in Specific Plan, City Point of Historical Interest

Street Address	Construction date	Current Use/Description	Comments
24242 San Fernando Road	1948	Canyon Theater Guild	Listed in Specific Plan Historic Preservation Element
24247 San Fernando Road	1919	Commercial building, Tom Mix Cottage (remains of a group of six cottages associated with silent film star)	Listed in Specific Plan, SCCIC List, City Point of Historical Interest
24251 San Fernando Road	1922	Commercial building, Tom Mix Cottage (remains of a group of six cottages associated with silent film star)	SCCIC List, City Point of Historical Interest
24254 San Fernando Road	1926	Garage	SCCIC List
24258 San Fernando Road	1935	Commercial Building	SCCIC List
24263 San Fernando Road	1926 (1923)	Commercial Building	SCCIC List
24264 San Fernando Road	1935	Commercial Building	SCCIC List
24265 San Fernand*o	1922		LA County Tax Assessor's Office research
24266 San Fernando Road,	1935	Commercial Building	SCCIC List
24267 San Fernando Road	1922	Commercial Building	SCCIC List
24270 San Fernando Road	1935	Commercial Building	SCCIC List
24274 San Fernando Road	1935	Commercial Building	SCCIC List
24311-24313 San Fernando Road	1910	Commercial Building and Thomas M. Frew Blacksmith Shop	SCCIC List
24317 San Fernando Road	1926	Commercial Building	SCCIC List
24321 San Fernando Road	1926	Commercial Building	SCCIC List
24331 San Fernando*	1939		LA County Tax Assessor's Office research
24335 San Fernando Road	1937	Commercial Building	SCCIC List
24346 San Fernando Road*	1948/1958		LA County Tax Assessor's Office research
24353 San Fernando Road	1931	Commercial Building	SCCIC List
24363 San Fernando Road*			LA County Tax Assessor's Office research
24367 San Fernando Road*			LA County Tax Assessor's Office research
24372 San Fernando Road	1947	Newhall Hardware	Listed in Specific Plan
22506 Sixth Street	1902, relocated	Albert Sewall commercial	City Point of Historical

Street Address	Construction date	Current Use/Description	Comments
	from San Fernando Road in 1925	building, former Sheriff substation and former Newhall <i>Signal</i> newspaper office	Interest
22509 Sixth Street	1902	Building not visible—may be demolished	SCCIC List
24522 Spruce Street	1909	Former Jail, aka the Hoosgow, retains original cell doors and barred windows	SCCIC List, listed in Specific Plan
24527 Spruce Street	1941	Former Theater/American Legion Hall	SCCIC List, listed in Specific Plan
22621 Thirteenth Street			City Point of Historical Interest
24244 Walnut Street	1940	Church of Christ/First Baptist Church	SCCIC List, City Point of Historical Interest
24252 Walnut Street	1927	Building not visible—may be demolished	SCCIC List
24258 Walnut Street	1923	Building not visible—may be demolished	SCCIC List
24318 Walnut Street	1911	Building not visible—may be demolished	SCCIC List
24320 Walnut Street	1902	Residence not visible—may be demolished	SCCIC List
24326 Walnut Street	1925	Residence	SCCIC List
24328 Walnut Street	1931	Residence	SCCIC List
24338 Walnut Street	1915	Emile Chaix Residence	SCCIC List
24362 Walnut Street*	1943/1946		LA County Tax Assessor's Office research
24372 Walnut Street	1928	Residence	SCCIC List

***Potentially eligible resources that require a formal historic significance evaluation.**

NEWHALL SPECIFIC PLAN IMPACT ANALYSIS – HISTORIC BUILDINGS

The charts listed above specify those properties already designated historically significant at the local, state or national level. They also include buildings, structures, or sites that are potentially eligible based on their architectural style or vintage (50 years or older), but require background research and a formal historic significance evaluation. Under the terms of CEQA, properties designated or eligible at all levels are deserving of protection by a lead agency when any undertaking proposes to demolish or alter any such property. Further, the Land Use Element of the City of Santa Clarita's General Plan specifies as follows for downtown Newhall:

This center is distinct from the rest in both its age and manner of development. Special standards and revitalization efforts for this area may be appropriate to preserve and enhance the "old town" atmosphere, foster a pedestrian orientation with quality shopping opportunities and to capitalize on the tourist and recreational opportunities of Hart Park. (p. L-34)

The Community Design Element of the City of Santa Clarita's General Plan specifies the following goals and policies for the community's historic buildings and features:

Goal 4 – To continue to preserve and maintain special historical features and landmarks as focal points in the planning area.

Policy 4.1 – Identify historical areas and structures of local significance to the Santa Clarita Valley.

Policy 4.2 – Encourage design measures for new development in historic areas, such as requiring adequate physical and visual buffers between historical areas and other land uses, and the use of compatible or similar construction materials and architectural styles so as not to detract from the integrity of historical features.

Policy 4.3 – Preserve and maintain historic neighborhoods and reinforce the historic theme by requiring new development to be compatible with existing historic structures and historical points of interest.

Policy 4.4 – Allow flexibility in applying building codes to buildings of historical and/or architectural significance.

Policy 4.5 – Permit non-conforming uses, as appropriate, for buildings of historical and/or architectural significance.

Policy 4.6 – Encourage low level pedestrian scale lighting.

Policy 4.7 – Encourage the use of historic lighting styles in historical districts to create a special sense of place. (p. CD-17 – CD-17)

Design Guidelines and Historical Styles for the City of Santa Clarita's Special Standards District of Downtown Newhall are posted on the City's website at www.santa-clarita.com/cityhall/ped/ed/redevelopment/design_guidelines.asp. The focus of the Design Guidelines is only on facade composition and specify as follows:

The facade shall have a building base using building materials to differentiate it from the rest of the facade.

The middle of the building shall include a pattern of features; which may include windows, panels, columns, pilasters, etc. Make any blank walls interesting.

Building entrances should be prominent and easy to identify. Use architectural elements such as towers, overhangs, awnings and decorative lights. Mark the entry with special floor elements like tile, or vary the roofline at the entrance. Be creative.

Roof and rooflines need accent and elements that make them interesting like historical buildings. Think about using grilles, latticework, ornamental medallions or stylized addresses.

These guidelines are designed to bring the historical elements of the area to our mainstreet in Downtown Newhall. The desired goal is to revitalize not only the visual appearance of Downtown Newhall, but also to energize the economy of our local businesses.

The Historical Styles section specifies three: Victorian, Western, and Spanish. These styles are not elaborated as descriptive text on the City of Santa Clarita's website, but rather are specified with illustrations on the website.

Within the Newhall Specific Plan area, the Open Space and Conservation Element of the City of Santa Clarita's General Plan lists the following properties as historically significant and/or designated Newhall Points of Historical Interest:

Historically Significant Properties, General Plan Open Space and Conservation Element

Street Address	Construction date	Current Use/Description	Comments
24148 Pine Street*	1878	Single family dwelling used as California Star Oil Company guest house	City Point of Historical Interest
24522 Spruce Street	1909	Former Jail, aka the Hoosgow, retains original cell doors and barred windows	SCCIC List, listed in Specific Plan
24311-24313 San Fernando Road	1910	Commercial Building and Thomas M. Frew Blacksmith Shop	SCCIC List
22502 Fifth Street	1922	Newhall Ice House	Specific Plan, City Point of Historical Interest
24244 Walnut Street	1940	Church of Christ/First Baptist Church	SCCIC List, City Point of Historical Interest
22616 Ninth Street	1908, relocated from Lang in 1928	Sterline Borax Works Superintendent single-family residence	SCCIC List, City Point of Historical Interest
24287 Newhall Avenue	c. 1910	Single family residence, aka Erwin Bungalow (rare Santa Clarita style)	City Point of Historical Interest
22506 Sixth Street	1902, relocated from San Fernando Road	Albert Sewall commercial building, former Sheriff substation and former	City Point of Historical Interest

Street Address	Construction date	Current Use/Description	Comments
	in 1925	Newhall <i>Signal</i> newspaper office	
24238 San Fernando Road	1926	Sheriff Substation and second Santa Clarita jail	SCCIC List, Listed in Specific Plan, City Point of Historical Interest
24307 Railroad Avenue	1932	Former Masonic Hall/Courthouse built with salvage lumber	SCCIC List, Listed in Specific Plan, City Point of Historical Interest
24247 San Fernando Road	1919	Commercial building, Tom Mix Cottage (remains of a group of six cottages associated with silent film star)	Listed in Specific Plan, SCCIC List, City Point of Historical Interest
24251 San Fernando Road	1922	Commercial building, Tom Mix Cottage (remains of a group of six cottages associated with silent film star)	SCCIC List, City Point of Historical Interest

Additionally, the buildings in the PHC Master List beginning on page 27 are within the downtown Newhall commercial core and have been found by the present survey to be potentially historical and/or architecturally significant. Formal historical significance evaluations which involve background research and analysis are required for a local significance determination.

Elements of the Newhall Specific Plan include redevelopment of certain parcels which would likely result in the demolition or alteration of some of these buildings on the Master List. Under the terms of CEQA:

- Class 1 impacts are significant and unavoidable;
- Class 2 impacts are those significant impacts that can be mitigated to a less than significant level;
- Class 3 impacts are those found to be adverse, but not significant; and
- Class 4 impacts are beneficial.

Demolition or major alteration of any of the buildings on the PHC Master List beginning on page 27 would be a Class 1 impact under the terms of CEQA. These Class 1 impacts can be reduced to Class 2 impacts (significant but mitigable) with the following recommended mitigations.

RECOMMENDED MITIGATIONS

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the California Register of Historical Resources or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1,2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer, 1995), the project is considered to be mitigated to a level of

less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The *Standards* are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following actions shall be required as mitigation measures, either singly or in combination, whenever preservation, adaptive re-use, or incorporation of historic structures is not reasonably possible:

- a. Demolition of the historic structure with recordation according to the federal Historic American Building Survey (HABS) standards which include large-format photography.
- b. Item a plus commemoration of the demolished structure with a display of text

and photos designed by a local professional historical consultant within the interior of the new building proposed for the site.

- c. Item a plus commemoration of the demolished structure with a display of text and photos designed by a local professional historical consultant on the exterior of the new building proposed for the site.
- d. Item a plus commemoration of the demolished structure with an enclosed display of text and photos designed by a local professional historical consultant on the perimeter of the property at the primary entrance.
- e. Items b, c, and d plus salvage of significant materials of the historic structure for conservation in the historical display.
- f. Items b, c, and d plus advertisements for acquisition and relocation of the historic structure with its subsequent rehabilitation and adaptive re-use at its new site.
- g. Item c plus compatible incorporation of the façade only of the historic structure into the design of the new building on site.
- h. Item c plus preservation of the historic structure on site as non-habitable space (used for storage and/or mechanical equipment only).
- i. Item c plus relocation and preservation of the historic structure on site for use as non-habitable space.
- j. Item c plus relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements.
- k. Item j plus rehabilitation and adaptive re-use off-site for use as habitable space, including compliance with all State Historic Building Code requirements.

Residual Impacts (after implementation of mitigation measures) - Implementation of the mitigation measures specified above shall reduce project impacts to historical resources to a less than significant level.

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