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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hoover Hotel

other names/site number NA

2. Location

street & number 7035 Greenleaf Avenue NA not for publication

city or town Whittier 037 NA vicinity

state California code CA county Los Angeles code 039 zip code 90602

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Kevin M. Ellan 1/2/02
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

2 Signature of the Keeper
[Signature]

Date of Action
2/1/2002

Hoover Hotel
Name of Property

Los Angeles Co., CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/hotel

Current Functions
(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation **concrete**
roof **composition**
walls **concrete, stucco, ceramic tile**

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

Architect/Builder

Bushnell, David

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Hoover Hotel
Name of Property

Los Angeles Co., CA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	404290	3760020	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title **Teresa Grimes**

organization _____ date **September 26, 2001**

street & number **4211 Glenalbyn Drive** telephone **323-221-0942**

city or town **Los Angeles** state **CA** zip code **90065**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **Charles Fry, Seasons Uptown Whittier, LP**

street & number **19800 MacArthur Boulevard, Suite 750** telephone **949-474-1345**

city or town **Irvine** state **CA** zip code **92612**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

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Hoover Hotel
Los Angeles County, California

Located in downtown Whittier on the west side of Greenleaf Avenue, the Hoover Hotel is a six-story, reinforced, concrete structure designed in the Spanish Colonial Revival style. With the exception of the ground floor, the building has remained substantially unaltered from the time it was constructed in 1930. During the 1950s, the interior and exterior of the building were remodelled. In 2001, the rehabilitation of the building was completed. During that time, many of the character-defining features of the ground level were revealed and restored. The upper stories were converted to senior citizen housing.

The east elevation faces Greenleaf Avenue and is finished with cast concrete at the ground level and stucco above. The remaining portion of the building reveals the pattern from the poured in place concrete construction. The building has a long rectangular shape with an east-west orientation. The shallow set backs on the upper stories of the side (north and south) elevations were designed as lightwells in anticipation of the construction of taller adjacent buildings. Typical of the style, the portion of the roof over the primary (east) elevation is fit with clay tiles and features a variety of types with a pitch in the center, a partial hip on the south, and an octagon on the north. The remaining portion of the roof is flat. The fenestration throughout the building is typically multi-paned, steel-framed casements in a solid over solid and void over void pattern.

The building was rehabilitated from 2000-01 based upon physical evidence and historic photographs. The exterior of the building was repainted and original windows were repaired as necessary. The ground level of the primary elevation had been remodeled, during the 1950s. Virtually all that remained of the original design was a large arched transom above the center of the three openings. The original wood-framed window and wrought iron grille, however, were missing. The two other transoms as well as the main entrance and storefronts had been altered. The base of the building was sheathed in plaster scored to resemble stone. During the rehabilitation project the wood-framed transoms and wrought iron grilles over the outer openings were discovered beneath the plaster. Also revealed was the original cast concrete facade and molding. The original cast concrete was deteriorated and separating from the structure. It was restored based upon that which remained. The outer transoms and grilles were repaired and repainted as necessary. The central transom and grille was restored based upon the two that remained. The main entrance to the building is located in the southernmost opening, which is sheltered by a flat canopy. The steel frame and tie rods were all that remained of the original. The existing canopy was designed based upon historic photographs of the building, but is not identical to the original. The main entrance has new metal doors. The central bay is recessed in the center to mimic the original configuration. There is no door, however, as the interior space is the communal space for the senior citizen housing on the upper floors. The northernmost bay is occupied by a storefront. The recessed door is set at the far north end. The doors and display windows are metal, and the bulkheads are covered with tile.

Above a bead molding, the primary elevation is divided into five asymmetrical bays. The southernmost is relatively narrow. Flat pilasters rise to the top story where they are joined by capitals, and then a frieze, three panels wide. The top of the bay is capped by the partial hipped roof. Between the pilasters are tall, narrow window openings on each story which light the stairwell on the interior. In the central bay are three window openings on each story. The windows on the north and slightly more narrow than the two to the south, but all are topped by a decorative lintel and keystone. The decorative frieze which began in the southern bay picks up again and continues just below the edge of the pitched roof. The northern bay is distinguished by a short, octagonal tower which has a band of ceramic tiles on the three sides visible from Greenleaf Avenue. The single window opening on each story of the bay is identical to the adjacent windows. A niche is centered on the

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Hoover Hotel
Los Angeles County, California

side of the octagon which is flush with the primary elevation. An identical niche is centered on the north elevation. The frieze is broken by the octagon but continues on the other side and wraps the corner of the building. Decorative plaster quoins finish the northwest corner of the building as well as the edge of the set back.

The interior of the building was converted to senior citizen housing during the 2001 rehabilitation. The floor plan, which consisted of a double loaded corridor was preserved. Originally the building included small hotel rooms with bathrooms to each side of the corridor. Kitchens were added at a later date. Original partition walls and bathrooms and nonoriginal kitchens were removed, to create larger, handicap accessible dwelling units.

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Hoover Hotel

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Los Angeles County, California

Introduction: The Hoover Hotel is significant under National Register Criterion C in the area of architecture as it embodies the distinctive characteristics of the Spanish Colonial Revival style. Founded in 1887, Whittier grew slowly to its present size and is not defined by any particular style of architecture. Like most cities in Southern California, the city prospered during the 1920s when the Spanish Colonial Revival style was at its height of popularity. The style is typically represented in Whittier by educational buildings, small-scale commercial buildings, and modest single-family tract houses. Located in the heart of downtown Whittier, the Hoover is the most prominent example of the style in the city. At six stories, in an urban landscape defined by one and two-story buildings, the height of the hotel alone forces acknowledgement, however, the architectural design is noteworthy as well. With its ceramic tile finish at the tower, decorative frieze below the roofline, and quions at the corners of the street-facing elevation, the building is more ornamented than most other examples of the style in Whittier.

Background and Building History: Whittier was a Quaker Colony established in 1887 southeast of Los Angeles. The colony was named for John Greenleaf Whittier, the famous Quaker poet from Massachusetts. Greenleaf Avenue became the main street of the town and the intersection at Philadelphia Street was selected as the town center. Like many communities in the area, citrus became the dominant industry. The first load of citrus trees were brought to Whittier to 1889. Soon the Quaker Brand was known over the United States. Quakers established schools almost everywhere they settled, and those who founded Whittier wanted it to be a college town. The roots of Whittier College can be traced in 1889 with the formation of the Whittier Academy. The name was changed to Whittier College in 1895. Richard Nixon, who moved to Whittier with his family as a child, graduated from Whittier College.

Two hotels pre-dated the Hoover, the Greenleaf and the William Penn. The Greenleaf Hotel was the first hotel in town. It was constructed on Painter Avenue and Broadway Street, and later moved to Greenleaf Avenue and Bailey Street. It was a three-story, wood-framed building which stood until the 1950s. The William Penn Hotel became the second hotel in town, and was a first class establishment. Designed in 1924 by the distinguished architecture firm Walker and Eisen, the William Penn Hotel was a four-story, masonry building with classical details. Located on Philadelphia Street, it was damaged by fire in 1979 and demolished in 1982.

Built in 1930, the Hoover Hotel was financed by Aubrey Wardman, a local businessman and influential member of the Whittier community. Wardman moved to Whittier from Cleveland in 1902. He began working for the Whittier Home Telephone Company in 1904 and later became the president. He was a great benefactor of Whittier College and a financier of many Whittier-based enterprises. In 1925, he and his wife built a Spanish-style residence on Summit Drive which is now used as the home of the president of Whittier College.

Wardman personally financed the construction of the Hoover Hotel, although it is arguable whether a large hotel was necessary for Whittier at the time. The Hoover, as with the Wardman Theater across the street, was built to create local jobs and put money into the fragile economy of the community. The initial drawings for the Hoover Hotel illustrated a four-story reinforced concrete structure with sixty rooms and ground floor retail. The scale of the project was increased to six stories, and one-hundred rooms prior to its completion in March of 1930. As with the Wardman Theater, the contract for the Hoover Hotel required that local workmen be used wherever feasible. David S. Bushnell, a local structural engineer was hired to design the building. Bushnell was responsible for the design of other prominent landmarks in Whittier such as the Whittier Theater (1929, demolished), the Wardman Theater (1932), and the Goodyear Building (1928).

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Hoover Hotel
Los Angeles County, California

Prior to completion, the hotel was leased to Consolidated Hotels of Los Angeles. A quality restaurant was planned for the ground floor, but no tenant could be located. A coffee shop restaurant was therefore developed and run by the Wardman family until it was leased. Charles Cooper, in his biography of Wardman, states that the combined development efforts of the Wardman Theater and the Hoover Hotel put approximately \$365,000 back into Whittier's economy, a large sum for the Depression years. The building was named for Lou Henry (Mrs. Herbert) Hoover, the First Lady of the United States from 1929-1933. Mrs. Hoover resided in Whittier as a young girl, and eventually became a member of the Whittier College Board of Trustees. Mrs. Hoover visited Whittier in 1933 and was entertained by Wardman, and Walter F. Dexter, president of Whittier College. The event was held on the first floor of the Hoover Hotel. In 1936, Mr. Wardman traded the Hoover for a citrus ranch consisting of 120 acres, located near Disneyland.

Significance and Context: The Hoover Hotel is significant under National Register Criterion C in the area of architecture as it embodies the distinctive characteristics of the Spanish Colonial Revival style. The evolution of the Spanish Colonial Revival style in Whittier is parallel to that of other communities in southern California. The roots of the style can be traced to an interest in California missions which began during the land boom of the 1880s. While this surge in economic growth brought about prosperity for many, it also resulted in a radical change in the California landscape and a more urbanized life style. The belief that early Californians had a more relaxed existence brought about a renewed interest in history and architecture. This misconception was put forth by a variety of sources including local boosters and entrepreneurs who touted California's exoticism to tourists, many of which became permanent residents. The newcomers cherished the lingering sense of another time and place. It was in the writings of Helen Hunt Jackson that both the architecture of the missions, and the life style they represented, were permanently enshrined. Her novel *Ramona*, published in 1884, was a romanticized version of life in Southern California during the Mexican period, set in rambling adobe homes surrounded by verandas and garden walks.

One of the leading advocates for the preservation of the state's missions as representations of this idyllic period was Charles Fletcher Lummis. In 1895, Lummis founded the Landmarks Club of Southern California for the purpose of preserving the state's missions. At that time, the only missions kept in repair were those still in use as Catholic churches. Other missions had fallen into ruin and were in danger of complete disintegration. Furthermore, the influx of Protestants from the Midwest to California in the 1880s had produced a wave of anti-Catholic bias that obstructed popular support of restoration efforts. By de-emphasizing the religious significance of the structures and stressing instead their value as historical monuments for all Californians, Lummis succeeded in raising funds sufficient to repair several missions and was highly influential in increasing public awareness of historic architecture.

During this period, designers in Whittier began incorporating elements of mission architecture into schools and churches. One of the first buildings in Whittier to be designed in the Mission Revival style was the First Baptist Church at Bright and Bailey Streets (see figures 1 & 2.) Constructed in 1889, the building featured a bell tower and shaped parapets at the ends of the cross-gabled roof. The building was demolished by the congregation in 1922 and replaced by the present Neo-classical style edifice. Like the Craftsman movement, the purveyors of this new architectural style were also reacting to the excesses of the Victorian age. In

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Hoover Hotel
Los Angeles County, California

contrast to the Queen Anne style with its emphasis on elaborate ornamentation, the architecture of the missions offered a more simplified building profile that was not only picturesque, but also more suited to the climate. One of the first major buildings in the Mission Revival style, was the California Building for the World's Columbian Exposition of 1893. The influence of the California Building in Whittier can be seen in the design of two school buildings: the Broadway Grammar School (1912) and the East Whittier School (1914) (see figures 4 & 5.) Both schools, which no longer stand, bore a strong resemblance to the California Building. Each featured a centrally located main entrance flanked by identical bell towers. By the end of the decade, the popularity of the style began to wane for a variety of reasons, some of which had to do with its applicability to commercial buildings.

Architects continued, however, to look at the Spanish tradition for inspiration. Many scholars attribute the rise of the Spanish Colonial Revival style to the Panama-California Exposition in 1915. The Panama-California Exposition helped to promulgate Spanish architecture as the appropriate California tradition, and soon Spanish forms were adopted as a leitmotif for building types and whole urban districts to which the style had not been previously applied. In Whittier, the earliest examples of the Spanish Colonial Revival style are found in educational buildings. The Little Lake School Auditorium, designed by David Bushnell in 1921, is a classic example of the style as applied to an educational building (see figure 6.) The building is composed of a series of masses covered by gabled roofs fit with red clay tiles. The main entrance is located in a large, arched opening. Although it was founded in 1887, much of the building activity at Whittier College took place during the 1920s when the Spanish Colonial Revival style was at the height of its popularity (see figures 8 & 9.) By this time, the style contained a greater element of fantasy and less of a scholarly examination of what the buildings of the Spanish colonists had looked like. The buildings were often composed of details and elements drawn directly from the buildings of Spain and other countries of the Mediterranean, more often than from the actual Spanish Colonial buildings remaining in the region such as the California missions. These character-defining features of the style include exterior courtyards, tiled roofs, Churrigueresque (Spanish Baroque) ornamentation, slightly rustic exterior plaster finish, wrought iron details, pierced stucco screens, fountains, and decorative glazed tile (the last three being references to Islamic Spain).

Constructed in 1925, the Wardman House is probably the most fanciful example of a Spanish Colonial Revival style, single-family residence in Whittier (see figure 10.) Now used as the residence of the Whittier College president, the house is constructed around a courtyard with a decorative tile and wrought iron well in the center. The main entrance is located at the base of a cylindrical tower which rises from the central portion of the house. The top of the tower features an open balcony topped by a weather vane. While courtyards were typically used in domestic versions of the style, they were sometimes used with great effect in the design of commercial buildings. The now demolished Whittier Theater combined a forecourt of shops with a motion picture theater (see figure 11.) The otherwise long, low building was accented by a 45-foot tower to attract the attention of passing motorists.

Completed in 1930, the Hoover Hotel represents the vein of the Spanish Colonial Revival style which veered away from a strict interpretation of the buildings of colonial Spain toward a liberal rendition of the architecture of the Mediterranean region. Located in the heart of downtown Whittier, the Hoover is the most prominent example of the style in Whittier. At 78 feet, it is one of two buildings which tower over the rest of the one- and two-story buildings which line the city's historic main street, Greenleaf Avenue (see figure 12.)

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Hoover Hotel
Los Angeles County, California

The building exhibits the classic features of the style with its clay tile roofing, smooth stucco walls, and large arched openings on the ground floor; but also is distinguished by the tile finish at the tower, quions on the corners of the street-facing elevation, and decorative frieze below the roofline. Other than the ground floor alterations, which is not unusual for historic commercial buildings, the building retains a high degree of integrity. It is an excellent example of the style and represents an important period in the architectural history of Whittier.

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Hoover Hotel
Los Angeles County, California

Bibliography

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Old Whittier 1904, A facsimile reprint of the "Souvenir of Whittier" published by the Whittier Fire Department, January 1904.

Sanborn Fire Insurance Maps, 1925.

Los Angeles Times, "Plans for the Hoover Hotel." 1/5/1930, pt. V, p. 3.

Los Angeles Times, "Hoover Hotel Name Awarded Unit." 1/26/1930, pt. V, p. 1.

Los Angeles Times, "Hoover Hotel at Whittier in Opening Debut." 3/9/1930, pt. V., p. 2.

City of Whittier Building Permit Records

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Section number 10 Page 1

Hoover Hotel
Los Angeles County, CA

Geographical Data

Verbal Boundary Description

Lot 7 in Block 21 of Whittier, in the City of Whittier, in the County of Los Angeles, State of California, as per recorded in book 21, pages 55 and 56 of miscellaneous records, in the office of the County Recorder of said County. These boundaries are depicted on the accompanying map.

Boundary Justification

The building occupies its historic parcel referenced above.

1991

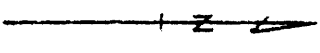
PHILADELPHIA ST

NICHOLS SUBDIVISION
OF LOTS 23 & 24 IN
BLOCK 21 OF THE TOWN OF
WHITTIER

M.R. 54-97

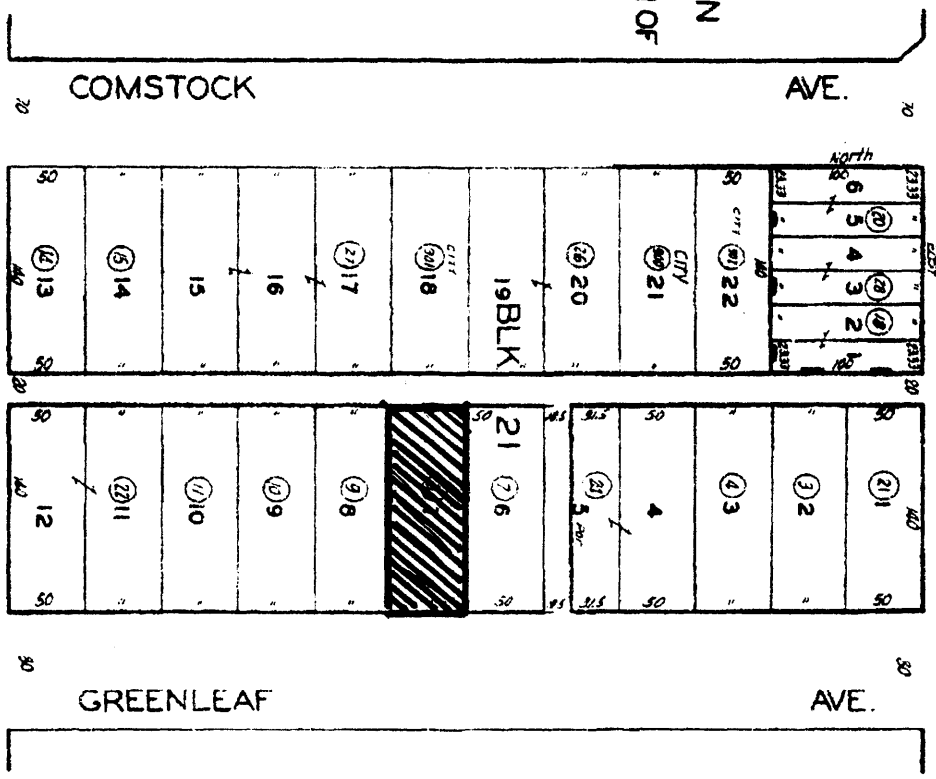
WHITTIER

M.R. 21-55-56



CODE
9636

FOR PREV ASSM'T. SEE: 345 - 4



*Norma Kell
7035 Beverly Avenue
Whittier, CA
Los Angeles County*

11-4-64 5-13-62
3-8-66 12-1-62
668804 4-15-84
30052914 03-03-71
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