

# Segregating the Foothills

Becky Nicolaides, Ph.D.

Research affiliate, USC and UCLA

Co-Principal Investigator, SDSU Research Foundation

Lecture supported by:  
EU Erasmus + Cooperative Partnership  
"Urbanism and Suburbanization in the  
EU Countries and Abroad"

Historical Society of the Crescenta Valley &  
Lanerman House Museum

October 2, 2022



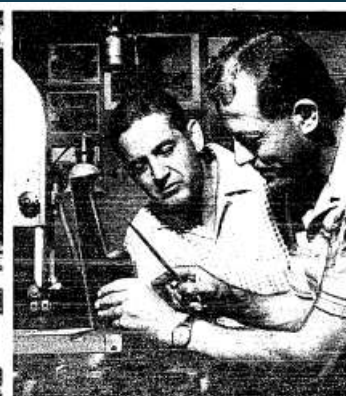
# Dick Degnon's profile of La Crescenta in the *Los Angeles Times*, May 25, 1958

## Leave it to Beaver, 1957-1963



**PLAYGROUND**—In La Crescenta's strip, or even the street may be the neighborhood playground. Seven families are represented in this picture of youngsters who just happened to assemble in pursuit of fun in various ways that children have of playing.

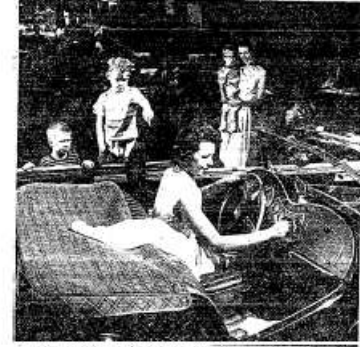
ed in this picture of youngsters who just happened to assemble in pursuit of fun in various ways that children have of playing.



**DO IT YOURSELF**—Bill Whelchel left, and Tom Moller work out a cutting program for brick saw. A couple of do-it-yourself fans make best of neighbors.



**OVER BACK FENCE**—Good neighbors traditionally are good neighbors. Mrs. Clifton Waring is reaching for cup of sugar from Mrs. Glavin E. West.



**BABYSITTER**—Ms. William Whelchel is off for a golf date, leaving her son Scotty in the care of neighbor, Mrs. Clifton Waring, and her two children, Scotty and Jerry, in the care of Mrs. Waring.

### Suburbs Now Blocks of Neighborly Neighbors

**BY DICK DEGNON** — The popular scene of the La Crescenta — a block are these nice and a friendly and neighborly (and make a big fence improvement to be handy — especially in the project, and just as it when it is needed by the neighborhood, at least in the city. It is not uncommon to find in the "back" of the neighborhood of city dwellers. This woman not only an even in some suburban areas her neighborly behavior.

**SHAVE BARBERS** — Many families on Anderson Ave. find it easier to shave at home than to go to a barber shop. The barber shop is a convenient place for a neighborhood to have a shave and a haircut.



**OUTING**—The Swansons and McAlister are off for a week end of vacation. Keith Swanson, kneeling down, is taking a picture of the young boy's record. One of the Swansons is taking a picture of the young boy's record.

La Crescenta families that also have their own neighborhood houses in new developments. The neighborhood is a happy environment. The families here are much more convenient — women. They exchange and help — to share ideas and plan neighborhood what they have — a cup of — and family — and help sugar or a little of that for the week end.

Another characteristic is the typical of the neighborhood. The neighbors usually living that kind of neighborhood in the neighborhood. The neighborhood is a happy environment. The families here are much more convenient — women. They exchange and help — to share ideas and plan neighborhood what they have — a cup of — and family — and help sugar or a little of that for the week end.

**Share Barbers** — Many families on Anderson Ave. find it easier to shave at home than to go to a barber shop. The barber shop is a convenient place for a neighborhood to have a shave and a haircut.

**Exchange Books** — There's hardly a home book that can't be done by the neighborhood with the right materials and organization. The owner of a book is always ready to lend it.

The man with the right materials and organization is the man who can help a neighbor with knowledge to do the proper way of doing things.



Tools of exclusion: from the local to the federal level

## Tools of exclusion: from the local to the federal level

- Not a “natural process,” but rather the result of deliberate efforts

## Tools of exclusion: from the local to the federal level

- Not a “natural process,” but rather the result of deliberate efforts
- Many motives for segregation

# Local initiatives of racial exclusion

- Developer initiatives

WINDSOR HILLS

SUMMARY OF BUILDING RESTRICTIONS

1. Caucasian race only
2. One single family residence only together with customary outbuildings on any one lot. Exceptions -

Business lots

Tract No. 11314 - Lots 10 to 14, inclusive, Block A  
- Lots 10 to 12, inclusive, Block B

3. Lots 10-14 in Block A and Lots 10-12 in Block B of Tract No. 11314 are restricted for business purposes, except that upper floors of the buildings and rear portions of the lower floors of the buildings may be used for residential purposes. Minimum restrictions \$3500.00 except for filling stations.

Residential Income

Tract No. 11367 - Lots 1 and 2  
Tract No. 11447 - Lots 1 and 2

4. Lots 1 and 2, Tract No. 11367 and Lots 1 and 2, Tract No. 11447 are restricted so as to permit the construction of multiple family dwellings not to exceed four families to a building and not more than one such building to each lot.
5. Building Lines: Front building line varies usually from ten feet to twenty feet (See Master Restriction Map in Main Office for specific lots). Note - in some instances there are two set-back lines indicating that the garage may extend in front of the house.

Garages. Garages may be attached or detached from the house depending upon the owner's wishes or as determined by the topography of the ground. Exception: Garages must be attached to residences built on Lots 1 to 7, inclusive, and Lots 25 to 29, inclusive, Block 5, and Lots 1 to 13, inclusive, Block 1, Tract Number 10988.

Side Lines. On residential lots the main building shall be located not less than five (5) feet from the side lines and not less than ten (10) feet from the side street line on a corner lot. Garages on rear portion of lots may extend to side line but not nearer than five (5) feet from rear line.

6. All plans and specifications for buildings on all lots shall be submitted to Architectural Committee of three (3) members for approval. No flat-roof buildings, or flat-roof garages, shall be erected on said tract without the consent of the Architectural Committee.

# Windsor Hills development restrictions, ca. late 1930s

Source: Windsor Hills Summary of Building Restrictions, Series 3, Box 20v Folder 1, Fritz Burns Papers, CSLA-2, Department of Archives and Special Collections, William H. Hannon Library, Loyola Marymount University

Flintridge ad,  
1926.

*"Distinction" to Reside in FLINTRIDGE*

BURBANK  
FLINTRIDGE  
PASADENA  
GLENDALE  
WESTWOOD  
TORRANCE  
SANTA MONICA  
VENICE  
INGLEWOOD  
WHITTIER  
REDONDO BEACH  
L.A. CIVIC CENTER  
FLINTRIDGE  
COMPARATIVE DISTANCES

Fire and Police Protection  
Schools  
Five Golf Courses  
Two Riding Academies  
Twenty Miles Bridle Paths  
Protective Restrictions  
On All Lots  
Reasonable Prices and Terms

**New Los Angeles Civic Center and FLINTRIDGE**

USC Digital Archives;  
DW-1926-61-05-  
07~01.TIF, whit-c170-  
68791



# Local initiatives of racial exclusion

- Developer initiatives
- Race restrictive covenants

## Example of a race restrictive covenant, in the Crescenta Valley

### *Crescenta Valley's Dirty Laundry*

TR 434056

-4-

Said restrictions terminate January 1st, 1930.

Said deed further provides for reversion of title upon breach of the following provisions:- "That the parties of second part shall not convey, sell or lease or otherwise dispose of said premises, or any part thereof to any person not of the White or Caucasian race, nor shall any person other than of the White or Caucasian race acquire said property or any portion thereof or any interest therein by purchase, lease or otherwise."

Said deed further provides for reversion of title upon breach of the following provisions:- "That the parties of second part shall not convey, sell or lease or otherwise dispose of said premises, or any part thereof to any person not of the White or Caucasian race, nor shall any person other than of the White or Caucasian race acquire said property or any portion thereof or any interest therein by purchase, lease or otherwise."

copy of same, together with recording, made at certain times and sums for advances or services as may be deemed necessary to protect the interests of the Trust, filed for record June 2nd, 1922.

Many deeds had this "racial covenant" prohibiting the sale of the property to anyone "not of the white or Caucasian race". (*Historical Society of the Crescenta Valley*)

Source: Gary Keyes and Mike Lawler, *Crescenta Valley's Dirty Laundry*, 12

# Local initiatives of racial exclusion

- Developer initiatives
- Race restrictive covenants
  - *Shelley v. Kraemer* (1948) – declared them unenforceable

# Local initiatives of racial exclusion

- Developer initiatives
- Race restrictive covenants
- Neighborhood Protective Associations

# Hollywood Protective Association, 1920s



Fig. 1.1. "Japs keep moving." White residents protest settlement by Japanese immigrants in Hollywood during the early 1920s. National Archives photo. Courtesy of the National Japanese American Historical Society.

Scott Kurashige,  
*Shifting Grounds of  
Race*, 22

Ledger 11-6-41

# Race Restrictions Drive Under Way

LEDGER

11/6/41

## La Canada C of C Heads Sign For Legal Work

Final plans for launching the second phase of the race restriction program for La Canada Valley, undertaken last Spring by La Canada Valley Chamber of Commerce, were completed last Thursday night at a conference between directors of the chamber and executives of the Land Escrow Company of Alhambra, which is handling the legal phases of the program and supervising the

organization of the committees to be appointed to secure signatures.

The preliminary deed and title search necessary to determine the condition of restrictions in the various subdivisions in the Valley and to ascertain the owners of records, has been completed by the Land Escrow Company, it was stated by Frank D. Lanterman, president of the chamber.

### Flintridge Program

The program was launched early this year after several threats of non-Caucasian race infiltration into the Valley were brought to the attention of the Chamber of Commerce. A similar program is in the final stages of completion in the Flintridge area where owners of approximately 400 parcels of property signed agreements to restrict use and occupancy of premises to members of the white race. The Land Escrow Company of Alhambra supervised this highly successful undertaking, as well as an equally successful restriction program in Arvada.

Homer W. Brown, vice president of the Land Escrow company, present at Thursday night's conference in La Canada, said that plans were now complete for a restriction program in South Pasadena involving 6000 parcels of land. An office has been opened there, he

### Sign Agreement For Race Zoning



An directors of La Canada Valley Chamber of Commerce met with executives of the Land Escrow company of Alhambra Thursday night, final plans were drawn up for launching a race restriction program in the Valley this week. Frank D. Lanterman, president of the chamber, is shown above signing agreement with Escrow company to inaugurate the program, while other members of the board look on. Seated left to right: Homer W. Brown, vice president Land Escrow Company; Frank D. Lanterman and C. L. Whitehill, secretary-treasurer of the Chamber. Standing left to right: W. A. Seibert, vice president of the chamber; Thurlow Conner, Land Escrow company executive who will supervise work in La Canada; R. K. Malone, James T. Van Rensselaer, and Dr. R. M. Oslund, members of the board.

Crescenta Valley Ledger,  
Lanterman Family  
Collection, Lanterman  
House Archive.

# Local initiatives of racial exclusion

- Developer initiatives
- Race restrictive covenants
- Neighborhood Protective Associations
- Professional real estate practices

# Local initiatives of racial exclusion

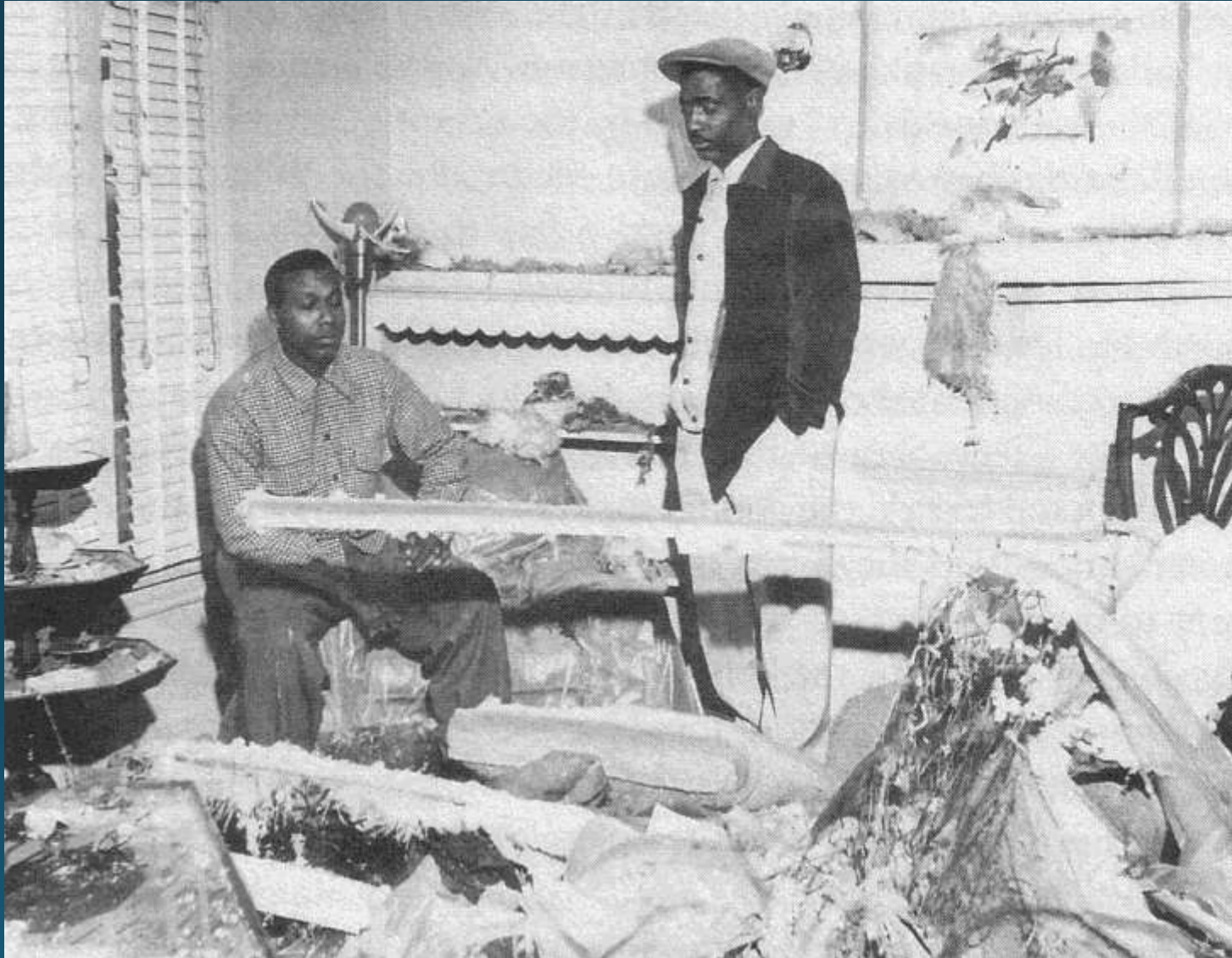
- Developer initiatives
- Race restrictive covenants
- Neighborhood Protective Associations
- Professional real estate practices
- Zoning



# Local initiatives of racial exclusion

- Developer initiatives
- Race restrictive covenants
- Neighborhood Protective Associations
- Professional real estate practices
- Zoning
- Violence and intimidation

William Bailey (left) surveys damage from a bomb that exploded at his house in LA, 1952



Source: Josh Sides,  
*LA City Limits*, 103

White mob outside the home of black American W.H. Whitson, in So. L.A. 1948



Source: Josh Sides,  
*LA City Limits*, 103

# Federal housing policies

- 1933 - Home Owners' Loan Corporation (HOLC)
- 1934 - Federal Housing Administration (FHA)

# Home Owners Loan Corporation appraisal system

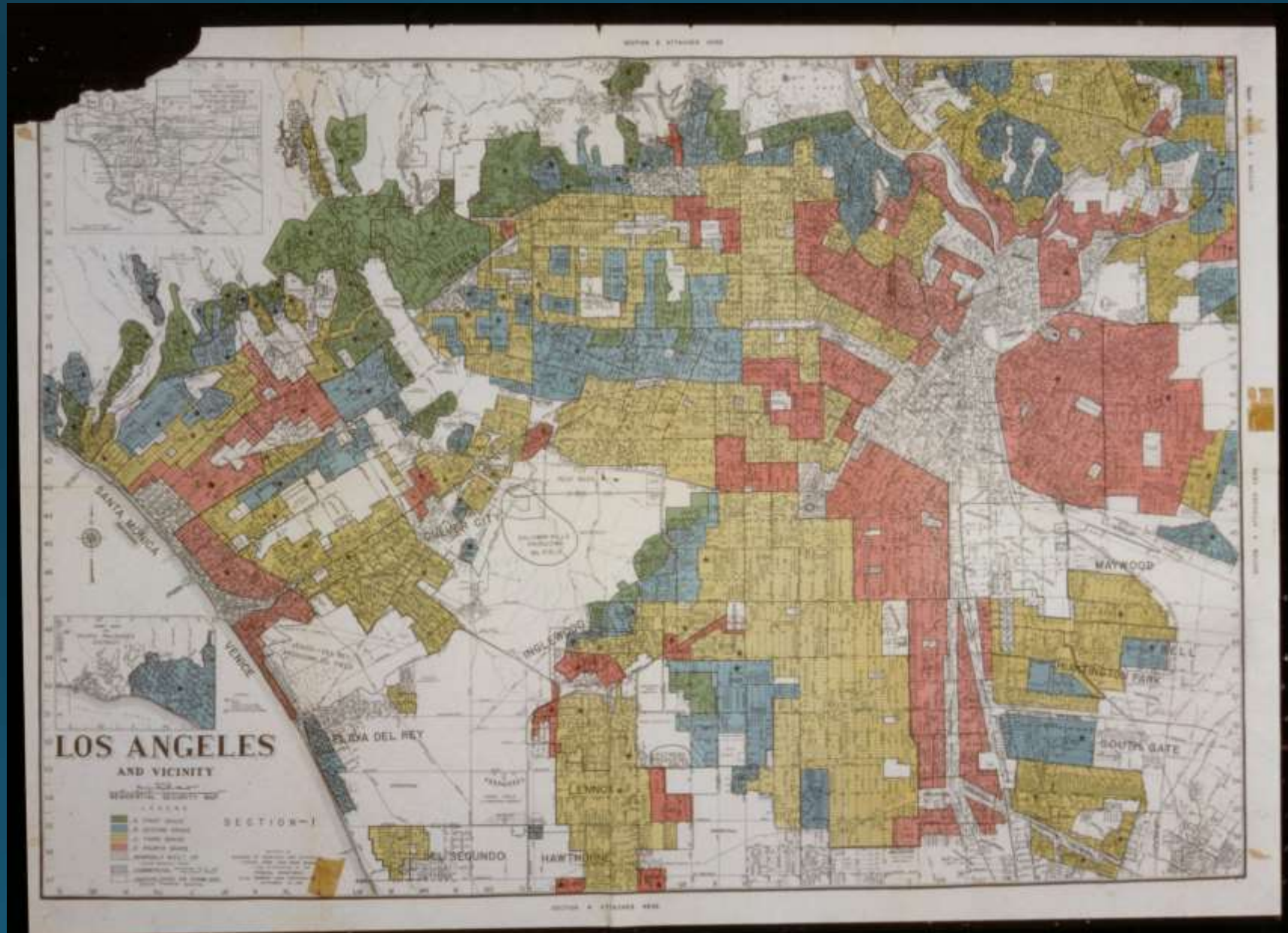
A (or green) highest rating

B (or blue)

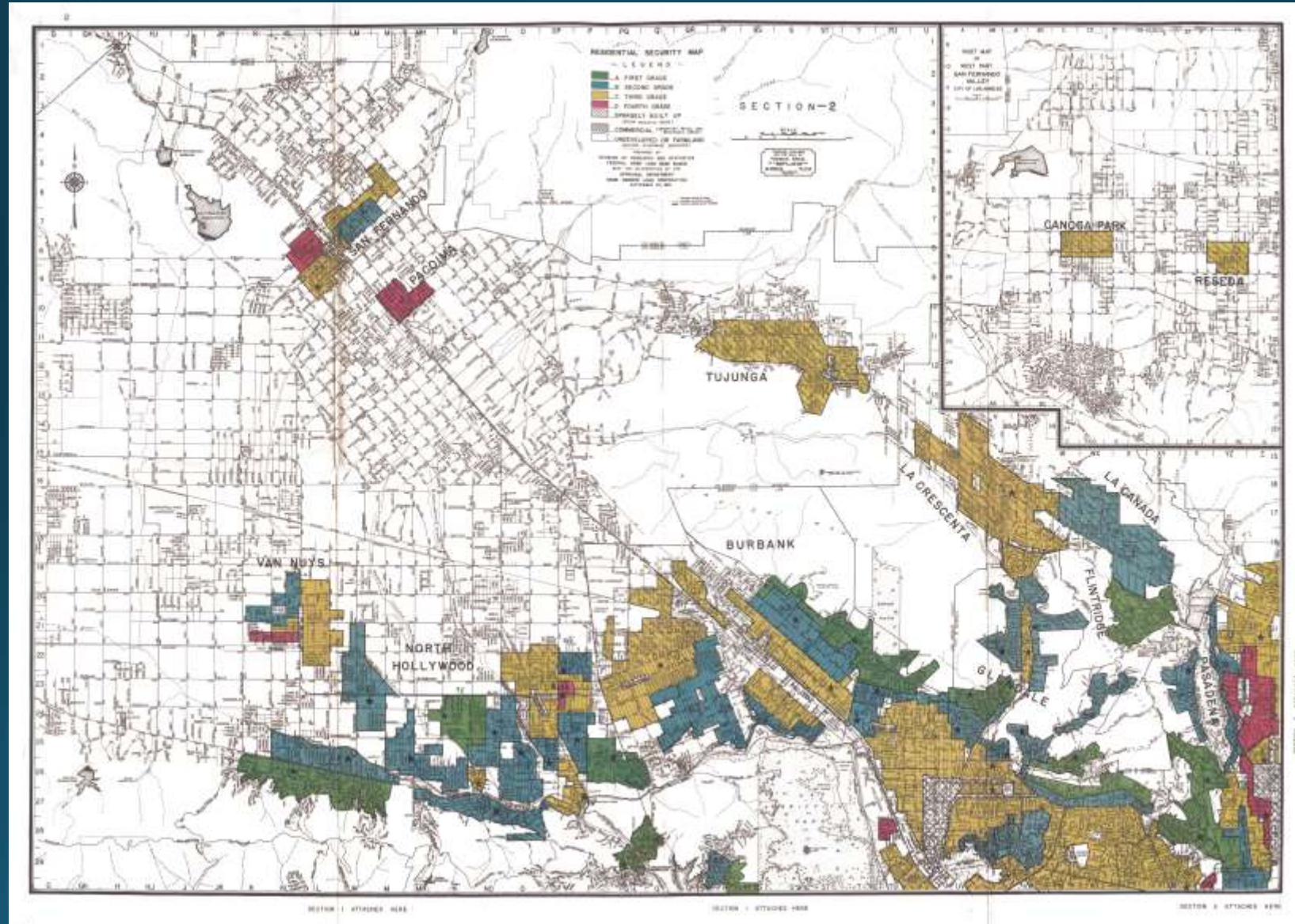
C (or yellow)

D (or red): lowest rating

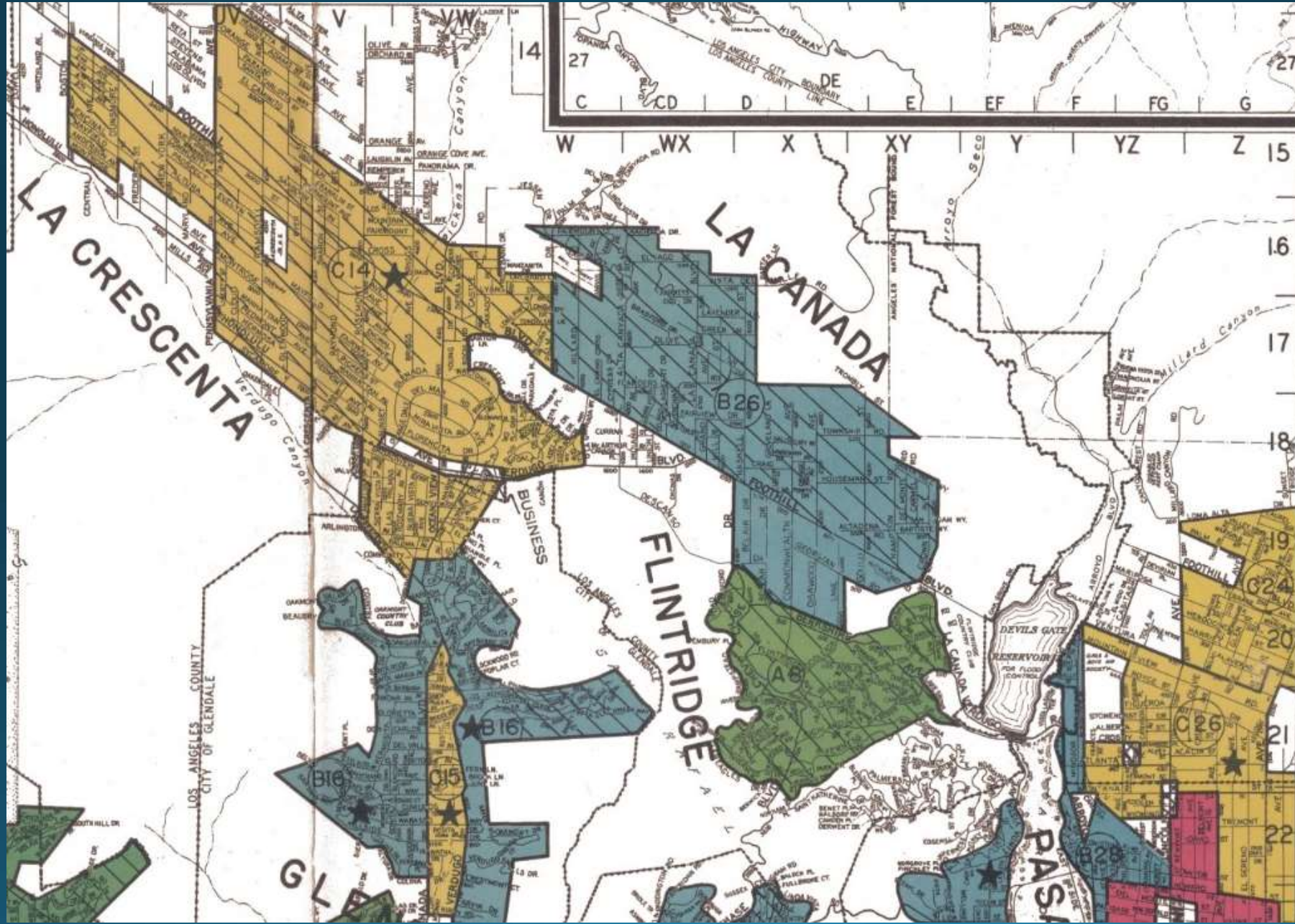
# HOLC appraisal map of central and west LA, 1939



# HOLC appraisal map of the Crescenta Valley and east San Fernando Valley, 1939

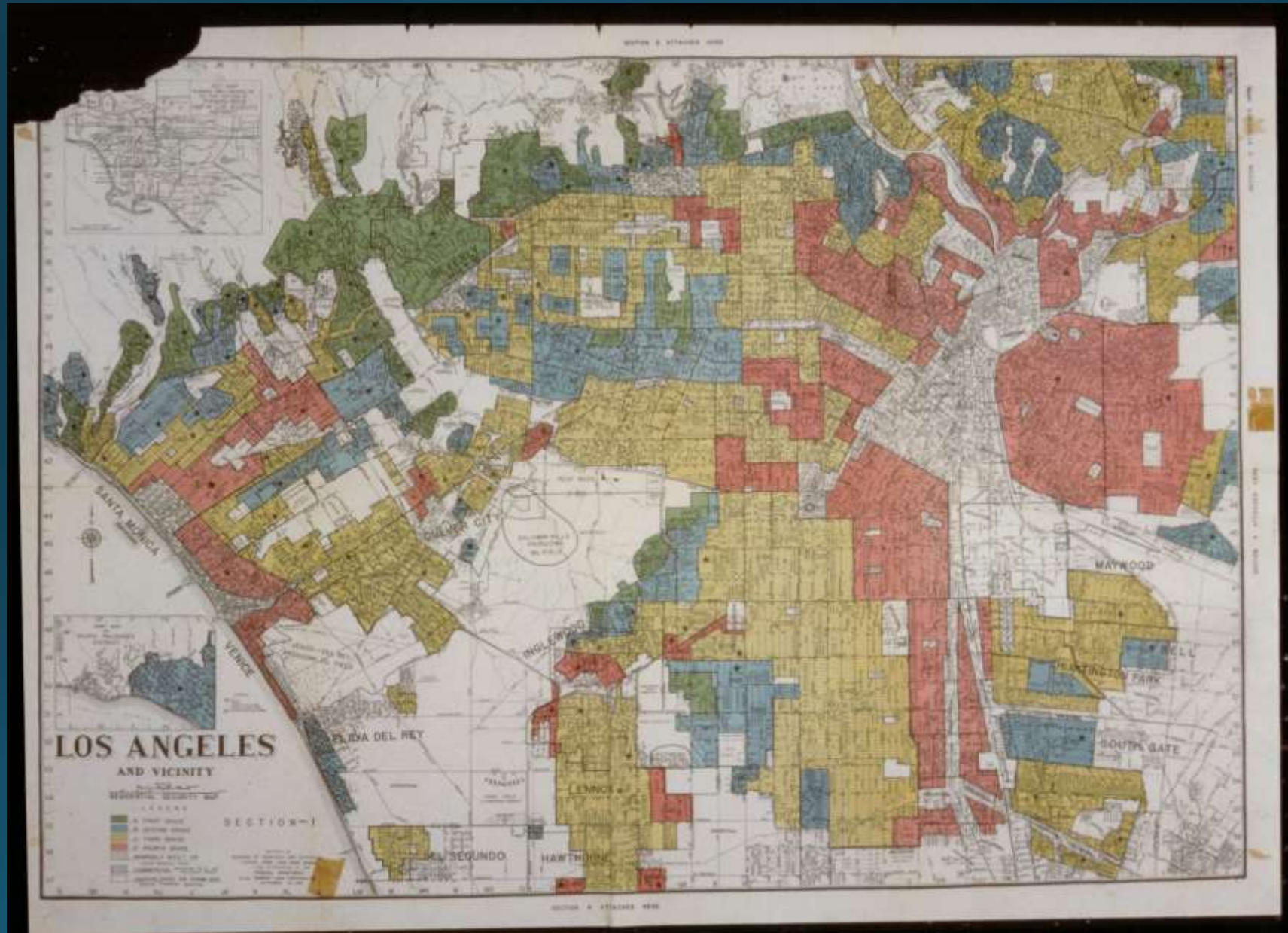


# HOLC appraisal map of the Crescenta Valley, 1939





# HOLC appraisal map of central and west LA, 1939



# Promoting racial inclusion in suburbia

- promote inclusion through diverse housing

# Promoting racial inclusion in suburbia

- promote inclusion through diverse housing
- listen to people of color in your community
  - what are their goals and aspirations? Is your community supporting those goals?

# Promoting racial inclusion in suburbia

- promote inclusion through diverse housing
- listen to people of color in your community
  - what are their goals and aspirations? Is your community supporting those goals?
- incorporate their history into the community's history

# Promoting racial inclusion in suburbia

- promote inclusion through diverse housing
- listen to people of color in your community
  - what are their goals and aspirations? Is your community supporting those goals?
- incorporate their history into the community's history
- promote human relations work

# Promoting racial inclusion in suburbia

- promote inclusion through diverse housing
- listen to people of color in your community
  - what are their goals and aspirations? Is your community supporting those goals?
- Incorporate their history into the community's history
- promote human relations work
- learn about the town's past
  - Then, take this knowledge and act on it

# Promoting racial inclusion in suburbia

- learn about the town's past
  - Then, take this knowledge and act on it

## Some recent local examples:

2020 Glendale – issued a resolution apologizing for its history of racial exclusion

2020 Lakewood – did a town hall “listening session” on race relations there

Feb 2022 So Pasadena – approved a resolution condemning its history as a sundown town and its practices of institutional racism

June 2022 – Manhattan Beach – Bruce's Beach was returned to the original black American family that was disposed of that land nearly 100 years earlier