APPENDIX F – BUILT ENVIRONMENT DEPARTMENT OF PARKS AND RECREATION 523 SERIES FORMS

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 414 E. Commercial Street (Map Reference No. 1-001)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 27 S.B.**B.M.**

c. Address: 414 E. Commercial St. City: Los Angeles Zip: 90012

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5173-001-017

***P3a. Description:**

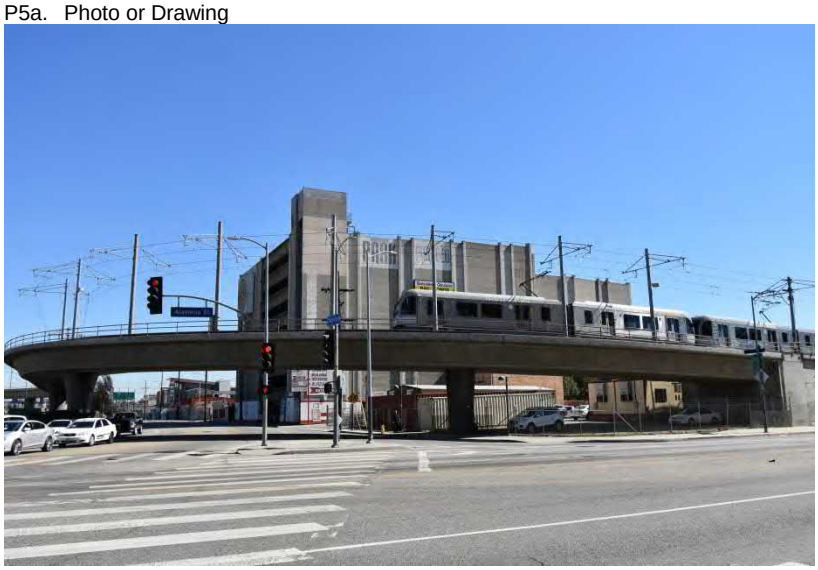
The subject property is an L-shaped parcel that includes one irregularly planned seven-story parking structure. The building is cited with a zero setback and occupies the majority of the parcel's ground surface. The utilitarian building is constructed of a variety of concrete materials including formed concrete and concrete block. Its west and east elevations are symmetrically divided by vertical concrete piers with the surface area between piers infilled with concrete block. These elevations include no window openings; the west elevation features two large openings to accommodate ground-story vehicular access. The north (primary) and south elevations are divided horizontally with alternating structural members and large openings. A large ground floor opening is centrally located on the north elevation; an additional pedestrian entry is located immediately adjacent. Roof height varies throughout the building; all sections feature a flat roof.

A rectangular planned, two-story addition extends from the building's west elevation, set back from the public right-of way. It features stucco-clad walls, metal windows and doors and a flat roof.

***P3b. Resource Attributes:** HP39. Other

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1971 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
10/25/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

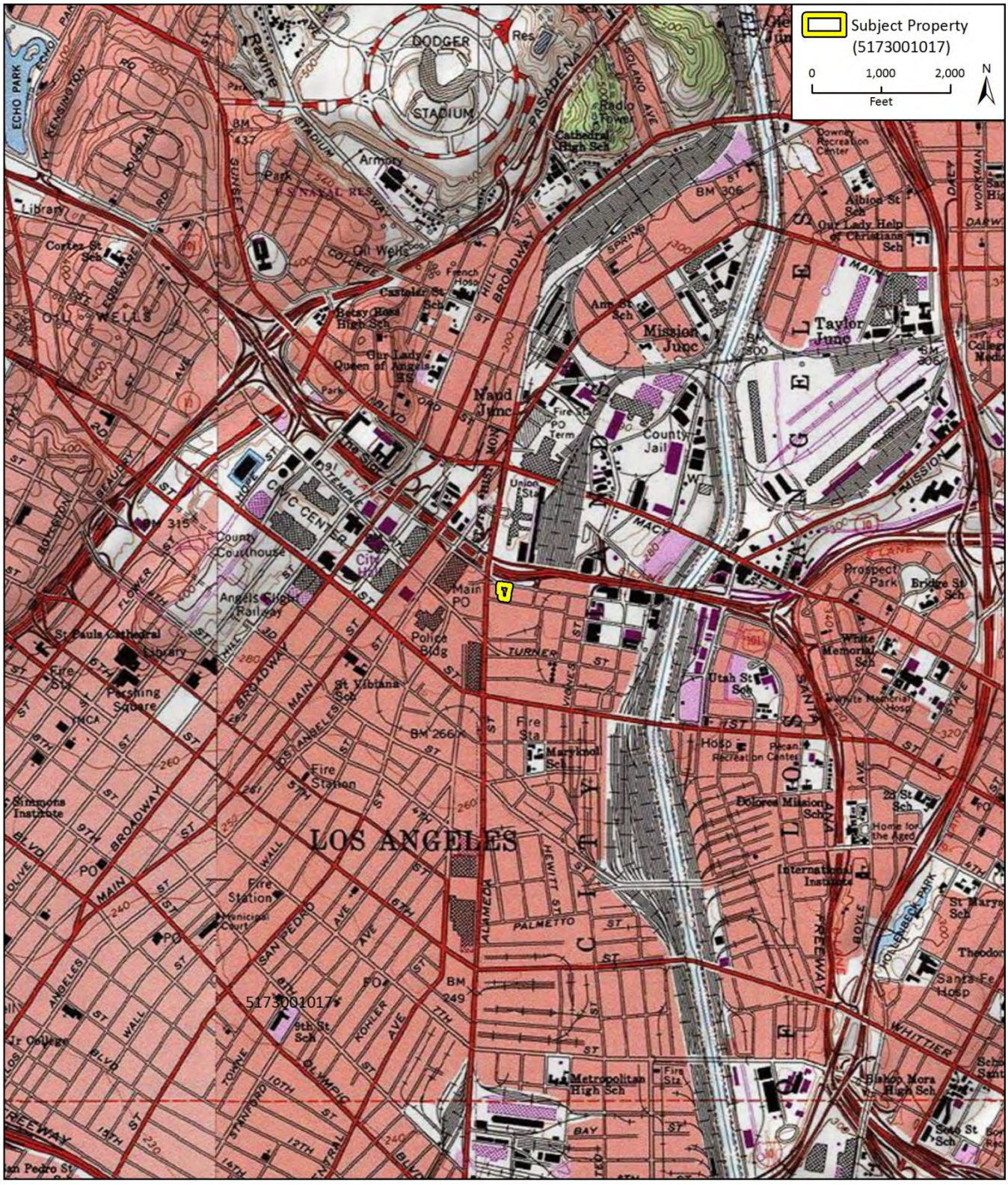
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 414 East Commercial Street (Map Reference No. 1-001)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 414 East Commercial Street (Map Reference No. 1-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Parking Structure B4. Present Use: Parking Structure
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

Although there was permitted development on the subject parcel as early as 1908, building permits indicate the parking structure was constructed in 1971 (LADBS 1971). A review of historic-era aerial images indicates that a small, rectangular-planned addition was added to its west elevation at an unknown date (UCSB var.). Field observations indicate that it has not been extensively altered since the time of its construction.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a parking structure constructed in 1971. According to SurveyLA, eligible parking structures in Los Angles should be constructed during the period of significance (1920-1960); be an excellent, early, or rare example of the property type; and contain architectural site layout features that reflect the influence of the automobile.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for parking structures, or any other Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research also did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The utilitarian building is a parking structure which does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

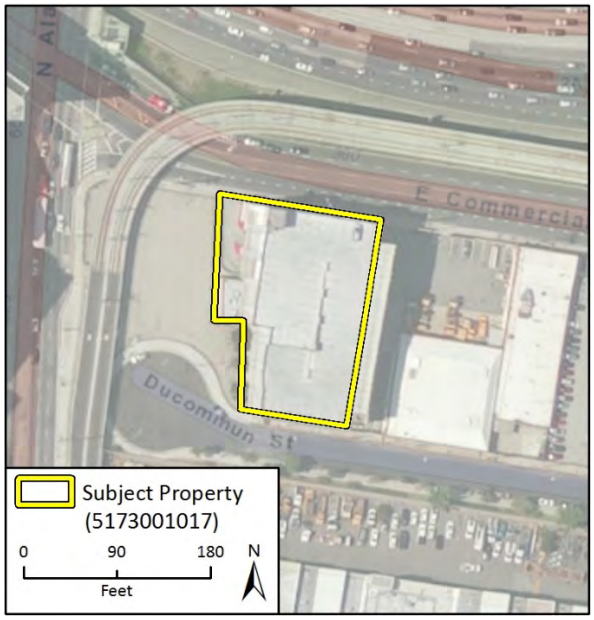
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)

The subject property was previously recorded and evaluated by EDAW, Inc. as part of the Historical Evaluation Report for the Downtown Bus Maintenance and Inspection Facility in 2005. At the time, the evaluation found the subject property ineligible for historic designation; it was given a California Historical Resource Status Code of: 6Z- found ineligible for NR, CR or local designation through survey evaluation.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated the building in 2005, it has been demolished and a new building is currently being constructed on the property. As such the property contains no resources which would qualify for listing in the NRHP, CRHR, or for local designation under any significance criteria.



462 East Commercial Street -view to the east

References:

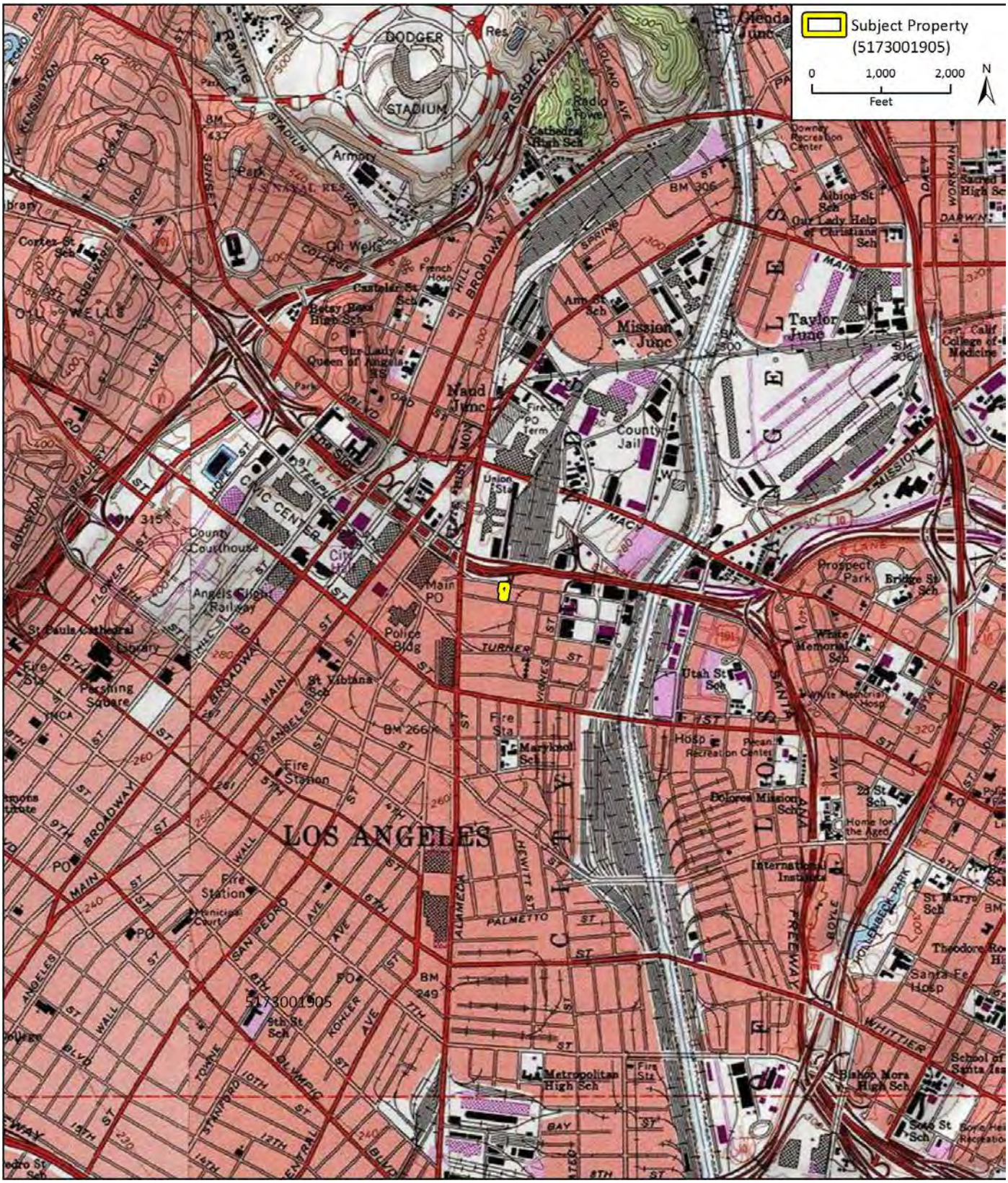
California, State of: Department of Parks and Recreation
2005 DPR 523 Series forms for 462 East Commercial Street- P #-19-186945. Prepared by EDAW, Inc. April.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # 19-186945
HRI#
Trinomial

Page 2 of 2 ***Resource Name or #:** 462 East Commercial Street (Map Reference No. 1-002)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial 19-186945
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: 462 East Commercial Street

P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Los Angeles Date: 1966; Photorevised 1981 T 1S ; R 13W: Unsectioned; S.B. B.M.
c. Address: 462 East Commercial Street City: Los Angeles Zip: 90012
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
462 E. Commercial St. is situated on the southwest corner of the intersection of E. Commercial St. and N. Hewitt St. on Assessor's Parcel Number 5173-001-018. The property faces north toward E. Commercial St.; the east side of the property is situated along N. Hewitt St. The property is located just south of US-101 on the eastern portion of the block bounded by Alameda St. to the west, E. Commercial St. to the north, N. Hewitt St. to the east, and Ducommun St. to the south. Traveling south on Alameda St. turn left onto Commercial St.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The utilitarian industrial building complex at 462 E. Commercial St. consists of three attached buildings. The primary building was erected in 1946 as a one-story rectangular corrugated steel warehouse on a poured-concrete foundation, covered by a front gable metal roof that is supported by metal trusswork. In 1955, a one-story rectangular concrete-block warehouse was attached to the south end of the steel warehouse. It has an arched roof supported by wood trusswork that is covered by rolled asphalt; a concrete loading dock is located on the south end. In 1973, a rectangular one-story concrete-block side addition with a flat roof was built. It encompasses the east elevation of the steel warehouse and abuts the northeast corner of the concrete warehouse. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) SE; 3/23/05; 05120110-61.

*P6. Date Constructed/Age and Sources:
☒Historic
☐Prehistoric ☐Both
LA DBS building permits:1946; 1955; 1973.

*P7. Owner and Address:
Quan, Him O. and Yuen, Y., Trustees.
1824 Peterson Ave.
S. Pasadena, California 91030

*P8. Recorded by: (Name, affiliation, and address) M. Wuellner
EDAW, Inc.
3780 Wilshire Blvd., Suite 250
Los Angeles, California 90010

*P9. Date Recorded: 4/13/2005

*P10. Survey Type: (Describe)
Intensive pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") M. Wuellner. "Historical Evaluation Report for the Downtown Bus Maintenance and Inspection Facility, Los Angeles, CA." Prepared by EDAW for Los Angeles Dept. of Public Works, Bureau of Engineering.

*Attachments: ☐NONE ☒Location Map ☒Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

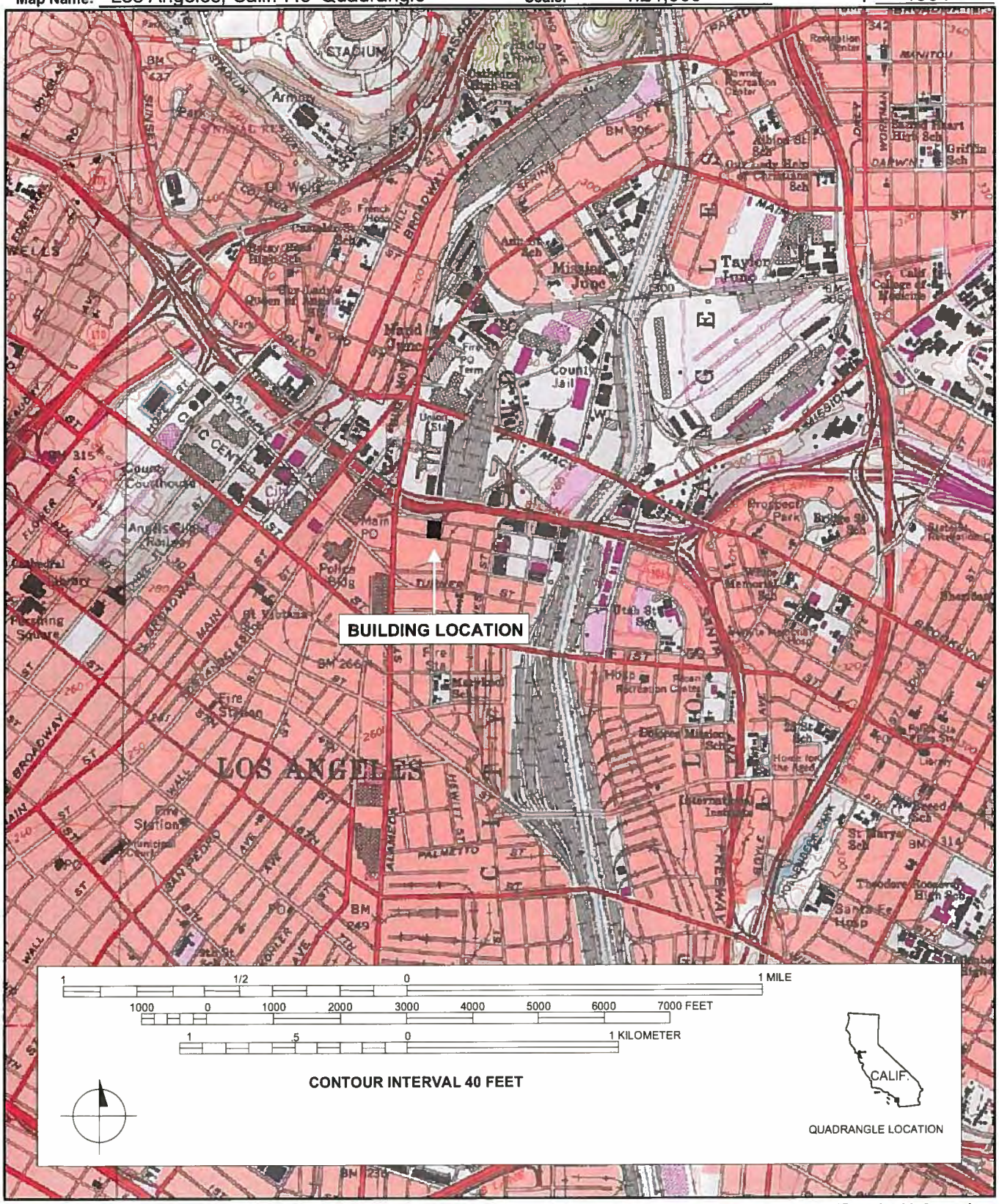
19-186945

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Page 2 of 5 * Resource Name or # (Assigned by recorder) 462 East Commercial St.

* Map Name: Los Angeles, Calif. 7.5' Quadrangle * Scale: 1:24,000 * Date of Map: 1994



DPR 523J (1/95)

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 462 East Commercial Street

B1. Historic Name: Zalkin & Co.
B2. Common Name: none
B3. Original Use: Office, laboratories, warehouse, auto storage
B4. Present Use: Office, food factory, warehouse, parking lot
***B5. Architectural Style:** Mid-20th century Utilitarian Industrial
***B6. Construction History:** (Construction date, alterations, and date of alterations) In 1928 the former barn located on the site was altered for a shop. In 1938 the Zalkin Co. established a rag processing plant in the shop, which was the only building on the lot. The building was situated at the southwest corner of Commercial and Hewitt streets along the north and west property line and extended about half the length of the lot. In 1939, the lot was also used for Class C and D auto storage. A new steel warehouse was built adjacent to the shop building on the west in 1946. An office, reception room and toilet were installed in the shop building also in 1946. About that time structural repairs including the replacement of rotted posts, rafters and bracing were also completed, and a 9 x 12-ft. pit for bundling clothes was installed. The loading area immediately behind the two buildings was accessed by a driveway from Ducommun St. In 1955, a new concrete warehouse was built on the rear portion of the lot along with a new loading dock, loading area, ramp, and parking area. The property was converted to a food factory about 1973. At that time the 1928 shop was demolished and the extant concrete-block addition to the east side of the steel warehouse was built. Alterations to the existing buildings included interior partitions and a tee-bar ceiling. The present 8-ft. security fence located approximately 4-ft. from the face of the building was also probably installed about this time. The existing advertising sign in the parking lot was installed in 1997.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Parking lot adjacent to complex on west. Regency Outdoor Off-site Advertising Sign located in parking lot near northwest corner of steel warehouse stands at 59-ft. overall height.

B9a. Architect: G. J. Nurse (1946); Wm. Porush (1955); King M. Huang (1973 remodel) **b. Builder:** Kyle Steel Const. Co. (1946); Ralph Camarillo & Son (1973).
***B10. Significance: Theme:** Industrial Development **Area:** Downtown Los Angeles
Period of Significance: 1938-1973 **Property Type:** Light Industrial Complex **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This light industrial building complex is not recommended eligible for the California Register of Historical Resources. The building complex, which dates from 1946 to 1973, is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, nor is the building complex associated with lives of persons important in our past. The industrial building complex does not embody distinctive characteristics, nor does it represent the work of an important individual or possess high artistic values. It does not have the potential to yield information important in history.

B11. Additional Resource Attributes: (List attributes and codes): None

***B12. References:**
Sanborn Fire Insurance Atlases of Los Angeles (1888-1970).
Los Angeles County Assessor Report, 3/23/2005.
Historical Building Permits: 1928; 1946; 1949; 1951; 1955; 1973; 1973; 1974; 1997. Certificate of Occupancy: 1947; 1952; 1955

B13. Remarks:

***B14. Evaluator:** M. Wuellner, Ph.D.

***Date of Evaluation:** 4/13/05



(This space reserved for official comments.)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 462 East Commercial Street

***Recorded by:** M. Wuellner ***Date:** 4/13/05 ☒Continuation ☐ Update

***P3a. Description:** (Continued)
The 1946 steel warehouse is a metal building throughout, with a steel structure, corrugated metal siding, and a corrugated metal roof. The front (north) gable end has a metal box cornice (painted). There is a large metal roof vent with a fan located on the northeast corner of the roof. The front elevation (north) has a center roll (side-to-side) steel warehouse door. There is a single door opening with a metal door on the north corner of the west elevation. Five former window bays on the west elevation have been closed with corrugated siding. The east and south elevations are not visible because of the 1955 warehouse and 1973 addition.

The 1955 concrete-block warehouse has a poured-concrete foundation that incorporates the remains of the 1946 concrete loading dock. The front elevation of the warehouse faces south toward Ducommun St. and has a large single warehouse bay with a metal roll-down door that is sheltered by a metal awning. The poured-concrete loading dock has a ramp and steps. The arched timber-truss roof is covered by rolled asphalt and has a cylindrical roof vent. The concrete-block walls on the side elevations extend above the cornice of the roof to form rectangular parapets. The building has metal (tin or brass) downspouts on the corners. The area along the east side of the building is used for parking and is protected by a concrete-block wall and wire fencing.

Additional Photograph:



1955 Warehouse (Foreground) and 1973 Addition, to NW (M. Wuellner, 3/23/05, 05120110-6).

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI# Trinomial

 ***Resource Name or #** (Assigned by recorder) 462 East Commercial Street

***Recorded by:** M. Wuellner ***Date:** 4/13/05 ☒Continuation ☐ Update

***P3a. Description:** (Continued)

The 1973 concrete-block addition is built on the corner of E. Commercial and Hewitt Streets, and consequently has a diagonal wall at the corner. The front elevation faces E. Commercial St. and has a recessed entrance vestibule and a rectangular sliding window. The entrance has concrete steps and a single metal door. The east elevation has three similar sliding windows. There is a rear double-door (metal) entrance with a metal awning. The roof is not visible, but is probably a flat roof (composite); there is a small roof vent projecting from the northeast corner. The concrete walls rise above the cornice to form a parapet around the front, corner, and east elevations.

Additional Photograph:



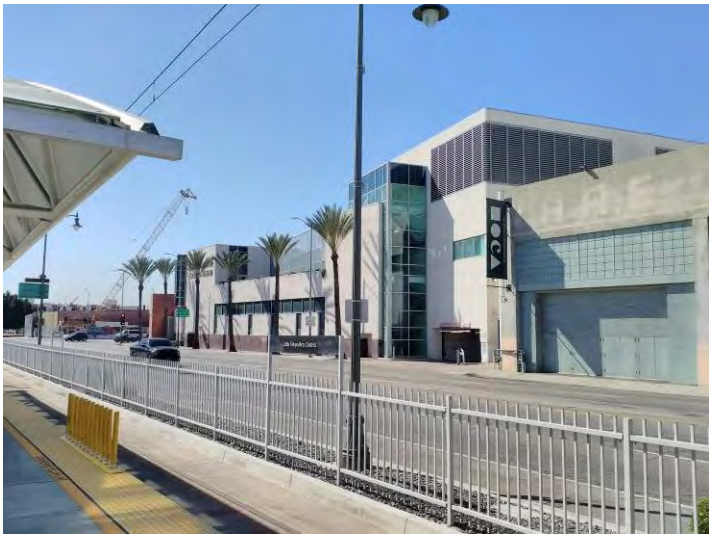
1973 Addition (Foreground) and 1946 Steel Warehouse, to SW (M. Wuellner, 3/23/05, 05120110-11).

The subject property was previously recorded and evaluated in 2009 by SWCA Environmental Consultants as part of the Built Environment Resources Technical Report for the Regional Connector Transit Corridor Project. At that time, the property was found ineligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for local designation under any significance criteria. It was given a California Historical Rescues Status Code: 6Z-found ineligible for the NRHP, CRHR, or local designation through survey evaluation.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations. There is no evidence to suggest that the property is now eligible for historic designation. It is recommended ineligible for listing in the NRHP, CRHR and as a city HCM.



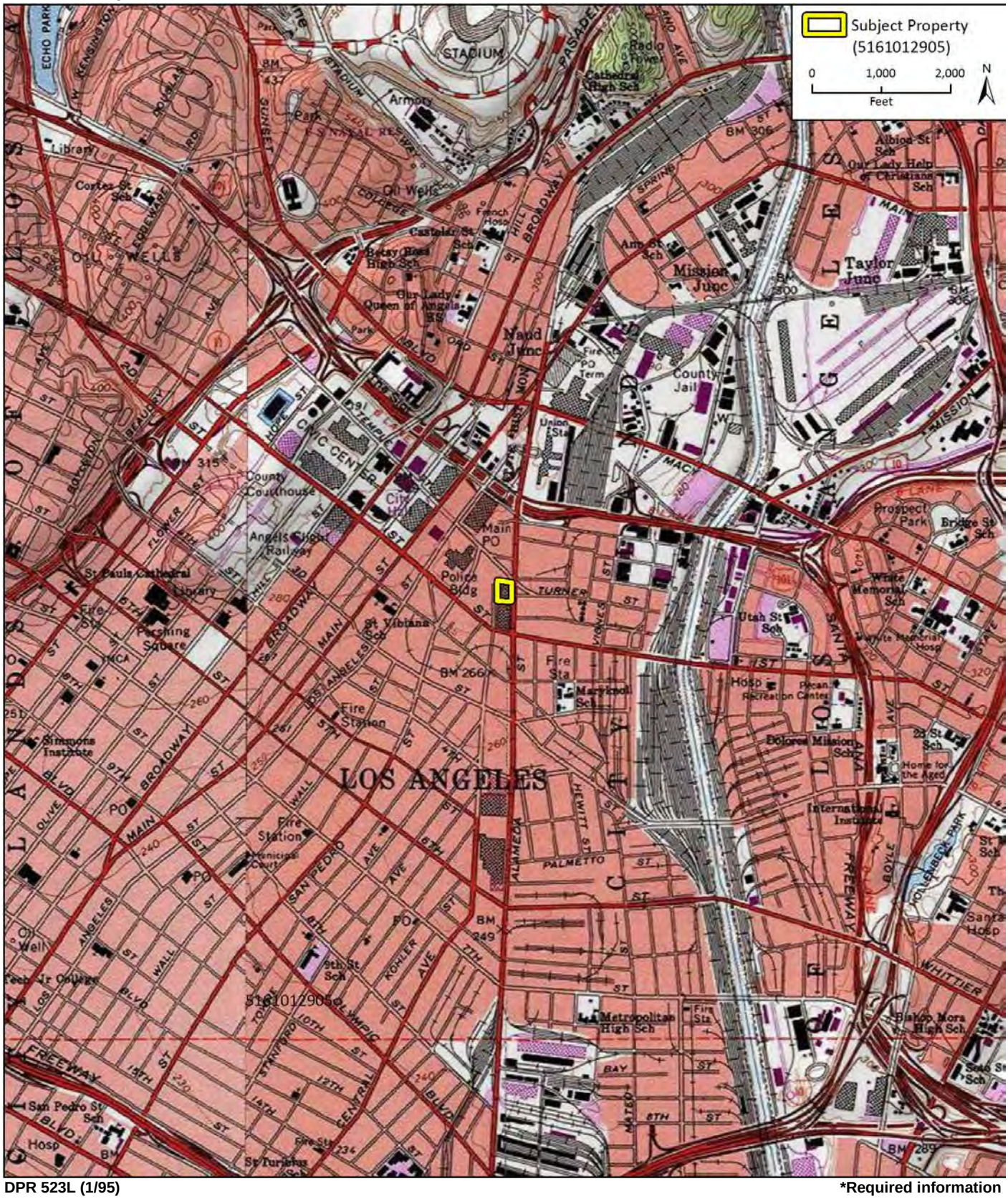
152 North Central Avenue, north and east elevations; view to the southwest.



152 North Central Avenue, east elevation; view to the southwest.

References:

Murray, Sam et al. (SWCA Environmental Consultants)
2009 California DPR 523 Series Forms for 152 North Central Avenue (P-19-190550). Available at the South Central Coastal Information Center, California State University Fullerton.


Subject Property
(5161012905)
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2,000
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N
LOS ANGELES
5161012905

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

*Resource Name or #: 152 North Central Avenue building (No. 6-10)

P1. Other Identifier: Union Hardware and Metal Company, Los Angeles Police Garage, The Geffen Contemporary at MOCA
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T** 1S **R** 13W **Sec**. Unsectioned **B.M.** San Bernardino
c. Address: 152 North Central Avenue City: Los Angeles Zip: 90012
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 5161-012-905

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a large, high cube industrial building, configured in an irregular quadrilateral in plan. It has reinforced concrete walls and a continuous parapet. The nearly flat roof has various rectangular skylights, arranged at equal intervals. The ground floor has various large loading dock-type openings, infilled in a variety of materials, including contemporary storefront with double storefront doors (1983) and three-part doors which open from the bottom. The large openings contain continuous steel headers, above which there are steel sashed, multi-light windows and louvered metal vents. Smaller, punched, multi-light, steel sashed windows are arranged between the larger openings. On the east side, a nearly full-length, partial-height, exposed steel frame circumscribes an outdoor "room," attached to the perimeter wall. Alterations include the addition of storefront, the steel frame (1983) and a possible addition to the south side (year unknown). The building is located north of the Japanese American National Museum, facing former Central Avenue (now a pedestrian mall). The north portion of the parcel contains a surface parking lot. It is located in the densely built-up Central Business District at the eastern perimeter of Little Tokyo, and is surrounded by various surface parking lots, parking garages, mid- and high-rise commercial buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building
***P4. Resources Present:** ☒Building ☐ Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # 2507

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐Prehistoric ☐Both
1947, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

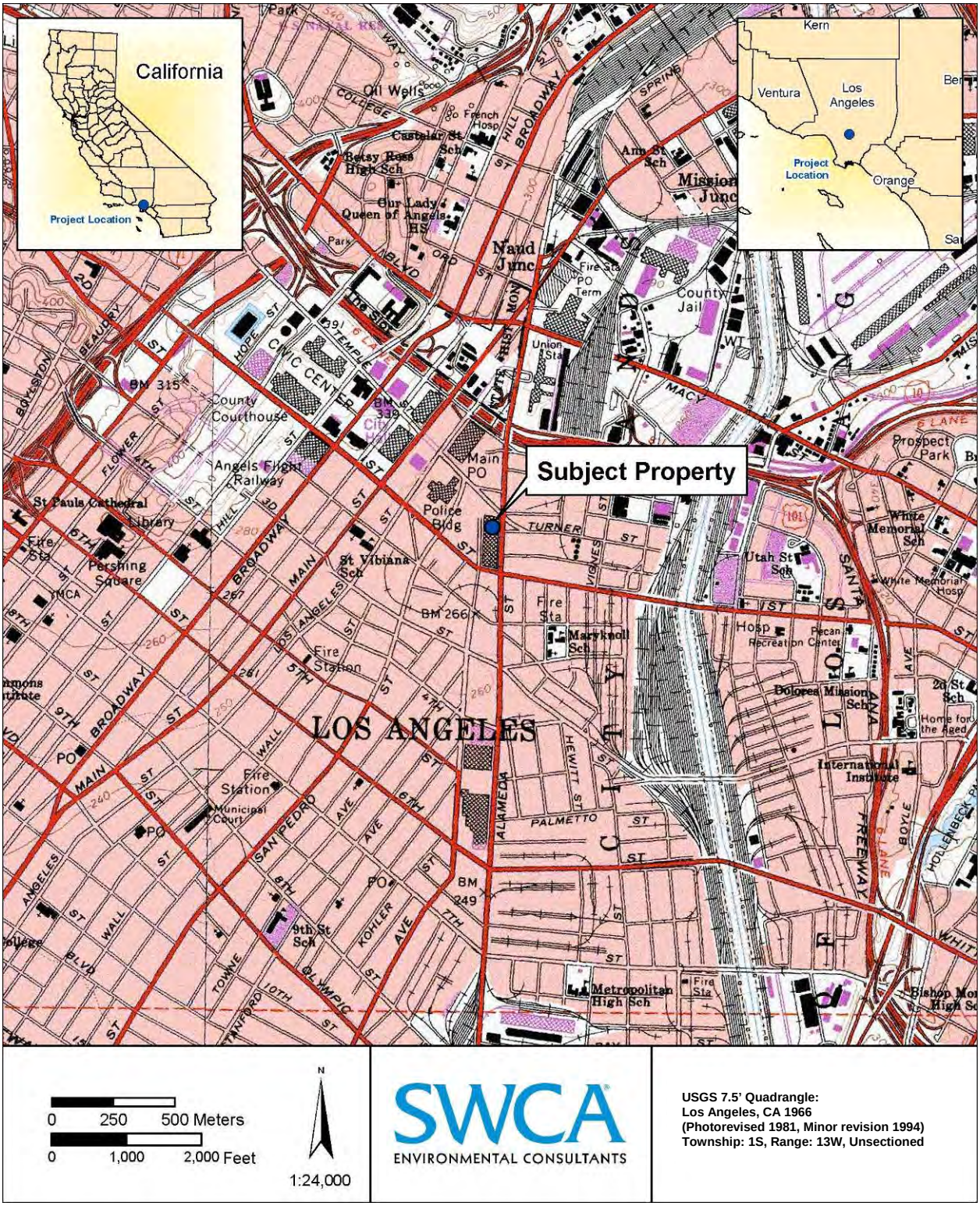
***Attachments:** ☐NONE ☒ Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐ Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 152 North Central Avenue building (No. 6-10)

***Map Name:** Los Angeles, CA ***Scale:** 1:24,000 ***Date of Map:** 1966 (Photorevised 1981, Minor revision 1994)



*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 152 North Central Avenue building (No. 6-10)

B1. Historic Name: Union Hardware and Metal Company, Los Angeles Police Garage
B2. Common Name: The Geffen Contemporary at MOCA
B3. Original Use: warehouse/manufacturing B4. Present Use: museum

***B5. Architectural Style:** utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built in 1947 (Los Angeles County Office of the Assessor). Alterations: converted to museum use (1983).

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:**

B9a. Architect: A.C. Martin, Sr. b. Builder:

***B10. Significance: Theme:** **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**

The subject property building was completed in 1947. It was designed by noted local architect A. C. Martin, Sr. for Union Hardware and Metal Company. Union Hardware and Metal Company was founded in 1882 as Schoder-Johnston Company. Shortly after completing the 340,000 square foot subject property building, it was vacated to allow "Civic Center expansion" ("Hardware Project"). The company relocated to a new facility in Commerce, which was also designed by Martin (5555 Ferguson Drive, *Cruising Industrial Los Angeles*). The property was transferred to the city in a relatively complex land swap in 1949 "City Makes Fancy Swaps for Property").

The architect, Albert C. Martin, Senior (1880-1960) contributed substantially to the built environment of downtown Los Angeles. As "the first architect-engineer to practice in Los Angeles," he "established a reputation as a pioneer in new construction techniques" ("Martin"). After the 1933 Long Beach earthquake, local officials retained Martin to devise new building codes for reinforcing brick masonry. He also played a strategic part in developing new uses for structural steel. Albert C. Martin and Associates' most notable buildings during his tenure include St. Vincent's Catholic Church (1923), Los Angeles City Hall (1928, with Parkinson & Parkinson and John C. Austin), and May Company Wilshire (1936). The Martin family continues to be active and influential n Los Angeles architecture, engineering and politics.

In 1983, Frank Gehry designed alterations to the building to accommodate its new use as what was known as "The Temporary Contemporary," a for-profit art museum. Alterations have included that conversion (1983), which involved numerous reconfigurations of openings, modifications to the interior layout and alterations to the roof and all systems. Despite described alterations, the building retains adequate integrity to be recognizable to its original appearance, but is not a significant example of an altered industrial building style. It is not is not directly associated with persons significant in our past or for its association or linkage to events (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, nor is it a representative work of a master. Both Martin and Gehry have other buildings more closely associated with their well-earned fine reputations. And it does not possess high artistic values (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property is not eligible for listing in the California or National registers.

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

***B12. References:**

"Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor*. 22 April 1960: 30.

"City Makes Fancy Swaps for Property" *Los Angeles Times*. August 5, 1949: 18.

"Hardware Project to Cost $3,250,000" *Los Angeles Times*. November 7, 1948: E1.

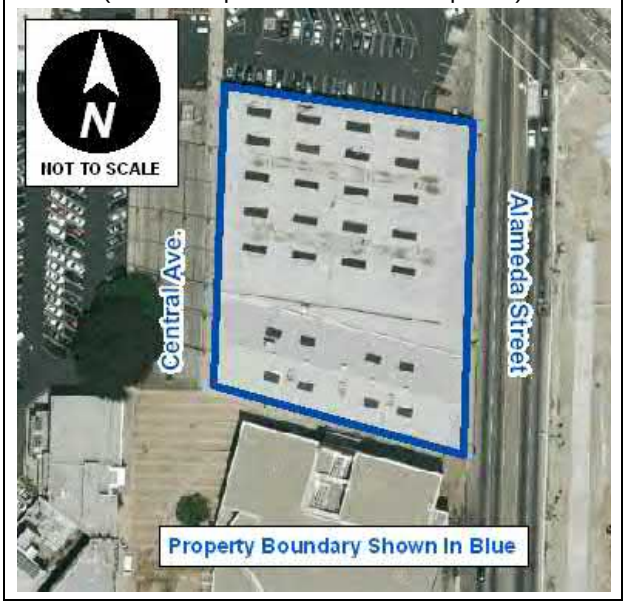
Los Angeles Conservancy. *Cruising Industrial Los Angeles*. 1997: 21, 40.

B13. Remarks:

***B14. Evaluator:** F. Smith

***Date of Evaluation:** 3/26/09

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 432 East Temple Street (Map Reference No. 1-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 02S, Range: 13W, Section: 33 S.B.**B.M.**

c. Address: 432 East Temple Street City: Los Angeles Zip: 90012

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5173-008-906

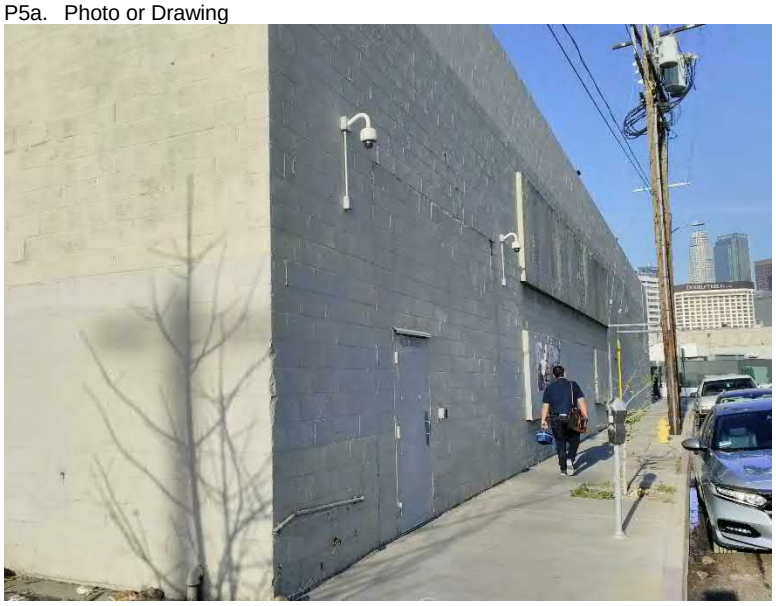
***P3a. Description:**

The subject property is a single-story building that features no distinctive architectural style. The utilitarian, rectangular-planned building is constructed of concrete block and topped with a flat roof lined with skylights. It exhibits minimal window and door openings, many of which appear to have been infilled.

***P3b. Resource Attributes:** HP6. Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary (north) Elevation; west-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1952 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
July 5, 2019

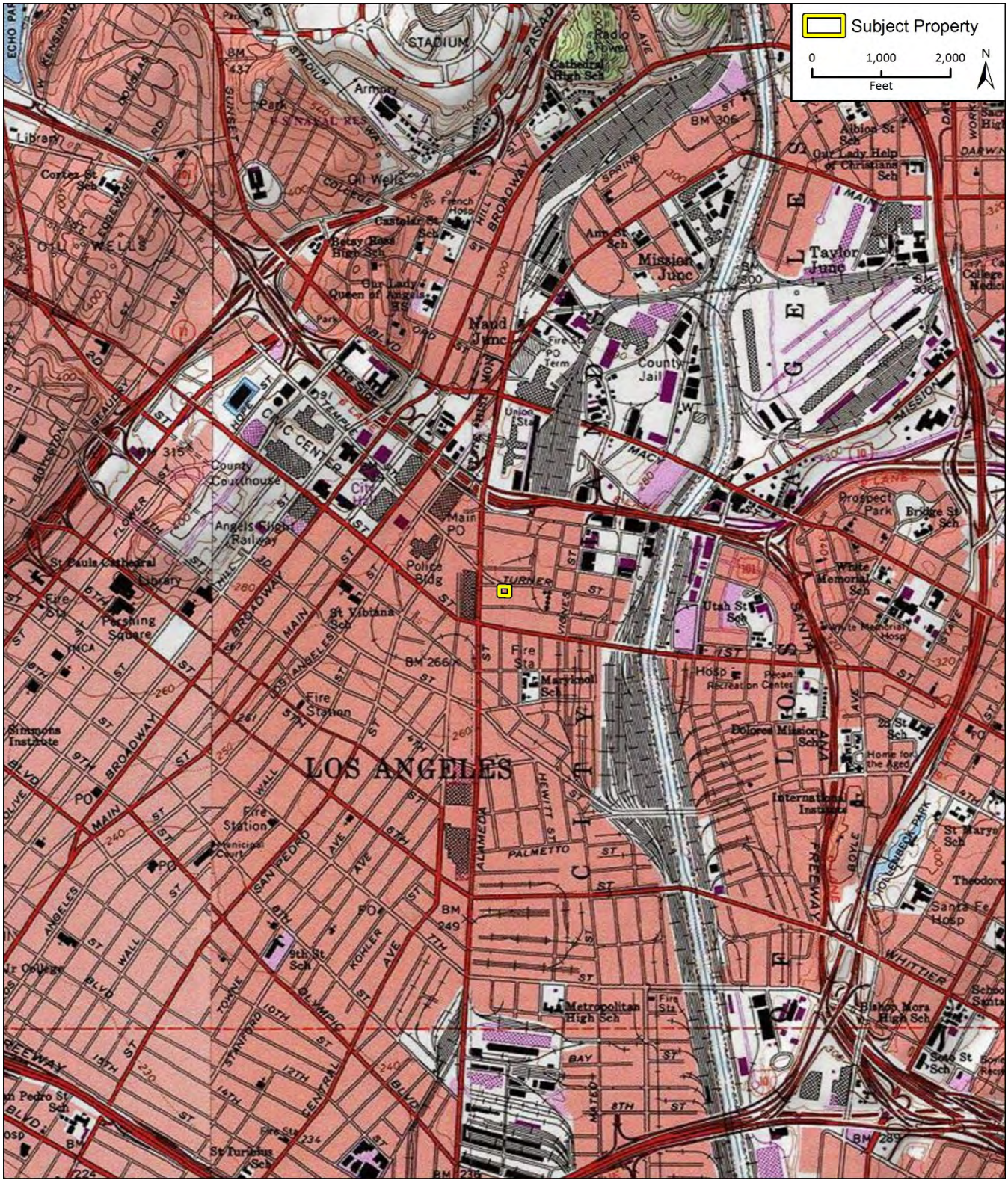
***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

Page 2 **of** 3 ***Resource Name or #** 432 East Temple Street (Map Reference No. 1-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 432 East Temple Street (Map Reference No. 1-004) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: Medical office building
***B5. Architectural Style:** none; utilitarian
***B6. Construction History:**

The eastern two thirds of the subject building was constructed in 1952 (Los Angeles County Office of the Assessor 2019). Between 1960 and 1964, the western third of the building was added in a manner consistent with the original building (UCSB var.). Visual observation suggests that many openings have been enclosed over the decades.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

In 1906, the area immediately surrounding the current-day subject property was primarily occupied by dwellings (Sanborn 1906). As the decades progressed, land use in the area shifted from primarily residential to commercial and industrial use. In 1950, the subject property was a vacant lot used for auto parking. To its west, a nail manufacturing facility and transfer warehouse were located; dwellings were still extant to the immediate east. By the time an aerial image was taken in 1960, the eastern two thirds of the current building had been constructed. (Sanborn 1950). The Los Angeles County Assessor dates the building's initial construction to 1952. A review of historic aerial imagery suggests that between 1960 and 1964, the building was significantly expanded to the west (UCSB var.). Available building permits and newspaper advertisements indicate that in 1976 there was a change in occupancy from G-1 (retail warehouse) to G-2 (storage of packaged foods). It was used as an Office Club Inc. location in the late 1980s and an Office Depot location in the mid-1990s. (LADBS var.; Newspapers.com var.)

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The subject property is a utilitarian industrial building which does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Records search results and the research conducted for this study failed to indicate that the subject property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2019.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

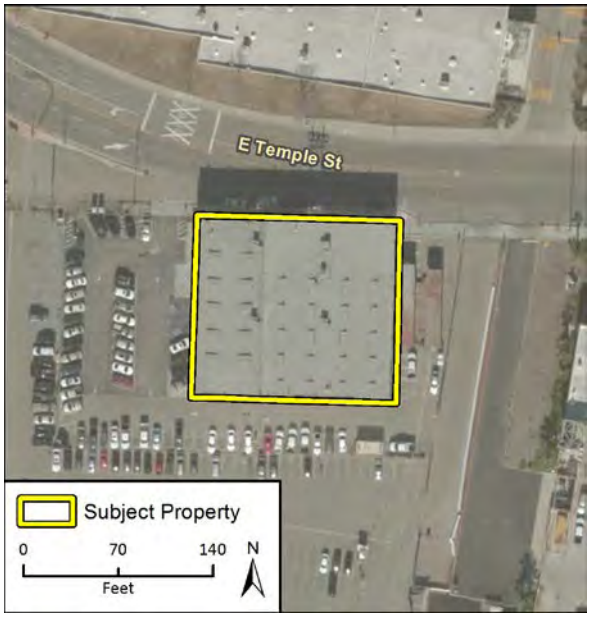
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2019.

Sanborn Fire Insurance Map Company (Sanborn) Accessed at http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** July 5, 2019

(This space reserved for official comments.)



The subject property was previously recorded and evaluated by SWCA Environmental Consultants as part of the Built Environment Technical Report for the Regional Connector Transit Corridor Project in 2009. At the time, the evaluation found the subject property eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 1 for its association with the Japanese-American community as the site of an early and sustained Japanese restaurant in Downtown Los Angeles. It was given a California Historical Resource Status Code: 3CS- appears eligible for CRHR as an individual property through survey evaluation.

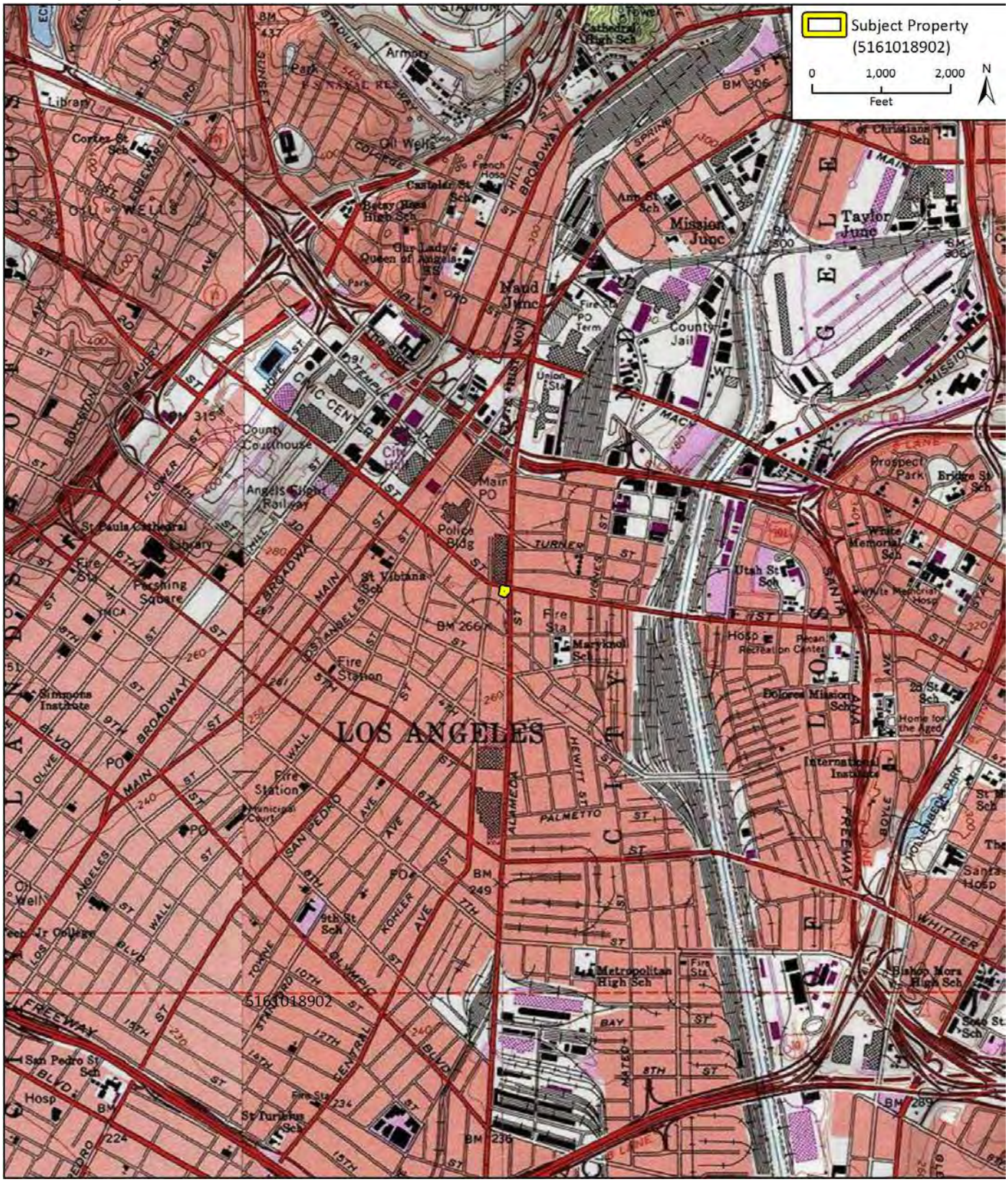
The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated the building has been demolished. As a result, the property is recommended ineligible for listing in the California Register of Historical Resources, in addition to the NRHP or as a city HCM.



416 East 1st Street; view to the west

References:

California, State of: Department of Parks and Recreation
2009 DPR 523 Series forms for 416 East 1st Street- P #-19-190532. Prepared by SWCA Environmental Consultants. March.


Subject Property
(5161018902)
0 1,000 2,000
Feet
N
LOS ANGELES
5161018902

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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS
Other Listings
Review Code Reviewer Date

*Resource Name or #: 416 East 1st Street building (No. 7-30)

P1. Other Identifier: Atomic Café, Señor Fish, Coast Imports

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T** 1S **R** 13W **Sec**. Unsectioned **B.M.** San Bernardino

c. Address: 416 East 1st Street City: Los Angeles Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 5161-018-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story, unreinforced masonry commercial building. Designed in the vernacular style, it is four bays wide and has a flat roof. The building is configured in an irregular rectangle in plan, and has brick demising walls retrofitted by exposed earthquake bolts. The building has a simple, corbelled cornice with nine, large, segmentally arched openings. A nearly continuous tiled bulkhead runs along the main elevation. Various storefront windows and door types were recently replaced with uniform windows and recessed pedestrian entrances were infilled (dates unknown). At the corner entrance, a "waterfall" type awning was recently removed and replaced by gooseneck lamps centered over each window bay. Signage includes a simple blade sign and a wall sign painted on the east-facing wall types (2008). Air handling equipment is visible on the roof. On the west side, the parapet steps down toward the rear of the wall and there is an addition on the rear elevation. The building is located at the southeast corner of Alameda and 1st Streets on a relatively flat lot, surrounded by other low- and midrise buildings and surface parking lots.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building

***P4. Resources Present:** ☒Building ☐ Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG051209038.jpg

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐Prehistoric ☐Both
c. 1913, *Builder & Contractor*

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

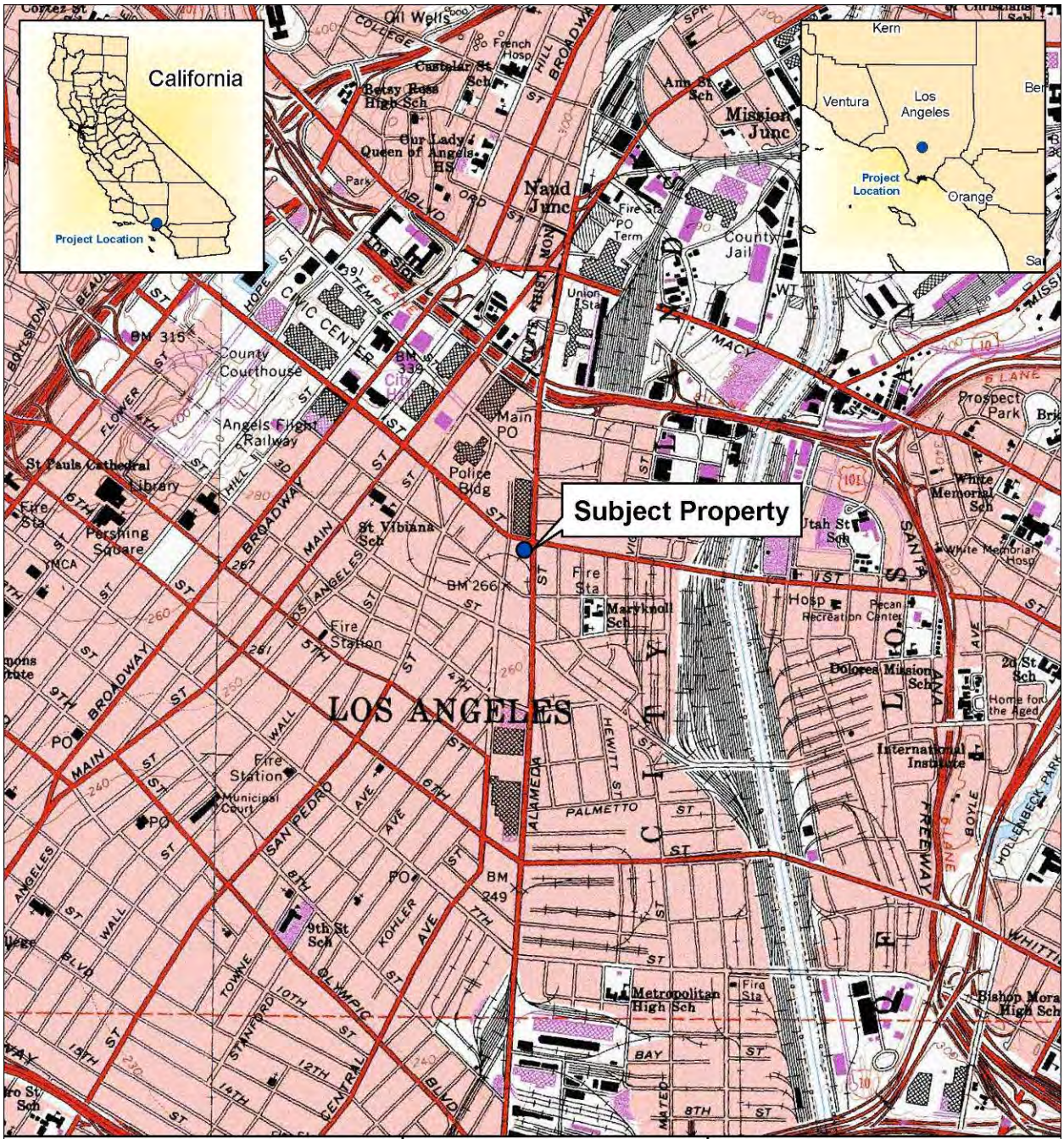
***Attachments:** ☐NONE ☒ Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐ Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 416 East 1st Street building (No. 7-30)

***Map Name:** Los Angeles, CA ***Scale:** 1:24,000 ***Date of Map:** 1966 (Photorevised 1981, Minor revision 1994)



*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3CS

***Resource Name or #** (Assigned by recorder) 416 East 1st Street building (No. 7-30)

B1. Historic Name: S. Kamada restaurant, Atomic Café
B2. Common Name: Señor Fish
B3. Original Use: commercial/restaurant building B4. Present Use: commercial/restaurant building

***B5. Architectural Style:** vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built circa 1913 (*Builder & Contractor*). Alterations: corner window opening infilled, earthquake bolts added and most windows and storefront replaced (dates unknown), exterior doors removed and replaced with tile bulkhead and storefront, surface-mounted security grilles replaced with interior roll- down security grilles at windows (Building Permit # B05LA12793, 2008). West wall Gunnited (year unknown).

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

***B8. Related Features:**

B9a. Architect: b. Builder:

***B10. Significance: Theme:** Development in Los Angeles: Early 20th Century **Area:**
Period of Significance: 1965-1989 **Property Type:** commercial building **Applicable Criteria:** 1

The subject property building was completed in about 1913. Assessor's records cite a date of 1896; however review of Sanborn Fire Insurance Company maps from that time reveal a no longer extant, smaller, triangular building at the side of the lot at that time. The smaller building had been removed by 1948 (www.historicaerials.com). The exact construction date of the subject building is not known, but a trade magazine suggested that brothers, Etienne and Domingo Oyharzabel were planning "to finance construction of a 4-story business building at the southwest corner of 1st and Alameda Streets" in 1913 (*Builder & Contractor*). The Messrs. Oyharzabel were notably Basque, and Domingo, who was born in 1846, died that year. Domingo Oyharzabal is said to have established "the best-known pioneer ranching family on San Juan Capistrano" (Zubiri). By 1910, Oyharzabal owned more than 10,000 acres of land and was a significant landowner and rancher, with his younger brother, Etienne (1890-1961). The family sold the ranch in 1960, and the current Ritz-Carleton in Dana Point is located on their former property. Orange County was partially established by Basques, and continues to have a strong Basque influence, as does other California communities, including Bakersfield. As early as the 1880s, the nearby intersection of Alameda and Aliso streets was the center of Los Angeles' Basque-town, with more than ten Basque boarding houses, or ostatuak (Echeverria). It was in these boarding houses that sheep herders stayed during the off-season and informally learned skills from one another to assimilate into American culture.

In 1915, a Japanese restaurant under the name S. Kamada was listed in the city directory at the subject property. No consequential information was found regarding S. Kamada, and little other information was found regarding tenants until 1946. The year after the United States' atomic bombing of Nagasaki and Hiroshima, Japan, Minoru and Ito Matoba opened a small restaurant, oddly named the Atomic Café at 117 South San Pedro Street. They moved the small restaurant to the subject property building by 1965 and kept late hours, from 4PM to 4AM. It was popular with intellectuals and pseudo-intellectuals, notoriously known as an "after drinking" destination (Fong). People-watching at the Atomic Café is said to have revealed the seamier side of late night Little Tokyo. The proprietor was born in Whitefish, Montana, in 1913, enlisted in the U.S. Army and married Ito Nishi (b. 1922) in 1943 (Social Security Death Index, United States World War II Enlistment Records, 1936-1943). Although precise provenance of the café name is not known, in the aftermath of the second World War, names for restaurants and bars were common in Japan, where

(See Continuation Sheet)

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

***B12. References:**

(see Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** F. Smith

***Date of Evaluation:** 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***B10. Significance:** (continued from page 3)
Mr. Matoba traveled there extensively in the 1930s and likely in years after.



Figure 1. Atomic Café, circa 1982. Los Angeles Central Library, [V]iew From A Loft [*sic*]

The name may have been a sarcastic jab at the duplicity of Cold War ideology in postwar America. A documentary film and later book, both entitled *The Atomic Cafe* (1982) does not appear to have any direct connection to the subject property building or business. By the late 1970s and '80s the Matoba's daughter, Nancy focused the business on the emerging punk rock underground. The quirky after-hours restaurant became part of the rapidly rowing punk underground. On their album, *Electrify Me*, The Plugz, considered the first Latino-punk band, described "hanging out at the Atomic Café ("Adolescent" Restless/Plugz, 1978). In their self-titled, first album, the well-known new wave group, The Motels included a single titled *Atomic Café*. Much like it was in earlier decades, the eclectic crowd included punk rock and new wave artists and fans sharing the unique venue with local politicians, and reportedly, Japanese Mafiosi. The small establishment was known for its iconic, three-sided, and blade neon signs, late hours-4PM to 4 AM, and for the diverse menu.

Unique offerings included chop suey, pork-udon or chashu over Japanese noodles, and baloney and rice (under breakfast items, Honda, menu). The Atomic Café closed in 1989. Mr. Matoba died in Eugene, Oregon, in 1997 (Social Security Death Index). No additional consequential information was found regarding the family that owned and operated the Atomic Café.

Despite described alterations, the building retains adequate integrity to be recognizable to its original appearance, but is not a significant example of the vernacular style. It is not directly associated with any persons significant in our past (Criteria B/2), nor does it embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The subject property building is significant for its direct association with a pattern of events linked to Japanese-Americans: as the site of an early Japanese restaurant, as well as its long-time identity as the iconic Atomic Café from 1946 (this property from 1965-1989, Criterion 1). While hundreds of restaurants and cafes in downtown Los Angeles have come and gone since 1946, few have achieved curious cult status of the Atomic Café. The subject property is eligible for listing in the California Register under Criterion 1, with a period of significance from 1965-1989, at the local level of significance. It is not eligible for National Register listing as its period of significance is fewer than 50 years ago and it does not meet the exceptional significance threshold to qualify under Criteria Consideration G.

***B12. References:**

Atomic Café menu, (unpublished restaurant menu) circa 1980s: 4
Builder & Contractor. January 9, 1913: 16.
California Social Security Death Index.
City of Los Angeles, Building Permit # B05LA12793, 2008.
Echeverria, Jeronima. *Home Away From Home: A History of Basque Boardinghouse.* Reno: University of Nevada Press, 1999: 76.
Fong, Tom. Telephone interview with Francesca Smith, May 13, 2008.
Honda, Harry. E-mail message to Deanna Matsumoto, May 16, 2009.
Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory,* 1915: 2564.
Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory,* 1961: 349.
Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory,* 1965: 43.
Sanborn Fire Insurance Co., *Maps of Los Angeles, CA*: *1894-1900* and *1906-1951*: various sheets.

[View] From A Loft. "Atomic Fish"
<http://images.google.com/imgres?imgurl=http://viewfromaloft.typepad.com/photos/uncategorized/may_24.jpg&imgrefu

rl=http://viewfromaloft.typepad.com/viewfromaloft/2007/01/atomic_fish.html&usg=__L4SK7li8KzJIixtxxQ3WJLWiNCA=&h=800&w=500&sz=241&hl=en&start=6&um=1&tbnid=3MbJluNDPhzJDM:&tbnh=143&tbnw=89&prev=/images%3Fq%3Datomic%2Bcafe%26hl%3Den%26sa%3DN%26um%3D1> Accessed May 13, 2009.

United States World War II Enlistment Records, 1936-1943.

Zubiri, Nancy. *A Travel Guide to Basque America.* Reno: University of Nevada Press, 2006: 101.

MR 1-006

Form No. 10-306 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED NOV 27 1984
DATE ENTERED JAN 11

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
U. S. Post Office

AND/OR COMMON
Los Angeles Terminal Annex Post Office

2 LOCATION

STREET & NUMBER
900 N. Alameda Street — NA NOT FOR PUBLICATION

CITY, TOWN
Los Angeles — NA VICINITY OF

CONGRESSIONAL DISTRICT
25

STATE
California

CODE
06

COUNTY
Los Angeles

CODE
037

2 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	NA IN PROCESS	__YES: RESTRICTED	X GOVERNMENT	__SCIENTIFIC
X Thematic Group	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: *(If applicable)*
U. S. Postal Service, Western Regional Office

STREET & NUMBER
850 Cherry Avenue

CITY, TOWN
San Bruno — NA VICINITY OF

STATE
California 94099

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Los Angeles County Recorder

STREET & NUMBER
227 N. Broadway

CITY, TOWN
Los Angeles

STATE
California 90017

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Los Angeles Rapid Rail Project Survey and Determination of Eligibility

DATE
Determined eligible 5/24/83 — X FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
U. S. Urban Mass Transportation Administration

CITY, TOWN
Los Angeles

STATE
CA

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
_GOOD	_RUINS	X ALTERED	_MOVED DATE NA
_FAIR	_UNEXPOSED		

4/27/84 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Terminal Annex, in terms of usable square footage, is the largest building included in this nomination. Though the structure is anomalous in scale, its architecture is consistent with 1930s post office construction throughout California. The building is an eclectic mix of Mission and Spanish Colonial Revival Styles, with elements of Pueblo and Islamic.

LOCAL CONTEXT

The Terminal Annex facility is located one block northeast of El Pueblo de Los Angeles State Historic Park near the center of older Los Angeles. The area includes Chinatown to the west and north, Union Station to the south, and substantial older industrial and commercial uses in the periphery. In addition to the age and significance of these abutting uses, there is substantial new development underway in Chinatown and the area easterly of Union Station is under consideration as a part of the proposed Metro Rail Project for Los Angeles. In general, this is an area of great complexity and importance.

PHYSICAL DESCRIPTION

The building appears to be in excellent structural condition, and is being well maintained. The Terminal Annex building is an example of a simplified version of the Spanish Colonial Revival style which was the dominant idiom of government construction in the 1930s in Southern California. The two domes, placed near the front of the building, are covered with blue and tan glazed terracotta tiles, and rest on hexagonal drums. Stylistically, the domes are tied to both Spanish Baroque and Islamic traditions. Large canales, or waterspouts, are placed along the front and side elevations just below the third-floor cornice. Concrete buttresses add structural stability, and recall elements of Spanish Colonial design as seen in some California missions. The thickness of the walls is emphasized by incising the entrances and windows into the wall surface; the general effect recalls the thick, buttressed adobe walls seen in Spanish Colonial design throughout California. The bronze doors at the public entrances are richly detailed, though they relate stylistically to Beaux-Arts design of the first decades of the twentieth century. The ceiling in the public lobby is formed in a cast-concrete imitation of vaulting, which divides the lobby into vaguely defined bays. The design of the terrazzo floor reflects this division of the lobby, with an ornamental double-triangle motif in white and green outlining each bay. The center of each bay is marked by a design in red, black, yellow, white, and green terrazzo, and resembles Southwestern American Indian textile decorative motifs.

ALTERATIONS

A large addition, which bears no stylistic resemblance to the original structure, was constructed on the north side of the building in the 1960s. The south side of the building acquired a flamboyant, but more compatible, fire escape in the early 1970s. The original service windows have been removed and replaced with plastic laminate topped service counters and self-service areas. Several bays of new lockboxes have been added on the southern portion of the lobby, and the original lobby light fixtures have been replaced with new incandescent fixtures. The site is landscaped with olive and palm trees, trimmed shrubs, and mown grass, all of which are well cared for.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Begun 1937, completed 1938. BUILDER/ARCHITECT Gilbert Stanley Underwood

STATEMENT OF SIGNIFICANCE

The Terminal Annex's exceptional significance resides in several areas, including its architecture, its urban design impact on the surrounding area, and in its lobby murals. The Annex represents a building type transitional between the decentralized mail handling systems of the years before 1940, and the highly centralized and increasingly mechanized systems used after the Second World War. In combination with the Union Passenger Terminal to the south and El Pueblo de Los Angeles State Park, the Terminal Annex takes on an urban design focus it would not otherwise have; it is an essential part of this historic section of Los Angeles. The lobby murals date from the end of the New Deal public art programs, and are examples of one of the larger commissions awarded during the program.

ARCHITECTURE

The Los Angeles Terminal Annex is the newest building included in this nomination, and is, at present, 46 years old. The building is nevertheless eligible for inclusion in the National Register because of its exceptional significance.*

By 1937, most federal construction, whether designed by the Office of the Supervising Architect or by private architects, was in the Starved Classical style. The anomalous use of the Spanish Colonial Revival in the Terminal Annex relates to the buildings constructed during the Mexican period in the nearby Plaza de Los Angeles and Olvera Street, a part of Los Angeles now included in El Pueblo de Los Angeles State Historic Park. The building retains the rigid symmetry, monumental proportions, and minimal ornament of the Starved Classical, and could be called a "Starved Spanish" design.

Gilbert Stanley Underwood, Architect:
A prominent Los Angeles architect, Underwood received numerous commissions for federal projects in the 1930s. He designed most of his structures in a simple, unadorned style fully compatible with the Starved Classicism of the Supervising Architect's office.

COMMUNITY PLANNING

Apart from the important urban design relationship the building has with El Pueblo de Los Angeles State Historic Park, the siting of the Terminal Annex and Union Station fundamentally changed the character of the immediately surrounding area. By the late 1930s, the site was covered by multi-story tenement buildings, occupied mostly by Americans of Chinese descent, and marked the eastern border of Los Angeles' Chinatown.

*The property was determined eligible for listing in the National Register on 5/24/83.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Building records: progress photographs, blueprints.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3.75

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	11	38,6~~000~~ 5990	3769~~110~~ 295	B			
C				D			

VERBAL BOUNDARY DESCRIPTION

Los Angeles County Assessor's Map Book 5409, p. 15, Kerckoff, Cuzner and Co. tract. M.R. 4-565, Parcels: 902 (lots A, B, 27-732); 903 (unnumbered lot); 904 (lots 4-13); 905 (lots 14-23); 900.

The site is an irregular trapezoid with a 416' frontage on Macy Street, and an original 168' frontage on Alameda Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
NA	NA	NA	NA
NA	NA	NA	NA

11 FORM PREPARED BY

NAME / TITLE
Doug Robertson, Planner

ORGANIZATION
Beland/Associates, Inc.

DATE
April 27, 1984

STREET & NUMBER
16 South Oakland Avenue, Suite 204

TELEPHONE
818-796-8093

CITY OR TOWN
Pasadena

STATE
California 91101

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES____ NO____ NONE____

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ____National ____State ____Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 1/11/85

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

GPO 899-214

orm No. 10-300a
lev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
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Item 7
ART

The lobby contains twelve murals painted between 1941 and 1943 by Boris Deutsch, a well known project artist. Most of the murals painted between 1941 and 1943 depict various Meso-American Indian cultures and people. Two of the 1943 murals depict the Spanish colonization of California- one showing settlers with domestic animals and wagons, and another showing the Franciscan Father Junipero Serra with several Mission Indians. Two murals painted in 1943 depict modern scientists studying astronomy and chemistry. One 1944 mural shows modern telecommunications, and the last mural, also painted in 1944, depicts American military men, ships, and guns.

Item 8

Terminal Annex and Union Station site was razed, the Chinatown area was constrained to areas to the north and west of the post office site. Terminal Annex is directly north of the Union Passenger Terminal, constructed in 1939 in a Spanish/Streamline Moderne style. These two large buildings form a major focus, and eastern terminus, of the Pueblo de Los Angeles area.

ART

The murals conform to the representational style which was standard for Federal Art Project murals. Iconographically, the bulk of the murals seem to depict the history of Central America and California. Deutsch was apparently concerned primarily with cultural history, and so chose to depict Central American Indian cultures, which loom large in Mexico's popular consciousness and in the art of such painters as Orozco and Rivera. By depicting Mexican Indian cultures and the Spanish settlement of California, he provides an alternative to the Anglo concept of settlement and civilization in the Americas. The military mural is anomalous, and appears to have been painted last in a show of patriotic fervor. The murals depicting the scientific pursuits of the twentieth century compliment the scenes depicting the scenes of ceremonial and daily life in pre-European contact America. The juxtaposition of the murals suggests that Deutsch considered the ceremonies surrounding technology are analogous to earlier Indian ceremonies.

The iconography of the Terminal Annex murals is highly unusual for post office murals, and Deutsch employed an expressionistic style that was on the fringe of the accepted representationalism. The murals possess exceptional significance on the local level, in the context of Los Angeles' Spanish, Mexican, and native American history. The murals are significant on the state level for their unusually large size, as examples of expressionism in Federal Art Project murals, and for their unusual iconography.

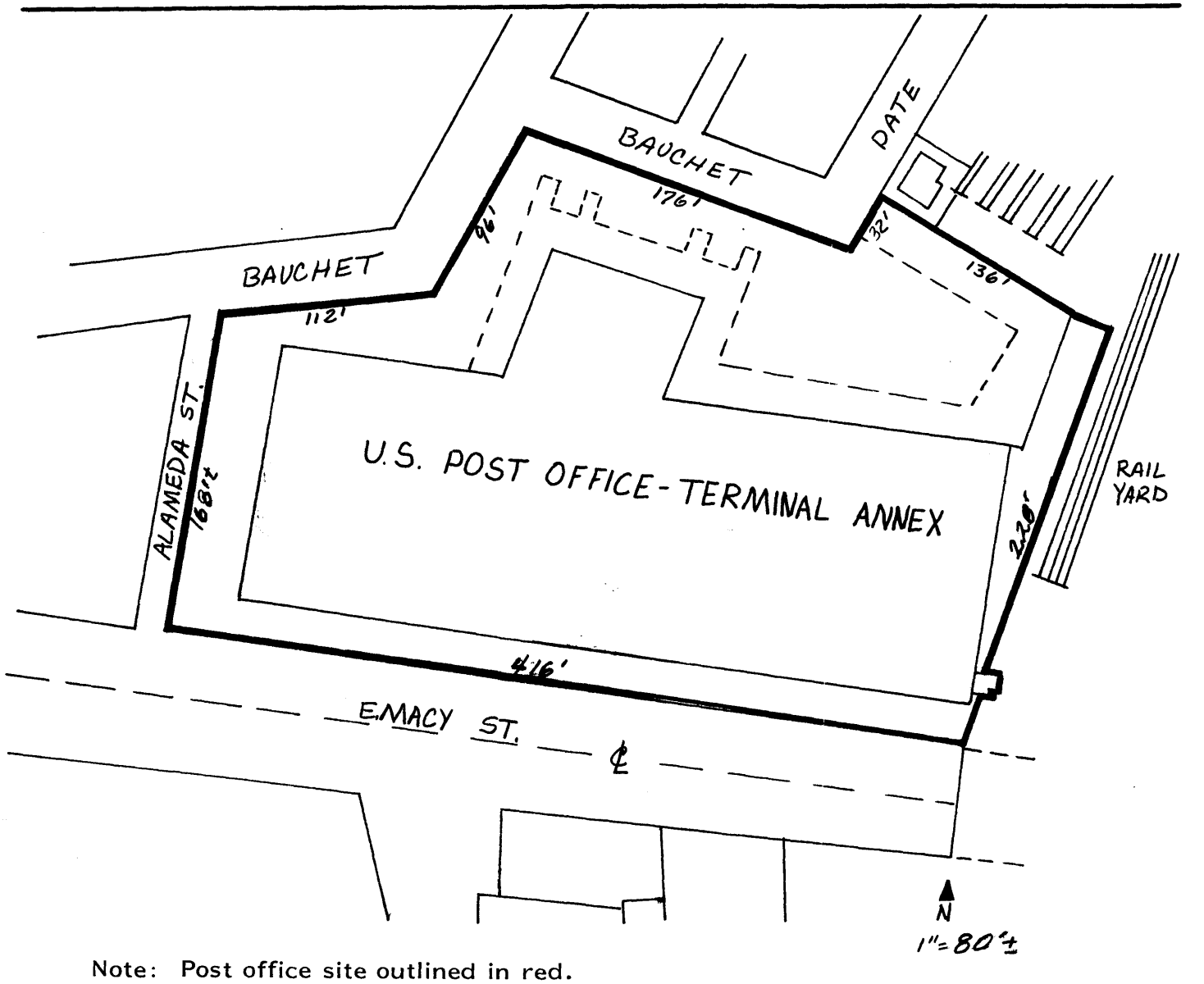
m No. 10-300a
v. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

Los Angeles
CONTINUATION SHEET Terminal Annex ITEM NUMBER 10 PAGE two



Note: Post office site outlined in red.

Source: Sanborn Map, Los Angeles Book, Vol. 3, page 304, 1923-52; Geography Map Library, California State University, Northridge, CA.

rm No. 10-300 REV. (9/77) MR 1-007

UNITED STATES DEPARTMENT OF THE INTERIOR
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DATE ENTERED NOV 13 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Los Angeles Union Passenger Terminal

AND/OR COMMON: Los Angeles Union Station

2 LOCATION

STREET & NUMBER: 800 North Alameda Street

__NOT FOR PUBLICATION

CITY, TOWN: Los Angeles __ VICINITY OF

CONGRESSIONAL DISTRICT: 25th

STATE: California CODE: 06 COUNTY: Los Angeles CODE: 037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	X BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	X TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Southern Pacific, Santa Fe, Union Pacific

STREET & NUMBER: 800 North Alameda Street

CITY, TOWN: Los Angeles __ VICINITY OF STATE: California 90012

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Los Angeles County Hall of Records

STREET & NUMBER: 300 West Temple Street

CITY, TOWN: Los Angeles STATE: California 90012

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Historical Monument No. 101

DATE: August 2, 1973 __FEDERAL __STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Cultural Heritage Board, Room 1500, City Hall

CITY, TOWN: Los Angeles STATE: California 90012

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	_ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The main portion of the Los Angeles Union Station extends 850 feet along Alameda Street in a north-south direction, and consists of a series of tile-roofed rooms and arcades in varying proportions. The larger and taller of these are near the center, the others tapering down toward the two ends. Perpendicular to and easterly of the main mass, are a waiting room and an arcade, also tile roofed, plus a wall, which together with the adjoining north-south oriented service area form an "H".

The reddish brown of the Mission tile roofs is complemented by the cream color of the outside walls and the terra cotta-colored dado which is all around the main building. In contrast to the general horizontality is the clock tower, which rises to 125 feet and stands near the main entrance.

The archway over the main entrance and the adjoining tower give one a slight feeling of entering a California Spanish mission. As you pass this entrance, you enter a huge foyer, square in plan and flanked on all four sides by broad arches.

This great foyer opens to the north and to the east upon impressive halls with finely decorated beamed ceilings. Below are floors paved with red quarry tile plus broad multicolored swaths with geometric patterns created with marble from Vermont and Tennessee, as well as from Belgium, France and Spain, combined with Montana Traventine. These swaths, suggestive of immense carpets, run the legth of the two main halls and converge into a square-shaped pattern in the middle of the entrance foyer, Belgian black marble, ceramic tile and traventine form the border on the walls. Doors and windows are bronze.

The upper walls and the ceiling panels of the main rooms are covered with acoustic tile. The acoustics are superb throughout.

The north hall is used for ticketing and waiting. It measures 80 x 140 feet and has a ceiling 50 feet high. The east hall is the main waiting room. It measures 90 x 150 feet, has a 40 foot ceiling, and is flanked on the north and south sides by spacious patios which feature plants typical of Southern California and have benches that provide additional seating for waiting.

South of the entrance foyer is an open arcade whose arches echo the ones which flank the foyer. This arcade is used as an additional entrance and exit and provides a view of the south patio from the front of the station. The floor of the arcade is red quarry tile as is the floor of the former Fred Harvey Restaurant with which it connects to the south

The restaurant is approximately 70 x 100 with a 30 foot ceiling. On the wainscot and around the doors and windows is the same colored tile as is found in the rest of the building. On one side of the restaurant is a red tile stairway with a wrought iron railing that leads to a mezzanine above the kitchen area.

At the north and south ends of the front part of the station are arcades that extend toward the adjoining streets and provide protection from the ele-

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	X TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1936 - 1939 BUILDER/ARCHITECT John & Donald B. Parkinson, Architec

STATEMENT OF SIGNIFICANCE

The Los Angeles Union Station is a very handsome landmark that is a milestone in architectural history and in the history of transportation in America. Although less than 50 years of age, the property is on exceptional importance. Built when railroad passenger service was on the decline, it was the last of the great passenger service was on the decline, it was the last of the great passenger terminals to be built in a monumental scale in a major American city. Because of this, plus its impressive appearance, it has been called "The Grand Finale of the Golden Age of Railroads in America." It combined three major railroad systems into one terminal in the heart of the city, using a stub-end track arrangement. Architecturally, the building is one of the finest expressions of the 1930's styling in this country. It skillfully combines Streamlined Moderne with Spanish Colonial Revival to create an expression which is two-fold; the sleek, streamlined transportation imagery of the Moderne, highly appropriate to a center of railroad transportation, and the historical imagery of Spanish revival architecutre, a major element of the Southern California cultural landscape. Integrity is almost totally intact, with original decoration, ornamentation, fixtures and furnishings still in place. Architecturally, it remains one of the great examples of its type and period in this country.

The Los Angeles Union Station is probably the only major station in the Spanish style ever built in America, as well as the only major station in which landscaping was an important and integral part of the original design. What makes it so outstanding is that both of these were done so well as to lead many to believe that it is the most handsome railroad station ever built.

The main reason why the Spanish style was chosen was to have the station blend with the El Pueblo de Los Angeles across Alameda Street to the west. The Terminal Annex Post Office, which flanks the station on the north, was built almost concurrently with it, has a similar architectural style, and provides a harmonious backdrop to many views of the station from the south, looking north. These three mutually-complementing elements constitute a fine example of good community planning.

The architects who designed Union Station were very cognizant of the nature of the location and its surroundings. No other major station so perfectly reflects the climate, geography, and the heritage of the region in which it was built.

The area of the site had been a part of the original Pueblo de Los Angeles. The west half later became a part of the first Asian (Chinese) community in Southern California. That community started shortly after the Gold Rush and was strengthened by additional settlers in the later 1860's when the first rail line in Southern California was built. This line ran from Los Angeles to Wilmington along what is now Alameda Street. Most of the laborers who built the line were Chinese.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. California Arts and Architecture - June 1939
2. Los Angeles Cultural Heritage Board - Designation 101
3. L.A. Union Passenger Terminal -
4. (Owners of the property)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 41 **UTM NOT VERIFIED**

QUADRANGLE NAME Los Angeles, California QUADRANGLE SCALE 1:24000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	11	386220	3768600	B	11	385850	3768680
C	11	385920	3769060	D	11	386150	3768980
E	11	386200	3769110	F	11	386140	3769140
G	11	386260	3769260	H	11	386300	3769220

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Ruben Lovret, City Planner

ORGANIZATION: Los Angeles City Planning Department

DATE: August, 1978

STREET & NUMBER: Room 605, City Hall

TELEPHONE: (213) 485-3744

CITY OR TOWN: Los Angeles,

STATE: California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE ____ LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Kenneth Allen

TITLE

DATE 8/22/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 11/13/80

ATTEST: KEEPER OF THE NATIONAL REGISTER

Patricia Andrus for CHIEF OF REGISTRATION

DATE 10/29/80

GPO 921-803

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED 27 AUG 1979
DATE ENTERED 1/3 1980

CONTINUATION SHEET ITEM NUMBER 4 PAGE 1

Mr. H. D. Fish, General Manager
The Atchison, Topeka and Santa Fe Railway Company
121 East Sixth Street, Room 640
Los Angeles, CA 90014

cc to:
Mr. Thomas I. McKnew, Jr.
General Attorney
The Atchinson, Topeka and Santa Fe Railroad Company
121 East Sixth Street
Los Angeles, CA 90014

ments to those arriving or departing by public transportation. These tile-roofed low-rise extensions have a scale approaching that of a residence and contribute greatly to the charm of the building.

Just east of the main waiting room is a spacious corridor in which the surface materials of the floors and walls in the main halls are continued. Surrounding this corridor on the other three sides are service facilities which extend under some of the track area. The tracks are reached by way of a tunnel that is at the same level as the station and which acts as a spine to a series of ramps that go up to the raised track level.

The massing and general proportions of the main station buildings, the Mission tile roofs, the archways, the patios, all reflect a strong California Spanish Colonial influence. However, the detailing is a blending of 1930's Art Deco and Spanish, in some instances the former being stronger than the latter, as is the case with the light fixtures and furnishings.

The overall style of the station could be called "composite transitional". It was this quality which for several decades made the station look very up-to-date, while at the same time having strong links to the past.

The basic California Spanish Colonial theme was selected for the specific purpose of having the station blend with the El Pueblo de Los Angeles, the Birthplace of the City, which is just across Alameda Street (and is already in the National Register of Historic Places).

✓ There has been no major remodeling since the station was built. Cleaning and painting are the main things that are needed to make it look like the original.

The boundaries described in this nomination and shown in the submitted maps are the original boundaries of the Station. Additional property was later purchased by the railroads along the eastern fringe, giving the Station frontage on four streets.

Structures and areas, other than those previously described, consist of the following:

1. The service areas just east of and on a similar level as the main Station are in two sections. On the north side is the baggage-handling area which has concrete walls and floors. A reduced portion of this area is still being used for baggage handling. On the south side is a mechanical equipment room and an area formerly used as a freight depot by the now defunct Pacific Electric Interurban Railway. This area also has concrete walls and floors and portions of it are being used for storage not related to the Station.

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2. In the upper level, above the service areas just described is a truck-height concrete platform, 60 feet wide and 800 feet long, roofed over by a steel shed-type roof. The platform is open on the east side and flanked by a row of industrial-type overhead doors along the west side. At each end of the platform is a two-story, flat-roofed office building of concrete construction, of no particular style but painted the same color as the main station building. These two small office buildings and the platform were formerly used by the Railway Express Agency when it was in operation.
3. Also in the upper level and over the pedestrian islands between the railroad tracks, are Y-shaped sheds consisting of corrugated-iron panels supported by steel columns, both of which are badly rusted and in need of cleaning and painting. These sheds provide protection from the sun and the rain and are expected to continue to be needed as long as the tracks are used for passenger trains.

The facilities above described have no special aesthetic value and are historical only to the extent that they served a utilitarian function as a part of the overall station, when it was in full operation. However, their location is such that any new development that takes place in their vicinity needs to be carefully designed so as to blend with the significant portion of the station, both aesthetically and functionally. That is the main reason why they have been included in the nomination.

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The first railroad station in Los Angeles (1869) was located near the southwest corner of the present Station site. This first station was used by newly arrived Anglo settlers who had traveled on sailing ships and came ashore at Wilmington. It was also used by Chinese laborers who lived in the nearby vicinity of the station and worked on farms served by the new rail line. The building of this rail line and station stimulated the construction of the Pico House Hotel facing the Old Plaza, also in 1869.

In 1876, Southern Pacific completed the first major rail line to come to Los Angeles. This new line ran along Alameda Street in front of the present Station and joined the Wilmington line in the vicinity of the original Station. The Wilmington line soon became a part of Southern Pacific and a new Southern Pacific Station was built a few blocks to the north. A few years later, when the Santa Fe and Union Pacific came to Los Angeles, they each built their own stations.

The construction of the present Station marked the end of a 30 year legal battle whereby the City of Los Angeles sought to force the three railroads serving the City to build one Union Station. Prior to 1939, Passenger trains ran along the middle of some of the City's most important streets, interfering with traffic and causing numerous accidents.

A Union Station, in the same vicinity as the present one, was first proposed in 1922 by the Allied Architects' Plan for the Los Angeles Civic Center. In then Chinatown had to be relocated to North Broadway and was named New Chinatown.

The completion of the present Station, plus the Terminal Annex Post Office immediately to the north, were considered very major achievements in Urban development and transportation at the time and both played an important role in the logistics of World War II, particularly the later phase which was centered in the Pacific.

During the period of its peak use, during World War II and the years immediately following, the present Station had 30 scheduled trains coming in and 30 going out, for a total of 60. However, during this period a great majority of these trains had two "sections" meaning two separate, complete trains operating on the same schedule, for a grand total of more than 100 trains every 24 hours. These figures were obtained from the Superintendent of the Station.

As the metropolitan freeway network gradually took shape, once again Union Station found itself in the middle of the hub of the latest ground transportation system. A number of recent studies have indicated that the most logical place to locate a very modern Multi-Modal Transportation Center is where the proposed El Monte Busway extension would converge with the existing railroad tracks that serve Union Station. Plans are proceeding on that basis and include a possible subway and an elevated "people mover."

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Thus, the immediate vicinity of Union Station, not only has been the vortex of the area's gradually evolving land transportation system throughout most of the City's history, but is expected to continue that role far into the foreseeable future.

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The nominated property is bounded on the west by Alameda Street, on the east by a line 1200 feet from and parallel to Alameda Street, on the south by the Arcadia Street off-ramp of the Santa Ana Freeway, and on the north by Macy Street, except for a portion where the track area extends northerly in an irregular shape bounded on the north by Vignes Street.

FHR-8-300A
(11/78)
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DATE ENTERED NOV 13 1980

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LOS ANGELES UNION PASSENGER TERMINAL, LOS ANGELES COUNTY, CALIFORNIA

Supplemental Information

The Los Angeles Union Passenger Terminal is significant for its role in the history of transportation in the city of Los Angeles and the United States. Its integrated design combined the passenger and express operations of three separate railroad companies into a single new terminal complex on a short dead-end track. The final product resulted from more than 20 years of litigation between the city, state, and the railroad companies. Prior to the construction of the unified terminal complex, Southern Pacific, the Atchison, Topeka, and Santa Fe, and the Los Angeles and Salt Lake (later the Union Pacific) owned their own depots at three different locations east of the central city, although Southern Pacific and Union Pacific later shared a single depot in the decade prior to the construction of LAUPT. Some of the trains were carried to their respective terminals through city streets at grade, creating a dangerous situation as automobile traffic increased. The incoming lines of the three companies were in relatively close proximity; the combination of the three into a single terminal appeared relatively easy. However, the railroad companies were opposed to attempts to combine their operations in a single terminal. Numerous legal battles finally culminated in the 1931 court decision which resulted in the construction of the new union terminal at a site immediately east of the Los Angeles Plaza. The type of terminal layout then became a major point of litigation, resulting in additional delays. Santa Fe favored a through terminal; the Union Station plan, however, was to create a stub-end terminal with all three lines consolidated on a short, dead-end trackage system. The operational disadvantages of utilizing this type of system was a major objection of the railroad companies. The stub-end system created an end-of-the-line station with the tracks ending at bumpers; it had been used in the construction of most of the major urban passenger terminals in the United States during the 19th and early 20th centuries. The LAUPT plan placed the main passenger terminal building at the side of the stub-end track network, with a series of ramps and an underground passage connecting the platforms with the waiting room.

The site selected for the new LAUPT complex was that of the old Chinatown area immediately east of the Los Angeles Plaza. The city favored this location, bringing the combined rail network into the center of the city near the civic center. Construction of the complex began in 1934 after the clearance of much of the old Chinatown. The first phase involved the construction of a large earth platform on the eastern portion of the property, elevating the track area 12 feet above Macy Street on the north and 16 feet above Aliso Street on the south. The ramps and pedestrian subway connection to the site of the main terminal building were also constructed in this early phase. However, a dispute over the proposed location of an adjacent postal facility caused further delay of the construction of the main terminal building. The Los Angeles Union Passenger Terminal finally opened on May 7, 1939.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED JUL 15 1980
DATE ENTERED NOV 13 1980

LOS ANGELES UNION PASSENGER TERMINAL, LOS ANGELES COUNTY, CALIFORNIA

The LAUPT complex was the last major railroad terminal to be built in the United States. The complex is an integrated system of considerable architectural and historical merit resulting from years of effort to create a consolidated passenger terminal. The three major railroad lines were brought together over a set of throat tracks, with a carefully designed arrangement of turn-outs, cross-overs and double slip switches which permitted trains of each company to be routed to any track in the station at any time. The trains were shunted onto 16 tracks. Eight double ramps lead from the platforms to a subterranean tunnel which leads to the main waiting room. In addition, six tracks were constructed exclusively for express and baggage service. The terminal integrated passenger, baggage and express services to a high degree. Parcels and baggage were processed for transcontinental shipment in the support facilities immediately behind the main terminal building. Express parcels were brought in by truck to Railway Express loading docks on the second level. In addition, Pacific Electric Railway's freight box motor fleet utilized a part of the southern portion of the terminal property. A small freight service yard connected directly with the Railway Express building. Pacific Electric collected freight and parcels throughout the Los Angeles Basin, and centralized them at LAUPT for shipment throughout the United States; most passenger trains included a number of express and baggage cars.

The main architectural focus of the complex is the passenger station itself. The support facilities for baggage and parcel shipment immediately behind it are more utilitarian in appearance. The terminal complex is bordered by retaining walls on the north and south sides which reflect the Art Deco influences in the 1930's design. At the east end of the complex a large berm forms the border. The 500-foot pedestrian subway connects the main terminal building with the tracks; it is integrated structurally and visually into the design, using linear bands of subdued colors to unite the two areas. Colors chosen are those traditionally associated with the Southwestern deserts, including earth tone reds, oranges, yellows, and browns. Light fixtures of the 1930's period are placed in the ceiling leading to the eight sets of double ramps rising to the platforms between the tracks; the platforms are surmounted by the original butterfly sheds.

The Los Angeles Union Passenger Terminal was the destination and point of origin of a number of the country's most famous transcontinental trains of the period including Santa Fe's "El Capitan," "Super Chief," and "California Limited," Union Pacific's crack streamliner "City of Los Angeles" and the "California Limited," and Southern Pacific's "Golden State." Although built when rail passenger service was declining, the terminal saw a resurgence of rail travel during the Second World War. With the competition from the newly

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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DATE ENTERED NOV 13 1980

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

LOS ANGELES UNION PASSENGER TERMINAL, LOS ANGELES COUNTY, CALIFORNIA

developed Los Angeles International Airport in the 1950's, rail passenger service at LAUPT began a steady decline. The number of trains was reduced over the years. Today, LAUPT continues to function under the operation of Amtrak with several transcontinental trains operating from the station and six trains daily to San Diego. At present, the California Department of Transportation plans to increase passenger rail service in the Los Angeles-San Diego corridor; ridership on this route has increased substantially over the last several years.

The LAUPT complex retains a very high degree of its original design integrity as an integrated unit. The major alteration has been the removal of the former Pacific Electric Freight service yard at the south end of the complex and its replacement by an addition to the Railway Express Agency offices in the 1950's. The new addition was built in a style which repeated that of the earlier retaining wall at the ground level; the second level was built as a covered freight platform. This addition is not significant historically or architecturally to the LAUPT complex.

In summary, the Los Angeles Union Passenger Terminal complex is significant in the history of transportation in Los Angeles, the state, and the nation. Its integrated design reflects the historical evolution through years of litigation to consolidate three major railroads into a single terminal complex. In addition, the main passenger terminal building remains one of the great architectural statements of its time. With its high overall integrity, the Los Angeles Union Passenger Terminal complex still remains the "Last of the Great Stations."

SOURCES:

Bill Bradley, The Last of the Great Stations: 40 Years of the Los Angeles Union Passenger Terminal, Interurbans Special 72, Interurbans Publications, Glendale, California, 1979. 110 pp.

John A. Droege, Passenger Terminals and Trains, Kalmbach Publishing Company, Milwaukee, Wisconsin, 1969. 410 pp.

S. V. Meigs, "The Union Passenger Terminal, Los Angeles, California," unpublished manuscript, c. 1934. 30 pp.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUL 15 1980
NOV 13 1980
DATE ENTERED

Los Angeles Union Passenger Terminal

(ADDENDUM) (Original nomination)

CONTINUATION SHEET ITEM NUMBER PAGE

The boundaries described in this nomination and shown in the submitted maps are the original boundaries of the Station. Additional property was later purchased by the railroads along the eastern fringe, giving the Station frontage on four streets.

The area of the site had been a part of the original Pueblo de Los Angeles. The west half later became a part of the first Asian (Chinese) community in southern California. That community started shortly after the Gold Rush and was strengthened by additional settlers in the late 1860's when the first rail line in southern California was built. This line ran from Los Angeles to Wilmington along what is now Alameda Street. Most of the laborers who built the line were Chinese.

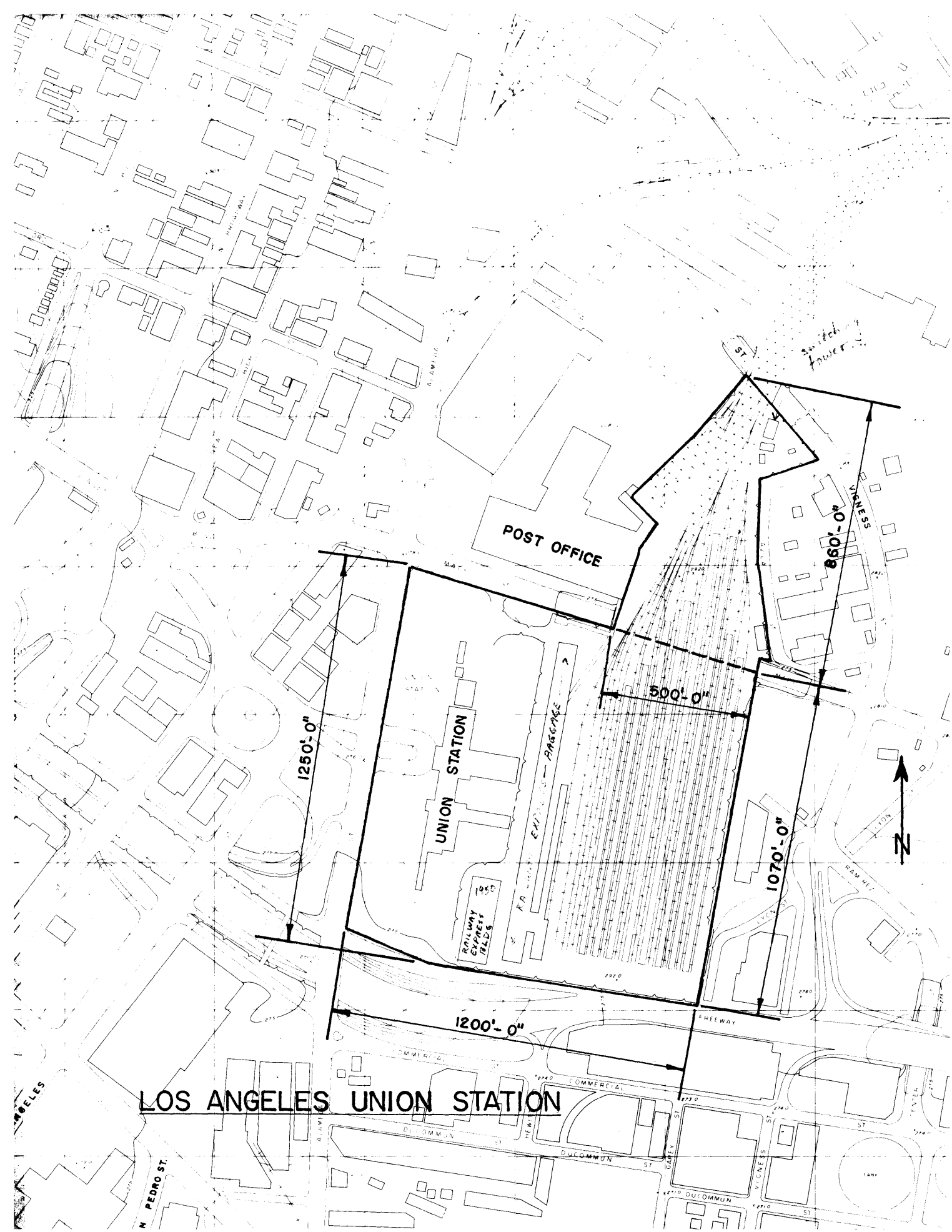
The first railroad station in Los Angeles (1869) was located near the southwest corner of the present Station site. This first station was used by new Anglo settlers who had traveled on sailing ships and came ashore at Wilmington. It was also used by Chinese laborers who lived in the nearby vicinity of the station and worked on farms served by the new rail line.

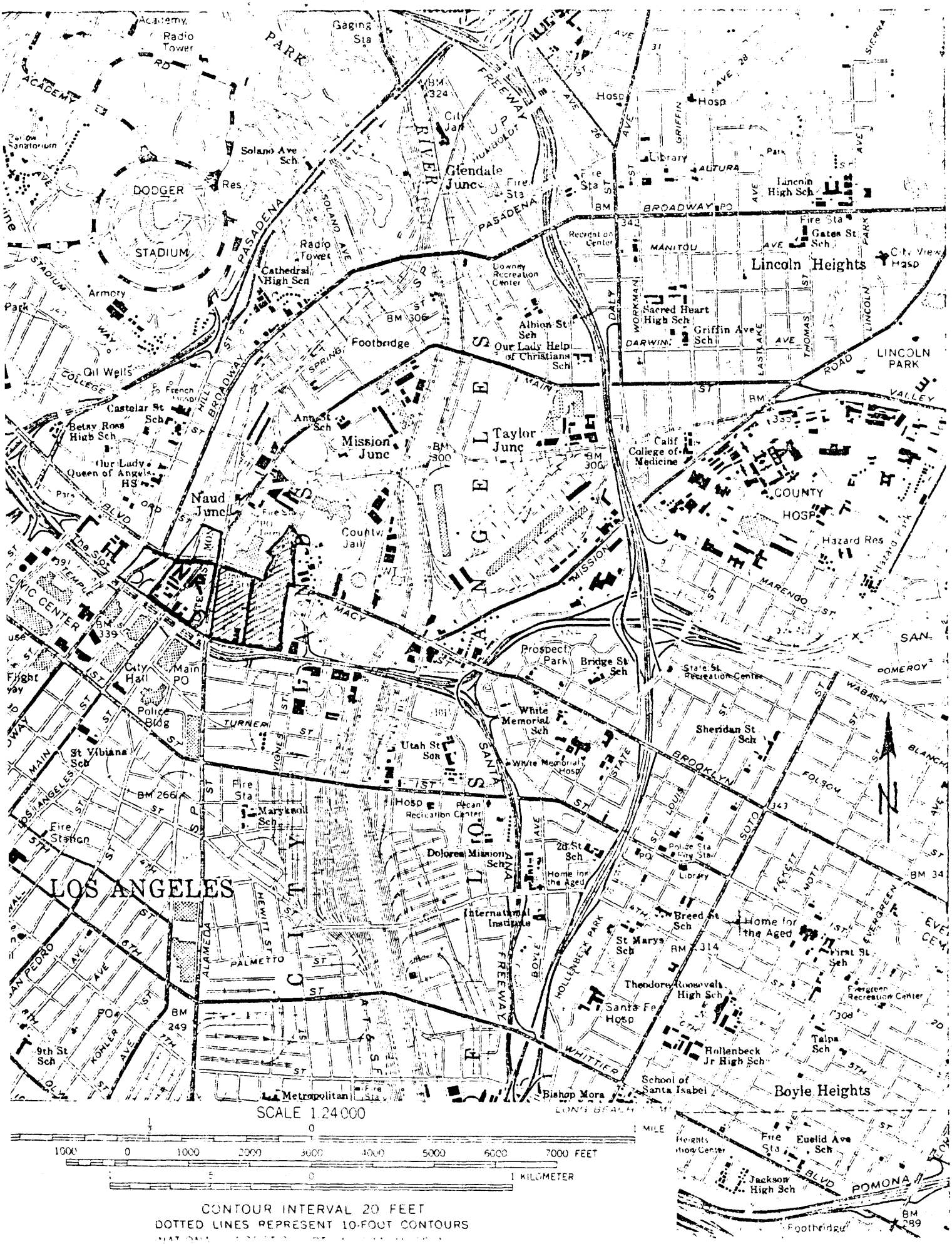
In 1876, Southern Pacific completed the first major rail line to come to Los Angeles. This new line ran along Alameda Street in front of the present Station and joined the Wilmington line in the vicinity of the original Station. The Wilmington line soon became a part of Southern Pacific and a new S. P. Station was built a few blocks to the north. A few years later, when the Santa Fe and Union Pacific came to Los Angeles, they each built their own stations.

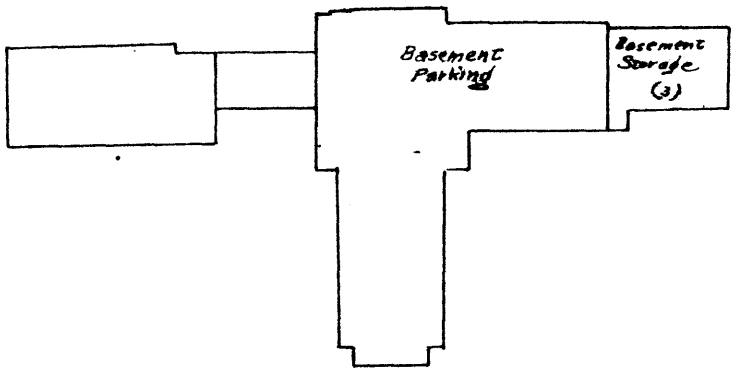
The construction of the present Station marked the end of a lengthy legal battle whereby the City of Los Angeles sought to force the three railroads serving the City to build one Union Station. Prior to 1939, passenger trains ran along the middle of some of the City's most important streets, interfering with traffic and causing numerous accidents.

A Union Station, in the same vicinity as the present one, was first proposed in 1922 by the Allied Architects' Plan for the Los Angeles Civic Center. In 1933, when the present Station site was cleared, a major portion of the then Chinatown had to be relocated to north Broadway and was named New Chinatown.

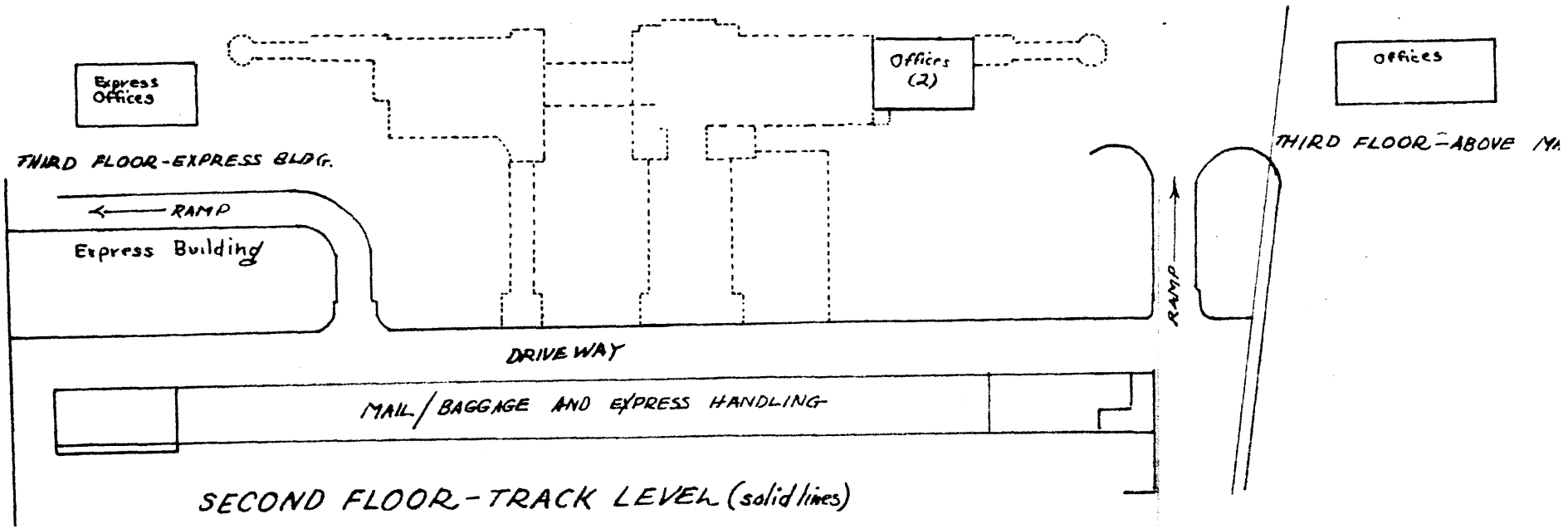
The completion of the present Station, plus the Terminal Annex Post Office immediately to the north, were considered very major achievements in urban development and transportation at the time and both


POST OFFICE
UNION STATION
RAILWAY EXPRESS BLDG
860'-0"
500'-0"
1250'-0"
1070'-0"
1200'-0"
VIGNESS
N
LOS ANGELES UNION STATION

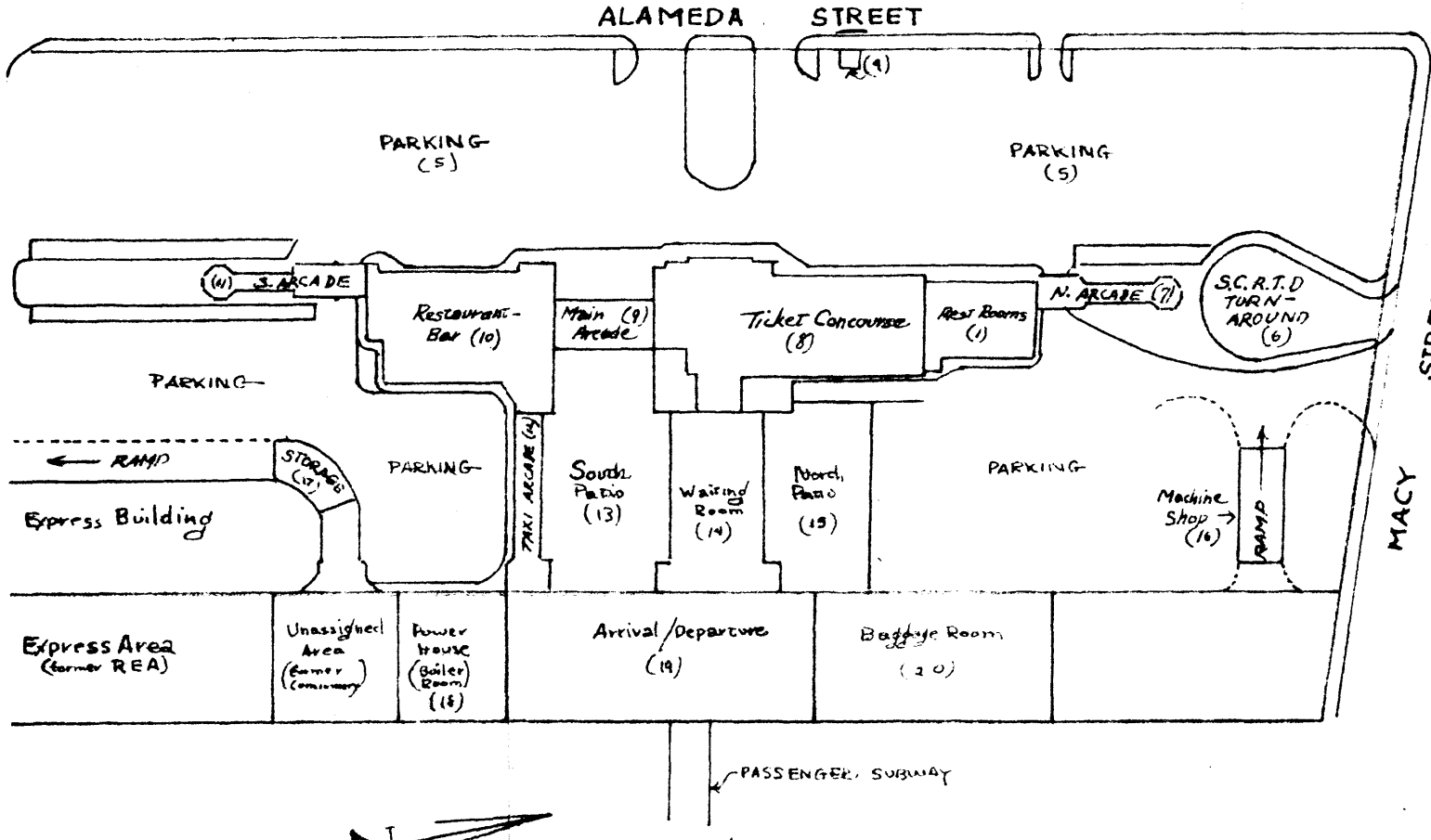

SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
LOS ANGELES
Glendale Junc
Mission Junc
Taylor Junc
Naud Junc
Lincoln Heights
Boyle Heights
LINCOLN PARK
DODGER STADIUM
Academy Radio Tower
Gaging Sta
Parlow Sanatorium
Solano Ave Sch
Cathedral High Sch
Armory
Footbridge
Albion St Sch
Our Lady Help of Christians Sch
Sacred Heart High Sch
Griffin Ave Sch
Gates St Sch
Lincoln High Sch
City View Hosp
Oil Wells
Castelar St Sch
Betsy Ross High Sch
Our Lady Queen of Angels HS
Calif College of Medicine
COUNTY HOSP
Hazard Res
The Store
CIVIC CENTER
City Hall
Main PO
Police Bldg
Fire Station
St Vibiana Sch
Maryknoll Sch
Utah St Sch
White Memorial Sch
White Memorial Hosp
Prospect Park
Bridge St Sch
State St Recreation Center
Sheridan St Sch
Pecan Recreation Center
Dolores Mission Sch
2d St Sch
Home for the Aged
International Institute
Breed St Sch
St Marys Sch
First St Sch
Theodore Roosevelt High Sch
Evergreen Recreation Center
Santa Fe Hosp
Talpa Sch
Hollenbeck Jr High Sch
School of Santa Isabel
Bishop Mora
Metropolitan Fire Sta
9th St Sch
Euclid Ave Sch
Jackson High Sch
Foothridge
BM 324
BM 306
BM 300
BM 339
BM 266
BM 249
BM 314
BM 289
BROADWAY
MAIN
SPRING
HILL
FIGUEROA
ALAMEDA
SANTA FE
PASADENA FREEWAY
HOLLENBECK PARK
BOYLE AVE
WHITTIER BLVD
PALMETTO ST
MARENGO ST
POMONA BLVD
BROOKLYN
EVERGREEN CEM



BASEMENT LEVEL



SECOND FLOOR-TRACK LEVEL (solid lines)



PLAN
FIRST FLOOR - STREET LEVEL

SCALE : 1" = 100'

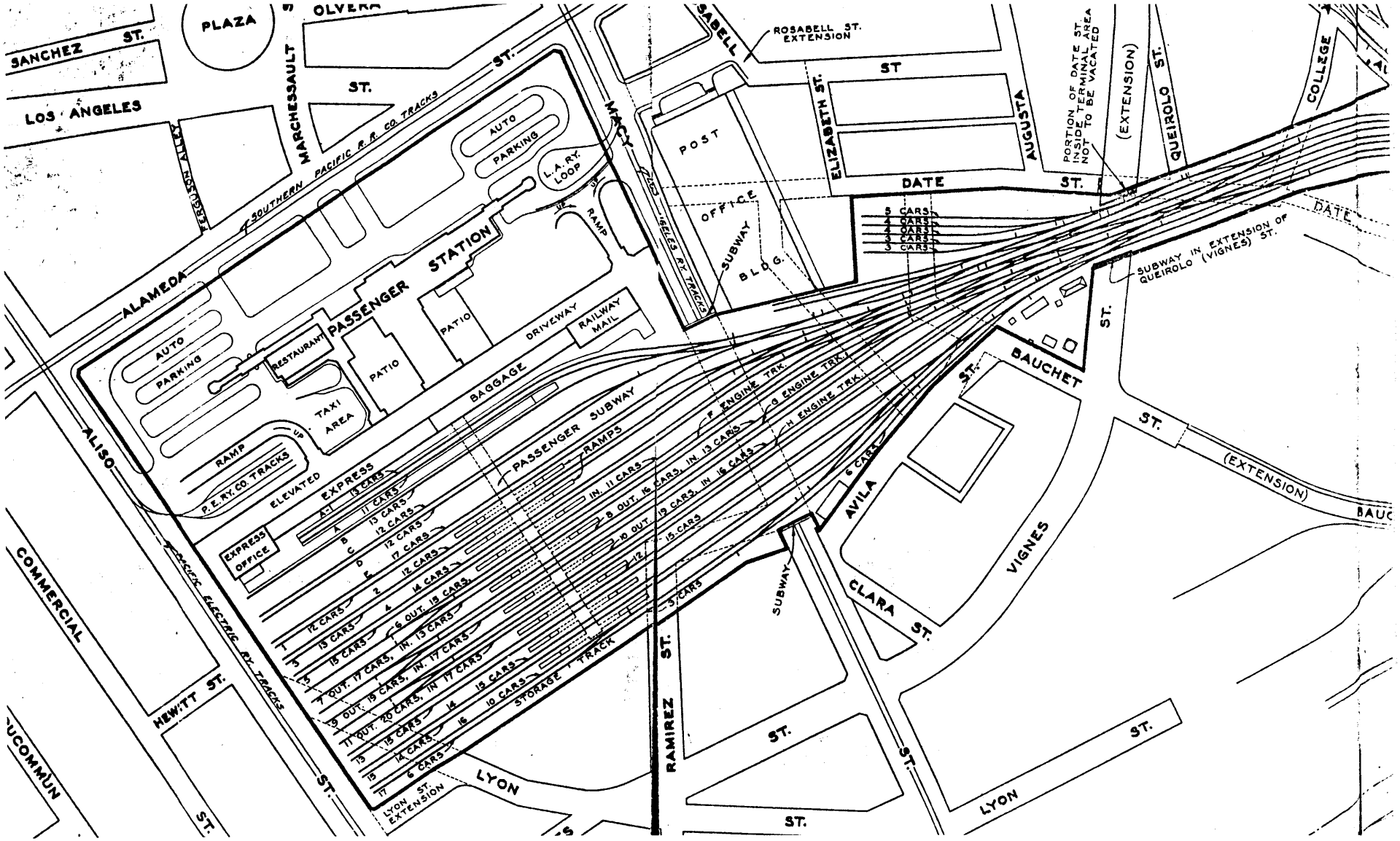
estimated areas = sq.ft.

1. Rest Rooms	4,850
2. Offices	4,850
3. Basement/Storage	4,850
4. Photo Studio	350
5. Parking	–
6. S.C.R.T.D.	–
7. North Arcade	2,250
8. Ticket Concourse	22,630
9. Main Arcade	3,040
10. Restaurant	10,757
11. South Arcade	10,925
12. Taxi Arcade	8,750
13. South Patio	28,500
14. Waiting Room	13,621
15. North Patio	12,750
16. Machine Shop	3,920
17. Storage	3,000±
18. Power House	10,500
19. Arrival/Departure	26,093
20. Baggage	17,978
21.	–

Los Angeles Union Passenger Terminal

4-26-78

from SANTA FE Drawing No. 98-39602-2


PLAZA
SANCHEZ ST.
LOS ANGELES
MARCHESSAULT ST.
ST.
SOUTHERN PACIFIC R.R. CO. TRACKS
AUTO PARKING
L.A.RY. LOOP
RAMP
MACY
POST OFFICE
SUBWAY
BLDG.
ROSABELL ST. EXTENSION
ELIZABETH ST.
AUGUSTA
DATE ST.
PORTION OF DATE ST. INSIDE TERMINAL AREA NOT TO BE VACATED
(EXTENSION)
QUEIROLO ST.
COLLEGE
ALAMEDA
PASSENGER STATION
RESTAURANT
PATIO
DRIVEWAY
RAILWAY MAIL
BAGGAGE
TAXI AREA
ALISO
RAMP
P.E.RY.CO. TRACKS
ELEVATED
EXPRESS
PASSENGER SUBWAY RAMPS
EXPRESS OFFICE
PACIFIC ELECTRIC RY. TRACKS
COMMERCIAL
HEWITT ST.
LYON ST. EXTENSION
LYON
RAMIREZ ST.
STORAGE TRACK
F ENGINE TRK.
G ENGINE TRK.
H ENGINE TRK.
IN 11 CARS
8 OUT, 16 CARS, IN 13 CARS
9 OUT, 19 CARS, IN 16 CARS
10 OUT, 15 CARS
5 CARS
SUBWAY
AVILA
CLARA ST.
VIGNES
BAUCHET ST.
(EXTENSION)
SUBWAY IN EXTENSION OF QUEIROLO (VIGNES) ST.

The subject property was previously recorded and evaluated by SWCA Environmental Consultants as part of the Built Environment Technical Report for the Regional Connector Transit Corridor Project in 2009. At the time, the evaluation found the subject property ineligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or local designation under any significance criteria. It was given a California Historical Resource Status Code: 6Z-found ineligible for the CRHR, CRHR, or local designation through survey evaluation.

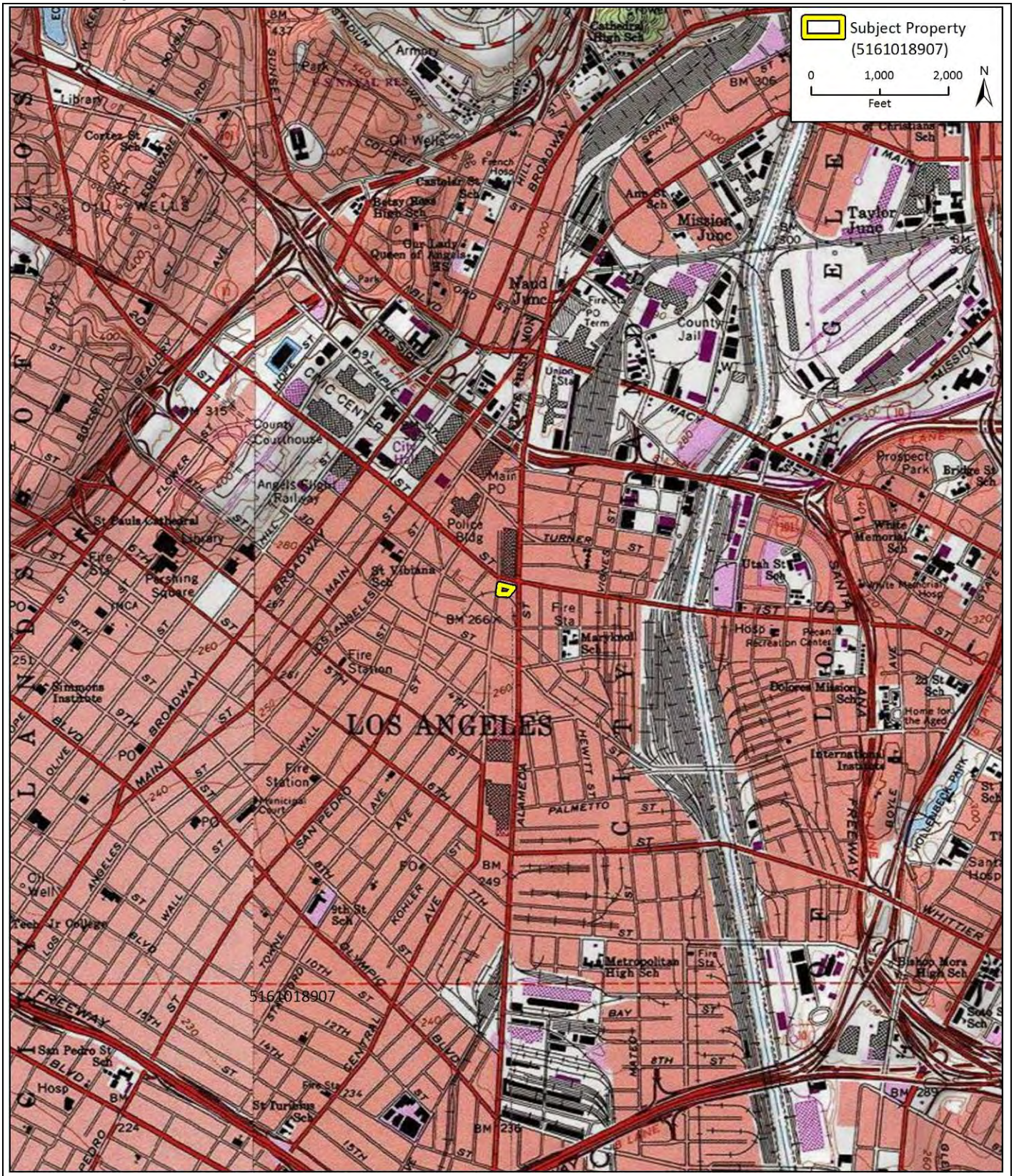
The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated the previously extant building has been demolished; as a result, it remains ineligible for lsiting in the NRHP, CRHR, or as a city HCM under any significance criteria.



114 South Central Avenue; view to the south.

References:

California, State of: Department of Parks and Recreation
2009 DPR 523 Series forms for 114 South Central Avenue- P #-19-190515. Prepared by SWCA Environmental Consultants. March.


Subject Property
(5161018907)
0
1,000
2,000
Feet
N
LOS ANGELES
5161018907

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 *Resource Name or #: 114 South Central Avenue building (No. 7-29)

P1. Other Identifier: Weiland Brewery Restaurant, Café Cuban Restaurant
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T** 1S **R** 13W **Sec**. Unsectioned **B.M.** San Bernardino
c. Address: 114 South Central Avenue City: Los Angeles Zip: 90012
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 5161-018-021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a single story common-bond brick building. It has an **L-**shaped plan, comprised in two parts. The north section of the building has a flat roof, and the south "leg" has a gabled roof. A decorative, corbelled brick cornice adorns the roofline along the west and south sides of the building. The primary entrance on the north side of the building is set in one of three former loading bay doors. Although the loading doors are no longer extant, a steel header remains, and the center bay holds a large, fixed window. The third bay is infilled. A concrete ramp and staircase were added (date unknown). A second entrance, on the west elevation, provides access to a second tenant space. Many of the original windows and doors on the west elevation have been infilled (dates unknown). The east elevation has a brick-infilled doorway, and the remnants of a dropped gable roofline are still evident on the exterior, as are exposed earthquake bolts. In addition to the building, the parcel is occupied by a paved parking lot, which extends to East 1st Street. The building is located midblock and occupies a portion of the parcel. It is located in the Little Tokyo area, and is surrounded by various vacant lots, other mid- and highrise commercial buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building
***P4. Resources Present:** ☒Building ☐ Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # IMG2603.jpg

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐Prehistoric ☐Both
1897, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

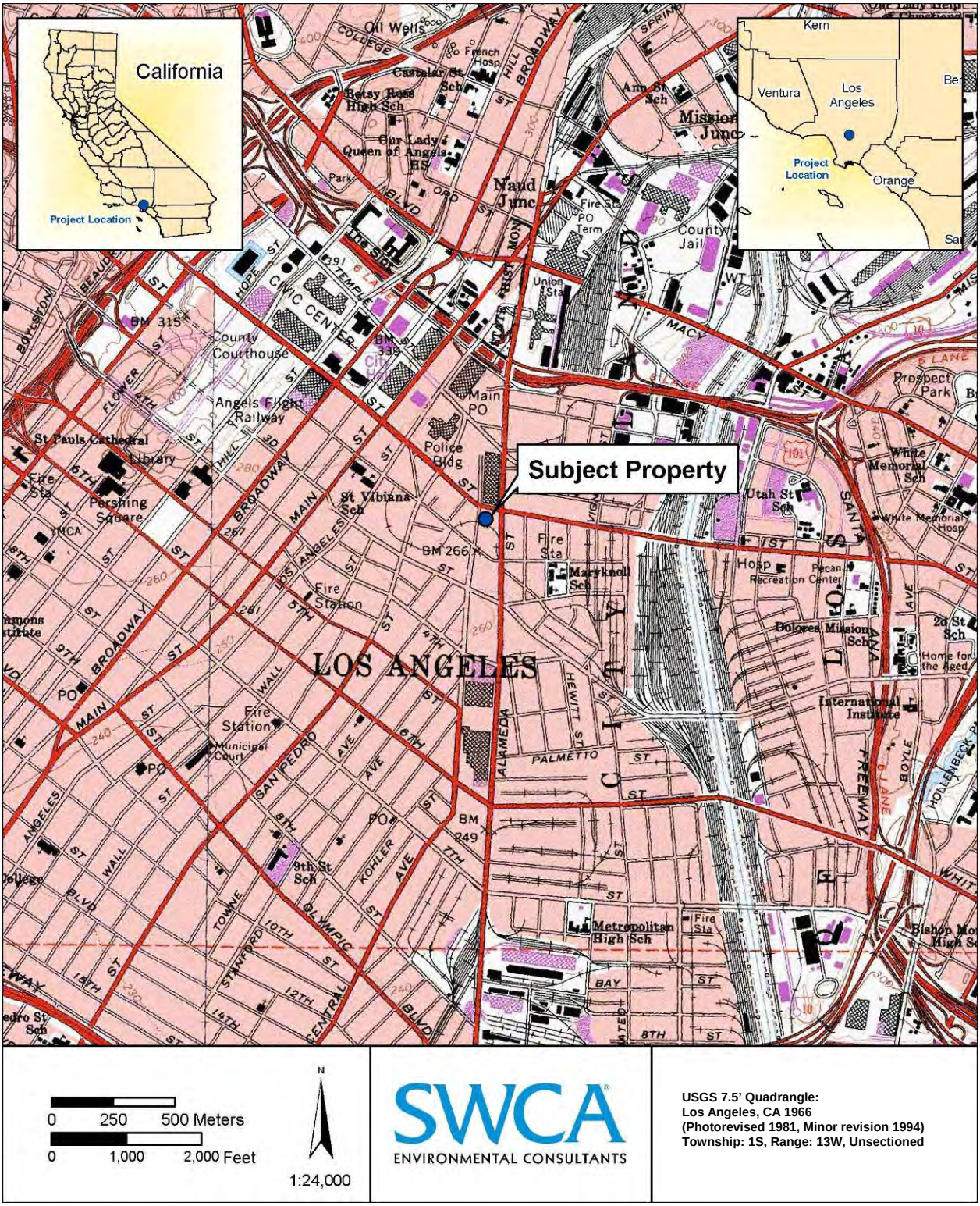
***Attachments:** ☐NONE ☒ Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐ Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 114 South Central Avenue building (No. 7-29)

***Map Name:** Los Angeles, CA ***Scale:** 1:24,000 ***Date of Map:** 1966 (Photorevised 1981, Minor revision 1994)



*Required information

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 114 South Central Avenue building (No. 7-29)

B1. Historic Name:
B2. Common Name: Weiland Brewery Restaurant, Café Cuba Central Restaurant
B3. Original Use: warehouse/office B4. Present Use: commercial/restaurants

***B5. Architectural Style:** vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built in 1897 (Assessor). Alterations: infilled windows and doors (1940, Building Permit #50405), removal of eastern wing of building (post- 1980), addition of ramp and stairs (dates unknown)

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

***B8. Related Features:**

B9a. Architect: b. Builder:

***B10. Significance: Theme:** **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**

The subject property building was built in 1897. It is depicted on the 1906 Sanborn as warehouse and office space, and was possibly constructed to serve Union Iron Works, which occupied the property prior to that time. By 1940, it was owned by Davies Warehouse Company, provided as owner on a 1940 building permit (Building Permit or BP#50405). A two-room extension wing on the east side of the building, visible in the 1906 Sanborn map, (depicted in Figure 1, extant building highlighted) was demolished after 1980.

The building has undergone numerous alterations, which, in addition to the removal of the eastern wing, have included the addition of a concrete stair and ramp . Most original windows have been sealed, and loading bay doors are still visible, but have been sealed and other windows have been added (1940, BP#50405). The building is in fair condition; the east exterior wall shows signs of deterioration. Although the building is still recognizable to its essential original appearance, the amount and degree of alteration the building and to its surroundings has compromised its workmanship, feeling, association, and setting. Much of the brickwork is still intact and legible, but the building no longer conveys its history as a warehouse or office in an industrial setting. Although its integrity is marginally intact no evidence was discovered to consider its eligibility under Criteria A/1, B/2 or C/3 or D/4. The property is also not eligible as a contributor to a larger historic district.

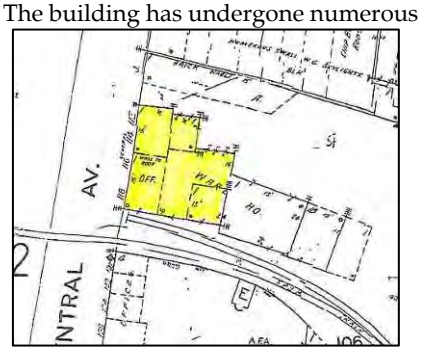


Figure 1. Excerpt from Sanborn Fire Insurance Company Maps of Los Angeles: 1906: 148.

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

***B12. References:**

City of Los Angeles, Building Permits, various.

Sanborn Fire Insurance Co., *Maps of Los Angeles, CA 1906-1951*: Sheet 148.

B13. Remarks:

***B14. Evaluator:** F. Smith, K. Corbett

***Date of Evaluation:** 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 510 East 2nd Street (Map Reference No. 2-002)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 510 East 2nd Street City: Los Angeles Zip: 90012

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-009-901

***P3a. Description:**

The subject property is a roughly triangular 0.9-acre parcel that includes one single-story building sited along its southern boundary. The long and narrow vernacular building is roughly L-shaped in plan. Its exterior walls consist of exposed concrete block and it is capped with a flat roof with no overhang. Fenestration is primarily limited to the building's north elevation and includes metal-framed windows and doors. The building is surrounded by a paved parking lot, enclosed by a concrete block and chain link fence. Landscaping on the property is minimal. The building appears to be in good condition; no obviously alterations were identified.

***P3b. Resource Attributes:** HP9. Public Utility Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1976 (NETROnline)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

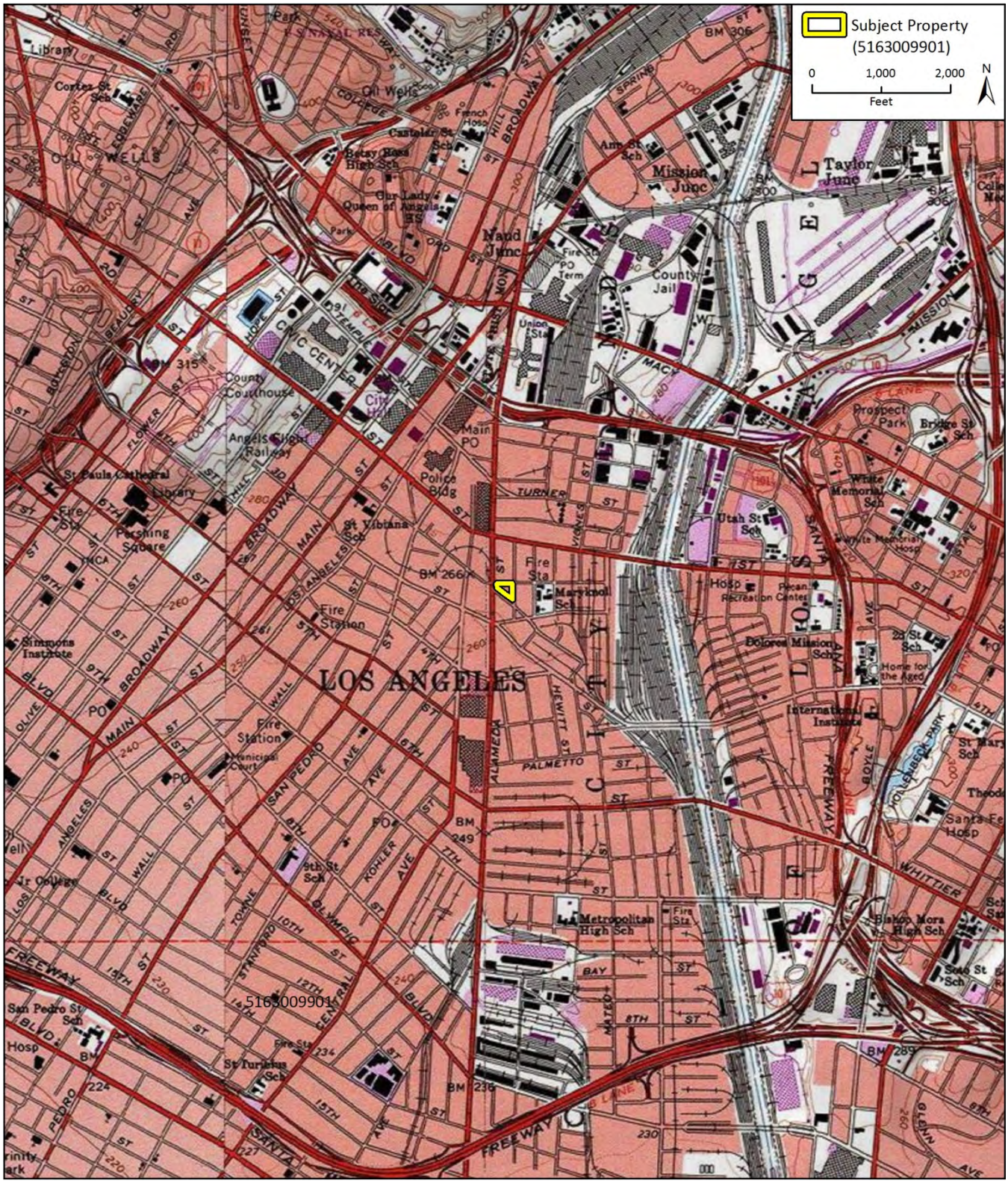
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 510 East 2nd Street (Map Reference No. 2-002)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 510 East 2nd Street (Map Reference No. 2-002) ***NRHP Status Code 6Z**

B1. Historic Name: Los Angeles Water Bureau Laboratory
B2. Common Name: N/A
B3. Original Use: Laboratory B4. Present Use: City of Los Angeles Department of Water and Power Materials Testing Laboratory

***B5. Architectural Style:** No discernible style
***B6. Construction History:**

There are no building permits on file with the Los Angeles Department of Building and Safety for the subject property. Historic aerial images indicate the current building was constructed circa 1976 (NETROnline). Visible alterations since the time of its construction appear minimal.

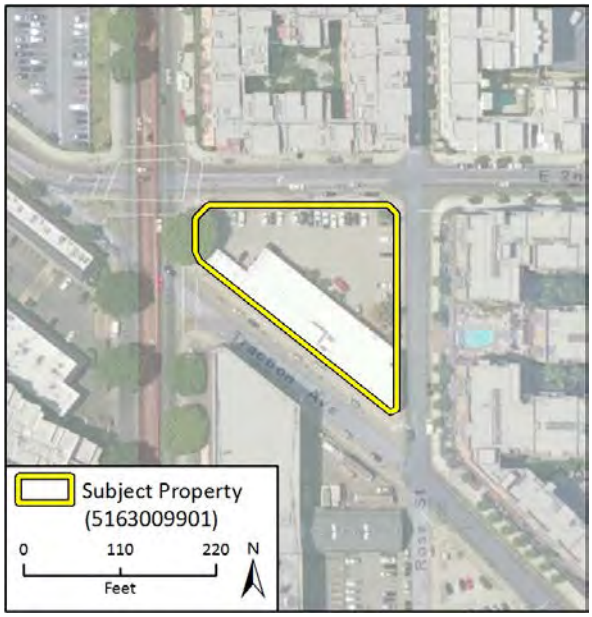
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Although the architect and builder are unknown, the building appears to have been constructed by the Los Angeles Department of Water and Power for use as a material testing laboratory circa 1976. Archival research failed to identify any additional consequential information about the property's use.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is void of architectural detailing and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.
NETROnline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



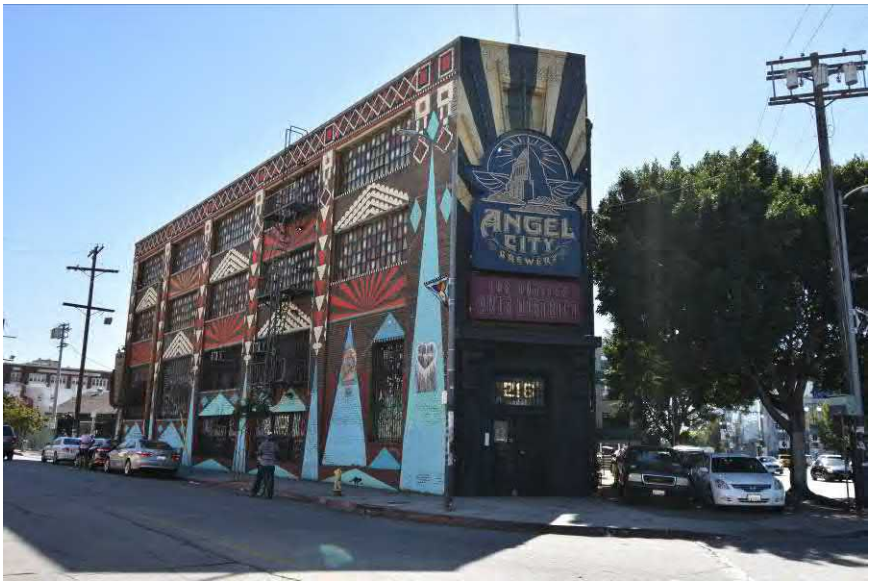
B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** October 22, 2018

(This space reserved for official comments.)

The subject property has been subject to multiple historic resource evaluations. It was first recorded in 2002 as part of the Final Environmental Impact Report for the Amended Little Tokyo Redevelopment Plan and found eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criteria B/2 and C/3; no documentation or evidence of SHPO concurrence was identified regarding that finding. It was again identified as part of the Built Environment Resources Technical Report for the Regional Connector Transit Corridor Project in 2009. A set of DPR forms for the subject property (attached) completed for that study concurred with the earlier finding that the property was individually eligible for listing in the NRHP, the CRHR, and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria B/2/2 for its association with Washington Roebling, the son of Brooklyn Bridge designer John A. Roebling and under Criteria C/3/3 as an excellent example of an unreinforced-masonry, Classical Revival-style building.

The subject property was also identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. SurveyLA recommended the property eligible for individual listing in the NRHP, CRHR, and local designation under Criteria C/3/3 as an excellent example of a 1913 daylight factory building in Los Angeles' primary industrial district. SurveyLA additionally identified the property as a contributor to the Downtown Los Angeles Industrial Historic District, significant for its role in the industrial development of Los Angles (Criteria A/1/1). The district was found eligible by SurveyLA for listing in the NRHP, CRHR, and as a city HPOZ under Criteria A/1/1 for its role in the industrial development of the city with a period of significance spanning 1900 to 1940.

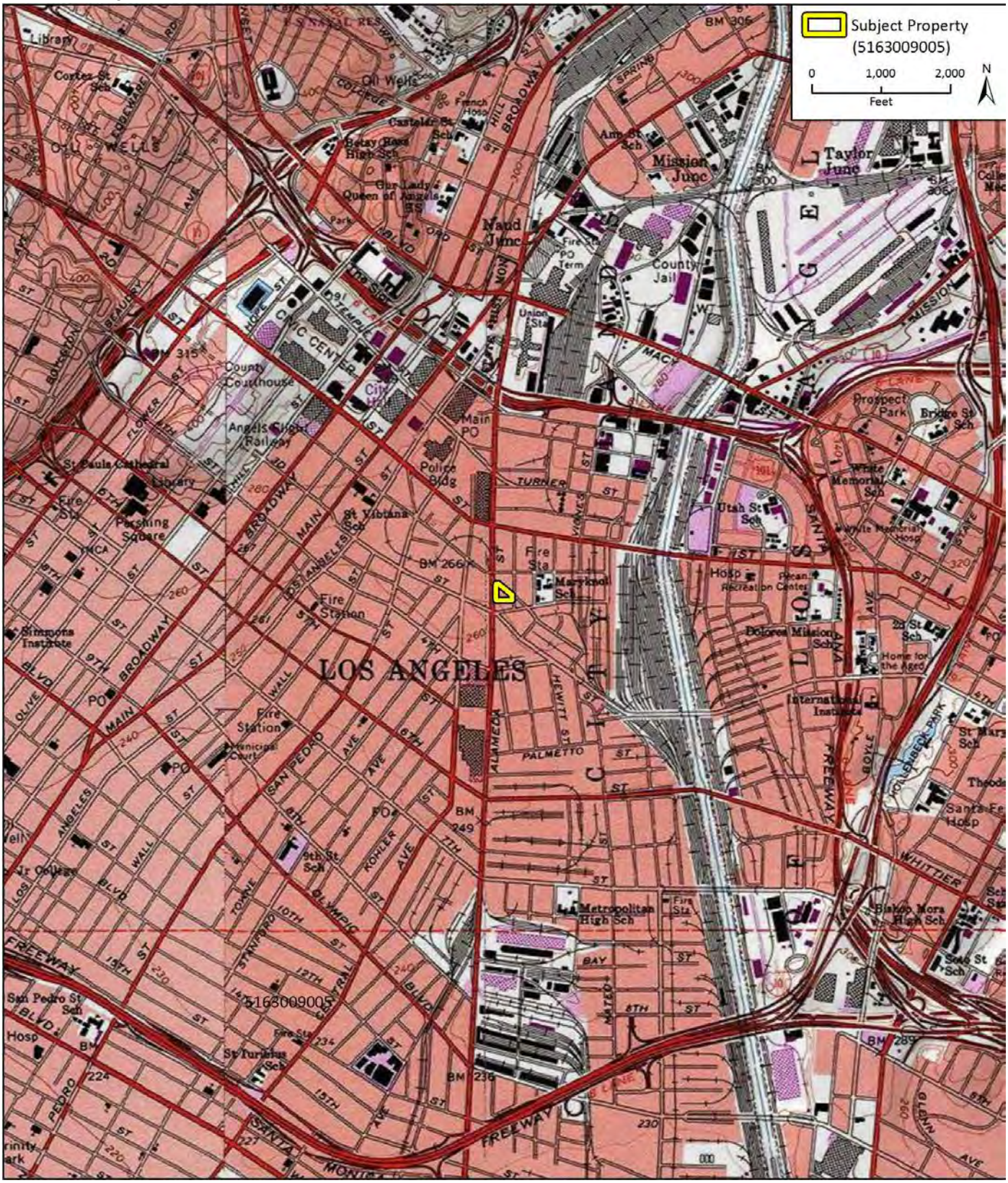
The current survey update of the subject property concluded that since the property was last evaluated, it has not been visibly altered and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation. It remains eligible for listing in the NRHP, CRHR and local designation under Criteria B/2/2 and C/3/3 and remains a contributor to the eligible Downtown Los Angeles Industrial Historic District.



216 South Alameda Street, north elevation; view to the southeast.

References:

Los Angeles, City of: Department of City Planning, Office of Historic Resources:
2016 SurveyLA – Historic Resources Survey Report: Central City North Community Plan Area. Prepared by Historic Resources Group, September.
Murray, S., S. Carmack, K. Harper and F. Smith.
2009 California Department of Parks and Recreation (DPR) 523 Series Form for 216 Alameda Street, Los Angeles (19-190521). On file with the South Central Coastal Information System at California State University, Fullerton.


Subject Property
(5163009005)
0
1,000
2,000
Feet
N
LOS ANGELES
5163009005

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

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code Reviewer Date

 *__Resource Name or #:__ 216 South Alameda Street building (No. 7-35)

P1. Other Identifier: John A. Roebling's Sons Co., Robert Arranaga & Co., Inc.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Los Angeles, CA **Date:** 1966 (photorevised 1981, minor revision 1994) **T** 1S **R** 13W **Sec**. Unsectioned **B.M.** San Bernardino

c. Address: 216 South Alameda Street City: Los Angeles Zip: 90012

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN: 5163-009-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a three-story, midrise, industrial manufacturing building. The Classical Revival style building is notably an irregular triangle in plan, occupying a lot of the same approximate shape. The main entrance is one bay wide, at the tip of the triangle, and the building is faced in dark brick, laid up in Common bond. The natural stone, pedimented entrance on the main bay features dentils supported on decorative brackets above double doors with a glazed transom above. Above the entrance and on other end-wall elevations, there are punched, large, multi-light steel sash windows, with three-over-three awning windows at the center lights. The windows are paired on the end-walls and each window has a simple concrete header. Bays are separated by stepped out spandrels, terminating in decorative brick work below the cornice with *terra cotta,* Arts & Crafts-inspired ciphers punctuating each, spelling the monogram of the original owner, John A. Roebling. The geometrical, decorative masonry motif is increasingly ornate at the cornice, featuring brick, in decorative herringbone and basket-weave patterns. Classical, large, roof drain leaders are placed at corners. The flat roof features a simple elevator or stair tower on one side. Along the Alameda Street elevation, there are single-bay wide loading docks at the ground floor. A ghost sign on the east side reads "John A. Roebling's Sons" in block letters. Alterations include the addition of the current building owner's name above the pediment and masonry repairs at the upper floors and the addition of security bars (dates unknown). The building is located at the northeast corner of Alameda and 2nd streets, and occupies nearly the entire parcel, in the densely built-up Central Business District.

***P3b. Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building

***P4. Resources Present:** ☒Building ☐ Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
View southwest, March 16, 2009,
Photograph # 1002464

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐Prehistoric ☐Both
1913, Los Angeles County Office of the Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
S. Murray, S. Carmack, K. Harper and F. Smith
SWCA Environmental Consultants
625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

***P9. Date Recorded:** March 16, 2009

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Built Environment Resources Technical Report, Regional Connector Transit Corridor Project, Los Angeles County, California (SWCA Environmental Consultants 2009)

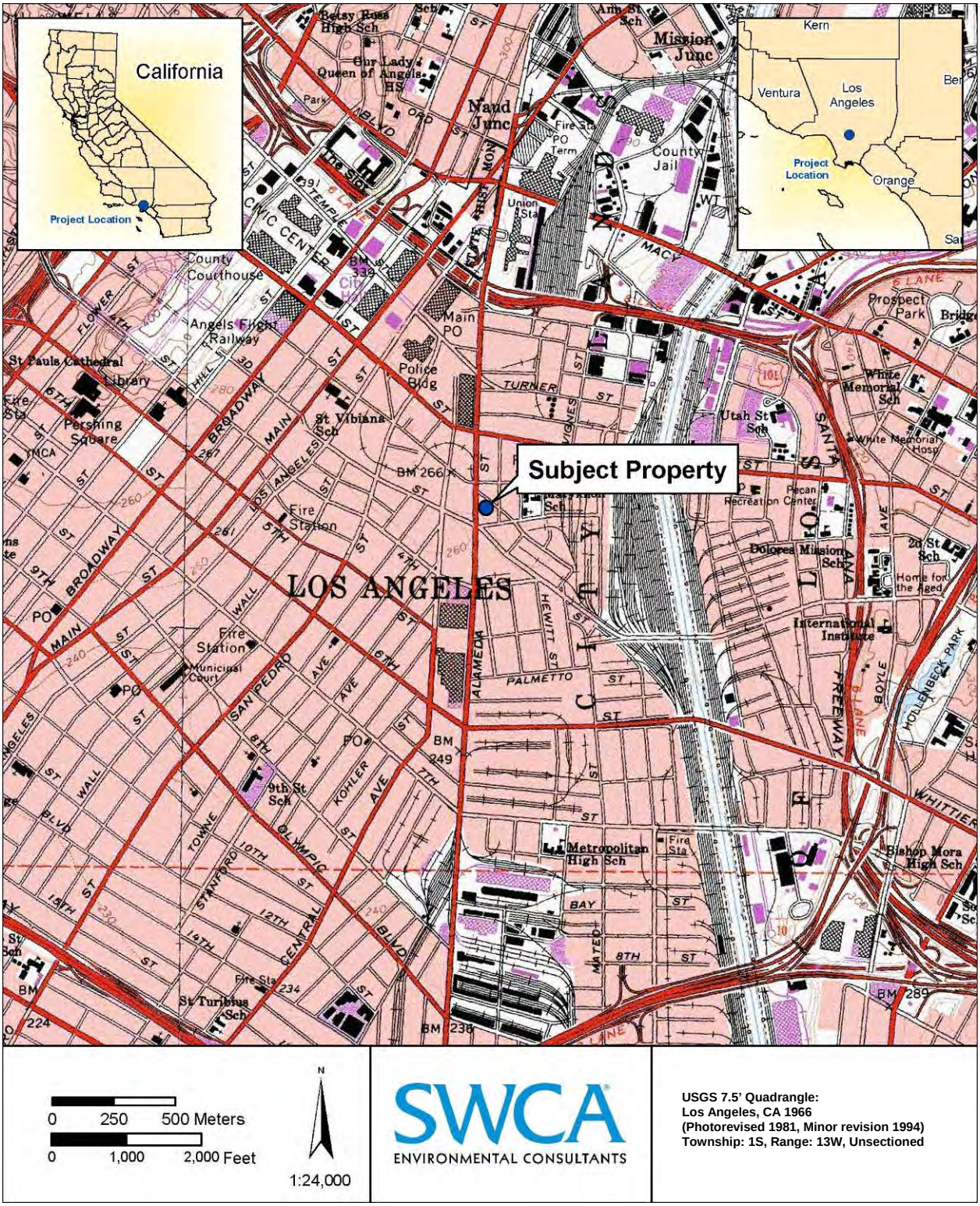
***Attachments:** ☐NONE ☒ Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐ Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 216 South Alameda Street building (No. 7-35)

***Map Name:** Los Angeles, CA ***Scale:** 1:24,000 ***Date of Map:** 1966 (Photorevised 1981, Minor revision 1994)



USGS 7.5' Quadrangle:
Los Angeles, CA 1966
(Photorevised 1981, Minor revision 1994)
Township: 1S, Range: 13W, Unsectioned

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) 216 South Alameda Street building (No. 7-35)

B1. Historic Name: John A. Roebling's Sons Co.
B2. Common Name: Robert Arranaga & Co., Inc.
B3. Original Use: industrial building B4. Present Use: industrial building

***B5. Architectural Style:** Classical Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built in 1913 (*Los Angeles County Assessor*). Alterations: small warehouse addition, 1924 (Building Permit or BP#25854, 6/21/1924), larger warehouse addition (BP#30063, 7/21/1924), alterations, 1938 (BP#21692, 6/20/1938), parapet veneer repair, 1988 (BP#188824, 12/09/1988). Security bars, loading dock canopy (dates unknown).

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:**

B9a. Architect: Hudson & Munsell b. Builder:

***B10. Significance: Theme:** Commercial Development in Los Angeles, 20th Century **Area:** Los Angeles region
Period of Significance: 1913-1956 **Property Type:** commercial building **Applicable Criteria:** B/2, C/3

The subject property building was completed in 1913. It was designed by Hudson & Munsell for John A. Roebling's Sons (JAR). The company's namesake, John Augustus Roebling was arguably the most influential civil engineer to have practiced in the United States. Best known for his daring suspension bridge design, the shared design and construction with his son and daughter-in-law of the Brooklyn Bridge (1883) remains an unmatched engineering and construction feat in American history. Roebling was born and educated in Germany, designed numerous innovative aqueducts, railroad and vehicle bridges in the U.S., and died suddenly as the result of an accident while surveying for the Brooklyn Bridge in 1869. His son, Washington Roebling, who was born in 1837, followed in his father's profession, and was a civil war officer whose engineering accomplishments were eventually equivalent to those of his father. During the complex construction of the Brooklyn Bridge, Washington was stricken by, and nearly died from complications of the compression sickness, or "the bends," a common but deadly constriction safety hazard. Technology developed for that project is still used to combat the condition. Roebling's wife, Emily Warren (1843-1903) is credited with acting of his behalf, carrying out his duties as Chief Engineer, completing construction management as a go-between from his bedside on the challenging and monumental project (Petroski).

Out of necessity and in order to implement his "efficient and economical" long-span suspension bridge designs, the elder Roebling had perfected the concept of devised "wire rope" in 1841, and began manufacturing the unique material on the family farm. John A. Roebling's Sons wire rope factory products changed civil engineering and moved to Trenton, New Jersey, in 1848. The Roeblings also designed a concrete fireproof floor system that was widely used in New York skyscrapers (Landau). As of 1908, JAR maintained a general office in New Jersey, with branch offices in New York, Chicago, San Francisco, Seattle, Portland and Cleveland. Their Los Angeles office was at Alameda and Market streets until the subject property was completed. They maintained rolling mills and steel works, and manufactured wire, wire rope and wire cable (American Iron). The company legacy lasted more than 100 years before it was liquidated at an unknown date after 1956.

(See Continuation Sheet)

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

***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** F. Smith

***Date of Evaluation:** 3/26/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI# Trinomial

 ***Resource Name or #** (Assigned by recorder) 216 South Alameda Street building (No. 7-35)

***Recorded by:** Francesca Smith ***Date:** March 26, 2009 ☒Continuation ☐Update

***B10. Significance:** (continued from page 3)

The subject property building architects, Hudson & Munsell, the partnership of Frank D. Hudson (1868-1941) and William A.O. Munsell (1866-c. 1963) lasted from 1895 until the late 1920s. It was briefly dissolved in 1919 and reinstated in 1921 (S*outhwest Builder & Contractor*). The firm's work was primarily in Los Angeles; residential projects included homes for: Thomas Barnard (1897), Mary L. Briggs (1912, Historic-Cultural Monument or H-CM # 477), Morris Cohn (1902, HC-M #84), A.F. Garts (Altadena, 1908), Secondo Guasti and Daniel Murphy (1910) and many others. Public and institutional works include: Masonic Temple (1907), Elks Club Building, (San Pedro, 1909), Los Angeles County Detention Home (1910), Los Angeles County Hall of Records (1908, demolished circa 1972), Engine Company No. 23 (1910, H-CM #165), Natural History Museum (1913, addition 1931 with Francis Pierpont Davis) and San Marino City Hall (1920) and Fire Station (1927). Their numerous school designs included, Hermon School (1923), 79th Street and 95th Street schools (both 1924) and Murchison Street School (1927). Church commissions involved Saint Anthony's (Long Beach 1902) and Chatsworth Methodist Church (1912). Munsell's long career and life included becoming a fine art painter of some note.

By 1956, John A. Roebling's' Sons had relocated to 5340 Harbor Street. Although the building was one of many under the Roebling's ownership at the time of its construction, it was directly associated with the tenure of Washington Roebling, who was president of the company at the time. It is not known when the current owner acquired the subject property. Although the building has undergone minor additions and modifications since its completion, it remains recognizable to its original appearance. Additions include: small and large warehouse additions (1924), the addition of security bars and a canopy over loading docks (dates unknown), and parapet repair (1988).

The subject property was found separately eligible for listing in the National Register as part of the Final EIR for the Amended Little Tokyo Redevelopment Plan. No evidence was located regarding SHPO concurrence for that finding. The subject property has not been significantly altered since that eligibility finding was made and remains eligible for listing in the National and California registers at the local level of significance under Criteria B/2 and C/3. Despite described limited alterations, the building retains sufficient integrity to be recognizable to its original appearance, and is rare remaining example of an architect-designed, Classical Revival style unreinforced masonry building. It is directly associated with persons significant in our past, during the tenure of Washington Roebling, who served as President of the JAR from 1921-1926 (Criterion B/2). Although the connection to the younger Roebling is tenuous, his overriding significance in American engineering history overrides the closeness of the direct connection with a person important in our past (the connection is admittedly slight). Despite imperfect brick repairs, the building embodies the distinctive characteristics of the Classical Revival type, the early to mid- 20th century period (1913-1956), the unreinforced masonry method of construction (Criteria C/3). The building does not represent a significant and distinguishable entity whose components lack individual distinction to be considered a contributor to a large historic district. There is no reason to believe that it is associated with important events in history (Criteria A/1) or that it may yield important information about prehistory or history (Criteria D/4).

***B12. References:**

American Iron and Steel Institute *Directory of Iron and Steel Works of the United States and Canada.* Philadelphia: American Iron & Steel Association (Institute), 1908:121, 122.

City of Los Angeles, various building permits.

Environmental Impact Report for the Amended Little Tokyo Redevelopment Plan (Final), June 2002:4.4-8.

Landau, Sarah Bradford and Carl W. Condit *Rise of the New York Skyscraper.* New Haven: Yale University Press, 1999: 252.

Petroski, Henry. *Engineers of Dreams: Great bridge Builders and the Spanning of America.* New York: Vintage Books, 1995: 49-52.

Pacific Telephone & Telegraph Co. *Los Angeles Street Address Directory,* 1956: 325.

Southwest Builder & Contractor. October 31, 1919: 11.

Southwest Builder & Contractor. April 11, 1921: 12.



Primary Address:	216 S ALAMEDA ST
Other Address:	237 S ROSE ST 524 E TRACTION AVE
Name:	John A. Roebling's Sons Co.; Robert Arranaga Food Suppliers Co.
Year built:	1913
Architectural style:	Vernacular

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1913 daylight factory building in Los Angeles' primary industrial district. Daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a vernacular industrial building designed by master architects Hudson & Munsell. Hudson & Munsell were responsible for the Natural History Museum in Exposition Park, also in 1913.

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Name: John A. Roebling's Sons Company Factory and Warehouse



Description:

The property at 216 S. Alameda Street contains a three-story brick factory building, and a one-story metal storage building. The factory building features brick cladding with decorative patterned brick on the facade, large industrial steel sash windows, and a corner entrance with an elaborated surround. The storage building is a large metal shed with a gable roof, corrugated metal siding, and large industrial windows.

Significance:

Excellent example of an early-20th century factory building and warehouse in Los Angeles' primary industrial district. This factory was built in 1913 for John A. Roebling's Sons Company, a Trenton, New Jersey-based company specializing in manufacturing wire rope and other steel products. The warehouse was added in 1924 and served as a storage building. Roebling's Sons Company was responsible for the steel suspension cables for the Brooklyn Bridge, and for the popular toy, The Slinky. It is unknown when the John A. Roebling's Sons Company left this building; more research is needed to determine the period of significance.



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Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early-20th century factory building and warehouse in Los Angeles' primary industrial district. It is unknown when the John A. Roebling's Sons Company left this building; more research is needed to determine the period of significance.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 701 East 3rd Street (Map Reference No. 2-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: 701 East 3rd Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-009-902

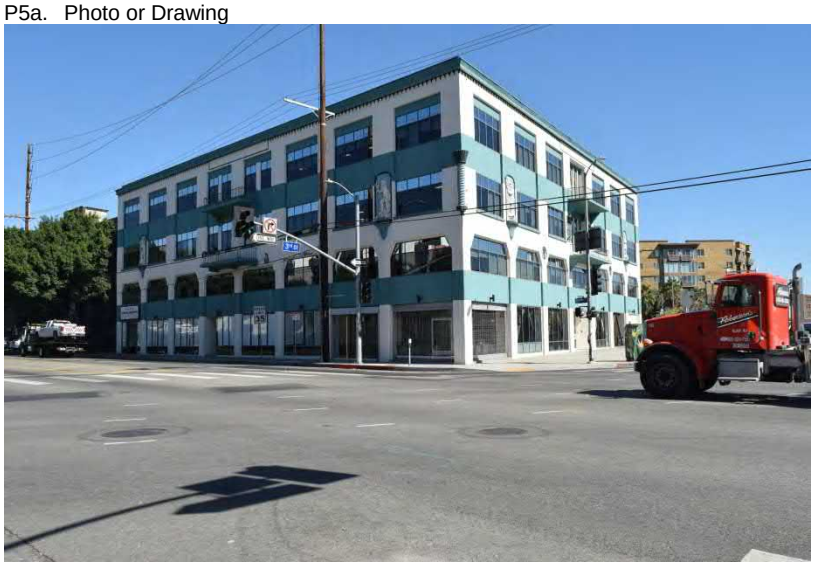
***P3a. Description:**

The subject property is a four-story vernacular/commercial building exhibiting minimal decorative elements of the Mediterranean Revival style. The roughly rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on cladding. Its exterior walls are of structural reinforced concrete construction. Windows are non-original fixed, multi-pane, metal sashes. Entrances to the building are located on the south and west elevations and feature glazed commercial-style aluminum doors. Centrally placed third- and fourth-floor balconies are located on the street-facing south and west elevations. Relief sculpture adorns the second- and third-floor exteriors, depicting what is presumed to be the Roman deity Neptune in five locations fronting the public right-of-way. The property is located on a corner parcel and is minimally landscaped with young trees along the public right-of-way. Alterations include the replacement of windows throughout and the removal of some of the original architectural detailing, including a cornice depicted in a 1925 photograph (Newspapers.com 2019). The property appears in good condition.

***P3b. Resource Attributes:** HP7. 3+ story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
October 19, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

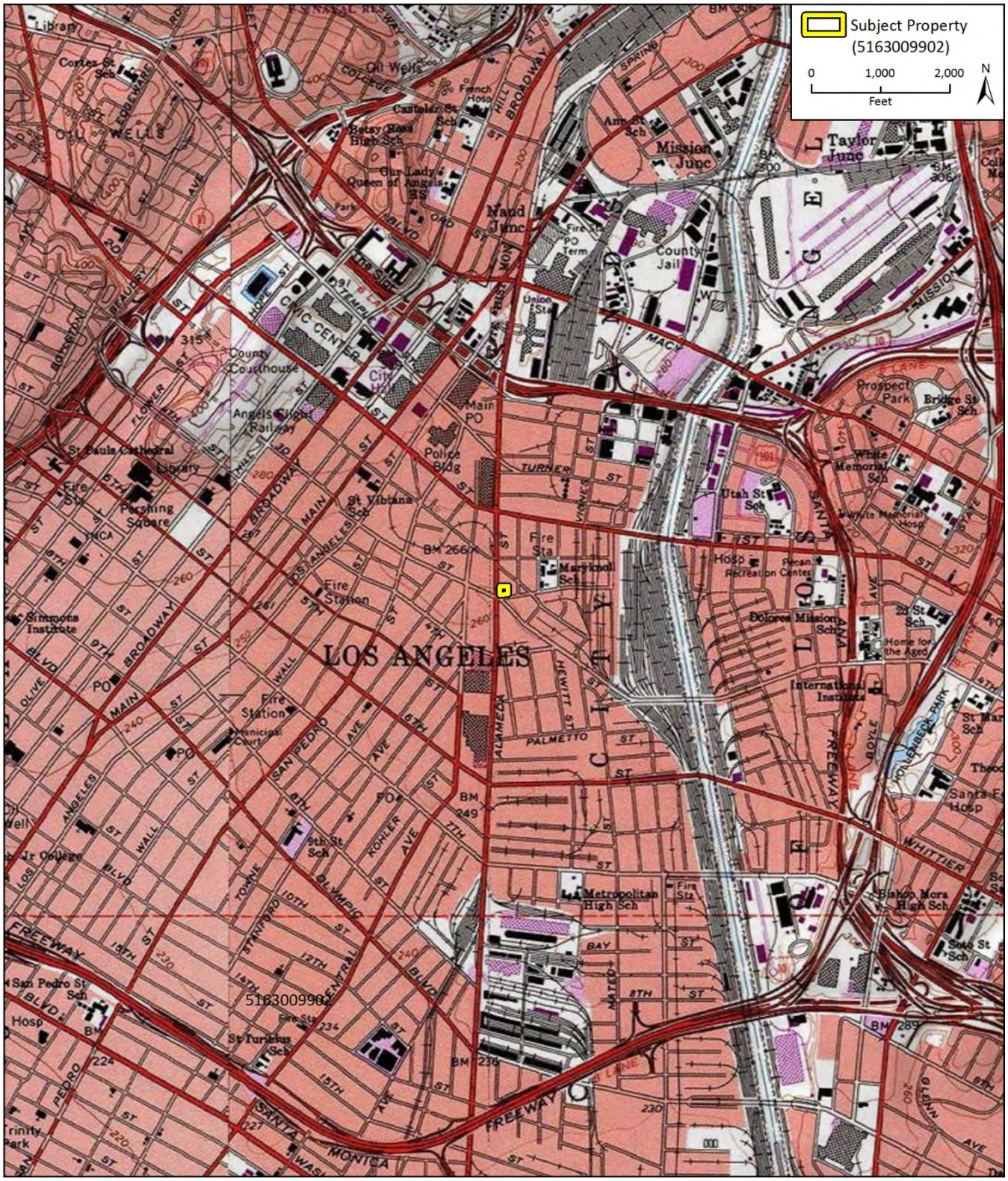
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 701 East 3rd Street (Map Reference No. 2-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 701 East 3rd Street (Map Reference No. 2-004) ***NRHP Status Code** 3D; 3CD; 5D3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Manufacturing B4. Present Use: Commercial
***B5. Architectural Style:** Vernacular/Utilitarian with Mediterranean Revival elements
***B6. Construction History:**
Building permits indicate the Neptune Meter Company developed the subject building as a factory in 1924 (LADBS 1924). A comparison of the building's current appearance with its depiction in a 1924 advertisement indicates that some of its decorative detailing has been removed and all of the windows replaced (Newspapers.com 2019). Building permits did not identify when these alterations were executed.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1900-1940 **Property Type** Factory **Applicable Criteria** A/1/1

The subject property is a commercial building constructed in 1924 as a branch factory for the Neptune Meter Company, a New York City-based manufacturer of water meters (LADBS 1924). Building permits indicate architect W.J. Saunders designed the building, though a photograph published in 1925 indicates much of the decorative detailing of Saunders's original design has been removed (LADBS var). Neptune Meter Company occupied the building until at least as recently as 1952. Subsequent owners and occupants include Marshall of California, Willard-Brent Company, Sid Simon, Pacific Manufacturing and Textiles, Denis Lanfre, Oakwood-Third Street Associates, Tower Realty, Neptune Partners, Sang and Sung Kim, and the Los Angeles City Department of Pensions. By 1970, the building was put to use as offices (LADBS var.). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. At that time the property was identified as a contributor to the Downtown Los Angeles Industrial Historic District. The area comprising the district served as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city. SurveyLA found the district eligible for the National Register of Historic Places, California Register of Historical Resources, and as a city of Los Angeles HPOZ under Criteria A/1/1 with an associated period of significance spanning 1900 to 1940. (SurveyLA 2016).

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed March 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). 2016. Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

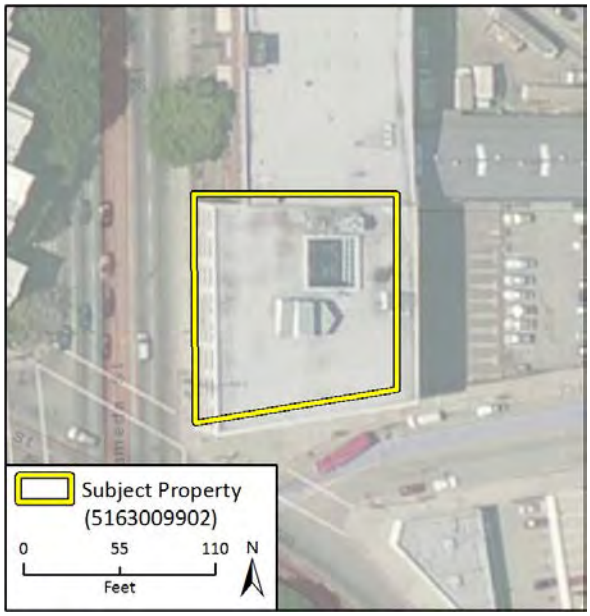
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

(See continuation sheet)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 2, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

The current study also evaluated the property for individual eligibility for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument and recommends it ineligible under all significance criteria and all Context/Theme/Property Type combinations included in the SurveyLA Historic Context Statement. While the property is associated with the development of industry in Los Angeles, research does not indicate it is strongly linked to this history or any other notable events (Criteria A/1/1). Research also did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (Criteria B/2/2). The building has been altered through the removal of original features and the replacement of all windows and as a result, does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4).

B12. References (continued):

Netronline. “Historic Aerials.” [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018

Newspapers.com. “Home.” [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed March 2019.

ProQuest. “Digital Sanborn Maps, 1867-1970.” [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July March 2019.

Name: Downtown Los Angeles Industrial Historic District



Description:

The Downtown Los Angeles Industrial Historic District is an industrial area situated between the Alameda Street corridor and the Los Angeles River, just east of downtown Los Angeles. The district occupies flat terrain generally bounded by E. 1st Street on the north, Santa Fe Avenue and Mateo Street on the east, E. 7th Street on the south, and S. Alameda Street on the west. Interior streets are arranged in a generally orthogonal grid, with 4th Street traversing the district diagonally from the northwest to the southeast. Development in the district is almost exclusively industrial in nature, with a handful of commercial and institutional uses. Properties within the district vary widely in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings were constructed primarily from 1900 to 1940 and are predominantly vernacular or utilitarian in design. Today, these early buildings share the block with more recent construction.

The district contains 196 individual buildings. Of these, 104 have been evaluated as district contributors, or approximately 53 percent; 92 properties have been evaluated as non-contributors due to alterations or construction outside the period of significance. Additional distinguishing features of the district include its location in relation to the Alameda Street industrial corridor and the Los Angeles River; the interior circulation pattern (including streets, alleys, and rail spur rights-of-way); the nearly exclusive industrial use; extensive surface parking areas, often designed to accommodate large trucks; the absence of sidewalks and street lighting in some areas; the absence of landscaping throughout the district; evidence of former rail lines (such as remnant tracks, and a rail stop); and remnant granite infrastructure (including curbs, swales, and rail beds).

Significance:

The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial history and development of Los Angeles. The district as a whole served as the city's primary industrial district from the late-19th century through World War II. The district's period of significance is 1900 to 1940, when most of the original buildings in the district were constructed. Contributors not only represent important industries and industrial building typologies, but also reflect significant examples of architectural styles of the day applied to industrial buildings and were often the work of noted architects and designers. Buildings in the district are also associated with the ethnic/cultural and labor histories of the area. Some contributors within the district have also been evaluated for individual significance.

The land comprising the district was first improved as part of a vineyard operated by Jean-Louis Vignes, who arrived in Los Angeles from France in 1831. Attracted by the area's Mediterranean climate, Vignes acquired land adjacent to the Los Angeles River and began planting grapes in 1833. By 1847 his vineyard, "El Aliso," was the largest producer of wine in California. Other vintners and citrus growers soon followed Vignes' lead, and oranges and grapefruit quickly overtook grapes as the area's primary crops. Los Angeles' citrus industry flourished during this period and, as a result, the district remained predominantly agricultural until 1871, when the northern portion was subdivided as the Johnston Tract and subsequently developed with single-family residences. However, the landscape of the district evolved during the last decades of the 19th century as rail lines and manufacturing plants emerged to serve the citrus industry's shipping needs. Soon the character of the district would be redefined by the presence of the railroad.

Until the 1870s, only local rail lines ran through Los Angeles. But in 1876, the opening of the Southern Pacific Railroad line from San Francisco linked the city with the transcontinental railroad. A depot for the Southern Pacific line was constructed at the southwest corner of Alameda and 5th streets, immediately adjacent to the district. The Atchison, Topeka, and Santa Fe Railroad (AT&SF) constructed a depot and freight yards south of 1st Street in 1885, on the northern edge of the district. In 1893, the company also constructed the distinctive Moorish Revival-style La Grande Station at 2nd and Santa Fe streets, in the northeastern part of the district. The Atchison, Topeka & Santa Fe Railway Outbound Freight House (known as the Santa Fe Freight Depot) was constructed in 1906 to accommodate the majority of goods shipped out of Los Angeles on rail by the AT&SF. Located on the eastern edge of the district, the building is now occupied by the Southern California Institute of Architecture (SCI-Arc) and is a Los Angeles Historic-Cultural Monument (HCM No. 795). It was originally paired with the AT&SF Railway Inbound Freight House directly across Santa Fe Avenue. Today, the AT&SF Outbound Freight House stands as

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the last remaining historic reference to the Atchison, Topeka, and Santa Fe Railroad along Santa Fe Avenue in Los Angeles. While most of these early railroad buildings have been lost, their locations and relative proximity to one another motivated the development of the surrounding area as an industrial district. Within a few years, businesses had begun to capitalize on the convenience of locating their operations near the rail lines, and a small concentration of manufacturing and warehouse facilities had sprung up in the area between Alameda Street and Santa Fe Avenue.

By the turn of the 20th century, a range of manufacturers and processing companies had established themselves in the area. A 1909 map of the area notes a number of warehouses and storage facilities, as well as a wide variety of processing and manufacturing operations – including lumber yards, freight yards, ice and cold storage, slaughterhouses and meatpackers, produce companies and canneries, and blacksmiths, among others. As the railroads increased mobility, Los Angeles ceased to be simply a market for manufactured goods produced in San Francisco and the East, but began to support local industries as well. Similarly, as agricultural activities in other areas of the city supplanted those near the city center, the district evolved from simply a shipping hub to a processing and manufacturing center in its own right. In particular, businesses related to the building trades had expanded rapidly beginning in the 1880s when the first regional real estate boom spurred residential and commercial construction; as a result, the district saw the opening of a number of lumber, construction, and even furniture trades.

In the early decades of the 20th century, many of the district's industrial buildings were one of two types: manufacturing or processing facilities, and warehouses. Many of the area's industrial buildings were constructed directly on a rail spur; these buildings often display curved facades that follow the tracks, with docks and large bay doors set several feet above the ground (to the height of a boxcar), to facilitate the loading and unloading of goods. Warehouses were built either as general storage facilities – with space that could be rented by a variety of companies or operators – or were purpose-built facilities associated with a particular company. Examples of general warehouses include the Pacific Commercial Warehouse (1910); the Bekins Van & Storage Co. warehouse (1923); and the Metropolitan Warehouse Company (1924). Purpose-built warehouses constructed during this period include those built for J. R. Newberry & Co. (1900); Barker Bros. Furniture (1920 and 1923); Cheeck Neal Coffee Co. (1924); and Hills Bros. Coffee Co. (1929).

As local industries continued to establish themselves, processing and manufacturing operations within the district continued to expand. Two industries in particular flourished during this period: ice and cold storage, and food processing and packaging. Cold storage emerged in response to the demand for fresh products in urban areas, and provided a critical link between agricultural goods from farms, fisheries, and ranches and their distribution to fresh produce markets and food processors. Construction of cold storage warehouses was initially integrally linked with that of ice-making plants, with both frequently located within the same facility. Several cold storage operations opened within the district including the Los Angeles Ice & Cold Storage Co. (1905, now Rancho Cold Storage), the Union Ice Co. (1907, now Union Central Cold Storage), and the Merchants' Ice Co. (1910).

Food processing industries represented some of the earliest industrial development in Los Angeles, and exploded in operation during the 1910s and 1920s as companies began to fully embrace mechanization in order to meet the demands of new chain stores. Food processing eventually became one of the dominant industries within the district. Among the most prominent in the area were Globe Mills (trade name of Pillsbury Flour Mills Co., 1902); California Walnut Growers Association (1921, later Diamond Walnut Co.); Poultry Producers of Southern California (1923, now Commercial Meat Co.); Cheek Neal Coffee Co. (1924, later Maxwell House Coffee Co.); the National Biscuit Company (1925, now the Nabisco Lofts); Sperry Flour Co. (1926); Challenge Cream & Butter (1926); and Hills Bros. Coffee Co. (1929).

In addition to processing operations, manufacturing facilities expanded as well, with many companies constructing daylight factories to increase productivity. At a time when electricity was expensive and not always reliable, daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. A number of daylight factories were constructed within the district.

While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to design their facilities, including John M. Copper (Globe Mills, 1916); Hudson & Munsell (John A. Roebling's Sons Co., now Angel City Brewery, 1913); and Eckel & Aldrich (National Biscuit Company, 1925). In a few cases, a business engaged a company architect from its home city. For example, the Coca-Cola Syrup Manufacturing Plant, originally constructed in 1915, was substantially expanded and redesigned in the Late Moderne style in 1939 by Atlanta-based architect Jesse M. Shelton. Shelton designed a number of factories for the Coca-Cola Company during the 1930s and the 1940s, including those in Baltimore, New Orleans, and Boston, all of which strongly resemble the design of the Los Angeles

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building. Similarly, the Hills Bros. Coffee Co. retained San Francisco-based architect George W. Kelham to design their Los Angeles office building in 1929. Best known in Los Angeles for the original buildings on the campus if UCLA, Kelham had previously designed Hills Bros.' flagship building situated along the Embarcadero in San Francisco.

In addition to industrial uses, the district includes commercial operations, many notable for their associations with the Japanese and African American populations in the area (more may be identified with additional intensive-level research). Small hotels that housed workers in the area include the Canadian Hotel (now the American Hotel). Constructed in 1906 and designed by Morgan & Walls, this four-story brick building was built as a first-class hotel for African-Americans, many of whom worked as Pullman car porters. Mixed-use commercial buildings include 606 E 1st Street (1913) designed by Morgan & Walls. It had a series of European American owners who leased space to Japanese American residential and commercial tenants (people born in Japan were legally prohibited from owning property at that time). The building housed the Nankaiya Hotel on its second story for at least 20 years, providing furnished rooms to Japanese American single male lodgers as well as family households. The buildings' first floor storefronts contained retail operations predominantly run by Japanese Americans, and its occupants between 1913 and 1940 included barbershops, restaurants, a secondhand goods store, a plumbing business, a grocery store, and a liquor store. Another notable example is 620 E 1st Street (1911) designed by architect J.E. Lacey. Originally constructed as a one-story store building, in 1913, owner Charles German had a residential second story (designed by E.B. Hogan Jr.) added. The building's second story provided furnished rooms to Japanese Americans and its first story had Japanese-run businesses including a noodle manufacturer, barbershops, a tailor, a beverage shop, and a restaurant. Institutional uses in the area include utility outposts such as the Edison electrical substation (1911), and a Department of Water & Power distributing station (1923).

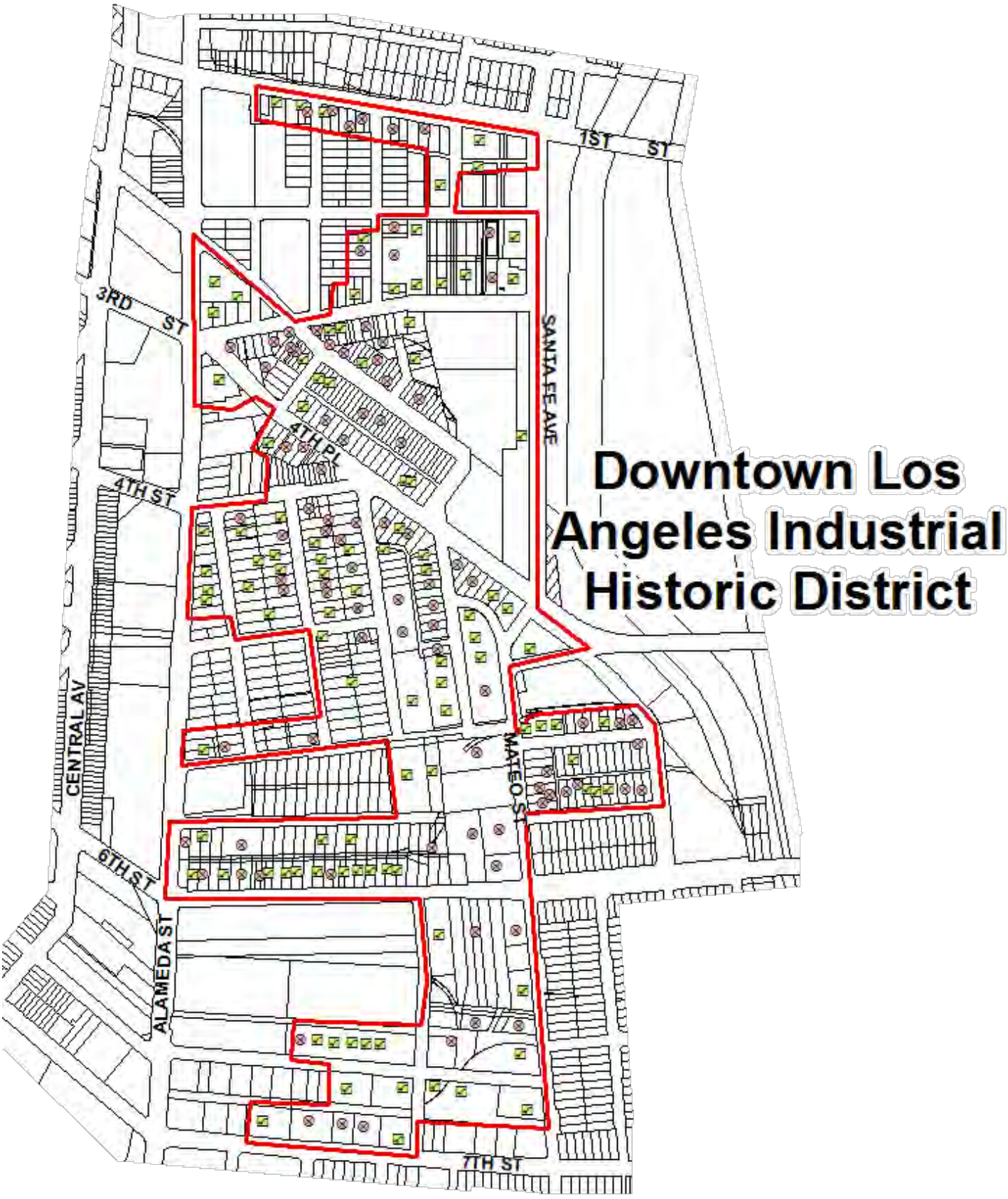
By the 1920s, the area now comprising the historic district was fully established as an industrial hub. This was aided in part by the pattern of development occurring outside the central city. As the City of Los Angeles continued to annex existing communities as well as available land in the San Fernando Valley, zoning was amended to eliminate residential housing in the downtown area. By 1922, the City had officially re-zoned the downtown area to accommodate the construction of more offices, retail, and manufacturing facilities. By the 1950s, the area was home to automotive manufacturing, trucking and transport, furniture manufacturing and storage, paint and chemical manufacturing, and paper and plastic production – as well as historically dominant industries such as food processing and lumber and woodworking operations. While industries evolved over time, the district maintained its character as an industrial center, with one processing or manufacturing operations simply replacing another. Over the course of the 20th century a single manufacturing facility might house the production of everything from dog food to pie.

By the 1960s, however, the character of the area within the district was evolving away from that of an industrial center. Industry on the whole struggled to adapt to the postwar challenges of containerization and new technologies in manufacturing and transport. Railroads had given way to the trucking industry, and businesses within the district were constrained by the physical demands such methods placed on their operations. Furthermore, outlying fledgling industrial centers such as Vernon and the City of Commerce were comparatively undeveloped and offered plentiful land at lower prices, presenting many companies with an opportunity to relocate and construct newer and more efficient facilities. As a result, by the 1970s many buildings within the district were vacant. However, the area found new life as artists and other creative types began to congregate amidst the vacant buildings and empty lots. Priced out of established artists' colonies in neighborhoods such as Venice and Hollywood, Los Angeles' industrial district provided many with an opportunity to live and work inexpensively in the vast and vacant warehouse buildings. Soon, the area was home to a number of avant-garde art galleries, giving rise to the group of early artists now called the "Young Turks." Many of the area's most prominent industrial buildings found new life as gallery space and underground hangouts for a burgeoning art scene as well as the punk-rock music scene. In 1981, the City of Los Angeles implemented the Artist-in-Residence Program, which legalized the residential use of formerly industrial buildings for artists, legitimizing their efforts. In the mid-1990s, the area was officially designated as the Arts District. A subsequent wave of development began in 1999 with the passing of the Adaptive Reuse Ordinance which relaxed zoning codes and allowed for the conversion of pre-1974 commercial and industrial buildings into residences for artists and non-artists alike. Today, the area continues to attract new commercial and residential development, and existing facilities are adapted to meet the needs of the growing community.

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Due to the inherent flexibility of their design, industrial buildings are often subject to a greater degree of modification over time. However, the district as a whole retains its distinctive character as an early-20th century industrial center. The industrial buildings, along with the district's other features – including its location, interior circulation pattern, industrial use, absence of landscaping, and evidence of former rail lines – all contribute to a strong sense of time and place. The Downtown Los Angeles Industrial Historic District is a singular resource which continues to convey its historic significance, telling the story of early industrial development in Los Angeles.

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Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II.

Contributors/Non-Contributors:



Primary Address: 602 E 1ST ST

Other Address: 600 E 1ST ST
604 E 1ST ST
606 E 1ST ST
608 E 1ST ST
610 E 1ST ST
612 E 1ST ST
614 E 1ST ST
106 S ROSE ST
112 S ROSE ST

Type: Contributor

Year built: 1913

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 620 E 1ST ST

Other Address: 618 E 1ST ST
618 1/2 E 1ST ST

Type: Contributor

Year built: 1913

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 622 E 1ST ST

Type: Non-Contributor

Year built: 1950

Property type/sub type: Commercial-Auto Related; Auto Body/Repair

Architectural style: No style



Primary Address: 700 E 1ST ST

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Other Address:	702 E 1ST ST 704 E 1ST ST 706 E 1ST ST 106 S HEWITT ST 112 S HEWITT ST
Type:	Non-Contributor
Year built:	1909
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	Commercial, Vernacular



Primary Address:	700 E 1ST ST
Other Address:	702 E 1ST ST 704 E 1ST ST 706 E 1ST ST 106 S HEWITT ST 112 S HEWITT ST
Type:	Contributor
Year built:	1909
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Commercial, Vernacular

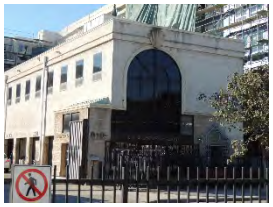


Primary Address:	712 E 1ST ST
Type:	Non-Contributor
Year built:	1979
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	Other



Primary Address:	716 E 1ST ST
Other Address:	720 E 1ST ST 724 E 1ST ST 111 S GAREY ST
Type:	Non-Contributor
Year built:	1990
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	Other

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Primary Address:	806 E 1ST ST
Other Address:	810 E 1ST ST
Type:	Non-Contributor
Year built:	1990
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	No style



Primary Address:	830 E 1ST ST
Other Address:	808 E 1ST ST 880 E 1ST ST
Type:	Non-Contributor
Year built:	2002
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	Other



Primary Address:	900 E 1ST ST
Type:	Contributor
Year built:	1900
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	720 E 2ND ST
Other Address:	205 S GAREY ST 213 S GAREY ST 215 S GAREY ST 204 S HEWITT ST 206 S HEWITT ST 208 S HEWITT ST 212 S HEWITT ST 218 S HEWITT ST 226 S HEWITT ST 230 S HEWITT ST
Type:	Non-Contributor
Year built:	1955
Property type/sub type:	Institutional-Religious/Spiritual; Religious School
Architectural style:	Modern, Mid-Century

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Primary Address:	924 E 2ND ST
Other Address:	923 E 3RD ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	929 E 2ND ST
Other Address:	939 E 2ND ST
Type:	Contributor
Year built:	1926
Property type/sub type:	Industrial-Food Processing; Creamery
Architectural style:	Industrial, Utilitarian



Primary Address:	938 E 2ND ST
Other Address:	940 E 2ND ST 939 E 3RD ST 941 E 3RD ST
Type:	Contributor
Year built:	1906
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	948 E 2ND ST
Type:	Non-Contributor
Year built:	1997
Property type/sub type:	Industrial; Other
Architectural style:	Other



Primary Address:	701 E 3RD ST
Other Address:	244 S ALAMEDA ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	730 E 3RD ST
Other Address:	722 E 3RD ST 726 E 3RD ST 727 E 4TH PL 321 S HEWITT ST 325 S HEWITT ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Commercial-Auto Related; Parking Structure
Architectural style:	No style



Primary Address:	734 E 3RD ST
Other Address:	738 E 3RD ST 740 E 3RD ST 742 E 3RD ST 744 E 3RD ST 702 E TRACTION AVE
Type:	Non-Contributor
Year built:	1946
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

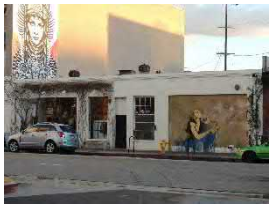


Primary Address:	804 E 3RD ST
Other Address:	800 E 3RD ST
Type:	Non-Contributor
Year built:	1934
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	806 E 3RD ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	806 E 3RD ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	Vernacular



Primary Address:	812 E 3RD ST
Other Address:	810 E 3RD ST 818 E 3RD ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	826 E 3RD ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	912 E 3RD ST
Other Address:	906 E 3RD ST 908 E 3RD ST 910 E 3RD ST 918 E 3RD ST
Type:	Contributor
Year built:	1908
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	953 E 3RD ST
Type:	Non-Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	707 E 4TH PL
Other Address:	718 E 3RD ST
Type:	Non-Contributor
Year built:	1991
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	800 E 4TH PL
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	801 E 4TH PL
Other Address:	326 S HEWITT ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	808 E 4TH PL
Other Address:	810 E 4TH PL 814 E 4TH PL 839 E 4TH ST 841 E 4TH ST 843 E 4TH ST 847 E 4TH ST 901 E 4TH ST 903 E 4TH ST
Type:	Non-Contributor
Year built:	1989
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	813 E 4TH PL
Other Address:	817 E 4TH PL 821 E 4TH PL 827 E 4TH PL 829 E 4TH PL 831 E 4TH PL 833 E 4TH PL
Type:	Non-Contributor
Year built:	1967
Property type/sub type:	Institutional-Government; Other
Architectural style:	Modern, Mid-Century



Primary Address:	813 E 4TH PL
Other Address:	817 E 4TH PL 821 E 4TH PL 827 E 4TH PL 829 E 4TH PL 831 E 4TH PL 833 E 4TH PL
Type:	Non-Contributor
Year built:	1967
Property type/sub type:	Institutional-Government; Social Services/Welfare
Architectural style:	Vernacular



Primary Address:	816 E 4TH PL
Type:	Non-Contributor
Year built:	1946
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	822 E 4TH PL
Other Address:	824 E 4TH PL 907 E 4TH ST 909 E 4TH ST 911 E 4TH ST 913 E 4TH ST 915 E 4TH ST 917 E 4TH ST
Type:	Non-Contributor
Year built:	1922
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	1003 E 4TH PL
Other Address:	1007 E 4TH PL 1011 E 4TH PL 1028 E 4TH ST 1032 E 4TH ST 1036 E 4TH ST 1040 E 4TH ST 424 S MOLINO ST
Type:	Non-Contributor
Year built:	1968
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1019 E 4TH PL
Other Address:	1015 E 4TH PL 1046 E 4TH ST 1050 E 4TH ST
Type:	Contributor
Year built:	1937
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Industrial, Utilitarian



Primary Address:	900 E 4TH ST
Other Address:	902 E 4TH ST 904 E 4TH ST 406 S COLYTON ST 408 S COLYTON ST
Type:	Non-Contributor
Year built:	1952
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	940 E 4TH ST
Other Address:	942 E 4TH ST 944 E 4TH ST 946 E 4TH ST 948 E 4TH ST 956 E 4TH ST 410 S HEWITT ST 416 S HEWITT ST 420 S HEWITT ST
Type:	Non-Contributor
Year built:	1963
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	947 E 4TH ST
Other Address:	953 E 4TH ST 957 E 4TH ST
Type:	Contributor
Year built:	1915
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Moderne, Late



Primary Address:	962 E 4TH ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	966 E 4TH ST
Other Address:	970 E 4TH ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	1016 E 4TH ST
Other Address:	1022 E 4TH ST 418 S MOLINO ST
Type:	Non-Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1101 E 5TH ST
Other Address:	445 S COLYTON ST 451 S COLYTON ST 457 S COLYTON ST 450 S SEATON ST 454 S SEATON ST
Type:	Contributor
Year built:	1915
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1200 E 5TH ST
Type:	Contributor
Year built:	1931
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1209 E 6TH ST
Other Address:	1205 E 6TH ST 1207 E 6TH ST 1211 E 6TH ST
Type:	Contributor
Year built:	1912
Property type/sub type:	Commercial-Lodging; Hotel
Architectural style:	Renaissance Revival

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Primary Address:	1217 E 6TH ST
Other Address:	1219 E 6TH ST 1221 E 6TH ST
Type:	Non-Contributor
Year built:	1921
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1235 E 6TH ST
Type:	Contributor
Year built:	1901
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1247 E 6TH ST
Other Address:	1249 E 6TH ST 1253 E 6TH ST 1255 E 6TH ST 1259 E 6TH ST
Type:	Non-Contributor
Year built:	1912
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	1261 E 6TH ST
Type:	Non-Contributor
Year built:	1909
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	1269 E 6TH ST
Type:	Contributor
Year built:	1906
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1275 E 6TH ST
Type:	Contributor
Year built:	1911
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1281 E 6TH ST
Other Address:	1285 E 6TH ST
Type:	Contributor
Year built:	1922
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1291 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1301 E 6TH ST
Type:	Non-Contributor
Year built:	2009
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	1309 E 6TH ST
Other Address:	1311 E 6TH ST 1313 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1309 E 6TH ST
Other Address:	1311 E 6TH ST 1313 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	1309 E 6TH ST
Other Address:	1311 E 6TH ST 1313 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1309 E 6TH ST
Other Address:	1311 E 6TH ST 1313 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1313 E 6TH ST
Other Address:	1309 E 6TH ST 1311 E 6TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1340 E 6TH ST
Other Address:	1350 E 6TH ST 1356 E 6TH ST 610 S MILL ST 630 S MILL ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Industrial, Utilitarian



Primary Address:	1362 E 6TH ST
Other Address:	1366 E 6TH ST 1370 E 6TH ST
Type:	Non-Contributor
Year built:	1957
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	1379 E 6TH ST
Other Address:	1356 E FACTORY PL 1362 E FACTORY PL 1366 E FACTORY PL
Type:	Non-Contributor
Year built:	1988
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	1380 E 6TH ST
Other Address:	1388 E 6TH ST 611 S MATEO ST
Type:	Non-Contributor
Year built:	1948
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Industrial, Utilitarian

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Primary Address: 1381 E 6TH ST
Other Address: 595 S MATEO ST
Type: Non-Contributor
Year built: 1979
Property type/sub type: Industrial; Other
Architectural style: No style



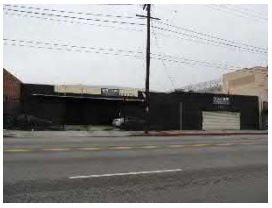
Primary Address: 1725 E 7th St
Type: Non-Contributor
Year built: 1925
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Commercial, Vernacular



Primary Address: 1617 E 7TH ST
Other Address: 1619 E 7TH ST
1621 E 7TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Industrial-Storage; Warehouse
Architectural style: Vernacular



Primary Address: 1701 E 7TH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Industrial; Other
Architectural style: No style



Primary Address: 1717 E 7TH ST
Other Address: 1725 E 7TH ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Industrial; Other
Architectural style: No style

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Primary Address:	1745 E 7TH ST
Other Address:	1737 E 7TH ST
Type:	Contributor
Year built:	1921
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Vernacular



Primary Address:	216 S ALAMEDA ST
Other Address:	237 S ROSE ST 524 E TRACTION AVE
Type:	Contributor
Year built:	1913
Property type/sub type:	Industrial-Manufacturing; Factory
Architectural style:	Vernacular



Primary Address:	216 S ALAMEDA ST
Other Address:	237 S ROSE ST 524 E TRACTION AVE
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	312 S ALAMEDA ST
Other Address:	710 E 4TH PL 722 E 4TH PL
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	400 S ALAMEDA ST
Other Address:	408 S ALAMEDA ST 412 S ALAMEDA ST 416 S ALAMEDA ST 407 S SEATON ST 411 S SEATON ST 417 S SEATON ST
Type:	Contributor
Year built:	1908
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	426 S ALAMEDA ST
Other Address:	427 S SEATON ST
Type:	Contributor
Year built:	1921
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	436 S ALAMEDA ST
Other Address:	438 S ALAMEDA ST 437 S SEATON ST
Type:	Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	440 S ALAMEDA ST
Other Address:	441 S SEATON ST
Type:	Contributor
Year built:	1921
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	542 S ALAMEDA ST
Type:	Contributor
Year built:	1930
Property type/sub type:	Infrastructure-Water & Power; Utility Building (Water, Electrical Power, Natural Gas)
Architectural style:	Industrial, Utilitarian



Primary Address:	580 S ALAMEDA ST
Other Address:	586 S ALAMEDA ST 590 S ALAMEDA ST
Type:	Non-Contributor
Year built:	1968
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	300 S AVERY ST
Other Address:	308 S AVERY ST 314 S AVERY ST 318 S AVERY ST 322 S AVERY ST 326 S AVERY ST
Type:	Contributor
Year built:	1911
Property type/sub type:	Industrial-Storage; Public Storage
Architectural style:	Industrial, Utilitarian



Primary Address:	311 S AVERY ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	315 S AVERY ST
Other Address:	319 S AVERY ST 323 S AVERY ST 331 S AVERY ST 821 E TRACTION AVE 823 E TRACTION AVE 827 E TRACTION AVE 829 E TRACTION AVE 833 E TRACTION AVE 835 E TRACTION AVE
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	407 S COLYTON ST
Other Address:	828 E 4TH ST 411 S COLYTON ST 417 S COLYTON ST 417 1/2 S COLYTON ST
Type:	Contributor
Year built:	1932
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	414 S COLYTON ST
Type:	Non-Contributor
Year built:	1947
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	417 S COLYTON ST
Other Address:	828 E 4TH ST 407 S COLYTON ST 411 S COLYTON ST 417 1/2 S COLYTON ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	418 S COLYTON ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	421 S COLYTON ST
Other Address:	427 S COLYTON ST
Type:	Contributor
Year built:	1909
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	424 S COLYTON ST
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	428 S COLYTON ST
Other Address:	430 S COLYTON ST 432 S COLYTON ST
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular; Art Deco



Primary Address:	431 S COLYTON ST
Other Address:	433 S COLYTON ST 439 S COLYTON ST 441 S COLYTON ST 432 S SEATON ST 436 S SEATON ST 440 S SEATON ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	433 S COLYTON ST
Other Address:	431 S COLYTON ST 439 S COLYTON ST 441 S COLYTON ST 432 S SEATON ST 436 S SEATON ST 440 S SEATON ST
Type:	Non-Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	436 S COLYTON ST
Type:	Contributor
Year built:	1929
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular; Art Deco



Primary Address:	441 S COLYTON ST
Other Address:	431 S COLYTON ST 433 S COLYTON ST 439 S COLYTON ST 432 S SEATON ST 436 S SEATON ST 440 S SEATON ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	442 S COLYTON ST
Other Address:	444 S COLYTON ST
Type:	Non-Contributor
Year built:	1928
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	450 S COLYTON ST
Other Address:	1201 E 5TH ST
Type:	Contributor
Year built:	1927
Property type/sub type:	Industrial; Other
Architectural style:	Unknown/not visible



Primary Address:	524 S COLYTON ST
Other Address:	518 S COLYTON ST 520 S COLYTON ST 522 S COLYTON ST 519 S HEWITT ST 521 S HEWITT ST 523 S HEWITT ST 525 S HEWITT ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	527 S COLYTON ST
Other Address:	529 S COLYTON ST 533 S COLYTON ST 543 S COLYTON ST 547 S COLYTON ST
Type:	Non-Contributor
Year built:	2015
Property type/sub type:	Industrial; Other
Architectural style:	No style

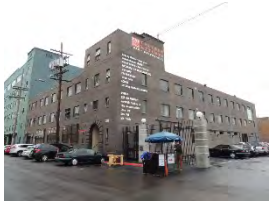


Primary Address:	1206 E FACTORY PL
Other Address:	1212 E FACTORY PL 1218 E FACTORY PL
Type:	Contributor
Year built:	1923
Property type/sub type:	Infrastructure-Water & Power; Utility Building (Water, Electrical Power, Natural Gas)
Architectural style:	Vernacular

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Primary Address:	1222 E FACTORY PL
Other Address:	1220 E FACTORY PL 1226 E FACTORY PL 1232 E FACTORY PL 1234 E FACTORY PL 1236 E FACTORY PL
Type:	Non-Contributor
Year built:	1982
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1300 E FACTORY PL
Other Address:	1286 E FACTORY PL 1294 E FACTORY PL
Type:	Contributor
Year built:	1926
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	1308 E FACTORY PL
Other Address:	1314 E FACTORY PL 1322 E FACTORY PL 1330 E FACTORY PL 1338 E FACTORY PL 1344 E FACTORY PL 1350 E FACTORY PL
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular; Spanish Colonial Revival



Primary Address:	1366 E FACTORY PL
Other Address:	1379 E 6TH ST 1356 E FACTORY PL 1362 E FACTORY PL
Type:	Non-Contributor
Year built:	1988
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	209 S GAREY ST
Other Address:	211 S GAREY ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial; Other
Architectural style:	Art Deco; Vernacular



Primary Address:	210 S GAREY ST
Other Address:	900 E 2ND ST 918 E 2ND ST 919 E 3RD ST 204 S GAREY ST
Type:	Non-Contributor
Year built:	1945
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	210 S GAREY ST
Other Address:	900 E 2ND ST 918 E 2ND ST 919 E 3RD ST 204 S GAREY ST
Type:	Non-Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	210 S GAREY ST
Other Address:	900 E 2ND ST 918 E 2ND ST 919 E 3RD ST 204 S GAREY ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	221 S GAREY ST
Other Address:	823 E 3RD ST 827 E 3RD ST 829 E 3RD ST 831 E 3RD ST 833 E 3RD ST 835 E 3RD ST 227 S GAREY ST 231 S GAREY ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial; Other
Architectural style:	Art Deco; Industrial, Utilitarian



Primary Address:	232 S GAREY ST
Other Address:	907 E 3RD ST 238 S GAREY ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial-Food Processing; Flour Mill
Architectural style:	Neoclassical



Primary Address:	303 S HEWITT ST
Other Address:	305 S HEWITT ST 712 E TRACTION AVE 714 E TRACTION AVE 716 E TRACTION AVE
Type:	Contributor
Year built:	1906
Property type/sub type:	Commercial-Lodging; Hotel
Architectural style:	Vernacular



Primary Address:	407 S HEWITT ST
Other Address:	411 S HEWITT ST 417 S HEWITT ST 423 S HEWITT ST
Type:	Non-Contributor
Year built:	1980
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	407 S HEWITT ST
Other Address:	411 S HEWITT ST 417 S HEWITT ST 423 S HEWITT ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	427 S HEWITT ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	428 S HEWITT ST
Other Address:	432 S HEWITT ST
Type:	Contributor
Year built:	1904
Property type/sub type:	Industrial-Manufacturing; Factory
Architectural style:	Vernacular



Primary Address:	435 S HEWITT ST
Type:	Non-Contributor
Year built:	1990
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	441 S HEWITT ST
Other Address:	440 S COLYTON ST
Type:	Non-Contributor
Year built:	1980
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	447 S HEWITT ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial-Automotive; Other
Architectural style:	Vernacular



Primary Address:	451 S HEWITT ST
Other Address:	459 S HEWITT ST
Type:	Non-Contributor
Year built:	1928
Property type/sub type:	Industrial; Other
Architectural style:	Other



Primary Address:	501 S HEWITT ST
Other Address:	1216 E 5TH ST 1220 E 5TH ST 1224 E 5TH ST 509 S HEWITT ST 509 1/2 S HEWITT ST 515 S HEWITT ST 517 S HEWITT ST 519 S HEWITT ST
Type:	Non-Contributor
Year built:	0
Property type/sub type:	Other; Vacant Lot
Architectural style:	Not Applicable



Primary Address:	510 S HEWITT ST
Type:	Non-Contributor
Year built:	2000
Property type/sub type:	Commercial-Auto Related; Parking Structure
Architectural style:	No style



Primary Address:	510 S HEWITT ST
Type:	Non-Contributor
Year built:	2000
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Other

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Primary Address:	530 S HEWITT ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1555 E INDUSTRIAL ST
Other Address:	1581 E INDUSTRIAL ST 1601 E INDUSTRIAL ST 1701 E INDUSTRIAL ST 1717 E INDUSTRIAL ST 1719 E INDUSTRIAL ST
Type:	Non-Contributor
Year built:	1971
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1555 E INDUSTRIAL ST
Other Address:	1581 E INDUSTRIAL ST 1601 E INDUSTRIAL ST 1701 E INDUSTRIAL ST 1717 E INDUSTRIAL ST 1719 E INDUSTRIAL ST
Type:	Contributor
Year built:	1914
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular; Neoclassical



Primary Address:	1580 E INDUSTRIAL ST
Other Address:	1590 E INDUSTRIAL ST
Type:	Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address: 1581 E INDUSTRIAL ST

Other Address: 1555 E INDUSTRIAL ST
1601 E INDUSTRIAL ST
1701 E INDUSTRIAL ST
1717 E INDUSTRIAL ST
1719 E INDUSTRIAL ST

Type: Contributor

Year built: 1919

Property type/sub type: Industrial-Storage; Warehouse

Architectural style: Vernacular; Neoclassical



Primary Address: 1601 E INDUSTRIAL ST

Other Address: 1555 E INDUSTRIAL ST
1581 E INDUSTRIAL ST
1701 E INDUSTRIAL ST
1717 E INDUSTRIAL ST
1719 E INDUSTRIAL ST

Type: Contributor

Year built: 1905

Property type/sub type: Industrial-Storage; Warehouse

Architectural style: Neoclassical



Primary Address: 1717 E INDUSTRIAL ST

Other Address: 1555 E INDUSTRIAL ST
1581 E INDUSTRIAL ST
1601 E INDUSTRIAL ST
1701 E INDUSTRIAL ST
1719 E INDUSTRIAL ST

Type: Contributor

Year built: 1913

Property type/sub type: Industrial-Storage; Warehouse

Architectural style: Neoclassical



Primary Address: 1719 E INDUSTRIAL ST

Other Address: 1555 E INDUSTRIAL ST
1581 E INDUSTRIAL ST
1601 E INDUSTRIAL ST
1701 E INDUSTRIAL ST
1717 E INDUSTRIAL ST

Type: Contributor

Year built: 1906

Property type/sub type: Industrial-Storage; Warehouse

Architectural style: Neoclassical

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Primary Address:	1738 E INDUSTRIAL ST
Other Address:	1734 E INDUSTRIAL ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Vernacular



Primary Address:	1800 E INDUSTRIAL ST
Other Address:	1804 E INDUSTRIAL ST 670 S MILL ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1805 E INDUSTRIAL ST
Other Address:	1809 E INDUSTRIAL ST 660 S MILL ST
Type:	Non-Contributor
Year built:	1967
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1820 E INDUSTRIAL ST
Other Address:	1830 E INDUSTRIAL ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial-Food Processing; Bakery
Architectural style:	Beaux Arts Classicism



Primary Address:	1820 E INDUSTRIAL ST
Other Address:	1830 E INDUSTRIAL ST
Type:	Contributor
Year built:	1906
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1828 E INDUSTRIAL ST
Type:	Non-Contributor
Year built:	1972
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1855 E INDUSTRIAL ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular; Neoclassical



Primary Address:	405 S MATEO ST
Other Address:	1025 E 4TH PL 1056 E 4TH ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	500 S MATEO ST
Other Address:	1311 E 4TH PL 1321 E 4TH PL
Type:	Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	544 S MATEO ST
Other Address:	534 S MATEO ST 1305 E PALMETTO ST 1313 E PALMETTO ST 1315 E PALMETTO ST 1317 E PALMETTO ST
Type:	Contributor
Year built:	1908
Property type/sub type:	Industrial-Building and Construction; Other
Architectural style:	Vernacular

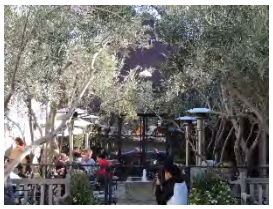
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Primary Address:	564 S MATEO ST
Other Address:	554 S MATEO ST 560 S MATEO ST 570 S MATEO ST
Type:	Non-Contributor
Year built:	1970
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	564 S MATEO ST
Other Address:	554 S MATEO ST 560 S MATEO ST 570 S MATEO ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	576 S MATEO ST
Other Address:	580 S MATEO ST
Type:	Non-Contributor
Year built:	1926
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	576 S MATEO ST
Other Address:	580 S MATEO ST
Type:	Non-Contributor
Year built:	1926
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	581 S MATEO ST
Other Address:	555 S MATEO ST 1248 E PALMETTO ST 1262 E PALMETTO ST
Type:	Non-Contributor
Year built:	1970
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	581 S MATEO ST
Other Address:	555 S MATEO ST 1248 E PALMETTO ST 1262 E PALMETTO ST
Type:	Non-Contributor
Year built:	0
Property type/sub type:	Other; Vacant Lot
Architectural style:	Not Applicable



Primary Address:	635 S MATEO ST
Type:	Contributor
Year built:	1929
Property type/sub type:	Commercial-Office; Low Rise
Architectural style:	Romanesque Revival; Gothic Revival



Primary Address:	647 S MATEO ST
Type:	Non-Contributor
Year built:	2000
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	511-513 S Molina St
Type:	Non-Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	407 S MOLINO ST
Other Address:	405 S MOLINO ST 409 S MOLINO ST
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	415 S MOLINO ST
Other Address:	417 S MOLINO ST
Type:	Contributor
Year built:	1922
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	423 S MOLINO ST
Type:	Non-Contributor
Year built:	1990
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	435 S MOLINO ST
Other Address:	429 S MOLINO ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	437 S MOLINO ST
Type:	Non-Contributor
Year built:	2006
Property type/sub type:	Commercial-Auto Related; Parking Structure
Architectural style:	No style

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Primary Address:	500 S MOLINO ST
Other Address:	530 S MOLINO ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	500 S MOLINO ST
Other Address:	530 S MOLINO ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	500 S MOLINO ST
Other Address:	530 S MOLINO ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	500 S MOLINO ST
Other Address:	530 S MOLINO ST
Type:	Non-Contributor
Year built:	1923
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	515 S MOLINO ST
Other Address:	527 S MOLINO ST 549 S MOLINO ST
Type:	Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	515 S MOLINO ST
Other Address:	527 S MOLINO ST 549 S MOLINO ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial-Manufacturing; Factory
Architectural style:	Vernacular



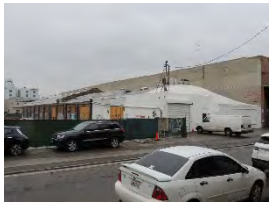
Primary Address:	527 S MOLINO ST
Other Address:	515 S MOLINO ST 549 S MOLINO ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1347 E Palmetto St
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1238 E PALMETTO ST
Other Address:	1226 E PALMETTO ST 1234 E PALMETTO ST 1236 E PALMETTO ST 1240 E PALMETTO ST
Type:	Contributor
Year built:	1926
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1248 E PALMETTO ST
Other Address:	1262 E PALMETTO ST
Type:	Contributor
Year built:	1926
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1313 E PALMETTO ST
Other Address:	534 S MATEO ST 544 S MATEO ST 1305 E PALMETTO ST 1315 E PALMETTO ST 1317 E PALMETTO ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1317 E PALMETTO ST
Other Address:	534 S MATEO ST 544 S MATEO ST 1305 E PALMETTO ST 1313 E PALMETTO ST 1315 E PALMETTO ST
Type:	Contributor
Year built:	1910
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1321 E PALMETTO ST
Other Address:	1323 E PALMETTO ST
Type:	Non-Contributor
Year built:	1961
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1324 E PALMETTO ST
Other Address:	1316 E PALMETTO ST 1320 E PALMETTO ST 1328 E PALMETTO ST
Type:	Contributor
Year built:	1930
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	1327 E PALMETTO ST
Other Address:	1325 E PALMETTO ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1329 E PALMETTO ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1356 E PALMETTO ST
Other Address:	1344 E PALMETTO ST 1348 E PALMETTO ST 1352 E PALMETTO ST
Type:	Non-Contributor
Year built:	1960
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	201 S SANTA FE AVE
Other Address:	956 E 2ND ST 960 E 2ND ST
Type:	Contributor
Year built:	1934
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Art Deco



Primary Address:	255 S SANTA FE AVE
Type:	Contributor
Year built:	1907
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	355 S SANTA FE AVE
Type:	Contributor
Year built:	1907
Property type/sub type:	Infrastructure-Transportation-Rail; Railroad/Streetcar Building-Depot
Architectural style:	Beaux Arts Classicism



Primary Address:	406 S SEATON ST
Other Address:	800 E 4TH ST 402 S SEATON ST
Type:	Non-Contributor
Year built:	1974
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	412 S SEATON ST
Type:	Contributor
Year built:	1940
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	426 S SEATON ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	440 S SEATON ST
Other Address:	431 S COLYTON ST 433 S COLYTON ST 439 S COLYTON ST 441 S COLYTON ST 432 S SEATON ST 436 S SEATON ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	547 S SEATON ST
Type:	Non-Contributor
Year built:	1963
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	702 E TRACTION AVE
Other Address:	734 E 3RD ST 738 E 3RD ST 740 E 3RD ST 742 E 3RD ST 744 E 3RD ST
Type:	Non-Contributor
Year built:	1946
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	Vernacular



Primary Address:	704 E TRACTION AVE
Other Address:	704 1/2 E TRACTION AVE
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	708 E TRACTION AVE
Other Address:	706 E TRACTION AVE
Type:	Non-Contributor
Year built:	1954
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	800 E TRACTION AVE
Other Address:	310 S HEWITT ST
Type:	Contributor
Year built:	1917
Property type/sub type:	Industrial-Food Processing; Other
Architectural style:	Vernacular

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Primary Address:	805 E TRACTION AVE
Other Address:	801 E TRACTION AVE
Type:	Non-Contributor
Year built:	1973
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	810 E TRACTION AVE
Other Address:	812 E TRACTION AVE
Type:	Contributor
Year built:	1908
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	811 E TRACTION AVE
Other Address:	815 E TRACTION AVE 819 E TRACTION AVE
Type:	Contributor
Year built:	1916
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	821 E TRACTION AVE
Other Address:	315 S AVERY ST 319 S AVERY ST 323 S AVERY ST 331 S AVERY ST 823 E TRACTION AVE 827 E TRACTION AVE 829 E TRACTION AVE 833 E TRACTION AVE 835 E TRACTION AVE
Type:	Non-Contributor
Year built:	1990
Property type/sub type:	Industrial; Other
Architectural style:	No style

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Primary Address:	828 E TRACTION AVE
Type:	Non-Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	No style



Primary Address:	836 E TRACTION AVE
Other Address:	840 E TRACTION AVE
Type:	Non-Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	847 E TRACTION AVE
Other Address:	843 E TRACTION AVE 845 E TRACTION AVE 847 1/2 E TRACTION AVE 849 E TRACTION AVE 853 E TRACTION AVE
Type:	Non-Contributor
Year built:	1906
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	No style



Primary Address:	850 E TRACTION AVE
Other Address:	852 E TRACTION AVE 856 E TRACTION AVE 858 E TRACTION AVE 862 E TRACTION AVE
Type:	Non-Contributor
Year built:	1972
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	120 S VIGNES ST
Type:	Contributor
Year built:	1915
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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Primary Address:	1317 E WILLOW ST
Type:	Non-Contributor
Year built:	1902
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular



Primary Address:	1323 E WILLOW ST
Type:	Non-Contributor
Year built:	1953
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1327 E WILLOW ST
Other Address:	1329 E WILLOW ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Industrial-Storage; Warehouse
Architectural style:	Vernacular



Primary Address:	1333 E WILLOW ST
Other Address:	1335 E WILLOW ST 1341 E WILLOW ST 1345 E WILLOW ST 1349 E WILLOW ST 1359 E WILLOW ST
Type:	Contributor
Year built:	1920
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1335 E WILLOW ST
Other Address:	1333 E WILLOW ST 1341 E WILLOW ST 1345 E WILLOW ST 1349 E WILLOW ST 1359 E WILLOW ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Industrial; Other
Architectural style:	Vernacular

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Primary Address:	1345 E WILLOW ST
Other Address:	1333 E WILLOW ST 1335 E WILLOW ST 1341 E WILLOW ST 1349 E WILLOW ST 1359 E WILLOW ST
Type:	Non-Contributor
Year built:	1949
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian



Primary Address:	1359 E WILLOW ST
Other Address:	1333 E WILLOW ST 1335 E WILLOW ST 1341 E WILLOW ST 1345 E WILLOW ST 1349 E WILLOW ST
Type:	Non-Contributor
Year built:	1955
Property type/sub type:	Industrial; Other
Architectural style:	Industrial, Utilitarian

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 312 South Alameda Street (Map Reference No. 2-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: 312 South Alameda Street City: Los Angeles Zip: 90012

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-010-002

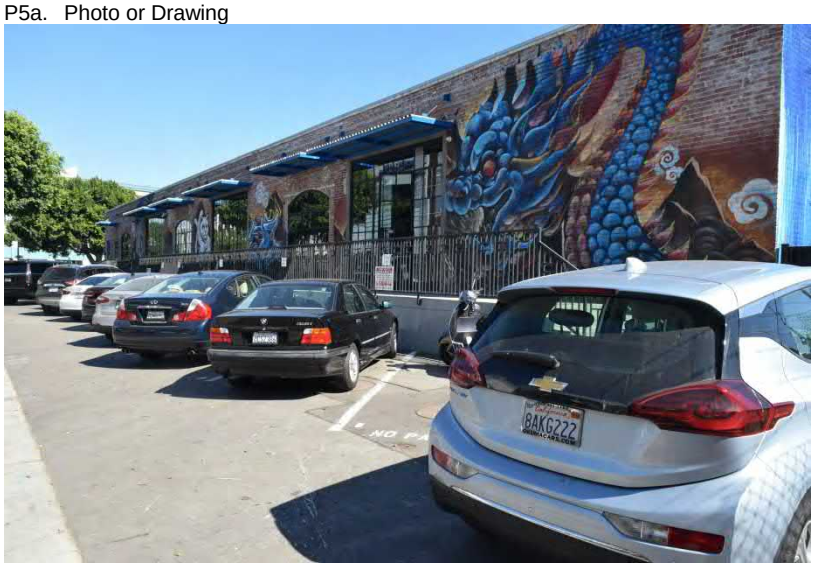
***P3a. Description:**

The subject property is a one-story, vernacular commercial building that was originally constructed for industrial use. The trapezoidal-plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on surfacing material. Its brick walls enclose a wood-post structural system. Windows feature metal industrial sashes, which fill rectangular and segmental-arch apertures. Entrances are located on the east and west elevations and feature glazed, metal-frame entryway assemblies. The property is located level corner parcel and is landscaped with mature trees planted along Alameda Street. Areas immediately north and west of the building are paved for vehicular parking. Alterations include the removal and reconfiguration of a northeast portion of the building, a rear addition, replacement window sashes and doors throughout, and the creation of new window and door openings on the east elevation.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1901 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

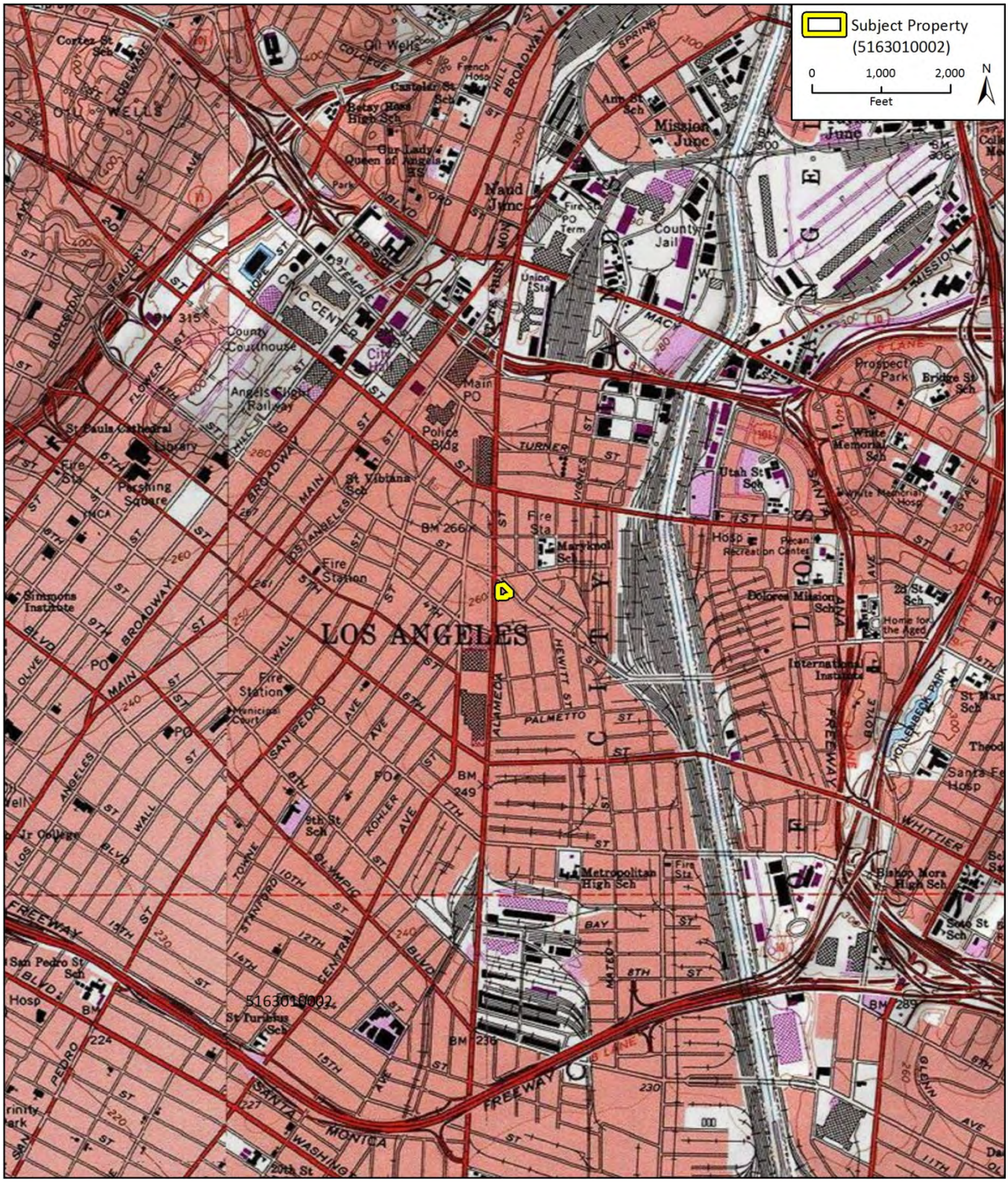
Trinomial

***Resource Name or #** 312 South Alameda Street (Map Reference No. 2-005)

***Map Name:** *Los Angeles*

***Scale:** 1:24,000

***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 312 South Alameda Street (Map Reference No. 2-005) ***NRHP Status Code** 3D; 3CD; 5D3
Page 3 **of** 4

B1. Historic Name: Larson Ladders
B2. Common Name: N/A
B3. Original Use: Storage, factory B4. Present Use: Commercial
***B5. Architectural Style:** Vernacular
***B6. Construction History:**
Initially constructed in 1901 and partially reconstructed between circa 1928 due to the realignment of the adjacent streets. A rear addition was constructed in 1942 (LADBS 1942). Subsequent alterations include parapet corrections, the installation of replacement windows and doors, and the construction of new window and door openings in 2016 and 2017 (Google 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1900-1940 **Property Type** Factory **Applicable Criteria** A/1/1

According to assessor data, the subject building was completed in 1901, amid the rapid growth of Los Angeles' industrial economy (SurveyLA 2011). Sanborn Fire Insurance Company maps indicate that, by 1906, it was used as a storage facility and office for the California Pine Box and Lumber Company. Sometime between 1928 and 1948, the City of Los Angeles extended East Fourth diagonally across what was then the northeast corner of the subject parcel. This required the removal and reconstruction of the northeastern section of the building, resulting in roughly the current footprint (USGS 1928) Building permits and city directories indicate that San Jose-based manufacturer Larson Ladder Company was located at this address from 1938 through 1964 and used the property as a ladder factory (LADBS 1929-1964; Google News 2019). Subsequent owners and occupants include Dave Weiner, John Arzolan, and Arts District Investment Partners Fund (ADIPF) (LADBS var.). By 1991, the building had been converted to commercial offices. Starting in 2016, ADIPF renovated the building for use as restaurant, retail, and office space (LADBS 2016).

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. At that time the property was identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA found the district eligible for the National Register of Historic Places, California Register of Historical Resources, and for local designation under Criteria A/1/1. The area comprising the historic district was significant as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city and has a period of significance of 1900 to 1940 (SurveyLA 2016).

(See Continuation Sheet page 4)

B11. Additional Resource Attributes: N/A
***B12. References:**

Google News. Newspaper Articles, various by location and date. https://news.google.com/. Accessed March 2019.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed March 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

(See Continuation Sheet page 4)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 2, 2019



(This space reserved for official comments.)

B10. Significance (continued):

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been several alterations to the building, including the replacement of window sashes and doors and the creation of entirely new doorways and window openings on the east and west elevations.
Even so, the building retains its essential form and style and remains recognizable as an early twentieth-century industrial building. There is no evidence to suggest it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

The current study also evaluated the property for individual eligibility for listing in the National and California Registers and for designation as a City of Los Angeles Historic-Cultural Monument. The property is recommended ineligible for individual listing in the National or California Registers, or local designation, under any significance criteria. Due to alterations, including the replacement of window sashes and doors and the creation of new openings, it does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of an industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4).

B12. References (continued):

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA- Historic Resources Survey Report: Central City North Community Plan Area. Prepared by Historic Resources Group. September 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed March 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July March 2019.

United States Geological Survey (USGS). "Get Maps" [online database]. *Los* Angeles 7.5-minute topographic map, 1928. https://ngmdb.usgs.gov/topoview/viewer/. Accessed April 3, 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 400 South Alameda Street (Map Reference No. 2-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 400 Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-026-001

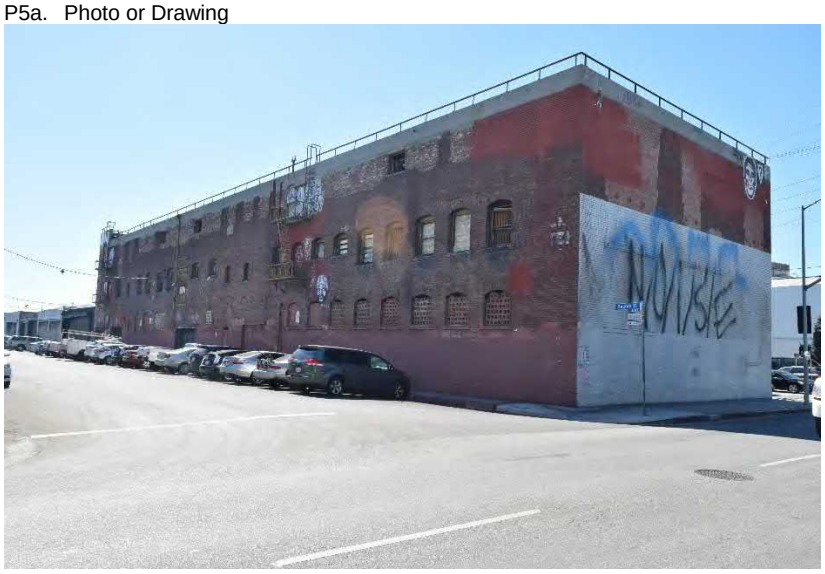
***P3a. Description:**

The subject property located at the intersection of East 4th and South Alameda Streets in Downtown Los Angeles. It is a roughly trapezium-shaped parcel which contains a three-story vernacular/utilitarian industrial building. Capped by a flat roof, the building exhibits exposed masonry exterior wall surfaces punctuated by rectangular and arched window openings. The ground-story also includes several oversized openings to accommodate vehicle loading. Its primary public entry at the northwest corner, which is canted. The building is in fair condition and shares a common wall with 422 Alameda Street, to the south. Visible alterations include the infill of many window and door openings.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; view to the southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1910 (LADBS 1910-Permit No. 9861)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

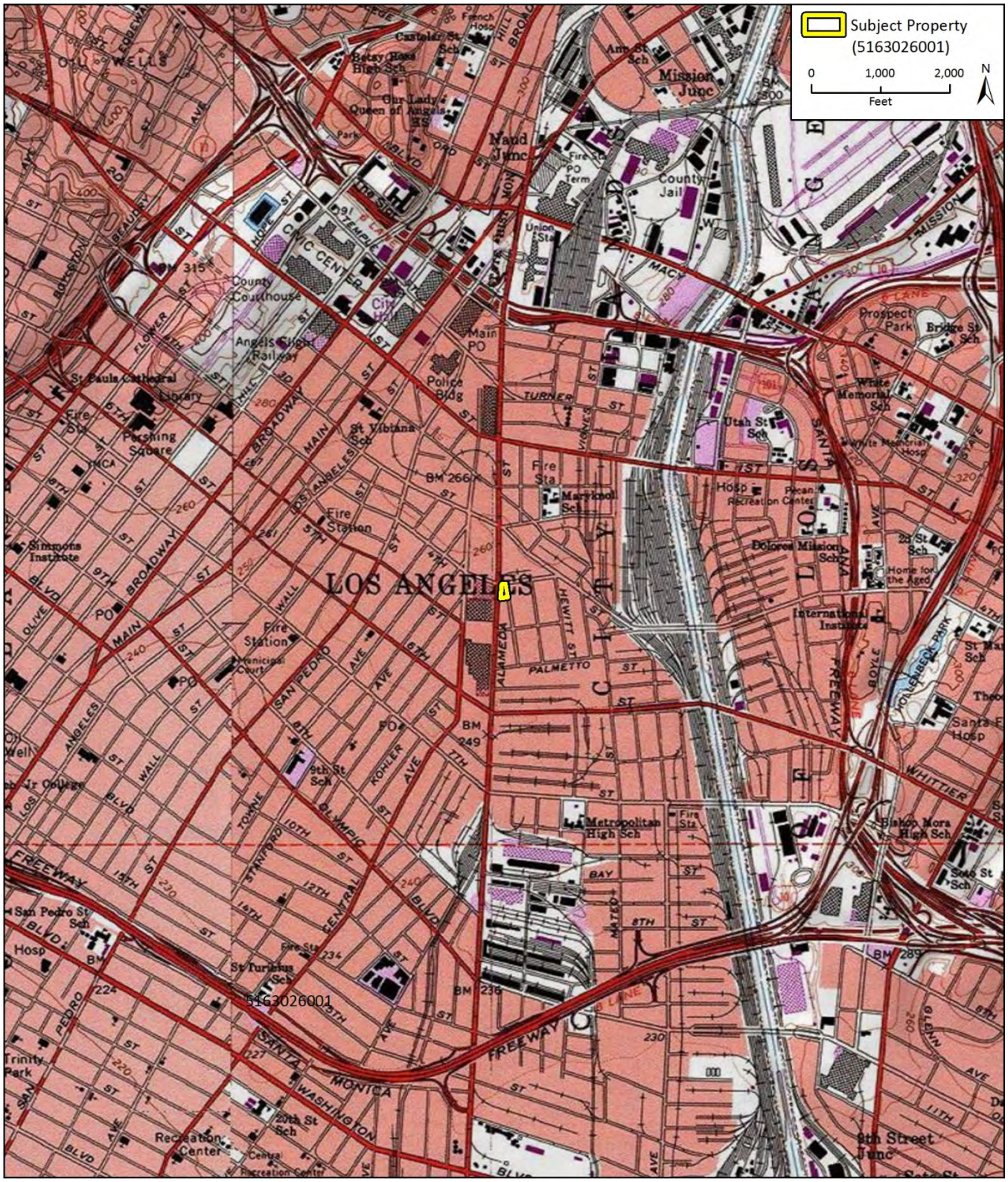
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 400 South Alameda Street (Map Reference No. 2-006)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 400 South Alameda Street (Map Reference No. 2-006) ***NRHP Status Code** **3D; 3CD; 5D3**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: mattress manufacturing and warehouse facility B4. Present Use: commercial/industrial
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

The subject building was constructed in 1910 (LADBS 1910-Permit No. 9861). A review of permits available through the City of Los Angeles Department of Building and Safety indicates that among a variety of smaller alterations, in 1971, the building's 4th story was removed (LADBS 1971-Permit No. 29651). Visual observation indicates that many of the building's original door and window openings have been infilled.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R.B. Young & Son b. Builder: Unknown
***B10. Significance:** **Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1900-1940 **Property Type** Factory **Applicable Criteria** A/1/1

The subject building was designed by R.B. Young and Son and constructed in 1910 for the Stockwell-Haley Company, Inc, manufacturer of mattresses, to serve as a manufacturing facility and warehouse (LADBS Var.; *Los Angeles Times* 1910). A review of available permits offers that in addition to the Stockwell-Haley Company, the building is associated with Eastern Outfitting in the mid-1930s and Max Baran, Ben Baran, and Baran Co. Inc from the 1940s through 2011 (LADBS var.; *Los Angeles Times*, var.)

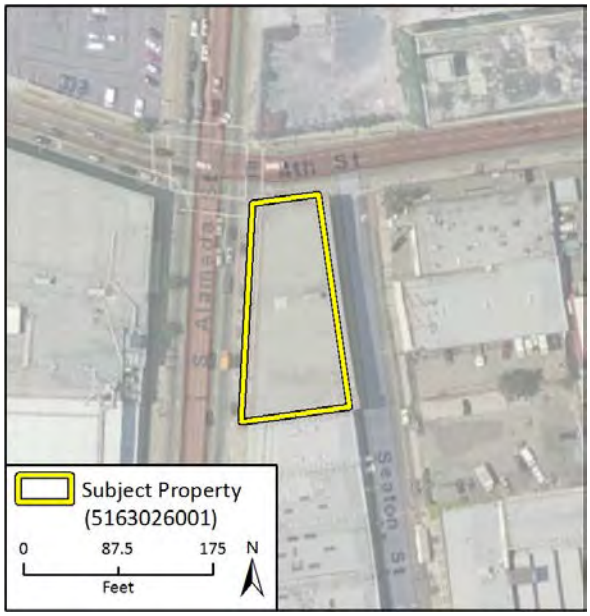
The property was previously identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA found the district eligible for the NRHP, CRHR, and for local designation under Criteria A/1/1 with a period of significance of 1900 to 1940. The area served as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city. Since the property was last surveyed, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

Although the property is a contributor to the Downtown Los Angeles Industrial Historic District, the current study recommends the subject property ineligible as an individual resource for listing in the NRHP, CRHR, and as a City of Los Angeles HCM under all applicable criteria. Based on the research conducted for this study, the Stockwell-Haley Company and mattress manufacturing generally have not had a significant impact on the industrial development of Los Angeles. Within the context of "Manufacturing for the Masses," the property does not meet Criteria A/1/1. The research conducted for this study failed to indicate that the subject property is associated with any persons known to be significant historically speaking; therefore it is recommended ineligible for listing under Criteria B/2/2. The subject building is a vernacular/utilitarian example of an early 20th century industrial building. Due to a variety of alterations including the removal of its 4th story and infill of many original openings, it does not retain sufficient integrity to warrant individual listing under Criteria C/3/3/ for architectural merit. A review of available evidence and records search results did not indicate that the property may yield information important to history or prehistory and it does not meet Criteria D/4.

B11. Additional Resource Attributes: N/A
***B12. References:**
See Continuation Sheet

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 4, 2019

(This space reserved for official comments.)



P5a. Photo (continued)



400 South Alameda; noth and west elevations, view to the southeast.

B12. References (continued)

Chattel. Historic Resource Assessment. 400 S. Alameda Street. https://planning.lacity.org/staffrpt/mnd/Pub_052517/ENV-2016-3656-B.pdf. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Department of City Planning, Office of Historic Resources

SurveyLA – Historic Resources Survey Report: Central City North Community Plan Area. Prepared by Historic Resources Group, September 2016.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 410 South Central Avenue (Map Reference No. 2-007)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 410 South Central Avenue City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 514-701-3016

***P3a. Description:**

The subject property is a roughly 6-acre parcel located between South Alameda Street and South Central Avenue at East 4th Street in Central Los Angeles. Owned and operated by the Los Angeles Cold Storage Company, the property is associated with 715 4th Street (across 4th Street to the north), identified by Survey LA as significant under Criteria A/1/1 and C/3/3.

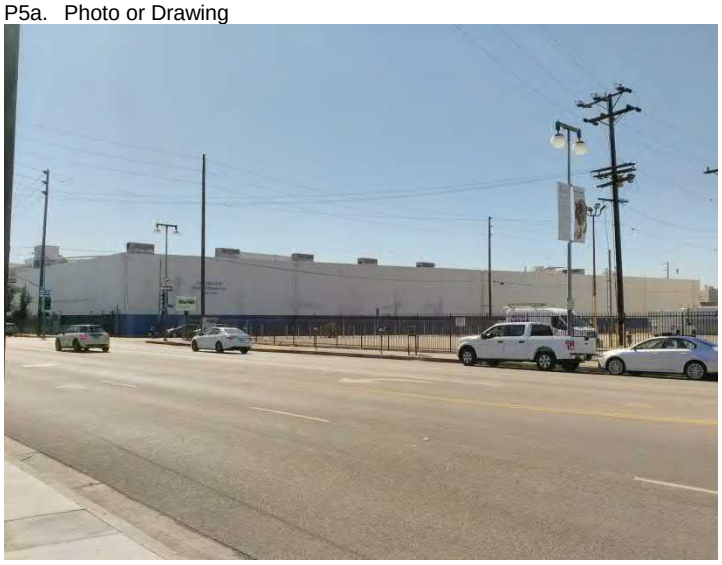
The trapezoidal-shaped subject property features a sprawling warehouse building constructed in two phases in addition to a small ancillary building located in its northwest corner. The buildings are sited with zero setback from 4th and Alameda Streets and occupy much of the property. Located towards the south of the parcel, the original portion of the warehouse building was constructed in 1957. In 1969 its footprint was expanded significantly towards the north of the property with a large addition (LADBS var.). The building's exterior wall cladding includes stucco, metal paneling, and exposed stacked-bond brick. Window openings are limited throughout. Its south and west elevations are lined with loading bays, large openings covered with metal roll up doors. These elevations are surrounded with paved surfaces to accommodate vehicle access to loading bays. The building is topped with a flat roof on which mechanical equipment is located.

Adjacent to the warehouse building is a small ancillary building located in the parcel's northwest corner. Its walls are clad with exposed, stacked-bond, square concrete block and it is capped with a flat roof. Window openings are not included. It features a canted entry on the corner of Central Avenue and East Fourth Street that consists of a door flanked with two glass-block filled openings. Above the entry, a sign for Los Angeles Cold Storage is affixed. The buildings appear in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; south facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1957 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 29, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

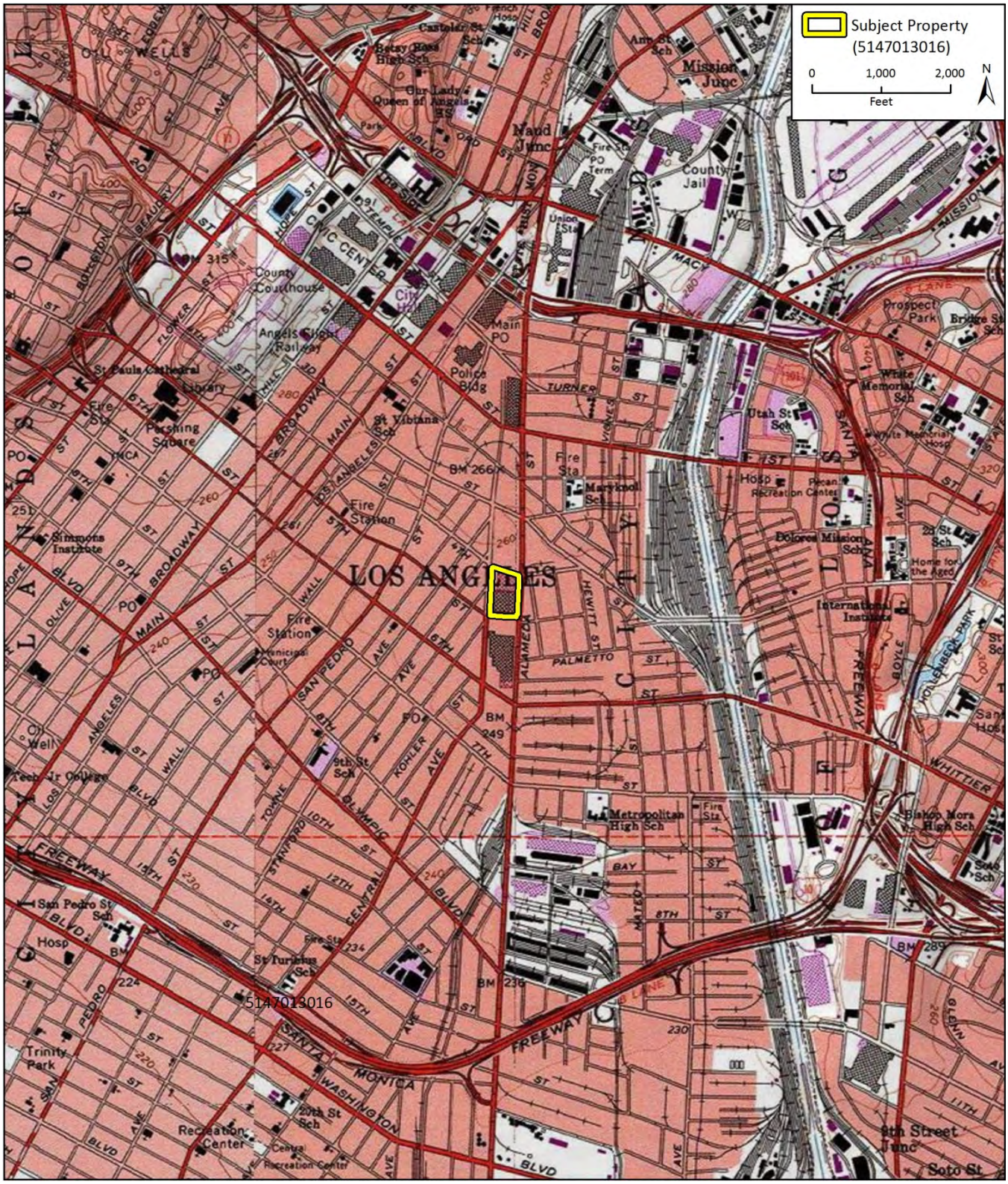
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 410 South Central Avenue (Map Reference No. 2-007)
***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 410 South Central Ave. (Map Reference No. 2-007) ***NRHP Status Code 6Z**
Page 3 **of** 4

B1. Historic Name: Los Angeles Ice and Cold Storage Company
B2. Common Name: Los Angeles Cold Storage Co.
B3. Original Use: Cold Storage Warehouse B4. Present Use: Cold Storage Warehouse
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
The warehouse building on the subject property was constructed in two phases. The southern portion was constructed in 1957 and in 1969 its footprint was expanded significantly to the north towards 4th Street (LADBS var.). A small ancillary building located in the parcel's northwest corner appears to have been constructed concurrent with the warehouse building expansion.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Vincent and Palmer Associates b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central City Community Plan Area within what developed as an industrial corridor around the turn of the 20th century. During the period which spans 1850-1965, the economy of Los Angeles was rooted in agriculture and industrial development, in the form of cold storage and distribution, played an integral role in supporting the agricultural industry. The subject property is associated with the Los Angeles Cold Storage Company, known to have contributed significantly to the early agricultural industry of the Los Angeles region, through the storage and distribution of goods (City of Los Angeles 2011) The Los Angeles Cold Storage Company had a presence in the area of the subject property as early as 1902, with the construction of its original, extant warehouse building immediately across 4th Street to the north. The subject property is representative of the continued expansion of the cold storage industry and thus of the Los Angeles Cold Storage Company, occurring in the second half of the 20th century.

See continuation sheet

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

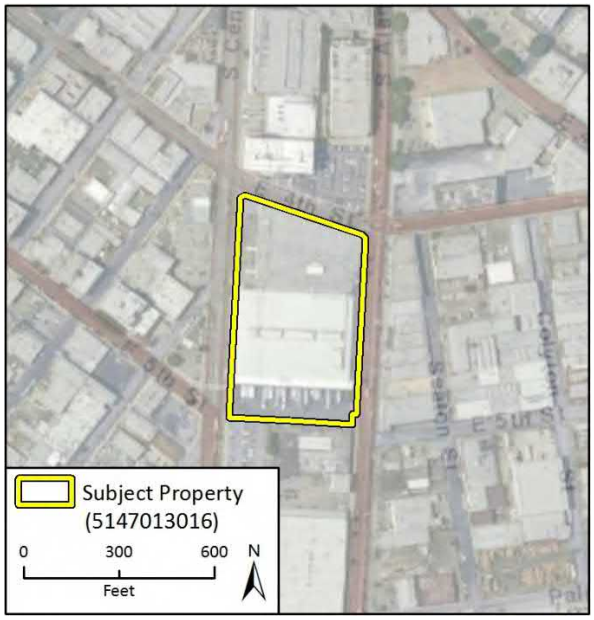
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

See continuation sheet

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** October 29, 2018

(This space reserved for official comments.)



***B10. Significance (continued):**

Although it possesses an association with the Los Angeles Ice and Cold Storage Company, the subject property represents a later development made by the company. It was constructed in 1957, following the SurveyLA-established period of significance for the cold storage warehouse property type, and it represents a more contemporary example. In addition, the building was significantly expanded beyond its original footprint in 1969, resulting in reduced historic integrity. The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a utilitarian, post-World War II example of the cold storage warehouse property type. It does not embody the distinctive characteristics of a type, period, or method of construction; it does not possess the established character defining/associative features of a significant example of a cold storage warehouse; it does not represent the work of a master, or possess high artistic values. (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**

ProQuest. "Digital Sanborn Maps", 1867-1970." [digital map database]. Fire insurance maps of the Project Area.http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab (UCSB). "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 422, 426, and 430 South Alameda Street; 427 South Seaton Street (Map Reference No. 2-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 422, 426, 430 South Alameda Street; 427 South Seaton Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-026-002 (422); 5163-026-003 (426); 5163-026-004 (430)

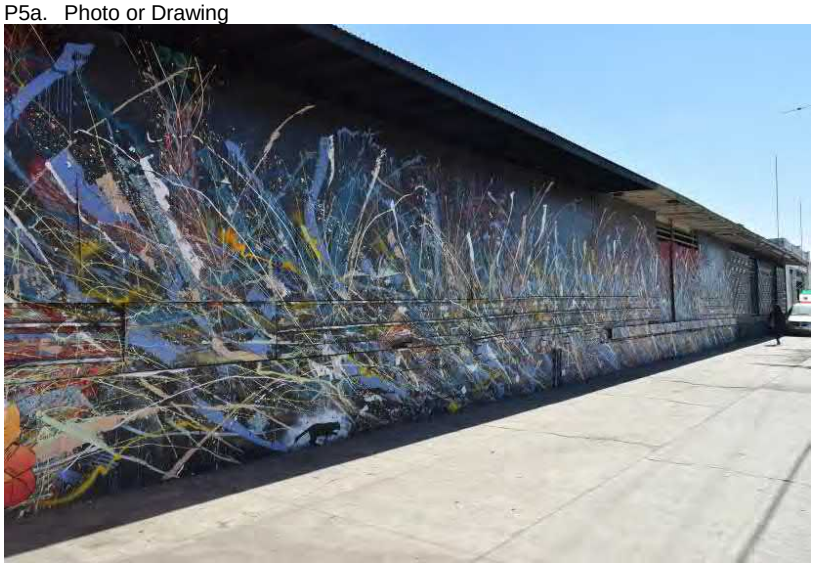
***P3a. Description:**

The subject property is a single-story industrial building spanning three parcels along South Alameda Street. The rectangular-planned building consists of three rectangular bays, each of which is topped by a bowstring truss roof system sheathed in asphalt roll roofing material. Its east elevation, fronting South Seaton Street, features exposed masonry surfaces and is lined with large bay door openings. Its west elevation, fronting South Alameda Street, is clad in a false front consisting of non-original metal and plyboard, and is void of window or door openings. The building is in fair condition and sits mid-block, sharing a common wall with the properties to the north and south.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
422, 426, and 430 Alameda Street, west elevations, view to the east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

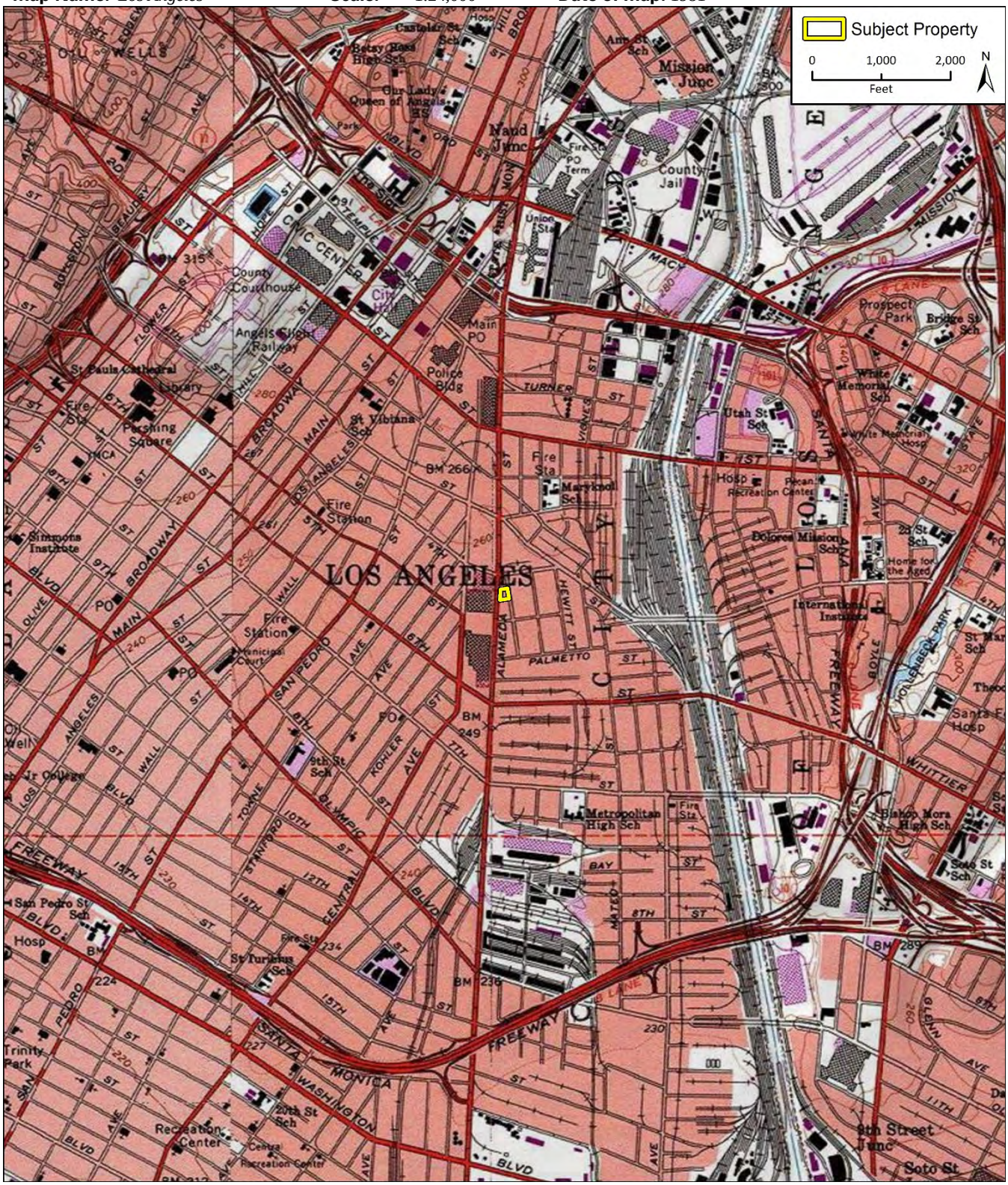
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 422, 426, and 430 South Alameda St.; 427 South Seaton St. (Map Reference No. 2-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 422, 426, 430 S. Alameda St.; 427 S. Seaton St. (Map Reference No. 2-008) ***NRHP Status Code 3D; 3CD; 5D3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Storage Warehouse B4. Present Use:
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

The subject building was constructed in 1921 (LADBS 1921-Permit No. 25848). Alterations were made to its parapet in 1965 (LADBS 1921-Permit No. 95177. Between 2011 and 2015, the loading dock lining the building's west elevation was walled off to create additional interior space (Google). A false front was applied to the South Alameda Street elevation at an unknown time. Visual observation also suggests the

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: F.L. Froley
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1921 **Property Type** Industrial **Applicable Criteria** A/1/1

The subject building was constructed in 1921 by contract F. L. Froley for the Stoddard Estate/Evelyn Stoddard for use as a storage warehouse. A review of available permits and Los Angeles City Directories indicates that in subsequent decades the building was associated with the following individuals and entities: Aetna Freight Lines (1937) Sam and Dora Lachman (1943-1949) Eleanor W. Morosco (1961), and Phillip Cash (1965-68) (LADBS Var., Ancestry.com Var.).

The property was previously identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA recommended the district eligible for the NRHP, CRHR, and for local designation under Criteria A/1/1 with a period of significance of 1900 to 1940. The area served as the city's primary industrial district from the late-nineteenth century through World War II and is significant for its role in the industrial development of the city. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest that it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

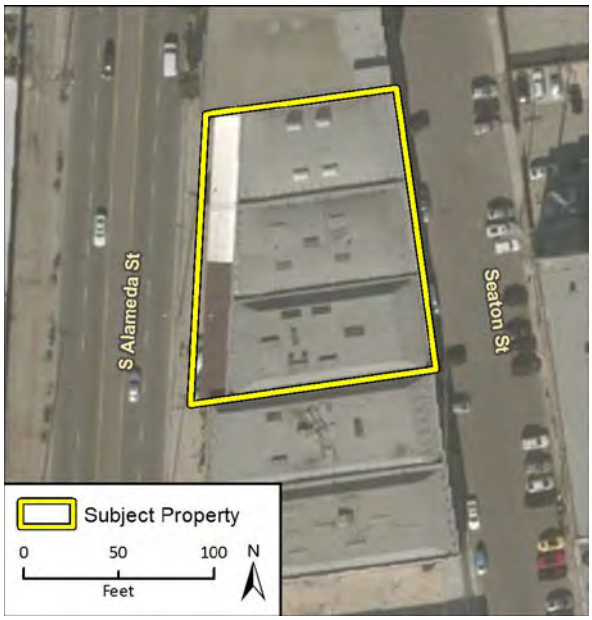
As part of the current study, the subject building is recommended ineligible as an individual resource for listing in the NRHP, CRHR, and as a City of Los Angeles HCM under all applicable criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with events significant in the history of the city, region, state, or nation (Criteria A/1/1). None of the individuals or entities known to be associated with the subject property, including Evelyn Stoddard, Aetna Freight Lines, Sam and Dora Lachman, Eleanor W. Morosco, and Philip Cash are persons significant in our past (Criteria B/2/2). The building is a utilitarian example of an early 20th century industrial building, constructed for use as a storage warehouse and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results also did not indicate that the property may yield important information about prehistory or history (Criteria D/4).

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.
Google. Archived Street View photos of the subject property. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 4, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 436 South Alameda Street (Map Reference No. 2-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 436 South Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-026-005

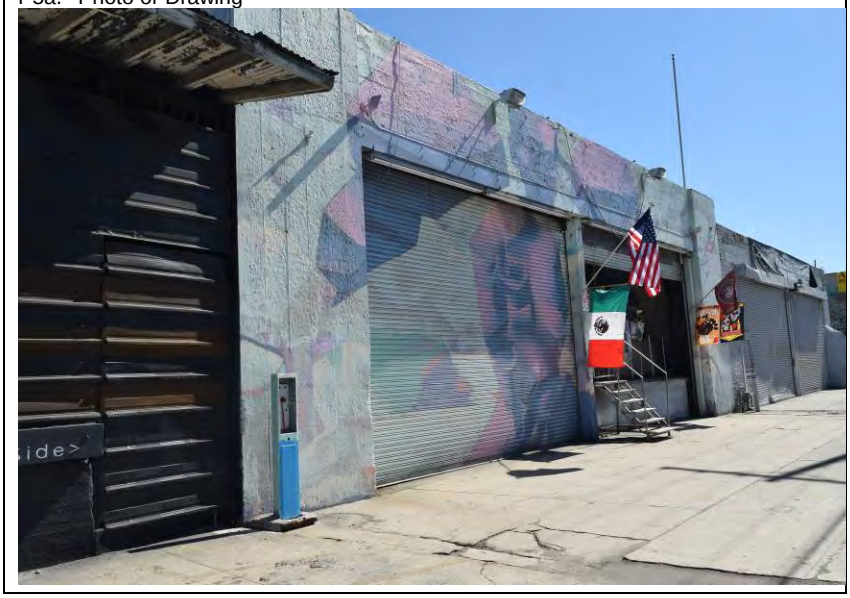
***P3a. Description:**

The subject property is a single-story industrial building with frontage on South Alameda and South Seaton streets. Capped by a truss roof, the building is constructed of board-formed concrete. It exhibits two bay door openings on its east and west elevations, all of which have non-original metal roll up metal doors; there are no windows or additional fenestration. It is located mid-block and shares common walls with buildings to the north and south. It is in fair condition and has few visible alterations with the exception of replacement doors.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
436 Alameda Street, west elevation; view to the east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

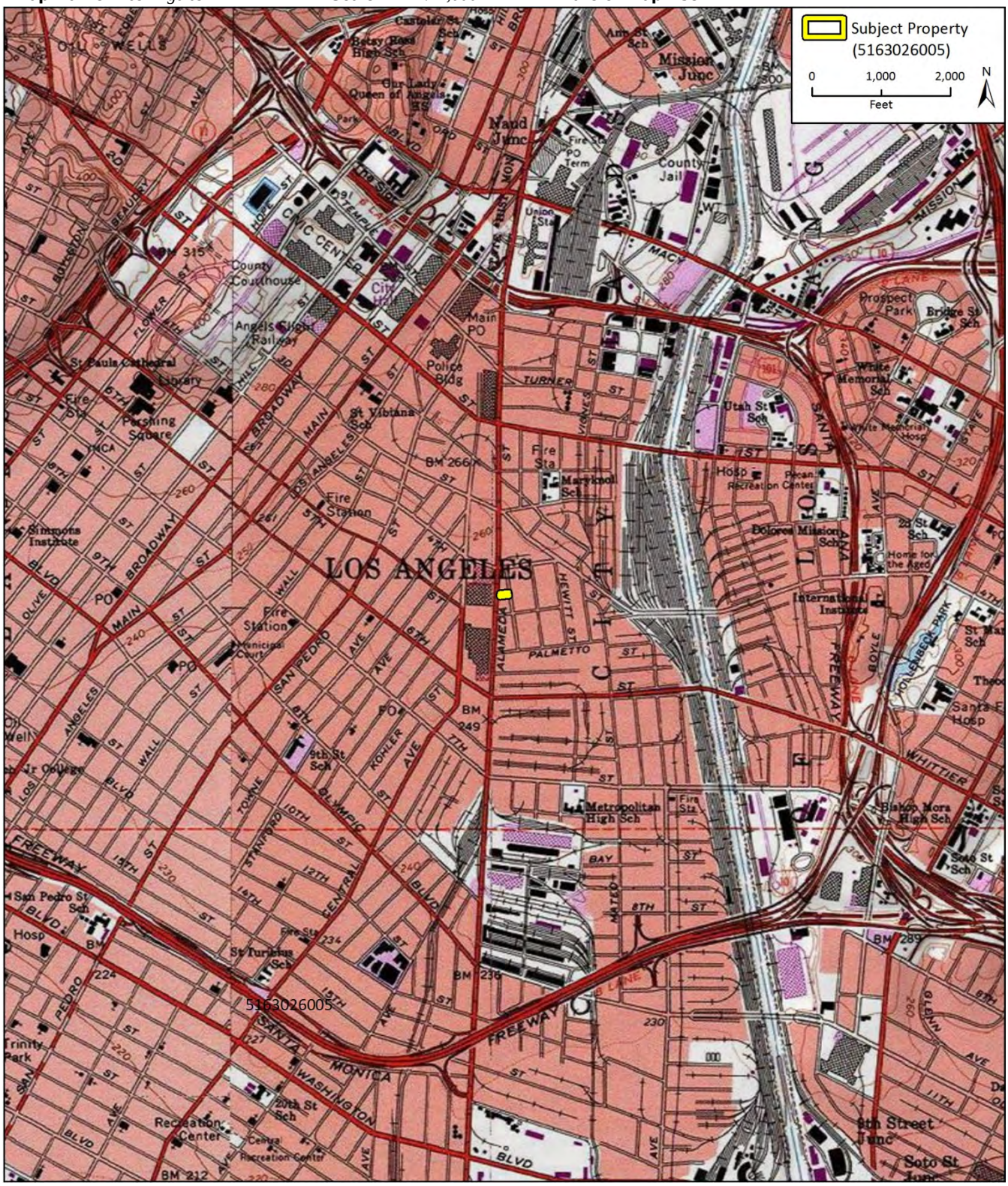
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 436 South Alameda Street (Map Reference No. 2-009)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 436 South Alameda Street (Map Reference No. 2-009) ***NRHP Status Code** **3D; 3CD; 5D3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Storage Warehouse B4. Present Use: Commercial/industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The subject building was constructed in 1921 (LADBS 1921-Permit No. 23798). Known alterations include the addition of an interior mezzanine to accommodate offices in 1926 (LADBS 1926-Permit No. 23637) and alterations to the building's parapet in 1964 (LADBS 1964-Permit No.79987). Visual observation suggests the original doors throughout have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Morgan & Walls b. Builder:
***B10. Significance:** **Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1900-1940 **Property Type** Industrial **Applicable Criteria** A/1/1

The subject building was constructed in 1921 for property owner John A. Walls, associated with the building through 1929. A review of available City of Los Angeles building permits indicates that it was designed by Architects Morgan & Walls for the purpose of "shipping and receiving freight." (LADBS 1921-Permit No. 23798). In subsequent decades the building was associated with the following individuals and entities: Intercity Parcel Service (1929), Triangle Express Co. (1937), Eleanor W. Morosco (1943-1961), and Mrs. F.H. Olmsted (1964) (LADBS Var., Ancestry.com Var.).

The subject building is recommended ineligible as an individual resource for listing in the NRHP, CRHR, and as a City of Los Angeles HCM under all applicable Criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with events significant in the history of the city, region, state, or nation (Criteria A/1/1). The archival research conducted for this study failed to indicate that any of the individuals or entities with known associations with the subject property, including J.A. Walls, Triangle Express Co., Eleanor W. Morosco, and Mrs. F.H. Olmsted, are persons significant in our past (Criteria B/2/2). The building is a utilitarian example of an early 20th century industrial building, constructed for the purpose of shipping and receiving. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4).

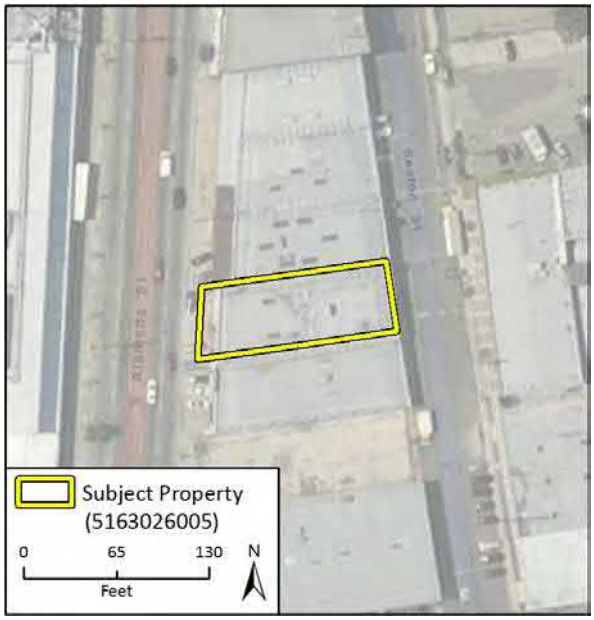
Despite its ineligibility individually, the property was identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA recommended the district eligible for the NRHP, CRHR, and for local designation under Criteria A/1/1. The area served as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest that it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 4, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3CD; 5D3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 440 South Alameda Street (Map Reference No. 2-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 440 South Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-026-006

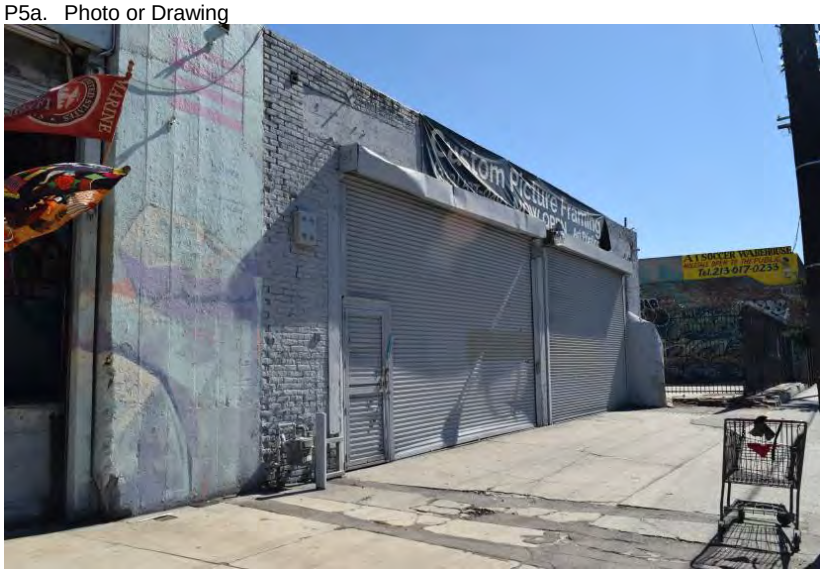
***P3a. Description:**

The subject property is a single-story vernacular industrial building with frontage on South Alameda and South Seaton streets. Capped by a truss roof, the masonry building exhibits two bay door openings on its east and west elevations, all of which have non-original metal roll up metal doors; there are no windows or additional fenestration. It is located mid-block and shares a common wall with the buildings to the north; a surface parking lot is located immediately to the south. It is in fair condition and has few visible alterations with the exception of replacement doors.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

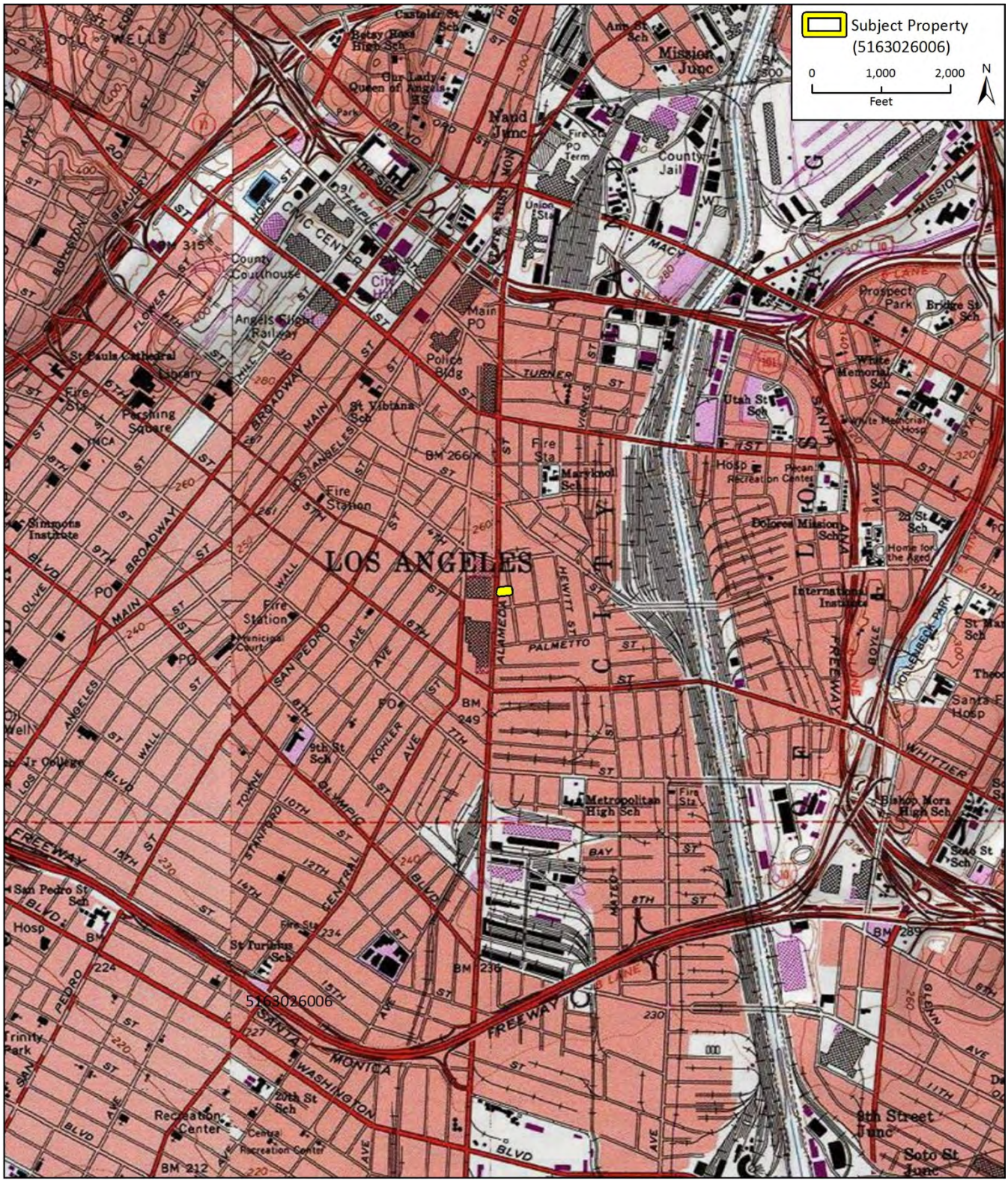
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 440 South Alameda Street (Map Reference No. 2-010)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 440 South Alameda Street (Map Reference No. 2-010) ***NRHP Status Code** **3D; 3CD; 5D3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

The subject building was constructed in 1921 (Los Angeles County Office of the Assessor). Known alterations include alterations to the building's parapet in 1964 (LADBS 1964-Permit No.70560). Visual observation suggests the original doors throughout have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance 1900-1940 **Property Type** Industrial **Applicable Criteria** A/1/1

According to the Los Angeles County Office of the Assessor, the subject building was constructed in 1921. Research was unable to confirm the original owner or architect. A review of available City of Los Angeles building permits indicates that throughout the decades it was associated with the following individuals and entities: Geo. F. Bailies (1923), T.N. Canfield (1925-1945), Chatoff Louis Tires (1941) David P. Chase (1952), and Security First National Bank (1964-1968) (LADBS Var., Ancestry.com Var.). It appears to have been used in a variety of industrial applications including as a factory, warehouse, and motor freight depot.

The property was previously identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA recommended the district eligible for the NRHP, CRHR, and for local designation under Criteria A/1/1 with a period of significance of 1900-1940. The area served as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest that it would no longer be eligible as a contributor to the Downtown Los Angeles Industrial Historic District.

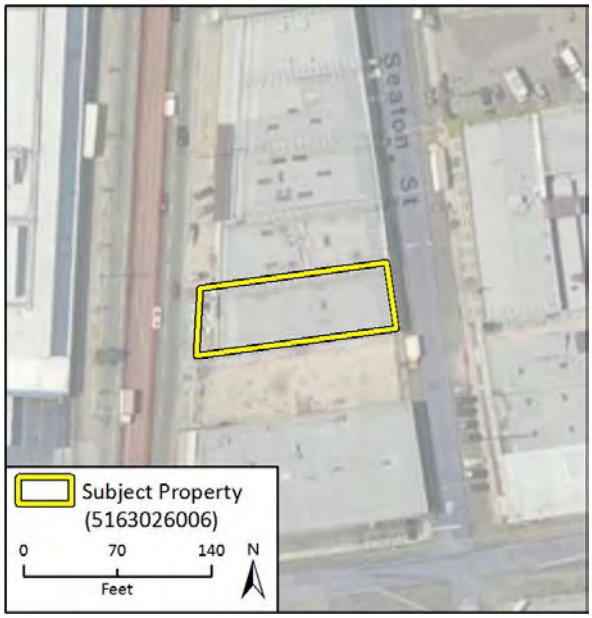
(See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 15, 2019

(This space reserved for official comments.)



***B10 Significance (continued)**

As part of the current survey, the subject building was also evaluated for individual eligibility. It is recommended ineligible as an individual resource for listing in the NRHP, CRHR, or as a City of Los Angeles HCM under all applicable criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a vernacular/utilitarian example of an early 20th century industrial building, constructed for the purpose of shipping and receiving.; however, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property is likely to yield important information about prehistory or history (Criteria D/4).

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 500 South Alameda Street (Map Reference No. 2-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 500 South Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-027-012

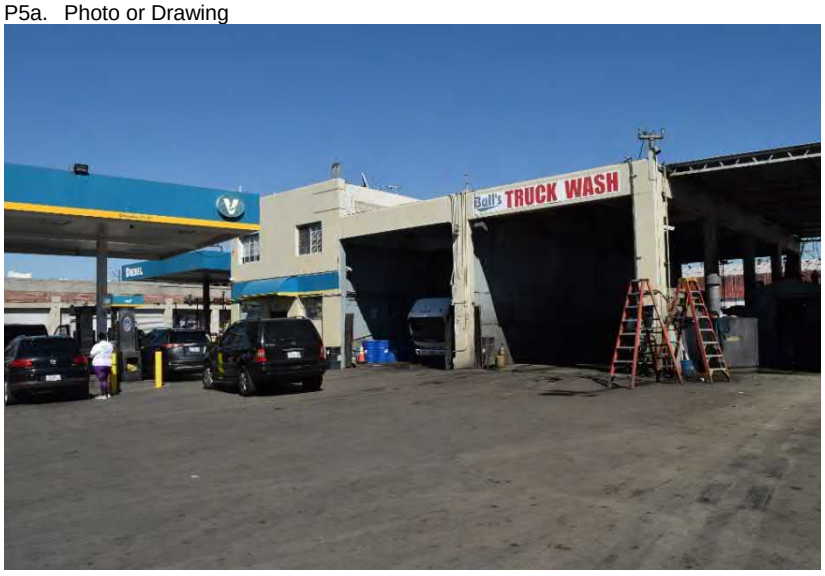
***P3a. Description:**

The subject property encompasses one parcel at the intersection of South Alameda and East 5th Streets in downtown Los Angeles. Functioning as a service station, the parcel includes one centrally sited building and two independently sited gas pump islands. Constructed in 1949, the primary building includes two sections, a rectangular-planned two-story section that contains an office space and restroom. The reinforced concrete building is topped with a flat roof and features minimal horizontal incising reminiscent of the Moderne style of architecture. Both stories of the building are lined with window and door openings, some of which have been infilled. Nearly all windows and doors have been replaced with vinyl windows and wood and metal doors; some original metal sash windows remain on the upper secondary elevations. The primary entry, central on the west elevation, is covered with a half-round metal awning. Three tall single-story pass-through truck bays extend from the building's east elevation. The two northern bays are original and constructed of reinforced concrete, while the southernmost bay is a later addition and constructed of metal. All are topped with flat roofs and feature large openings on the east and west elevations to allow trucks to pass through. The two gas pump islands are located to the west and north of the building and feature modern pump equipment sheltered by modern canopies. The property appears in fair condition.

***P3b. Resource Attributes:** HP39. Other-Service Station

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1949 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:** Intensive
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

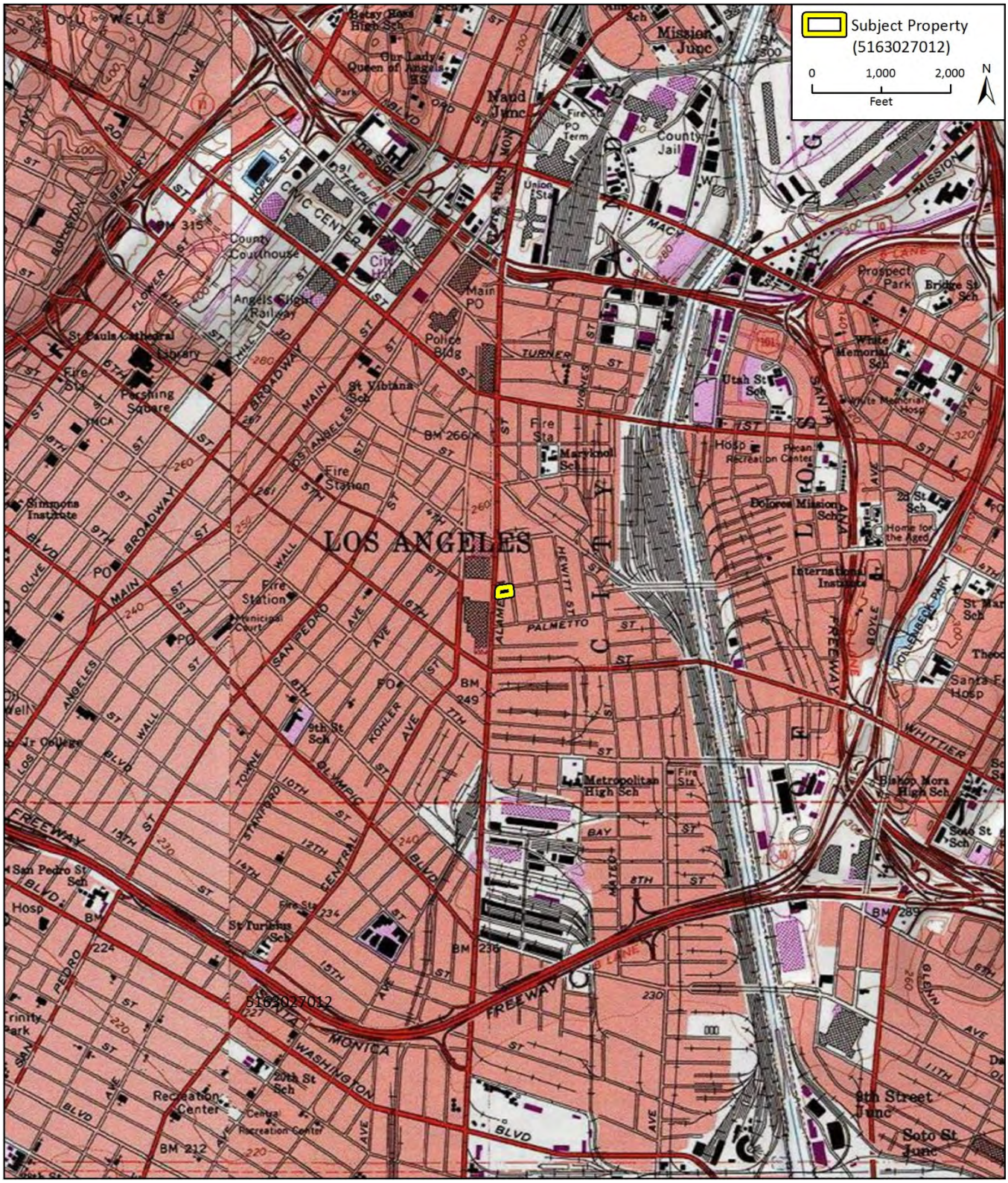
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 500 South Alameda Street (Map Reference No. 2-011)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 500 South Alameda Street (Map Reference No. 2-011) ***NRHP Status Code** **3S; 3CS; 5S3**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Service Station B4. Present Use: Service Station
***B5. Architectural Style:** Vernacular/Utilitarian with Moderne elements
***B6. Construction History:**

The subject building was constructed in 1949 (Los Angeles County Office of the Assessor). Known alterations include the construction of an additional metal pass through bay on the building's south elevation in 2009 (Google 2009). Visual observation suggests that several window openings on the ground story have been infilled and a majority of the original steel sash windows have been replaced with vinyl.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Commercial Development & the Automobile **Area** Downtown Los Angeles
Period of Significance 1949 **Property Type** Service Station **Applicable Criteria** A/1/1 &C/3/3

The subject building was constructed in 1949 for use as a service station by the Richfield Oil Corporation. It has maintained a consistent use as a service station since this time. SurveyLA previously identified the building in 2016 as individually eligible for listing in the NRHP, CRHR, and as a city HCM under Criteria A/1/1 and C/3/3 as a rare remaining example of a 1940s-era service station in a primarily industrial section of Downtown Los Angeles, which specifically constructed to accommodate larger industrial-related vehicles.

The current survey update of the subject property concluded that since the property was last evaluated, it has not been visibly altered and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation under Criteria A/1/1 and C/3/3. The property meets many of the registration requirements identified by SurveyLA for eligible properties under the theme of Commercial Development & the Automobile, including its historical use as a gasoline provider, easy automobile access from the street, and a site layout reflecting the influence of the automobile, specifically industrial-related vehicles.

B11. Additional Resource Attributes: N/A
***B12. References:**

Google. Archived images of the subject property. ttps://www.google.com/maps. Accessed April 2019.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1850-1980. Theme: Commercial Development and the Automobile, 1910-1970. August 2016.

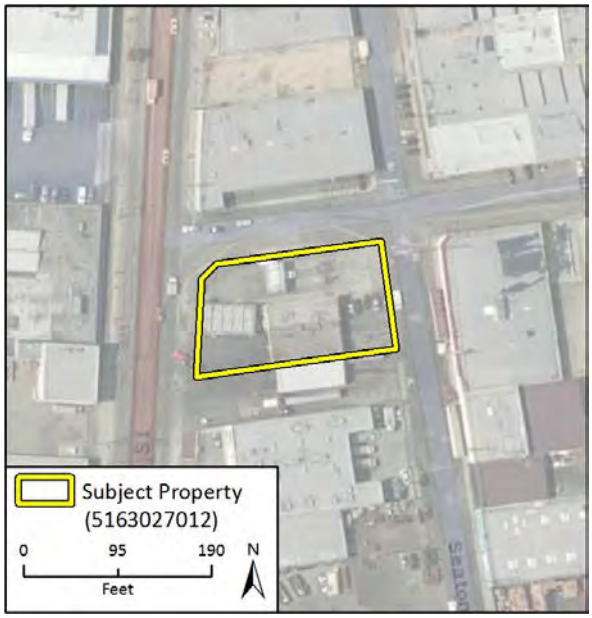
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 15, 2019

(This space reserved for official comments.)





Primary Address:	500 S ALAMEDA ST
Other Address:	1008 E 5TH ST 506 S ALAMEDA ST 501 S SEATON ST 507 S SEATON ST
Name:	Richfield Gas Station
Year built:	1949
Architectural style:	Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Rare example of a 1940s service station in Los Angeles' primary industrial district; one of few examples remaining from this period. The service station features large vehicular bays, presumably to accommodate trucks from the adjacent industrial area.



Primary Address:	542 S ALAMEDA ST
Name:	Southern California Gas Co., Stationery & Printing Dept.
Year built:	1930
Architectural style:	Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930 daylight factory building in Los Angeles' primary industrial district. Daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 450-500 South Central Avenue (Map Reference No. 2-012)

P1. Other Identifier: Young's Market

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 450 and 500 South Central Avenue City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-013-014 (450 South Central) and 5147-014-005 (500 South Central)

***P3a. Description:**

The subject property is composed of two contiguous Los Angeles County Assessor's parcels, 450 and 500 South Central Avenue, which function as a single property. The property includes two commercial/industrial buildings, a former meat processing plant on the northern of the parcels and a warehouse and distribution facility on the southern. Constructed in 1957, both buildings were designed by local and renowned architect Albert C. Martin for Young's Market Co. in a utilitarian with International-style influence.

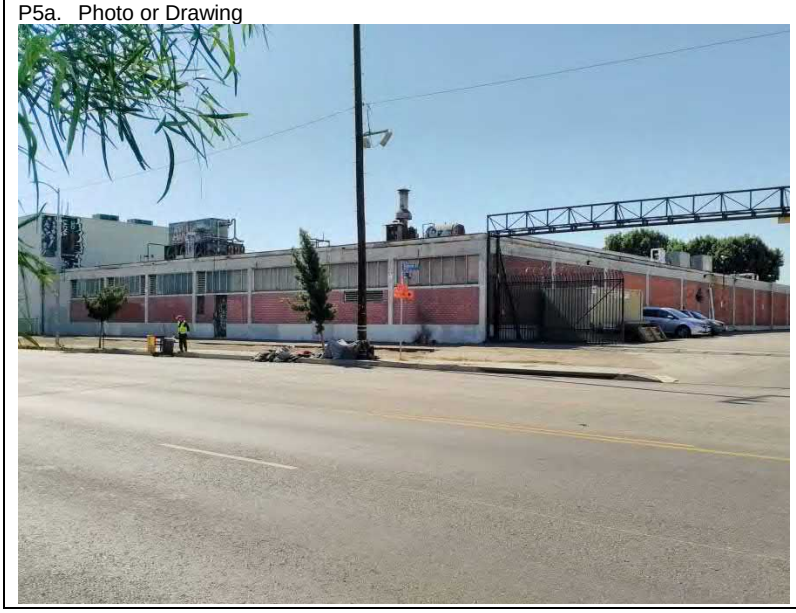
The warehouse building is a single-story building with an irregular, sprawling footprint and a flat roof. Exterior walls are constructed of precast concrete panels (tilt-up walls). The front elevation, fronting South Central Avenue integrates a higher degree of design aesthetic than the rest of the building. It is primarily clad in brick. Accessible from South Central Avenue via a set of steps, the entry is centrally located and surrounded with large glass panels. It is flanked to the south with a sign bearing the company's name, *Young's Market Company*, in gold script and to the north with a bank of windows covered with integrated metal sun shades. Alterations include a large-scale addition to the building's south elevation. The buildings appear in fair condition.

The former meat processing plant is a single-story building with an irregular footprint and flat roof. It is sited on the east of the parcel behind a large paved parking lot. Its exterior walls are clad in a combination of brick and exposed concrete and minimal metal cladding. The north and east elevations are evenly divided with alternating concrete members and brick infill while the south elevation is lined with loading bay doors sheltered by a wide overhang. The building's primary entry is located on the west elevation where a covered corridor leads to the entrance. A bank of windows covered with integrated metal sun shades flank the primary entry to the north. Alterations include an addition to the building's southeast corner, the infill of one large opening on the east elevation and the addition of the overhang sheltering the south elevation loading bay doors.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation of meat processing building; southwest-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1957 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

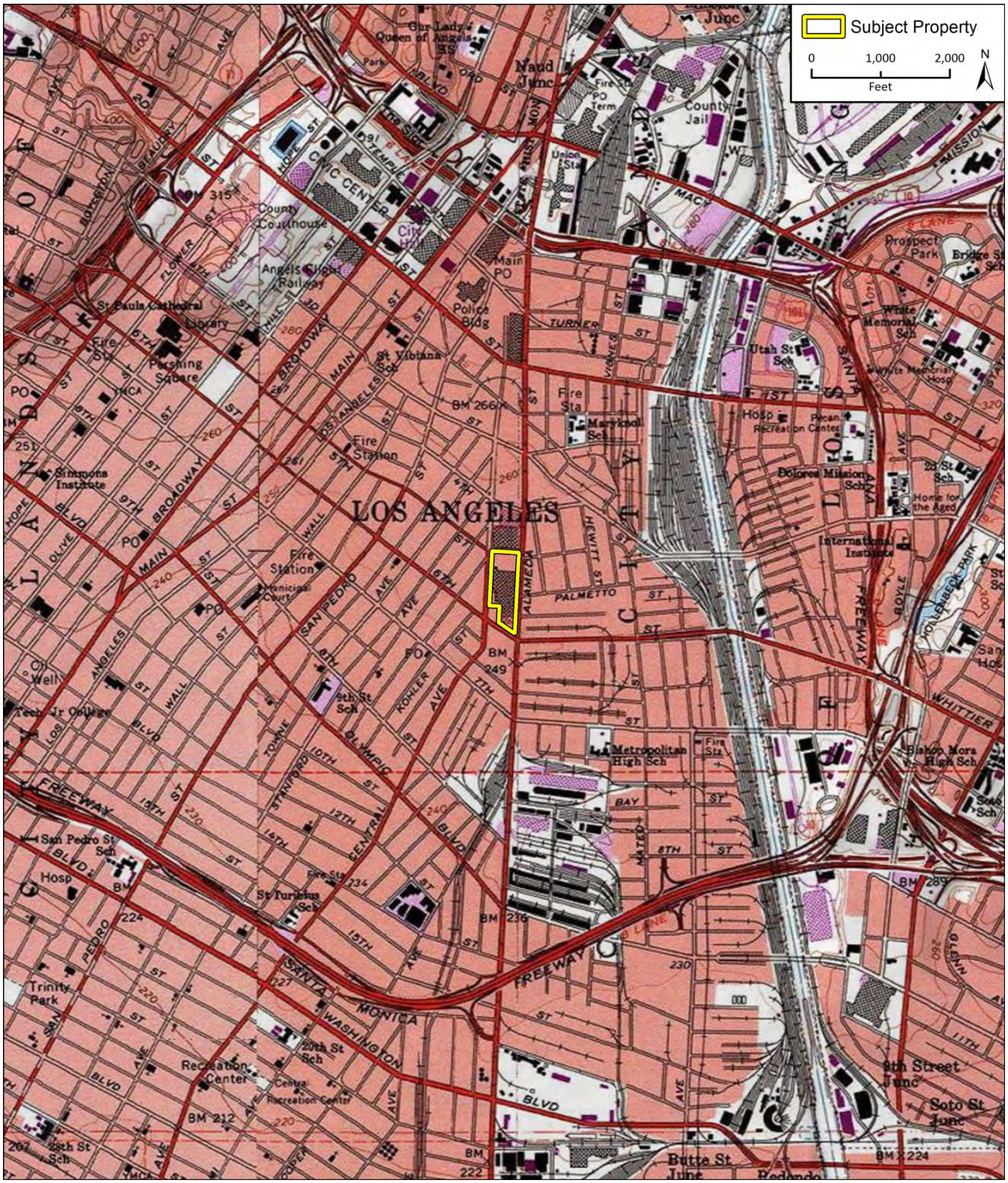
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 450-500 South Central Avenue (Map Reference No. 2-012)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 450-500 South Central Avenue (Map Reference No. 2-012) ***NRHP Status Code** 6Z

B1. Historic Name: Young's Market Co.
B2. Common Name: N/A
B3. Original Use: meat processing; warehousing and distribution
B4. Present Use: meat processing; warehousing and distribution

***B5. Architectural Style:** International-style influenced
***B6. Construction History:**

Both of the buildings on the subject property were constructed in 1957 (LADBS 1957). Both buildings were expanded with additions on their southern sides in the early 1960s (UCSB var.). A number of small alterations are visible. They include the enclosure of openings and the addition of an overhang on the south side of the meat processing building.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Albert C. Martin (Architect) Norman Patten (Engineer) b. Builder: Traites Wittenberg
***B10. Significance: Theme:** N/A **Area:** N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was designed by Albert C. Martin and constructed in 1957 for Young's Market Co. Young's Market Company, which was established in Los Angeles in 1888 as the family business of several brothers. The Company thrived in the Los Angeles in the first half of the 20th century, operating several retail markets that included those at Grand Central Public Market and City Center Market. The subject property was a later development of the Company representing the consolidation of functions that previously took place in separate locations, including food manufacturing and wine and spirits distribution. As the company expanded across California and the larger west coast, it discontinued its meat and seafood divisions in 1990 to focus on wine and spirits. The building operated as the company's headquarters throughout this period until 1994, when it developed and moved to new a new facility in Orange, California (Young's Market Company 2018). See continuation sheet

B11. Additional Resource Attributes: N/A
***B12. References:**

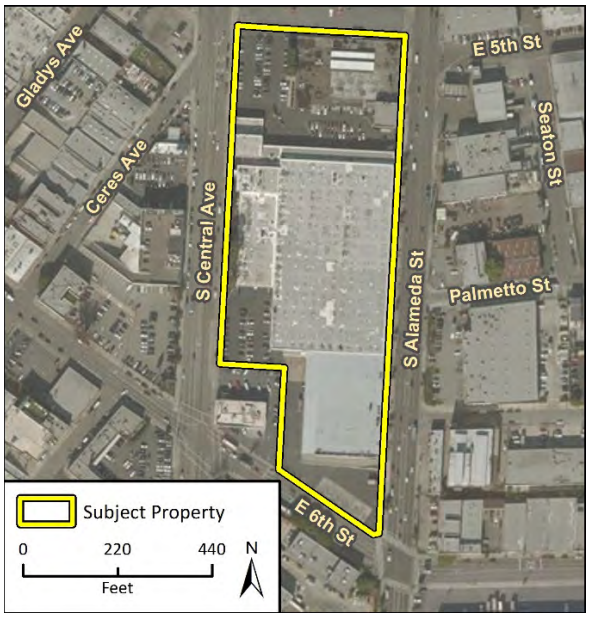
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

Young's Market Company. "History." https://www.youngsmarket.com/history/. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 14, 2018

(This space reserved for official comments.)

As a result of the current study, the subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. While Young's Market Company is associated with the historical development of the food market industry in Los Angeles, the subject property represents a later development made by the company, who's history dates to 1888 and includes several locations prior to the construction of the subject property in 1957. Research did not indicate that the property is associated with events significant in the history of the city, region, state, or nation or persons significant in our past (Criteria A/1/1 and B/2/2). While designed by renowned architect Albert C. Martin, the subject property does not appear exemplary of his work. The buildings feature limited International-style architectural elements, and do not embody the distinctive characteristics of a type, period, or method of construction or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3D; 3S 3CD; 3CS; 5D3; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 542 South Alameda Street (Map Reference No. 2-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 542 South Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5163-027-011

***P3a. Description:**

The subject property is a two-story daylight factory building located at the intersection of South Alameda and Palmetto streets in downtown Los Angeles. Rectangular in plan, is capped by a flat roof which features a short-stepped parapet. It is constructed of reinforced concrete brick, which is covered with plaster on its primary west-facing elevation and consists of exposed brick on its secondary elevations. Characteristic of its function as an industrial building, the building features large rectangular openings across its elevations with original multi-light, metal sash windows. The primary entrance is situated slightly off center on the building's primary elevation and is accessed by a short set of concrete stairs and sheltered by a non-original metal awning. The door has been replaced with a set of modern metal and glass double doors. A paved parking lot is located at the front (west) of the building and enclosed with a metal and chain-link fence. The property is in good condition and has few visible alterations.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca 1915 (LADBS; ProQuest 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

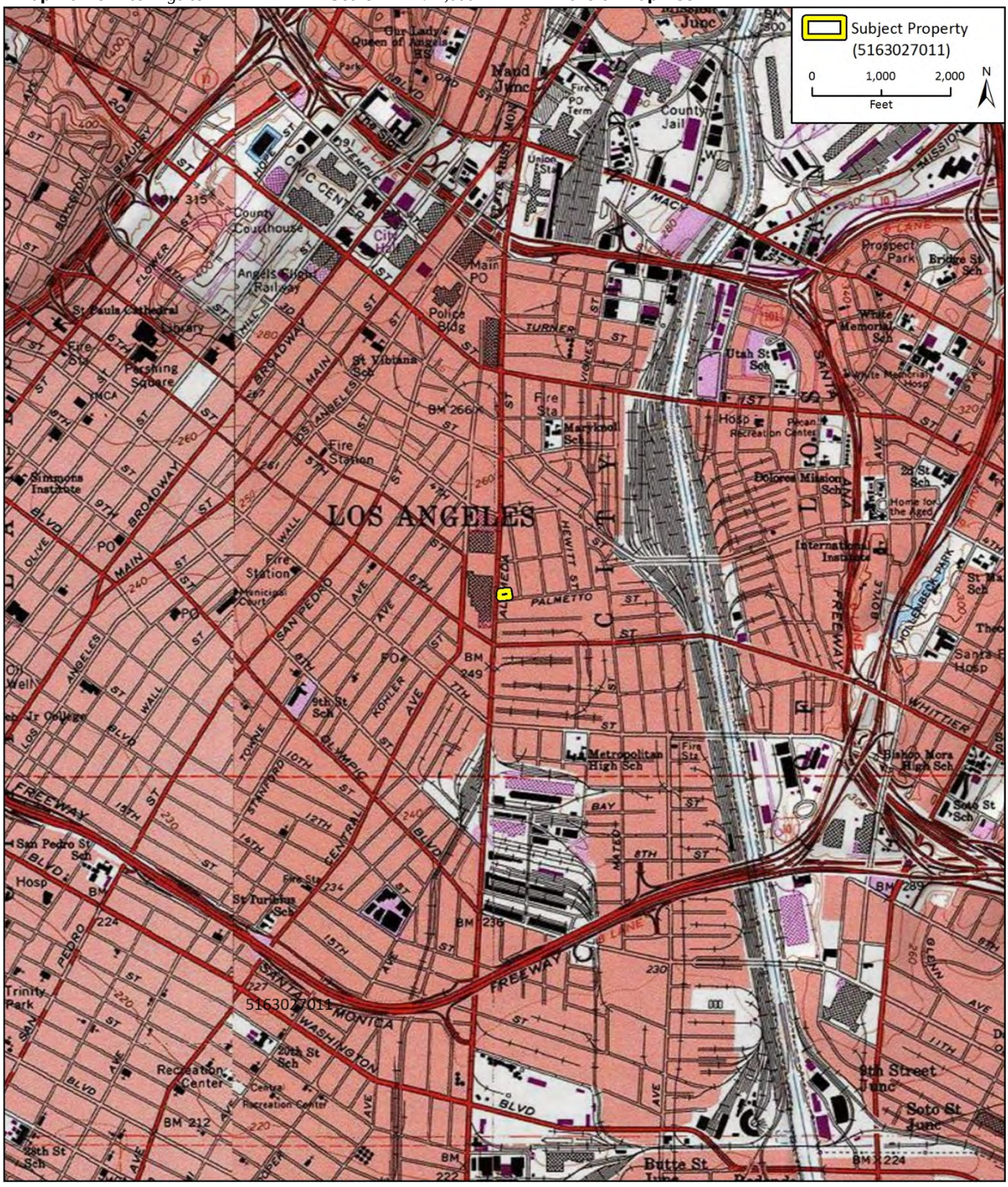
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 542 South Alameda Street (Map Reference No. 2-013)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 542 South Alameda Street (Map Reference No. 2-013) ***NRHP Status Code** **3D; 3S 3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: Commercial/Industrial
*B5. Architectural Style: Utilitarian

***B6. Construction History:**
Although parcel data available through the Los Angeles County Office of the Assessor dates the subject building to 1930, building permits on file with the Los Angeles Department of Building and Safety and Sanborn Fire Insurance Maps, suggest the building may have been built prior to 1915 (LADBS; ProQuest 2019). Known alterations include the addition of a platform lift in 1955 (LADBS 1955-Permit No. 11545) and modifications to the building's parapet in 1965 (LADBS 1965-Permit No.99931).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles
Period of Significance ca 1927 **Property Type** Daylight Factory **Applicable Criteria** A/1/1 & C/3/3
A 1906 Sanborn Fire Insurance map depicts the subject parcel as part of a larger property then-occupying much of Palmetto Street between South Alameda and Seaton streets. At that time, the property was owned by the Los Angeles Gas and Electric Co. and functioned as a machine shop and storage department; it included several buildings that are no longer extant (ProQuest 2019). No original building permits could be identified, but a series of alteration permits beginning in 1915 suggest the building may have been constructed prior to that time (LADBS, var.). A Sanborn Fire Insurance Map from 1923 identifies the current building as the Stationary and Printing Department for the Southern California Gas Company (ProQuest 2019). Building permits indicate the building was owned by the Southern California Gas Company through at least 1951. Subsequent owners are identified as Empire Furniture (1965), and Nat Diamond (1970-1985) (LADBS Var.).

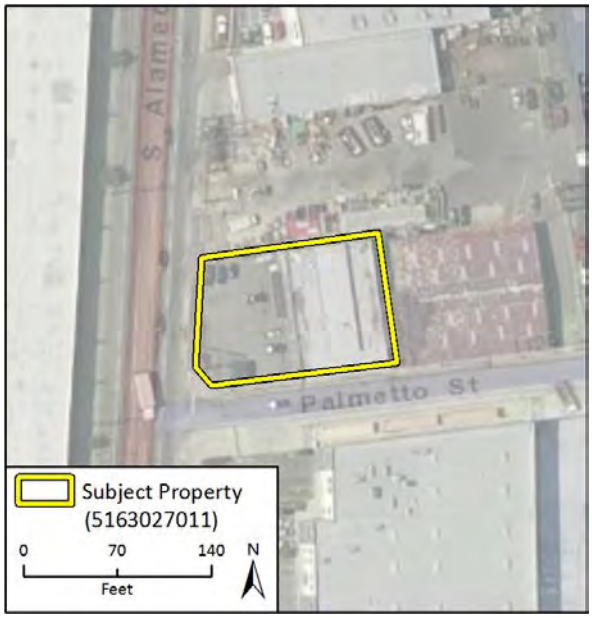
(See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 16, 2019



(This space reserved for official comments.)

***B10 Significance (continued):**

The subject property was identified by SurveyLA in 2016 as individually eliglbe for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria C/3/3 as an excellent example of a 1930 daylight factory building. The building was also identified as a contributor to the Downtown Los Angeles Industrial Historic District. SurveyLA recommended the district eligible for the NRHP, CRHR, and for local designation under Criteria A/1/1 with a period of significance of 1900-1940. The area served as the city's primary industrial district from the late 19th century through World War II and is significant for its role in the industrial development of the city.

Since the property was last recorded there have been no visible alterations to the building. Although SurveyLA identified the building's construction date as 1930 per information on file with the Los Angeles County Office of the Assessor, its earlier construction date of circa 1915 does not change the fact that it is an excellent example of a daylight factory building in Los Angeles' primary industrial district. It exhbits may of the character-defining features of the property type, in particular multiple bays of large industrial sash windows. As a result, the current study concurs the subject property is individually eliglbe for the NRHP, CRHR, and an HCM under Criteria C/3/3. In addition, the current study concurs that the property is a contributor to the Downtown Los Angeles Industrial Historic District under Criteria A/1/1. Research conducted as part of this study that the property is associated with any persons significant in the history of the city, region, state, or nation or that it may yield important information about prehistory or history (Criteria B/2/2 and D/4).



Primary Address:	500 S ALAMEDA ST
Other Address:	1008 E 5TH ST 506 S ALAMEDA ST 501 S SEATON ST 507 S SEATON ST
Name:	Richfield Gas Station
Year built:	1949
Architectural style:	Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Rare example of a 1940s service station in Los Angeles' primary industrial district; one of few examples remaining from this period. The service station features large vehicular bays, presumably to accommodate trucks from the adjacent industrial area.



Primary Address:	542 S ALAMEDA ST
Name:	Southern California Gas Co., Stationery & Printing Dept.
Year built:	1930
Architectural style:	Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930 daylight factory building in Los Angeles' primary industrial district. Daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 580 South Alameda Street (Map Reference No. 2-014)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 580 South Alameda Street City: Los Angeles Zip: 90013

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5164-009-001

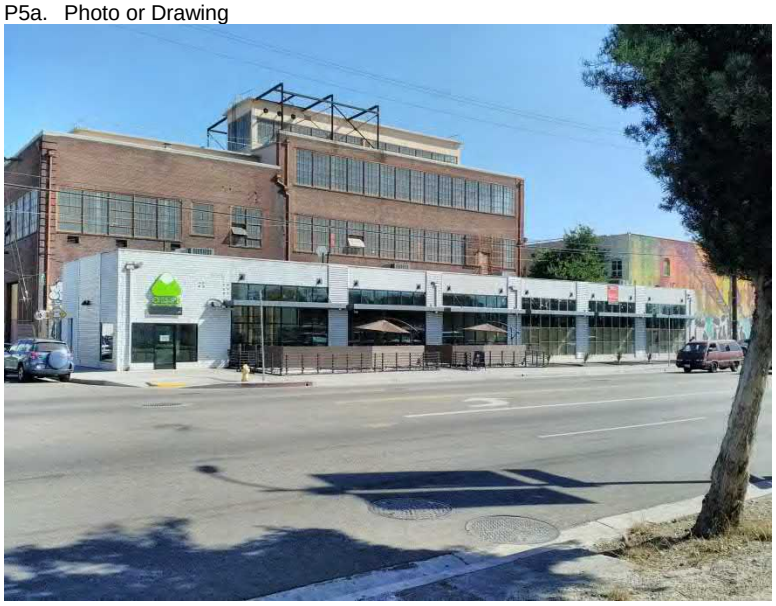
***P3a. Description:**

The subject property is a small rectangular parcel located at the corner of South Alameda Street and Factory Place in Downtown Los Angeles. It includes one single-story, rectangular-planned industrial building set back from Alameda Street behind a paved area. Constructed in 1968, the vernacular/utilitarian building features a combination of exposed brick and metal cladding. The east elevation is symmetrically divided into bays infilled with contemporary commercial windows and doors, each covered with an individual metal overhang. The building is topped with a flat roof surrounded with a parapet. Alterations include the infill of former bay door openings, and the addition of metal cladding and overhangs. The property appears in good condition.

***P3b. Resource Attributes:** HP8.Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

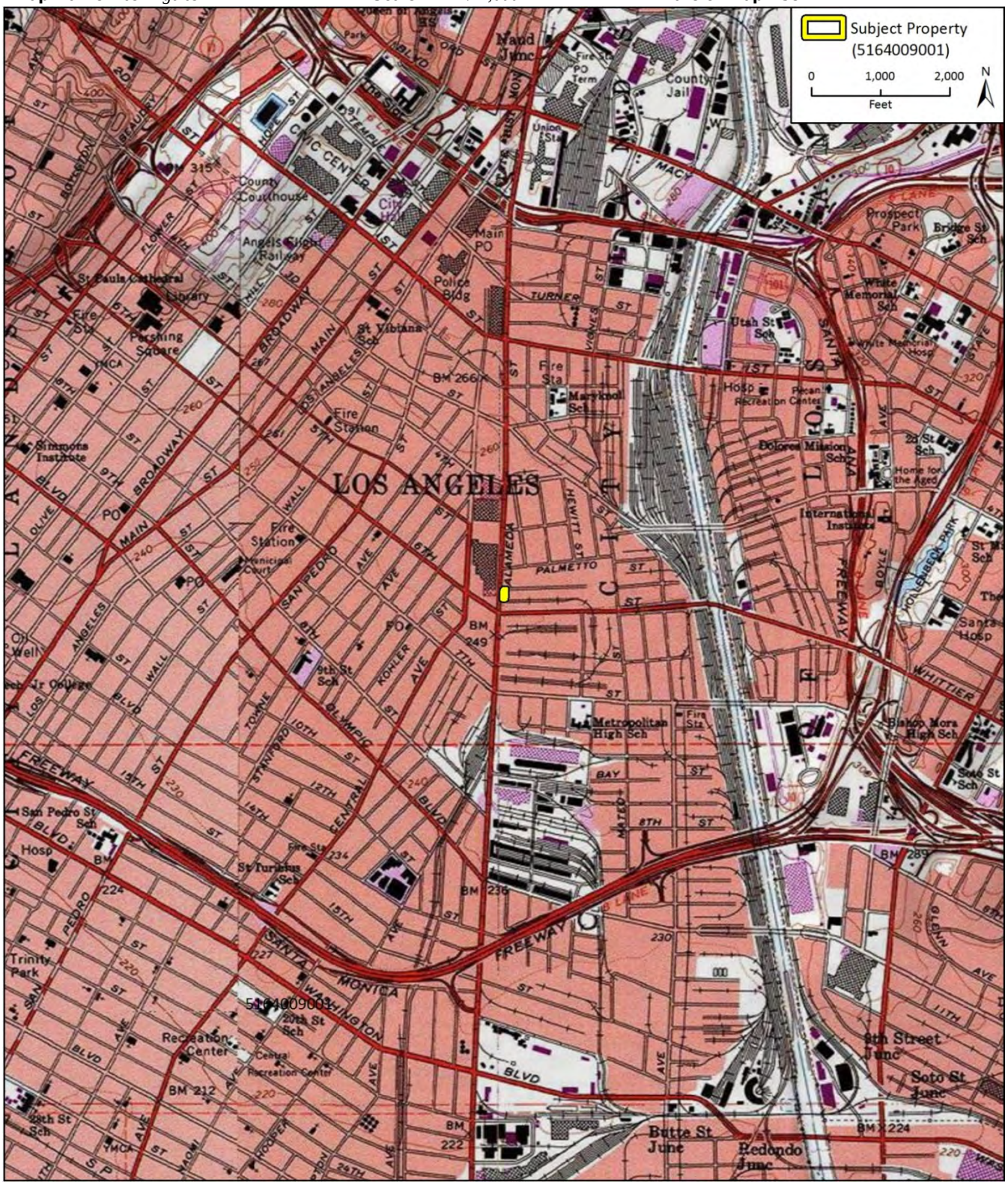
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 580 South Alameda Street (Map Reference No. 2-014)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 580 South Alameda Street (Map Reference No. 2-014) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: garage/auto repair B4. Present Use: commercial
***B5. Architectural Style:** N/A
***B6. Construction History:**
According to the Los Angeles County Office of the Assessor, the building on the subject property was constructed in 1968. Visual observation and a review of permit history indicate that alterations include the infill of former bay door openings with windows, and the addition of metal cladding and overhangs.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

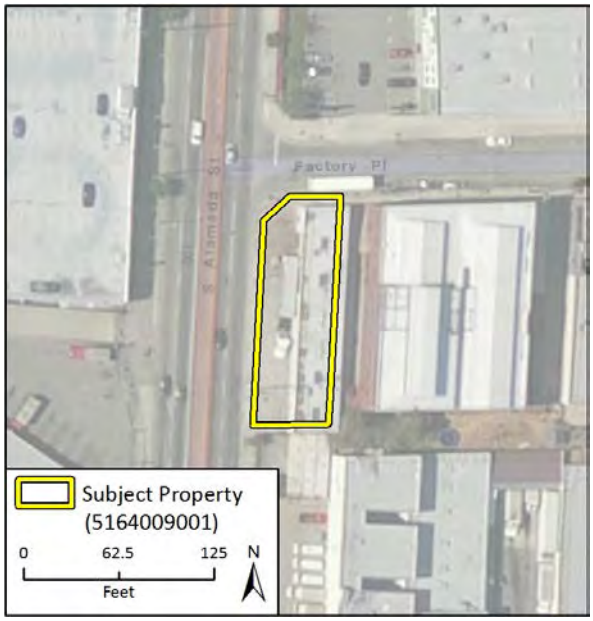
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a small corner parcel that includes one utilitarian warehouse building that was permitted for construction in 1968 as a garage/auto repair shop. In 1976 it was converted for use as a warehouse and has recently been converted to commercial use. Research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a utilitarian example of an industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate" that the property may yield important information about prehistory or history (Criteria D/4). In addition, in concurrence with SurveyLA's 2016 recommendation, the property is recommended ineligible as a contributor to any existing or potential historic district, including the Downton Los Angeles Industrial Historic District.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 22, 2018

(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **3S;3CS;5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 5 ***Resource Name or #:** Air Raid Siren No. 65 (Map Reference No. 2-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Wilde Street between Central Avenue and Kohler Street

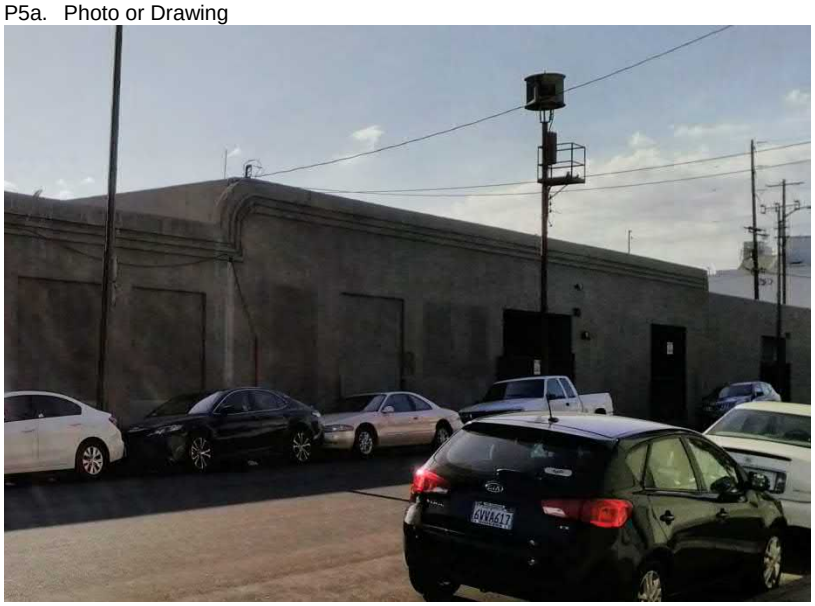
***P3a. Description:**

The subject resource is Air Raid Siren No. 65, a Federal Model SD-10 siren located on the sidewalk along Wilde Street between Central Avenue and Kohler Street. Cylindrical in shape the "wire spool" type siren is housed in metal protective housing with a conical top. It is mounted on a freestanding steel pole measuring an estimated 30' in height. Metal pole steps begin at about 10' above ground level and lead to a service platform with steel rails and a steel-grate floor. The resource does not appear altered and is in good condition.

***P3b. Resource Attributes:** HP29. Other (air raid siren)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Air Raid Siren No. 65; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1956 (Cold War: LA 2013; Air Raid Sirens Wiki 2019; *LAT* 3/10/1956)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

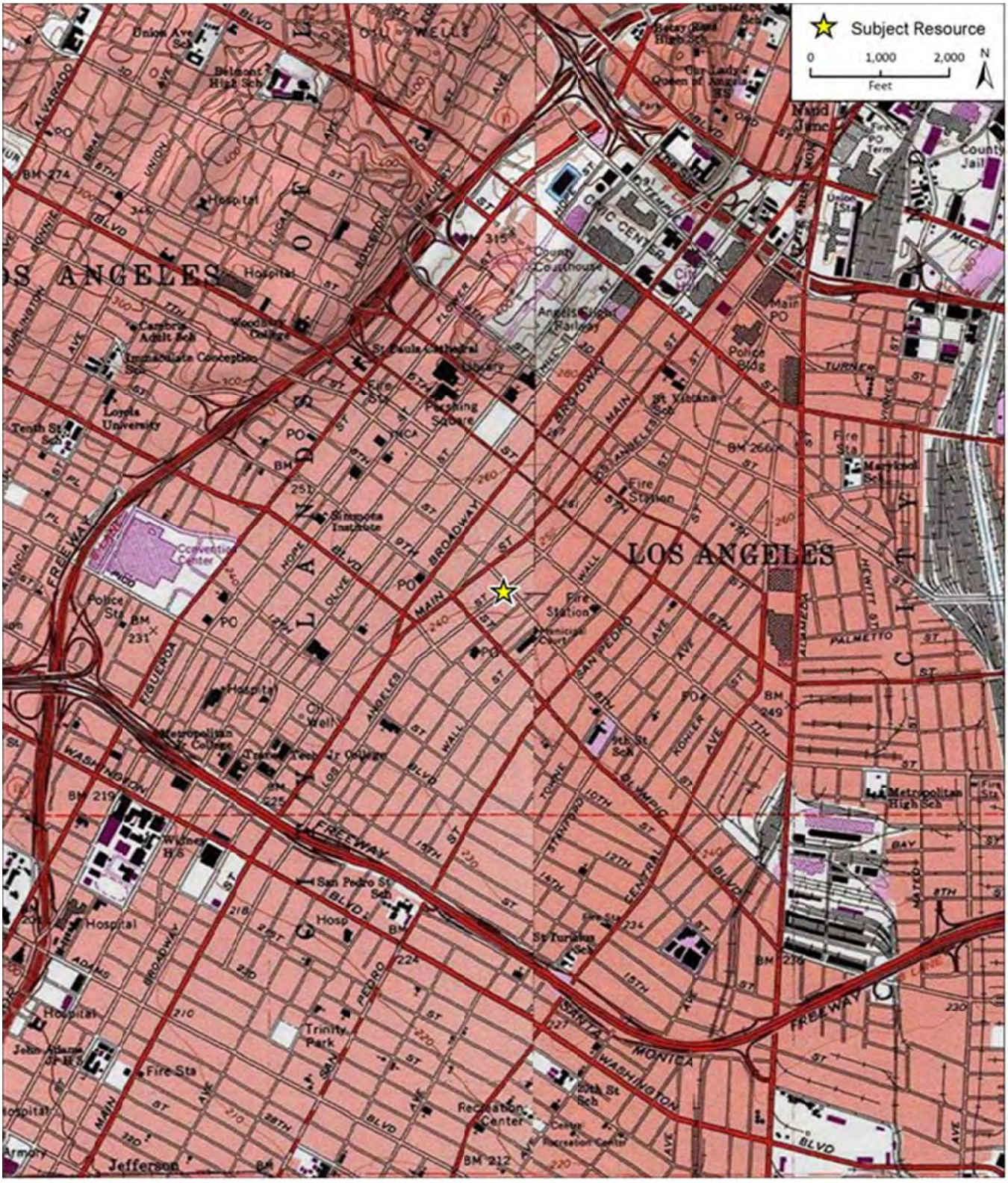
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** Air Raid Siren No. 65 (Map Reference No. 2-015)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Air Raid Siren No. 65 (Map Reference No. 2-015) ***NRHP Status Code** **3S;3CS;5S3**

B1. Historic Name: Air Raid Siren No. 65
B2. Common Name: N/A
B3. Original Use: Air-raid siren B4. Present Use: Air-raid siren
***B5. Architectural Style:** N/A
***B6. Construction History:**

Air Raid Siren No. 65 is of a type manufactured by Federal Sign and Signal Corporation starting ca. the 1950s and was likely installed ca. 1956 (Cold War: LA 2013; FAEEM 2012; *LAT* 3/10/1956).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Air Raid Sirens and Civil Defense, 1939-1960 **Area** Central City Community Plan Area
Period of Significance ca. 1956-1985; ca. 1956 **Property Type** Air Raid Siren **Applicable Criteria** A/1/1; C/3/3

The subject resource is Air Raid Siren No. 65, a Federal Sign and Signal Corporation (FSSC) Model SD-10 warning siren manufactured and erected ca. the 1950s. The Chicago-based company was founded in 1901 as the Federal Electric Corporation, a manufacturer of electric signs. In 1915, the firm began manufacturing sirens for police and fire departments and in the 1930s adopted the FSSC name (Encyclopedia of Chicago 2005). The market for outdoor warning sirens grew during World War II and the Cold War, after the federal government expanded civil defense measures to preserve lives in the case of airborne military attacks on the United States. In anticipation of American participation in World War II, local officials in Los Angeles installed the city's first air-raid sirens by May 1941 (*LAT* 5/2/1941). In January 1942, following the United States' entry into the war, local officials formulated a plan to install as many as 370 sirens on public buildings and traffic signal poles throughout the city and outlying areas. That month, the City placed orders totaling $47,000 for 204 sirens supplied by the Federal Electric Corporation and the American Fire Equipment Company. In March 1942, the *Los Angeles Times* reported sirens had been installed in the city at a rate of eighteen per day over an unspecified period (*LAT* 1/15/1942; 1/17/1942; 3/5/1942).

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Air Raid Siren Wiki. "SD-10." https://wiki.airraidsirens.net/SD-10. 2019. Accessed April 2019.

Cohen, Wilbur J. and Evelyn F. Boyer. N.d. Federal Civil Defense Act of 1950: Summary and Legislative History. [electronic document.] https://www.ssa.gov/policy/docs/ssb/v14n4/v14n4p11.pdf.

Cold War: L.A. "L.A.'s Civil Defense Sirens." [web site.] 2013. http://www.coldwarla.com/sirens.html. Accessed April 2019.

Encyclopedia of Chicago. "Federal Sign and Signal Corp." [electronic document.] 2005. http://www.encyclopedia.chicagohistory.org/pages/2661.html

Fire Apparatus and Emergency Equipment Magazine (FAEEM). "Remanufacturing Sirens Economically Extends Long History of Service." [electronic document.] July 1, 2012. https://www.fireapparatusmagazine.com/articles/print/volume-17/issue-7/features/remanufacturing-sirens-economically-extends-long-history-of-service.html. Accessed April 2019.

(See continuation sheet.)



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 15, 2019

(This space reserved for official comments.)

B10. Significance (continued):

Following the conclusion of World War II, the city's civil-defense warning system was turned off. However, the detonation of the Soviet Union's first atomic weapon in August 1949 renewed concerns about preparedness. The Federal Civil Defense Administration (FDCA) was established in 1950 to coordinate and subsidize civil defense measures that included educational campaigns and grants for the construction of civil-defense infrastructure (*LAT* 4/29/2007; Cohen and Boyer n.d.). Because federal subsidies for the construction of sirens and other civil-defense infrastructure were delayed, Los Angeles Mayor Fletcher Bowron directed the City to act on its own. As an interim measure, local authorities revived the city's World War II-era warning system, reactivating 80 sirens that had been installed across Los Angeles in the 1940s (*LAT* 12/2/1950; 2/21/1951). In 1956, the City received its first state and federal grants for the expansion of Los Angeles's civil-defense siren system. Under the $491,000 program, 1966 sirens mounted on 30-foot freestanding metal poles were erected. A metal housing was mounted over each siren as protection from tampering inclement weather. Fifty existing sirens were modified to produce the two-tone alarm required by the FDCA. Sirens across the system could be triggered simultaneously over the telephone lines. Contracting firm Fischbach and Moore installed the new sirens (*Valley News* 3/11/1956; *LAT* 3/10/1956).

FSSC began producing the Model SD-10 siren in the 1950s, when the model was commonly installed as civil defense air raid siren (FAEEM 2012). Its widespread use was partially attributable to its dual-tone capability, which met civil defense regulations enacted by the federal government in 1954 (Cold War: LA 2013; Air Raid Sirens Wiki 2019). The subject resource is presumed to have been erected in the 1950s, although its construction date is cited elsewhere are 1940 (SurveyLA 2016).

Los Angeles's air-raid sirens remained in operation through the mid-1980s. For about three decades, the sirens were sounded in regular tests that took place at 10:00 AM on the final Friday of every month. However, by the early 1980s, some local officials regarded the sirens as "virtually useless" (*LAT* 1/261982; 4/29/2007). Not only did many residents not understand what the signals were intended for, but also maintenance had become impractical due to the loss of federal grants and the increasing difficulty of finding replacement parts. In addition, new capabilities for launching missiles from submarines so reduced warning times such that a safe evacuation had become unfeasible. Moreover, a 1982 study found that about 30 percent of the city's sirens were not functional. The warning system was switched off countywide in 1983. Although some structurally unsound units were removed, officials deemed a system-wide removal too expensive and left most sirens in place (*LAT* 1/26/1982; 4/2/1989; 4/29/2007).

The subject resource, Air Raid Siren No. 65, was recorded and evaluated in 2016 as part of SurveyLA, a citywide historic resources survey for the City of Los Angeles. SurveyLA recommended Air Raid Siren No. 65 eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Los Angeles Historic-Cultural Monument. Evaluated under the thematic group Military Institutions and Activities, 1850-1980/Air Raid Sirens and Civil Defense, 1939-1960/Air Raid Siren, the subject property was recommended eligible under Criteria A/1/1 for its associations with World War II and Cold War military infrastructure and C/3/3 as an example of a wire-spool-type siren on a freestanding pole (SurveyLA 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, as a result of the survey and research conducted for this study, Air Raid Siren No. 65 is recommended eligible for listing in the NRHP, CRHR, and for local designation. Under Criteria A/1/1, it is significant for its association with the operation of Los Angeles' Cold War-era civil-defense warning system. Its period of significance begins ca. 1956 with the subject resource's construction and concludes in 1985 when monthly testing of sirens ceased and the system was deactivated. Under Criteria C/3/3, it is significant as a good, intact example of a civil-defense warning siren. Character-defining features include the freestanding metal pole and "wire-spool"-type siren and housing. Its period of significance under these Criteria is ca. 1956, its estimated date of construction. The resource's boundary is coextensive with its footprint. This boundary encompasses the entire structure and excludes all nearby areas, which do not contribute to its historical significance. Located in a densely developed, industrial section of Los Angeles, the building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles, City of: Department of City Planning, Office of Historic Resources. Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

Los Angeles Times (*LAT*)

1941. "Council Balks at Raid Sirens to Advertise Airport Bond Issue." May 2.
1942. "City May Be Blanketed by 370 Air-Raid Sirens." January 15.
1942. "First Air-Raid Sirens Here." January 17.
1942. "'Short' in Cable Causes Raid Alarm." March 5.
1950. "Mayor, Impatient, Acts to Speed L.A.'s Defense." December 2.
1951. "Bowron Seeks $54,000 for Air Raid Sirens." February 21.
1956. "First Siren Installed for New System." March 10.
1989. "Relics of cold War Era: Silent Air Raid Sirens Unwanted." April 2.
1982. "30% of County Air Raid Sirens Inoperative." January 26.
2007. "Long Silenced Air-Raid Sirens Are Relics from a Jittery Past." April 29.

Valley News. 1956. "Civil Defense Installs First 'Woofer' in Van Nuys Area." March 11.



Address: Wilde St (south side), west of Central Ave
Name: Air Raid Siren No. 65
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.



Address: Hill St (west side), between 7th St and 8th St
Name: Air Raid Siren No. 7
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1227 Industrial Street (Map Reference No. 2-016)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13S Section: 33 S.B.**B.M.**

c. Address: 1227 Industrial Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-033-029

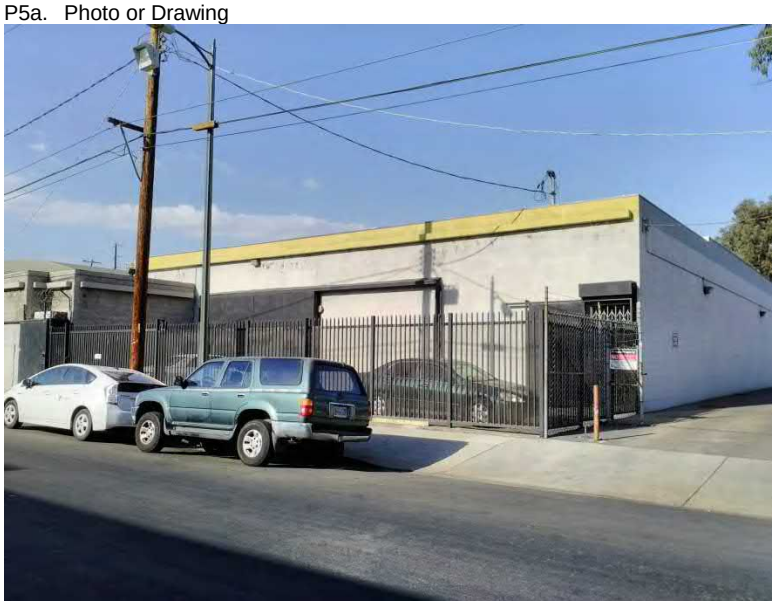
***P3a. Description:**

The subject property is a rectangular parcel that contains a large industrial building. The building has a deep setback from Industrial Street behind a paved and fenced parking area. Constructed in 1977, the single-story building was designed in a utilitarian style and displays little ornament. While the original portion of the building is rectangular in plan, a small square addition was added to its south elevation circa 2003. It shares common walls with 1215 Industrial Street, to the west, and 1020 Wilde Street, to the north. The building's walls are composed of exposed concrete block. Its east and the exposed portion of its north elevation include no window or door openings. The south (front) elevation includes two openings, a single pedestrian entry and an oversized opening covered with a sliding door, appropriate for vehicle entry. The building is capped with a flat or slightly vaulted roof surrounded with a parapet.

***P3b. Resource Attributes:** HP-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; northwest facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1977 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

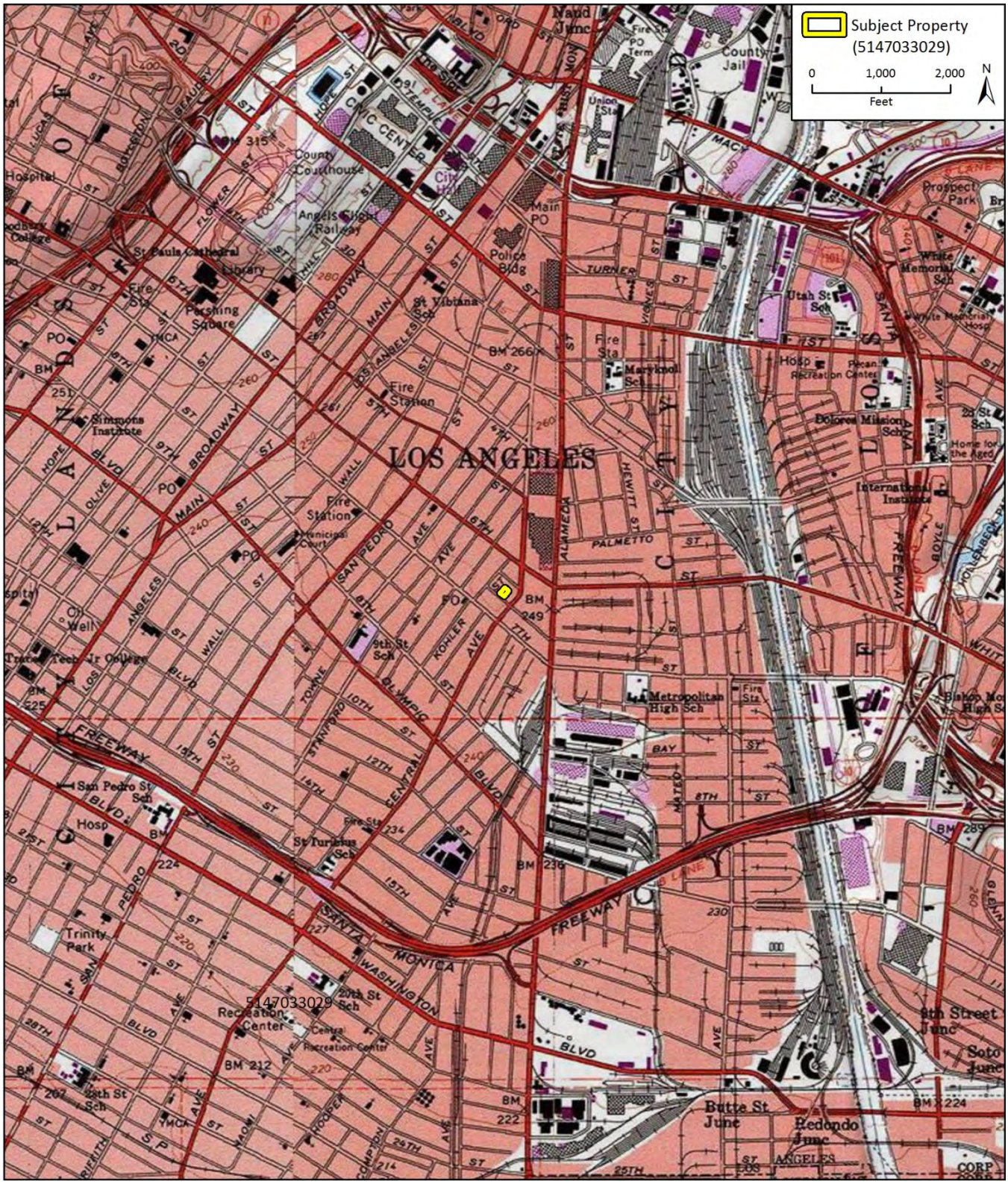
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1227 Industrial Street (Map Reference No. 2-016)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1227 Industrial Street (Map Reference No. 2-016) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: warehousing, distribution, storage (industrial)
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
Prior to 1977, the subject property appears to have been used as a parking lot (UCSB var.). The building on the subject property was constructed in 1977(Los Angeles County Office of the Assessor 2018). There are no building permits that correspond to the subject property on file with the City of Los Angeles. Visual observations indicate that a small, square addition was added to its southwest corner circa 2003 (Netronline var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is small rectangular parcel that includes one industrial building constructed in 1977. There are no building permits on file with the City of Los Angles that pertain to the current building on the subject property. Archival research failed to indicate who developed the subject property and to provide consequential information about its former owners or occupants.

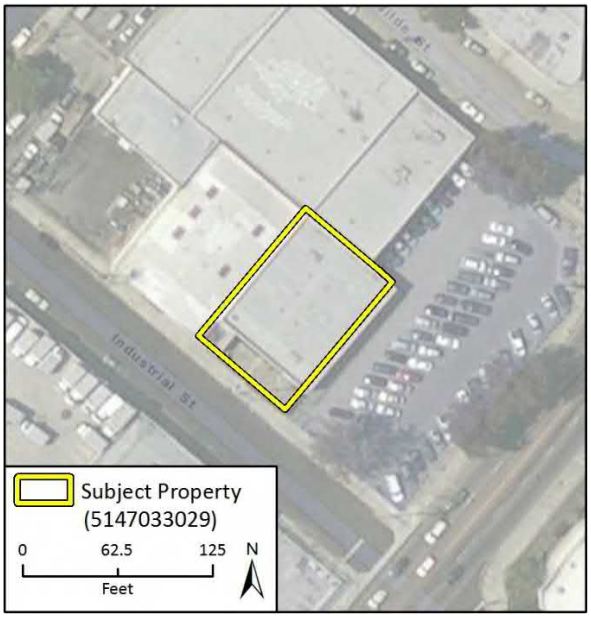
The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 2, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1338 East 6th Street & 1321 Wholesale Street (Map Reference No. 2-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 1338 6th Street & 1321 Wholesale Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5164-010-003 (1338 6th Street)/5164-010-005 (1231 Wholesale Street) and 5164-010-004

***P3a. Description:**

This set of DPR forms refers to three Los Angeles County Assessor's parcels that function as one property, the 6th and Alameda Food & Produce Center. The three rectangular parcels, located contiguously along South Alameda Street in Downtown Los Angeles, include two large warehouse buildings separated from one another by a wide road. The utilitarian buildings feature long rectangular plans, concrete walls and flat roofs. Their walls are lined with large roll-up door covered openings to accommodate vehicle loading. Aside from the multi-light steel sash on the east and west elevations of the northern-most building, window openings are limited throughout. Both buildings include concrete loading docks and metal overhangs. They are surrounded with paved ground surface. The parcels are partially enclosed with a metal fence. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Buildings

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
1338 East 6th Street-north elevation, southeast facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1338 East 6th-1963; 1321 Wholesale-1968 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

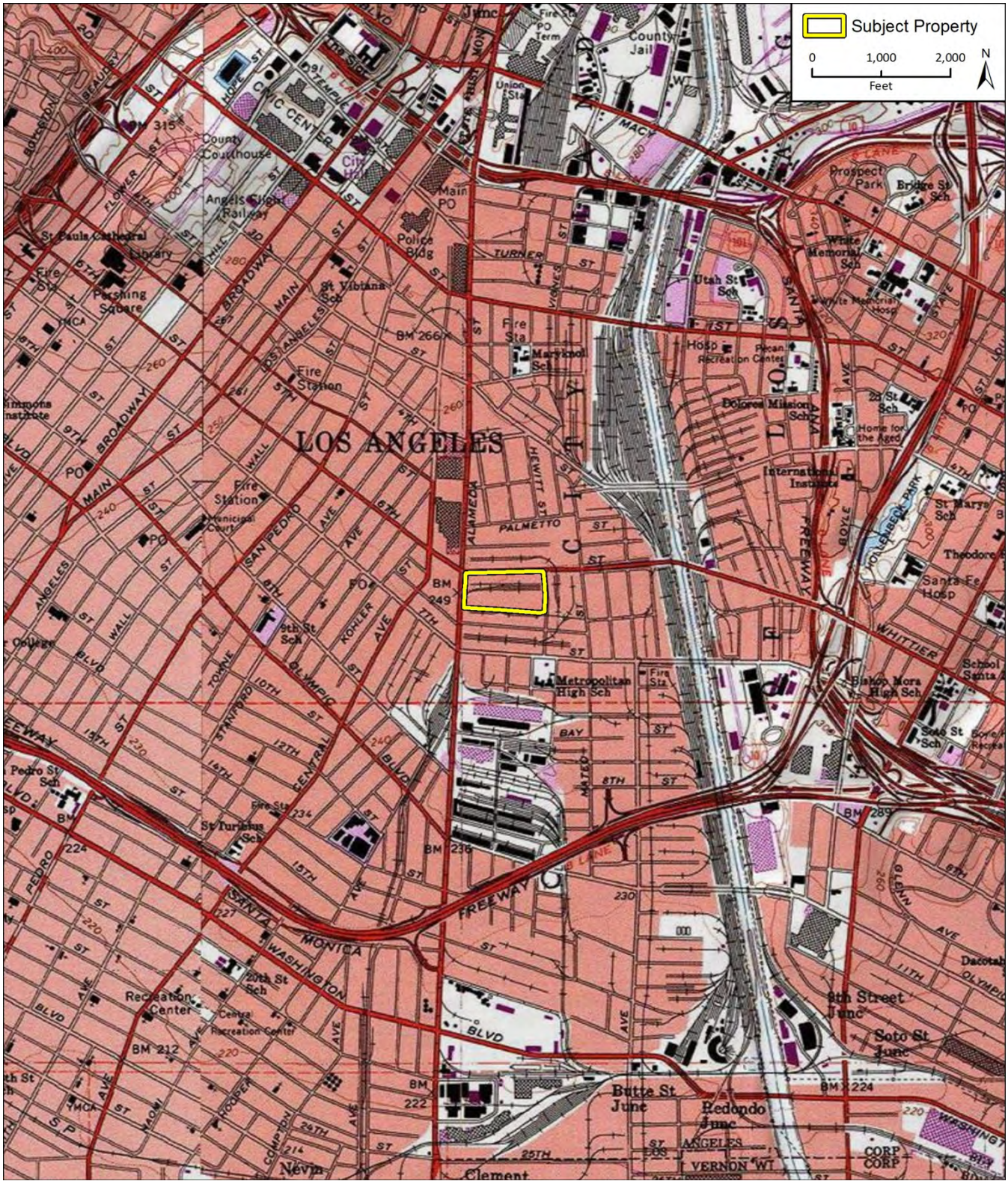
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1338 East 6th Street & 1321 Wholesale Street (Map Reference No. 2-017)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1338 East 6th Street & 1321 Wholesale Street (Map Reference No. 2-017) ***NRHP Status Code** 6Z

B1. Historic Name: Los Angeles City Market
B2. Common Name: N/A
B3. Original Use: Consolidated Produce Market B4. Present Use: Food & Produce Center
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

The Los Angeles City Market was established on the subject property in 1909 (City of Los Angeles 2011). Aerial imagery suggests that as early as 1927 the property included one long rectangular building lining its northern boundary and two lining its southern, a railroad spur located between them. By 1947 the rail spur had been converted to a road. In 1963 the previously extant building at the north of the parcel was replaced with the two rectangular buildings currently extant. The building now on the southern portion of the property was constructed in two phases; its eastern half constructed between 1965 and 1970 and its western half between 1970 and 1976. (UCSB var.)

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property has a substantial history of use as a produce market. Archival research indicates that it was used as a consolidated produce market, then the Los Angeles City Market, as early as 1910. Following 1930, consolidated produce markets declined as a distinct property type.

The subject is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 1, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 723 Flower Street/625 West 8th Street (Map Reference No. 3-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Hollywood **Date:** 1981 Township:1S Range:13W Section:32 S.B.**B.M.**

c. Address: 723 Flower Street; 625 West 8th Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-010-017

***P3a. Description:**

The subject property is a large roughly rectangular parcel that includes an approximately five-story parking structure. The rectangular-planned structure sits on a concrete foundation and is capped by a flat roof which supports additional open-air parking. Its structural system is composed of a combination of steel-framed and concrete components. The north and south elevations feature exposed concrete block and no window or door openings, while east and west elevations alternate concrete half-walls with large openings creating a horizontal emphasis. A staircase is contained in a concrete panel-clad shaft in the northeast corner of the structure. Vehicular entrances are located on the east and west elevations. The property is located mid-block and occupies its entire parcel. There are no visible alterations and the property appears in good condition.

***P3b. Resource Attributes:** HP11. Engineering Structure

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; northwest-facing. 9/10/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1959 (LADBS 1959)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

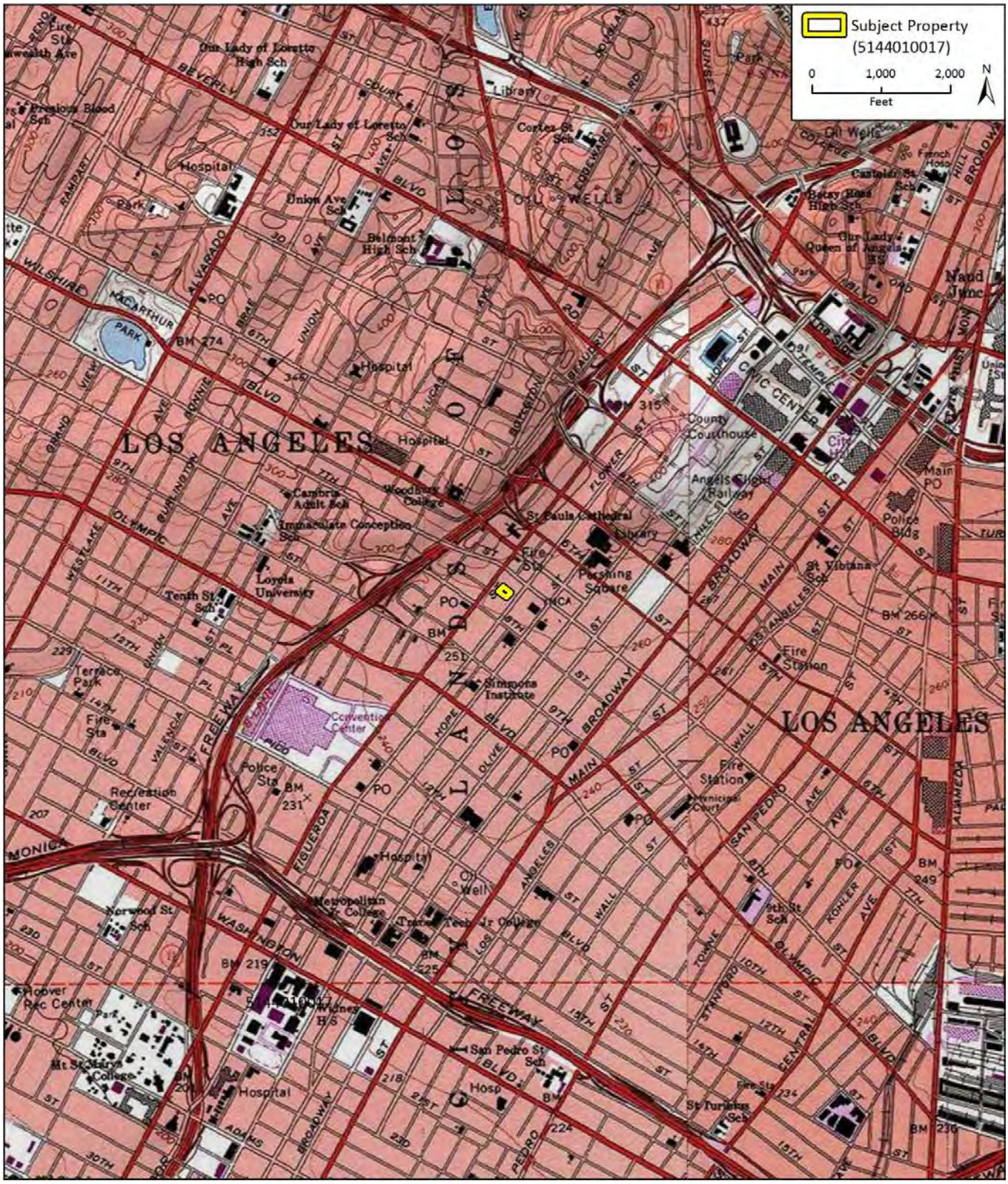
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 723 Flower Street/625 West 8th Street (Map Reference No. 3-001)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 723 Flower Street/625 West 8th Street (Map Reference No. 3-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Parking Structure B4. Present Use: Parking Structure
***B5. Architectural Style:** N/A
***B6. Construction History:**
The subject property was constructed in 1959 (LADBS). It appears unaltered.

***B7. Moved?** ■ No □ Yes □ Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Jerrold M. Caris b. Builder: Mutual Building & Engineering Corp. (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a parking structure constructed in 1959. According to SurveyLA, eligible parking structures in Los Angles should be constructed during the period of significance (1920-1960); be an excellent, early, or rare example of the property type; and contain architectural site layout features that reflect the influence of the automobile.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for parking structures or any other Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a ubiquitous property type in downtown Los Angeles and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

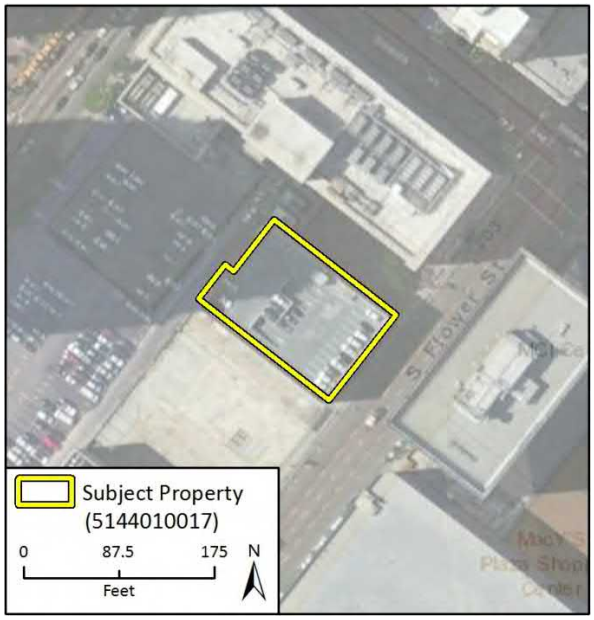
Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 15, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 757 South Flower Street (Map Reference No. 3-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section 29 S.B.**B.M.**

c. Address: 757 South Flower Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-010-009

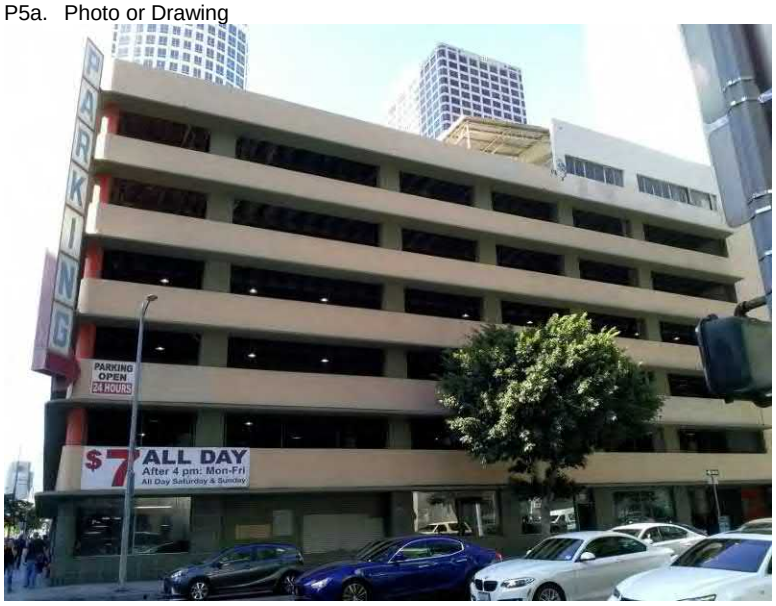
***P3a. Description:**

The subject property is a large rectangular parcel that includes an approximately seven-story parking structure. Located at the intersection of South Flower and West 8th Streets in downtown Los Angeles, the rectangular-planned structure occupies the entirety of its parcel. It sits on a concrete foundation and is capped by a flat roof that supports additional open-air parking. Its structural system is composed of concrete components. Its street-facing elevations feature a horizontal emphasis created by alternating concrete half-walls with large openings. The ground story is lined with large openings. Vehicular entrances are located on the south and east elevations. A large blade sign reading "parking" with an arrow protrudes from its southeast corner. On the interior, the building features a corkscrew design that was innovative for its time and allows for ease of vehicular movement in a confined space. The building appears to be in good condition.

***P3b. Resource Attributes:** HP11. Engineering Structure

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; northwest-facing. 9/10/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1949 (LADBS 1949)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

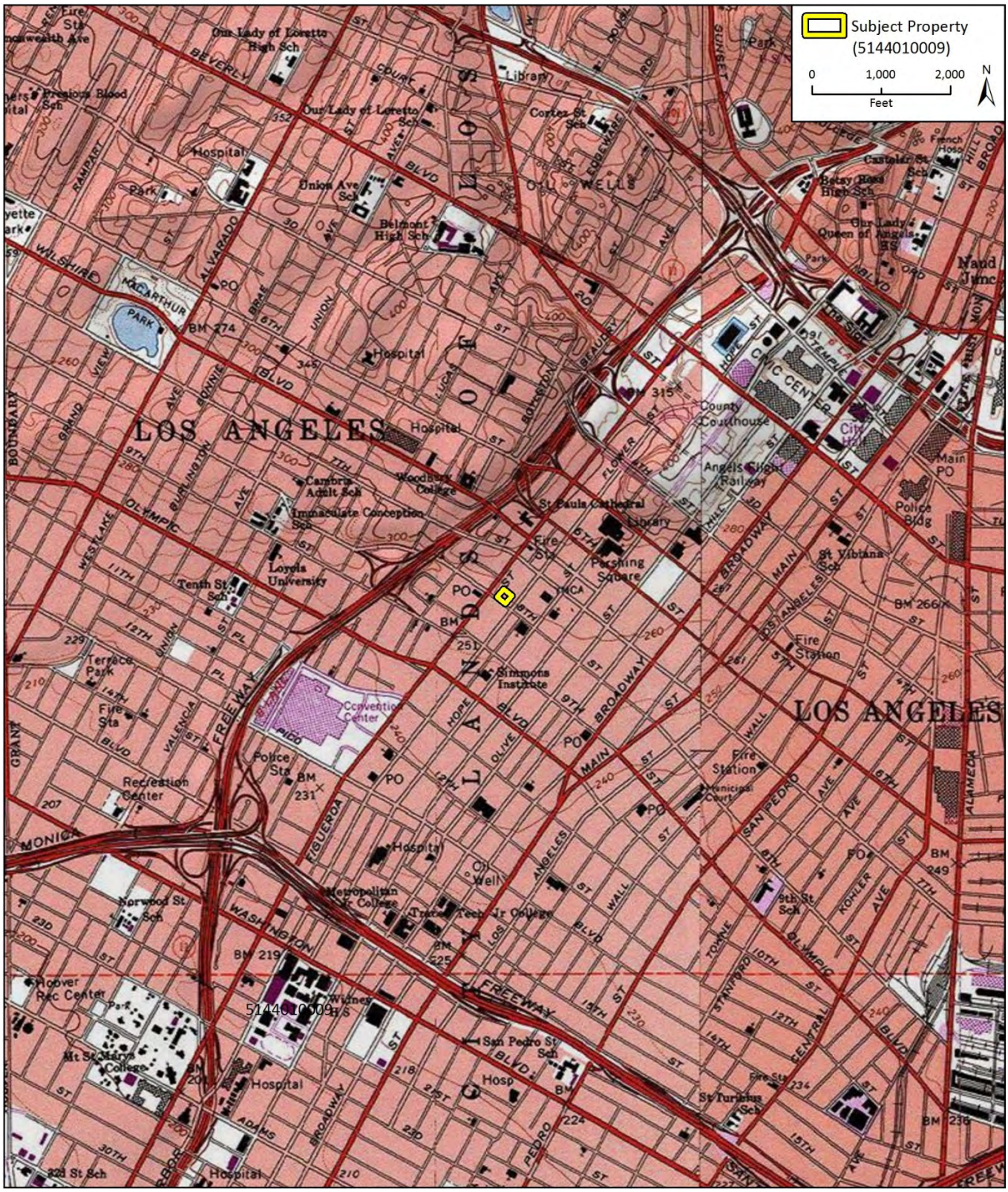
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 757 South Flower Street (Map Reference No. 3-002)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 757 South Flower Street (Map Reference No. 3-002) ***NRHP Status Code** 3S; 3CS; 5S3
Page 3 **of** 3

B1. Historic Name: General Petroleum Corp. Parking Garage
B2. Common Name: N/A
B3. Original Use: Parking Structure B4. Present Use: Parking Structure
***B5. Architectural Style:** Streamline Moderne style as applied to a parking structure
***B6. Construction History:**
The subject property was constructed in 1948 (LADBS 1948).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Walter Wurdeman & Welton Becket b. Builder: P.J. Walker Company (contractor)
***B10. Significance: Theme** Commercial Development/Commercial Development & The Automobile **Area** Center City CPA
Period of Significance 1949 **Property Type** Parking Structure **Applicable Criteria** A/1/1 & C/3/3

Designed by Walter Wurdeman & Welton Becket, the subject building was constructed as a parking structure for General Petroleum Corporation in 1949. The building was the first to be constructed in response to a 1946 City of Los Angeles ordinance requiring new commercial buildings to provide parking. SurveyLA identified the subject property as eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for local designation as a City of Los Angeles Historic-Cultural Monument (HCM) under Criteria A/1/1 for its association with the car culture of Los Angeles and as an excellent example of the parking structure property type and under Criteria C/3/3 for its association with renowned architects Wurdeman and Becket and as a unique example of the Streamline Moderne style applied to a parking structure.

The research conducted for this study affirms the subject property's eligibility for listing in the NRHP, CRHR, and for local designation under Criteria A/1/1 and C/3/3. As the first parking structure constructed in downtown Los Angeles following the 1946 parking ordinance, the subject building clearly exemplifies the way in which building design in downtown Los Angeles was influenced by the automobile. Its intact site layout and design features, which include its corkscrew design and multiple vehicle access points, make it an excellent example of the parking structure property type, eligible under Criteria A/1/1. The building is additionally eligible under Criteria C/3/3. It displays the distinctive features of the Streamline Moderne style, including rounded corners, smooth stucco cladding, horizontal emphasis, and minimally adorned surfaces, applied to a parking structure and is associated with renowned architects Wurdeman and Becket. Research conducted for this study did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). Additionally, a review of available evidence and records search results did not indicate that it may yield information important to history or prehistory (Criteria D/4). Despite ineligibility under B/2/2 and D/4, The subject property is recommended ineligible as a contributor to any existing or potential historic districts. The subject property retains integrity of location, association, design, materials, setting, workmanship, and feeling. The boundary is defined by the legal parcel boundaries.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 15, 2018

(This space reserved for official comments.)



Reason:	Excellent example of a 1960s corporate office tower in Downtown Los Angeles, exhibiting essential characteristics of the property type; associated with patterns of corporate growth and development in Los Angeles after World War II. The complex was constructed as the regional headquarters of the Union Bank of California.

Context 3:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant example of a commercial property associated with patterns of urban redevelopment in Downtown Los Angeles after World War II. Built in 1966, the Union Bank Building was the first high-rise building to be constructed as part of the Bunker Hill Redevelopment Project. It was an early and influential component of the redevelopment plan that shaped present-day Bunker Hill.



Primary Address:	757 S FLOWER ST
Other Address:	803 W 8TH ST 161 S FLOWER ST 745 S FLOWER ST 755 S FLOWER ST
Name:	General Petroleum Corporation Parking Garage
Year built:	1948
Architectural style:	Commercial, Vernacular; Moderne, Streamline

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Parking Structure
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s parking structure in Downtown Los Angeles, exhibiting essential characteristics of the property type; associated with the proliferation of car travel after World War II. Work of noted Los Angeles architects Wurdeman and Becket. Built for the General Petroleum Company, this was the first garage erected under the auspices of a City ordinance that was enacted in 1946 and required new commercial buildings to provide parking. Its design employs an innovative, corkscrew-style configuration that was lauded for its efficiency. Building includes a projecting blade sign.

Copyright © 2011

P1. Other Identifier: Macy's Plaza Shopping Center/The Bloc/The Broadway Plaza

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13W Section: 29 S.B.**B.M.**

c. Address: 700 West 7th Street/ 700 South Flower Street/ 711 South Hope Street City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-010-405/ 5144-010-422/ 5144-010-433/ 5144-010-424/ 5144-010-425/ 5144-010-408/ 5144-010-401/ 5144-010-421/ 5144-010-413/ 5144-010-418/ 5144-010-426

***P3a. Description:**

Located between South Hope and Flower Streets and West 7th and 8th Streets in Downtown Los Angeles, the subject property occupies an entire city block. Included on the property are three interconnected buildings, known collectively as Macy's Plaza Shopping Center, that were constructed in three phases as part of one large development project between1971 and 1973 (LADBS var.). The buildings occupy much of the property, although they are neatly organized around a rectangular multi-level outdoor space fronting West 7th Street.

Occupying the southern half of the property is an approximately ten-story commercial building that currently houses Macy's Department store. The building features a square footprint with beveled corners. The Late Modern-influenced building has a sculptural quality, primarily the result of its massing and the variety of depth integrated into its facades; an array of recesses and projections are featured. Constructed of concrete, the building is clad in a painted brick veneer, although patterned stucco has been applied in select areas. At ground level, elevations are lined with large openings, some of which have been infilled with large, metal-framed commercial storefront windows and doors. Upper stories feature rows of small, narrow windows. Located in the northeast and southeast corners of the building are concrete-formed corkscrew-style vehicle access ramps that are visible from the exterior via large openings that line both corners. The building's primary entry is centrally located on the north elevation and surrounded in a projection constructed primarily of glazing. The building is topped with a flat roof which also accommodates parking.

Two Late Modern style buildings are sited at the northern end of the property, one in each corner and separated by a courtyard; the eastern contains a Sheraton Hotel (26 stories) and the western, an office building (33 stories). The buildings sit on bases (roughly two-stories) that are physically interconnected with the Macy's building and as such feature consistent architectural detailing. Above their bases, the rectangular-planned buildings rise in glass skin cladding. The Sheraton building has a sculptural quality, its corners rounded, and its eastern elevation greatly defined by two elevator shafts that project from its façade. The building is topped with a flat roof on which a circular rotating restaurant atop a penthouse are located. The western building is more geometric in its form. It features pointed corners and a flat roof.

***P3b. Resource Attributes:** HP7. Commercial Building, over 3 stories (2); HP5. Hotel/Motel

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northeastern corner of Macy's Building (north and east elevations visible); southwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1971-1973 (LADBS var.; Newspaper.com var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

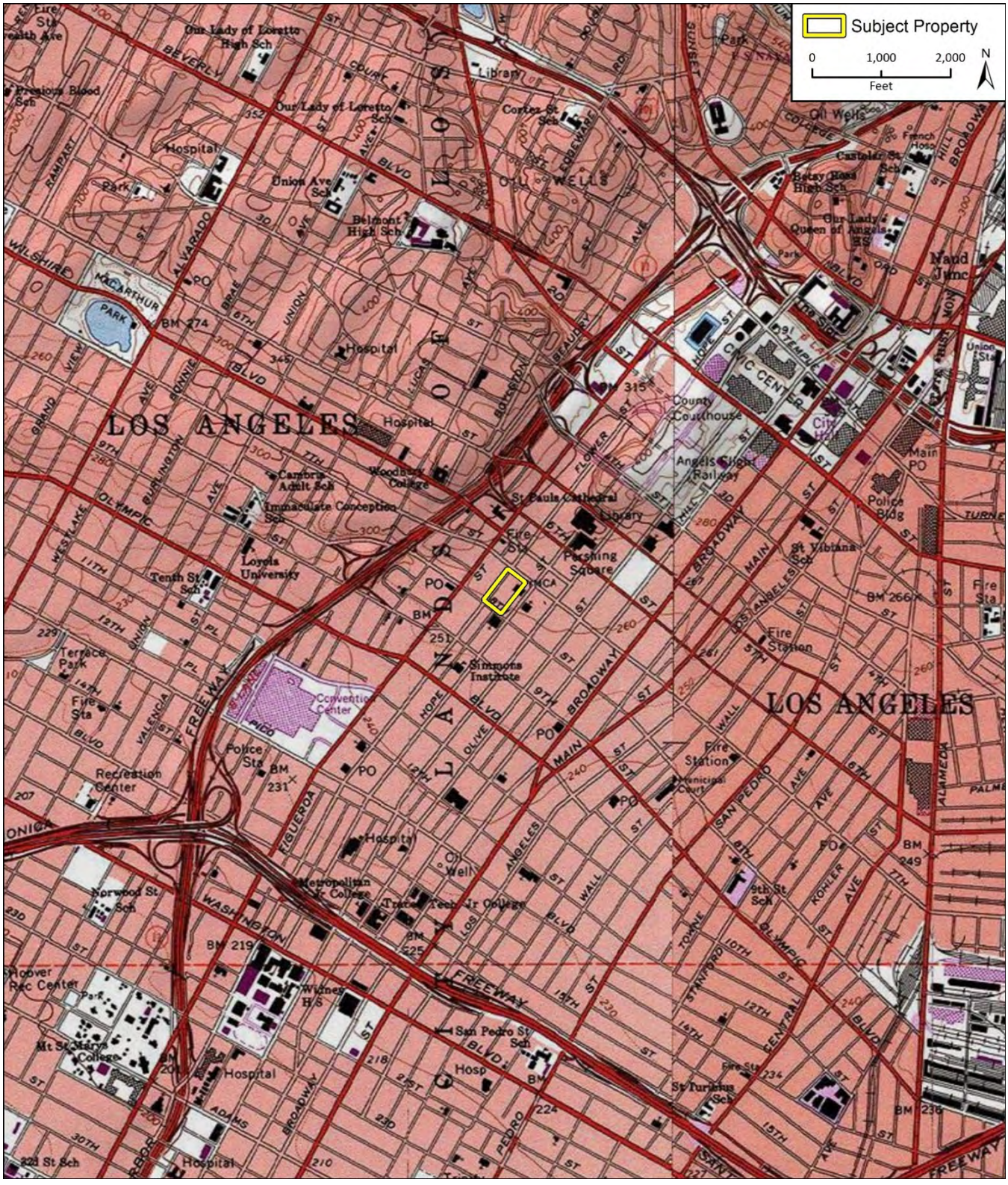
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 700 W. 7th St./700 S. Flower St./711 S. Hope St. (Map Reference No. 3-003)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 700 W. 7th St./700 S. Flower St./711 S. Hope St. (Map Reference No. 3-003) ***NRHP Status Code 6Z**

B1. Historic Name: Broadway Plaza
B2. Common Name: Macy's Plaza
B3. Original Use: office building; hotel; commercial (retail) B4. Present Use: office building; hotel; commercial (retail)
***B5. Architectural Style:** Late Modern
***B6. Construction History:**

A review of building permits on file with the City of Los Angeles indicates the subject property was developed between 1971 and 1973 and was known from that time, until 2013, as Broadway Plaza (LADBS var.; Newspapers.com var.). Archival research indicates the project implemented a three-phase approach in its construction, with the office tower in the northwest constructed as phase I, the large building in the south as phase II, and the hotel in the northeast as phase III. The property functioned as Broadway Plaza until it was redeveloped, between 2013 and 2015, as *The Bloc Los Angeles*. As part of the redevelopment, the following modifications were made to the property: the glass atrium originally occupying the large rectangular area located in between the buildings was removed; that formally interior space was converted into a partially uncovered indoor/outdoor space. The redevelopment also included the following alterations: large openings were added to the southern corners of the Macy's Building and patterned stucco cladding was applied in some locations on the lower portion of the building. New glass and metal commercial storefronts were installed, and paint was applied to what was originally exposed brick veneer throughout.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Charles Luckman Associates (architect), Brandow & Johnston (engineer) b. Builder: unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes three buildings that were constructed as one large development, Broadway Plaza, in 1971-1973 (LADBS var.). The project was designed by the Los Angeles-based firm of Master Architect Charles Luckman for property owner, Prudential Insurance. In its initial development the property included an office building for Prudential Insurance Company, A Hyatt Regency Hotel, and its namesake, a Broadway Department Store, in addition to other retailers located in the current-day Macy's building. The three parts of the development were designed in a master plan to function as a single unit with the lobbies of the hotel and office building located inside the mall-like Broadway Plaza building. (See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

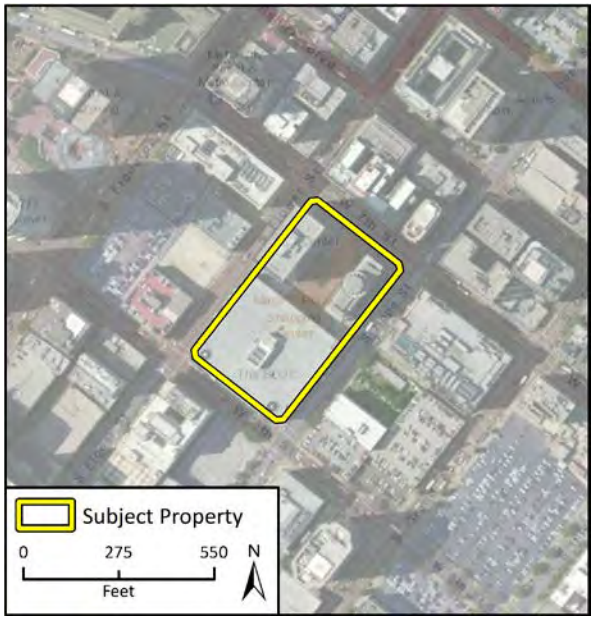
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 6, 2018

(This space reserved for official comments.)

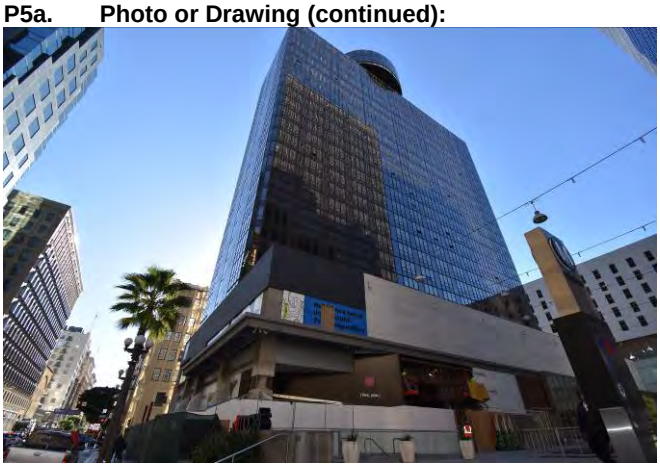


***B10. Significance (continued):**

By the time the project was designed, in the early 1970s, suburban shopping malls were well established as a standard component of the American suburban landscape. Archival research indicates that the subject property was designed to bring the suburban shopping experience to the city (Newspapers.com var.). In his desire to create a mall-like environment, Luckman integrated many uses into the project and ensured that they were accessible from a central location. The uniting element of the project was a large indoor public space located under a glass roof, quite reminiscent in its design of a suburban shopping mall.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The subject building was designed by Master Architect Charles Luckman. Luckman designed many large-scale projects throughout the Los Angeles region in addition to his contributions country-wide. He began his career in a partnership, Luckman & Pereira, lasting eight years, following which time the firm continued as Charles Luckman Associates. Many iconic Los Angeles buildings may be attributed to Luckman and/or his firm; they include: The "Fabulous" Forum, CBS Television City, the Los Angeles Convention Center and Aon Center (historically the United California Bank Building), among others. Country-wide, Luckman's contributions include Madison Square Garden in New York City, the Prudential Center in Boston, in addition to the Johnson Space Center in Houston and Cape Canaveral Space Center in Florida. Although Luckman is clearly associated with the subject property, his original design has been recently altered. Alterations include the removal of the property's atrium, arguably its most defining characteristic. While the design of the two glass skin towers on the subject property was clearly influenced by the Late Modern style, they are not excellent examples of the style, of which many exist in Los Angeles. (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts. It was surveyed by SurveyLA as part of the Seventh Street Commercial Historic District and determined to be a non-contributor to that district.

P5a. Photo or Drawing (continued):



Primary (east) elevation of eastern building on the subject property; sothwest-facing



Subject property; tahen from the 7th Street public right-of-way, south-facing

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 801 South Flower Street (Map Reference No. 3-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 29 S.B.**B.M.**

c. Address: 801 South Flower Street City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-021-029

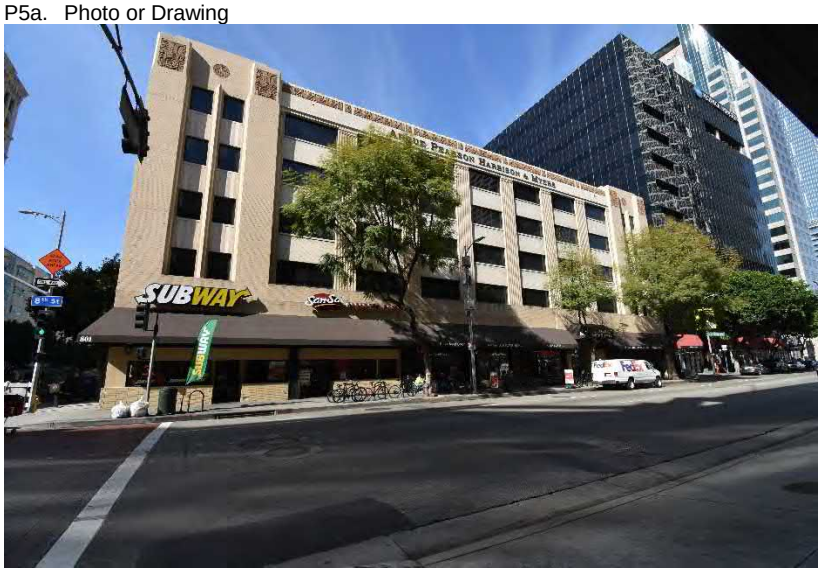
***P3a. Description:**

The subject property encompasses one narrow parcel located at the intersection of West 8th and South Flower Street in downtown Los Angeles. Occupying the entirety of the property, the subject building is a five-story, rectangular-planned commercial building. Constructed of reinforced concrete and topped with a flat roof, the building was designed in the PWA Moderne style and features characteristic detailing of the style. Exterior walls are generally of stack-bond brick but also include stucco siding in some locations. Windows are replacements throughout and feature commercial-style display windows on the ground level and fixed metal sashes on the upper floors. Doors are likewise non-original. Aluminum commercial entryway assemblies are found on the east and north elevations. Notable alterations consist of the aforementioned storefront modifications and upper-story window replacements. The property appears in good condition.

***P3b. Resource Attributes:** HP7. Commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
801 South Flower Street, north elevation; view to the southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1930 (LADBS 1930 Permit No. 30302)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:** Intensive
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

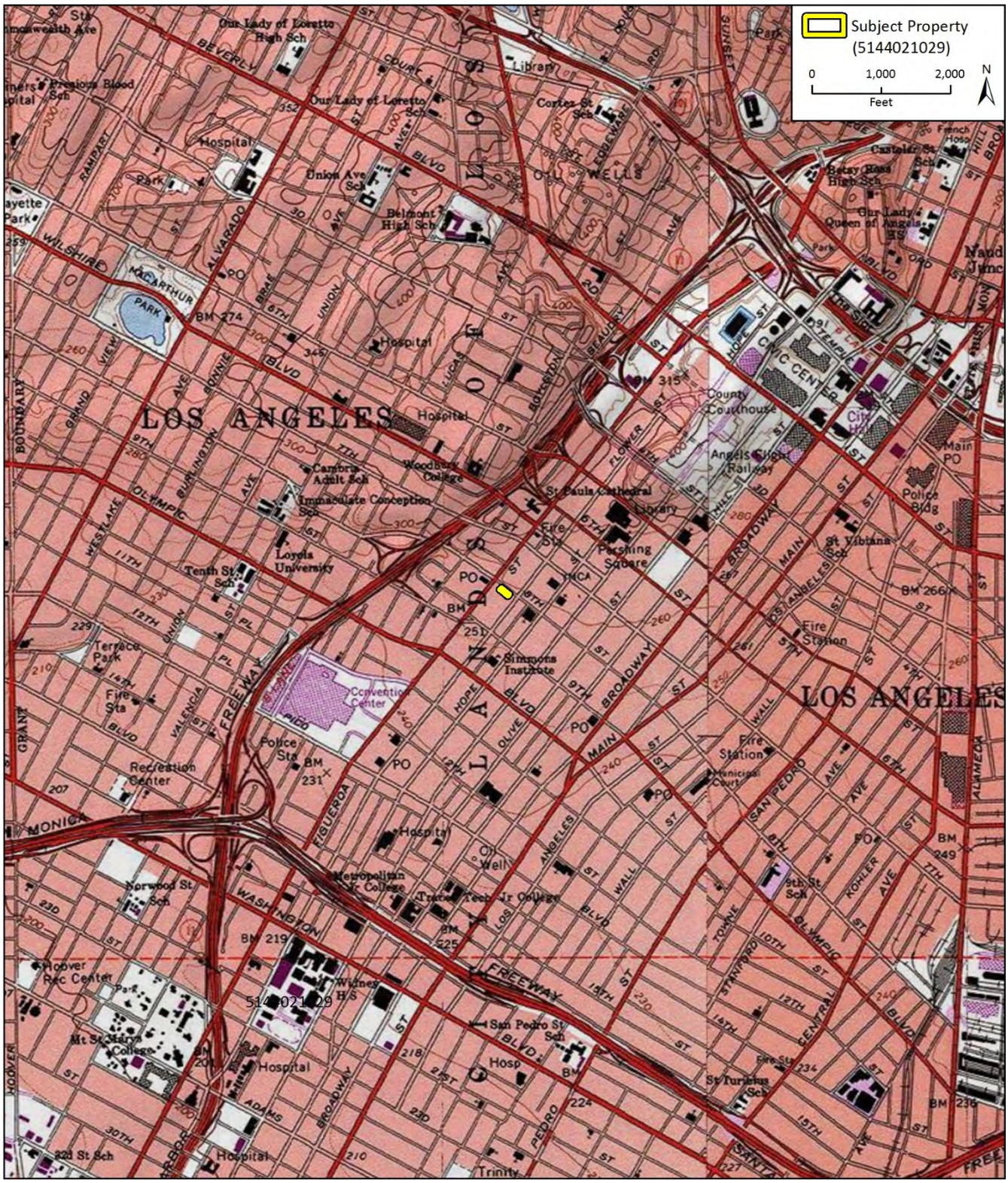
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 801 South Flower Street (Map Reference No. 3-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 801 South Flower Street (Map Reference No. 3-004) ***NRHP Status Code** **3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: 'Stores and office' (LADBS 1930 Permit No. 30302) B4. Present Use: Commercial
***B5. Architectural Style:** PWA Moderne
***B6. Construction History:**
The subject building was constructed in 1930 (LADBS 1930-Permit No. 30302). Known alterations include the replacement of windows on the 2-5th floors in 1983 (LADBS 1983-Permit No. 66993). Visual observation indicates that ground-story storefront have been highly modified from their original design and include stucco-clad and stacked bond brick surfaces.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Edwin Bergstrom b. Builder: A.V. Perkinson, Inc.
***B10. Significance:** **Theme** L.A. Modernism, 1919-1980 **Area** Downtown Los Angeles
Period of Significance 1930 **Property Type** Commercial **Applicable Criteria** 3/3
A review of available City of Los Angeles building permits indicates that the subject building was constructed in 1930 for use as commercial and office space. As a large building with divided interior space, the building is associated with a wide array of entities and individuals. Historic photographs indicate the Sawyer School of Business occupied the building's upper stories while the ground story supported several commercial entities. Permits offer the following businesses were also associated with the building in its first decade of operation: Owl Reality Co., Owl Drug Co., Flower Street Leaseholding Co., and White Tauerns. Subsequent occupants include the National Restaurant System of Southern California (1951), Mary E. Taft Corp. (1963-1965), Harry Segall (1972) and Nova Stylings (1979). (LADBS var.)

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

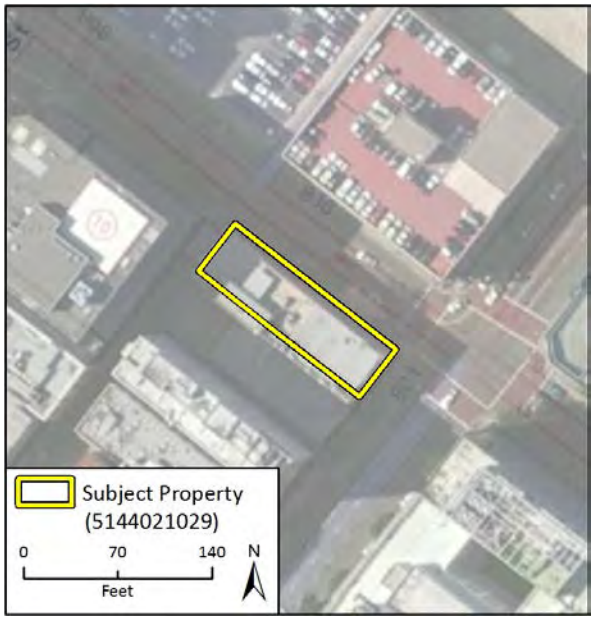
Los Angeles, City of: Department of Planning. Office of Historic Resources. SurveyLA— Historic Resources Survey Report. Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** April 16, 2019



(This space reserved for official comments.)

B10. Significance (continued):

The subject property was identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles. SurveyLA recommended the property eligible for listing in the California Register of Historical Resources (CRHR) and for local designation as a City of Los Angeles Historic—Cultural Monument (HCM) under Criteria 3/3. The property is a good example of PWA Moderne-style commercial architecture and as the work of noted local architect Edwin Bergstrom under the Context/Theme/Property Type combination Architecture and Engineering, 1850-1980/ L.A. Modernism, 1919-1980/Commercial. SurveyLA indicated, however, that "building may not retain sufficient integrity for listing in the National Register."

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. As indicated by the survey completed for this study, the building has not been significantly altered since it was last surveyed. As such, it is recommended eligible for listing in the CRHR and as a city HCM under Criteria 3/3. Despite this eligibility, alterations over the decades have reduced its historic integrity such that it does not meet eligibility thresholds for the NRHP listing. Alterations include the replacement of original windows and doors throughout and the modification of all ground-story storefronts to include stucco and stacked-bond brick cladding.

Further, the property does not appear to meet the eligibility requirements under any of the remaining significance criteria or for any additional Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results also did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.



Primary Address: 801 S FLOWER ST

Other Address: 800 W 8TH ST
802 W 8TH ST
804 W 8TH ST
806 W 8TH ST
808 W 8TH ST
810 W 8TH ST
812 W 8TH ST
814 W 8TH ST
816 W 8TH ST
803 S FLOWER ST

Name: Sawyer Building

Year built: 1931

Architectural style: Moderne, PWA

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of PWA Moderne commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Edwin Bergstrom. Due to alterations, including window replacement and storefront modifications, the building may not retain sufficient integrity for listing in the National Register.



Primary Address: 813 S FLOWER ST

Other Address: 815 S FLOWER ST

Name: Ritz Hotel

Year built: 1923

Architectural style: Renaissance Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Renaissance Revival, 1895-1935
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Renaissance Revival commercial architecture in Downtown Los Angeles; work of noted Los Angeles architects Curlett and Beelman. Building includes a projecting blade sign with neon illumination. Due to alterations, including door replacement and window replacement, the building may not retain sufficient integrity for listing in the National Register.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 754 Hope Street (Map Reference No. 3-005)

P1. Other Identifier: 625 West 8th Street

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township 1S, Range 13W, Section 32 32 S.B.**B.M.**

c. Address: 754 Hope Street; 625 West 8th Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ 160242.30364 mN (G.P.S.) -440491.81872

e. Other Locational Data: **APN:** 5144-011-009

***P3a. Description:**

The subject property is an approximately two-story parking structure. The rectangular plan structure sits on a raised concrete block foundation and is capped by a flat roof which supports additional open-air parking. Its steel-frame structural system is covered on the western and southern elevations with vertical, metal lovers on the upper levels and patterned concrete block on the lower levels. The eastern elevation consists of a concrete block wall and the northern elevation shares a party wall with the adjacent property. Vehicular entrances to the building are located on the south and west elevations and feature large sliding metal gates. The property is located on a corner parcel and occupies its entire parcel. There are no visible alterations. The property appears in good condition.

***P3b. Resource Attributes:** HP11. Engineering Structure

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; taken from southeast, camera facing northwest. 1/16/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1970 (LADBS 1970)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Steven Treffers
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

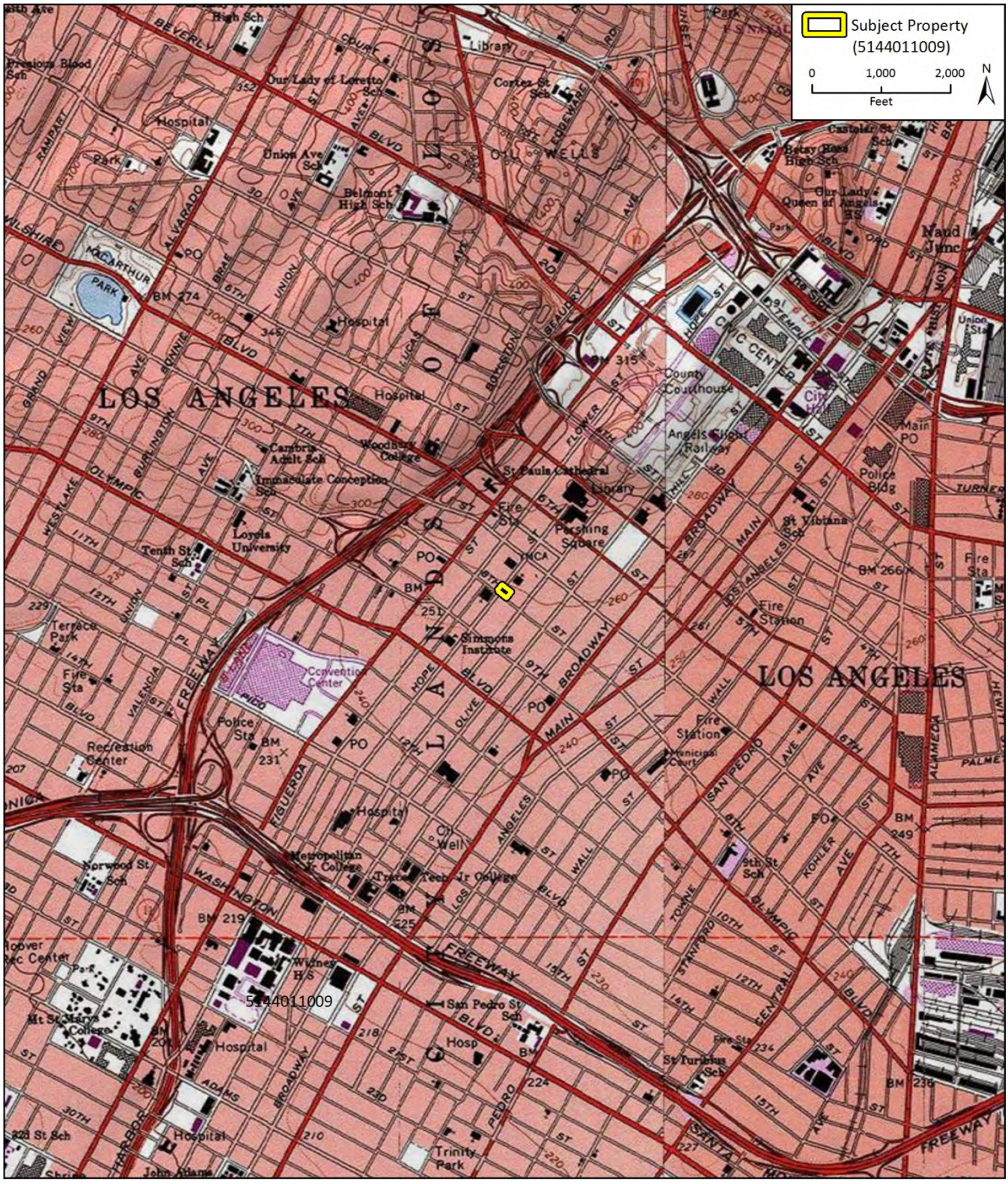
LOCATION MAP

Trinomial

***Resource Name or #** 754 Hope Street (Map Reference No. 3-005)

***Map Name:** *Hollywood*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 754 Hope Street (Map Reference No. 3-005) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Parking Structure B4. Present Use: Parking Structure
***B5. Architectural Style:** none
***B6. Construction History:**
The subject property was constructed in 1970 (LADBS).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a parking structure constructed in 1970. According to SurveyLA, eligible parking structures in Los Angles should be constructed during the period of significance (1920-1960); be an excellent, early, or rare example of the property type; and contain architectural site layout features that reflect the influence of the automobile.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for parking structures or any other Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research also did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a ubiquitous property type in downtown Los Angeles and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. October 2016

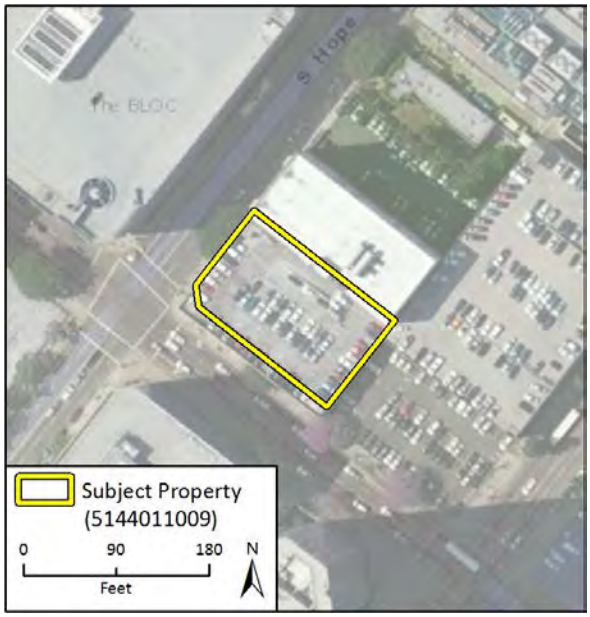
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** Steven Treffers, Rincon Consultants
***Date of Evaluation:** October 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S;3CS;5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 5 ***Resource Name or #:** Air Raid Siren No. 5 (Map Reference No. 3-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Southeast corner of West 8th and South Hope streets

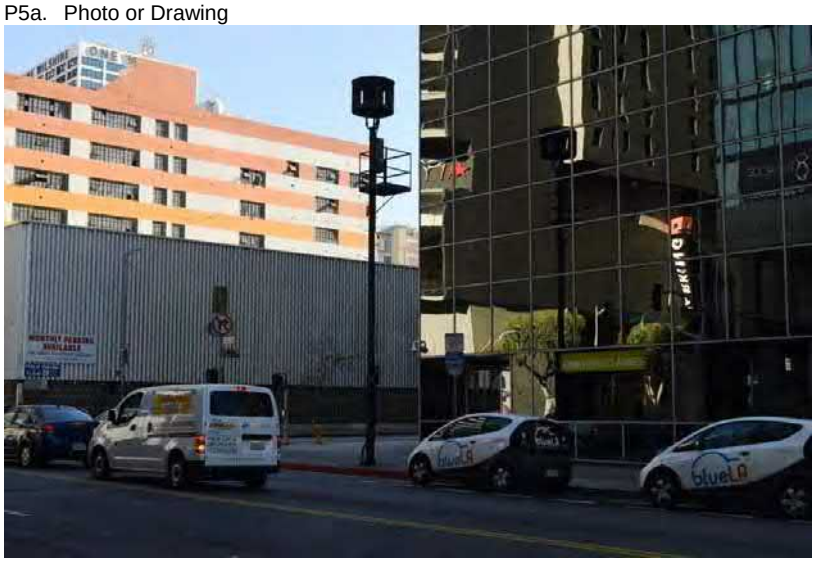
***P3a. Description:**

The subject resource is Air Raid Siren No. 5, a Federal Model SD-10 siren located at the southeast corner of West 8th and South Hope streets in downtown Los Angeles. Cylindrical in shape, the "wire spool" type siren is housed in metal protective housing with a conical top. It is mounted on a freestanding steel pole measuring an estimated 30' in height. A series of metal pole steps begins at about 10' above ground level and leads to a service platform with steel rails and a steel-grate floor. The resource does not appear altered and is in good condition.

***P3b. Resource Attributes:** HP29. Other (air-raid siren)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Air Raid Siren No. 5; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1956 (Cold War: LA 2013; Air Raid Sirens Wiki 2019; *LAT* 3/10/1956)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

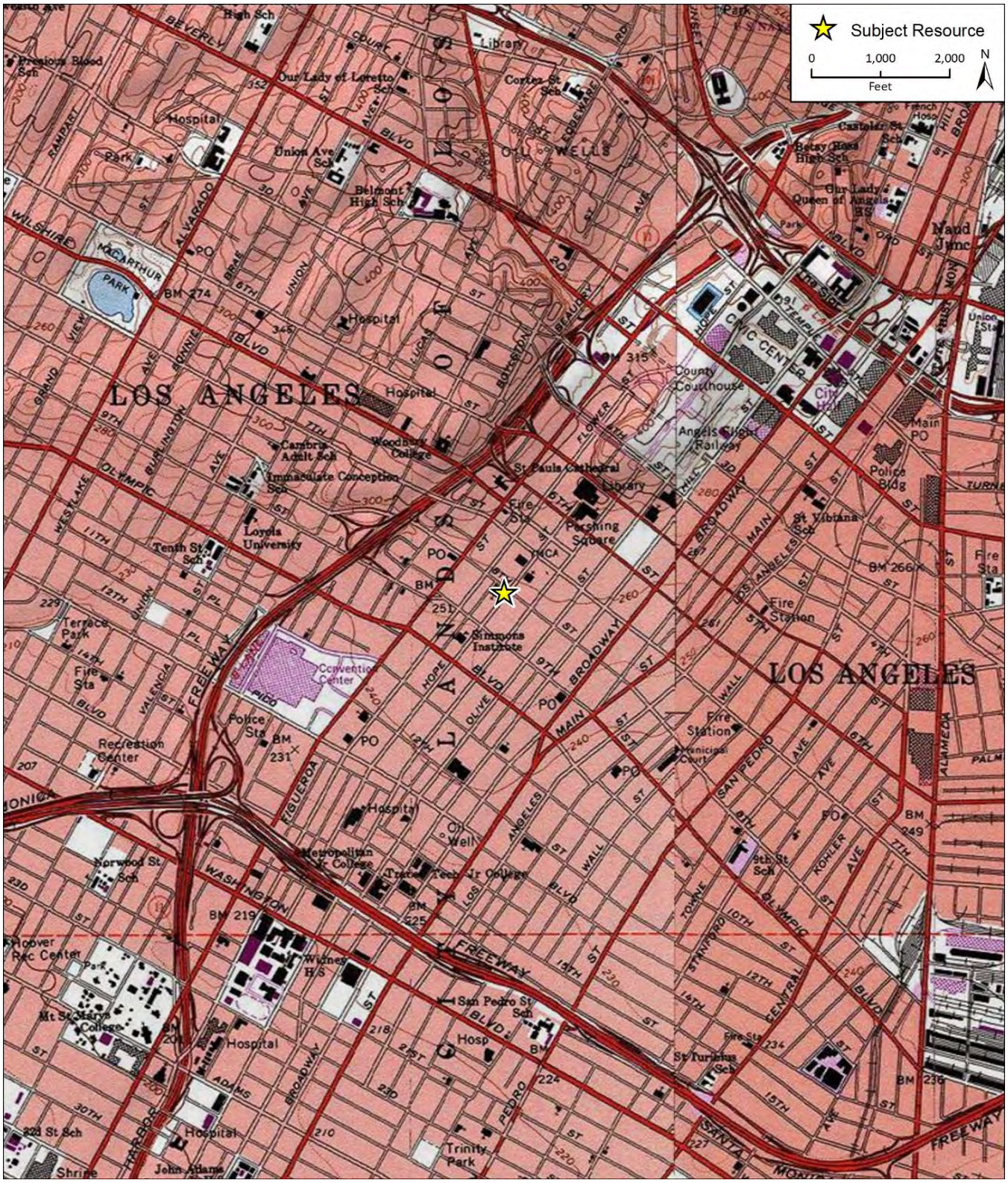
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Air Raid Siren No. 5 (Map Reference No. 3-006)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Air Raid Siren #5 (Map Reference No. 3-006) ***NRHP Status Code** **3S;3CS;5S3**
Page 3 **of** 5

B1. Historic Name: Air Raid Siren No. 5
B2. Common Name: N/A
B3. Original Use: Air-raid siren B4. Present Use: Air-raid siren
***B5. Architectural Style:** N/A
***B6. Construction History:**

Air Raid Siren No. 5 is of a type manufactured by Federal Sign and Signal Corporation starting ca. the 1950s and was likely installed ca. 1956 (Cold War: LA 2013; FAEEM 2012; *LAT* 3/10/1956).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Air Raid Sirens and Civil Defense, 1939-1960 **Area** Central City Community Plan Area
Period of Significance ca. 1956-1985; ca. 1956 **Property Type** Air-Raid Siren **Applicable Criteria** A/1/1; C/3/3

The subject resource is Air Raid Siren No. 5, a Federal Sign and Signal Corporation (FSSC) Model SD-10 warning siren manufactured and erected ca. 1956. The Chicago-based company was founded in 1901 as the Federal Electric Corporation, a manufacturer of electric signs. In 1915, the firm began manufacturing sirens for police and fire departments and in the 1930s adopted the FSSC name (Encyclopedia of Chicago 2005). The market for outdoor warning sirens grew during World War II and the Cold War, after the federal government expanded civil defense measures to preserve lives in the case of airborne military attacks on the United States. In anticipation of American participation in World War II, local officials in Los Angeles installed the city's first air-raid sirens by May 1941 (*LAT* 5/2/1941). In January 1942, following the United States' entry into the war, local officials formulated a plan to install as many as 370 sirens on public buildings and traffic signal poles throughout the city and outlying areas. That month, the City placed orders totaling $47,000 for 204 sirens supplied by the Federal Electric Corporation and the American Fire Equipment Company. In March 1942, the *Los Angeles Times* reported sirens had been installed in the city at a rate of eighteen per day over an unspecified period (*LAT* 1/15/1942; 1/17/1942; 3/5/1942).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Air Raid Siren Wiki. "SD-10." https://wiki.airraidsirens.net/SD-10. 2019. Accessed April 2019.

Cohen, Wilbur J. and Evelyn F. Boyer. N.d. Federal Civil Defense Act of 1950: Summary and Legislative History. [electronic document.] https://www.ssa.gov/policy/docs/ssb/v14n4/v14n4p11.pdf.

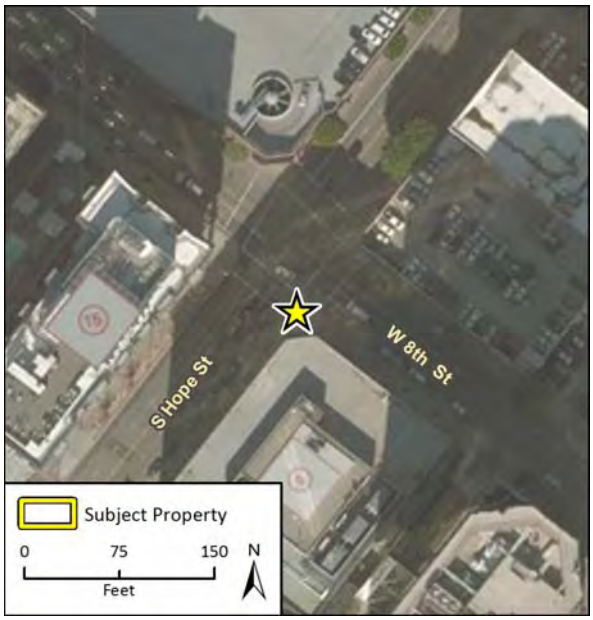
Cold War: L.A. "L.A.'s Civil Defense Sirens." [web site.] 2013. http://www.coldwarla.com/sirens.html. Accessed April 2019.

Encyclopedia of Chicago. "Federal Sign and Signal Corp." [electronic document.] 2005. http://www.encyclopedia.chicagohistory.org/pages/2661.html

Fire Apparatus and Emergency Equipment Magazine (FAEEM). "Remanufacturing Sirens Economically Extends Long History of Service." [electronic document.] July 1, 2012. https://www.fireapparatusmagazine.com/articles/print/volume-17/issue-7/features/remanufacturing-sirens-economically-extends-long-history-of-service.html. Accessed April 2019.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 15, 2019



(This space reserved for official comments.)

B10. Significance (continued):

Following the conclusion of World War II, the city's civil-defense warning system was turned off. However, the detonation of the Soviet Union's first atomic weapon in August 1949 renewed concerns about preparedness. The Federal Civil Defense Administration (FDCA) was established in 1950 to coordinate and subsidize civil defense measures that included educational campaigns and grants for the construction of civil-defense infrastructure (*LAT* 4/29/2007; Cohen and Boyer n.d.). Because federal subsidies for the construction of sirens and other civil-defense infrastructure were delayed, Los Angeles Mayor Fletcher Bowron directed the City to act on its own. As an interim measure, local authorities revived the city's World War II-era warning system, reactivating 80 sirens that had been installed across Los Angeles in the 1940s (*LAT* 12/2/1950; 2/21/1951). In 1956, the City received its first state and federal grants for the expansion of Los Angeles's civil-defense siren system. Under the $491,000 program, 1966 sirens mounted on 30-foot freestanding metal poles were erected. A metal housing was mounted over each siren as protection from tampering inclement weather. Fifty existing sirens were modified to produce the two-tone alarm required by the FDCA. Sirens across the system could be triggered simultaneously over the telephone lines. Contracting firm Fischbach and Moore installed the new sirens (*Valley News* 3/11/1956; *LAT* 3/10/1956).

FSSC began producing the Model SD-10 siren in the 1950s, when the model was commonly installed as civil defense air raid siren (FAEEM 2012). Its widespread use was partially attributable to its dual-tone capability, which met civil defense regulations enacted by the federal government in 1954 (Cold War: LA 2013; Air Raid Sirens Wiki 2019). The subject resource is presumed to have been erected in the 1950s, although its construction date is cited elsewhere are 1940 (SurveyLA 2016).

Los Angeles's air-raid sirens remained in operation through the mid-1980s. For about three decades, the sirens were sounded in regular tests that took place at 10:00 AM on the final Friday of every month. However, by the early 1980s, some local officials regarded the sirens as "virtually useless" (*LAT* 1/261982; 4/29/2007). Not only did many residents not understand what the signals were intended for, but also maintenance had become impractical due to the loss of federal grants and the increasing difficulty of finding replacement parts. In addition, new capabilities for launching missiles from submarines so reduced warning times such that a safe evacuation had become unfeasible. Moreover, a 1982 study found that about 30 percent of the city's sirens were not functional. The warning system was switched off countywide in 1983. Although some structurally unsound units were removed, officials deemed a system-wide removal too expensive and left most sirens in place (*LAT* 1/26/1982; 4/2/1989; 4/29/2007).

The subject resource, Air Raid Siren No. 5, was recorded and evaluated in 2016 as part of SurveyLA, a citywide historic resources survey for the City of Los Angeles. SurveyLA recommended Air Raid Siren No. 5 eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Los Angeles Historic-Cultural Monument. Evaluated under the thematic group Military Institutions and Activities, 1850-1980/Air Raid Sirens and Civil Defense, 1939-1960/Air Raid Siren, the subject property was recommended eligible under Criteria A/1/1 for its associations with World War II and Cold War military infrastructure and C/3/3 as an example of a wire-spool-type siren on a freestanding pole (SurveyLA 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, as a result of the survey and research conducted for this study, Air Raid Siren No. 5 is recommended eligible for listing in the NRHP, CRHR, and for local designation. Under Criteria A/1/1, it is significant for its association with the operation of Los Angeles' Cold War-era civil-defense warning system. Its period of significance begins ca. 1956 with the subject resource's construction and concludes in 1985 when monthly testing of sirens ceased and the system was deactivated. Under Criteria C/3/3, it is significant as a good, intact example of a civil-defense warning siren. Character-defining features include the freestanding metal pole and "wire-spool"-type siren and housing. Its period of significance under these Criteria is ca. 1956, its estimated date of construction. The resource's boundary is coextensive with its footprint. This boundary encompasses the entire structure and excludes all nearby areas, which do not contribute to its historical significance. Located in a densely developed section of downtown Los Angeles, the building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles Times (*LAT*)

1941. "Council Balks at Raid Sirens to Advertise Airport Bond Issue." May 2.
1942. "City May Be Blanketed by 370 Air-Raid Sirens." January 15.
1942. "First Air-Raid Sirens Here." January 17.
1942. "'Short' in Cable Causes Raid Alarm." March 5.
1950. "Mayor, Impatient, Acts to Speed L.A.'s Defense." December 2.
1951. "Bowron Seeks $54,000 for Air Raid Sirens." February 21.
1956. "First Siren Installed for New System." March 10.
1982. "30% of County Air Raid Sirens Inoperative." January 26.
1989. "Relics of cold War Era: Silent Air Raid Sirens Unwanted." April 2.
2007. "Long Silenced Air-Raid Sirens Are Relics from a Jittery Past." April 29.

Valley News. 1956. "Civil Defense Installs First 'Woofer' in Van Nuys Area." March 11.



Address: Cherry St (west side), south of Olympic Blvd
Name: Air Raid Siren No. 4
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.



Address: 8th St and Hope St, southeast corner
Name: Air Raid Siren No. 5
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** South Hope Street Streetlights (Map Reference No. 3-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Both sides of South Hope Street between the south side of East 8th Street to roughly 834 South Hope Street

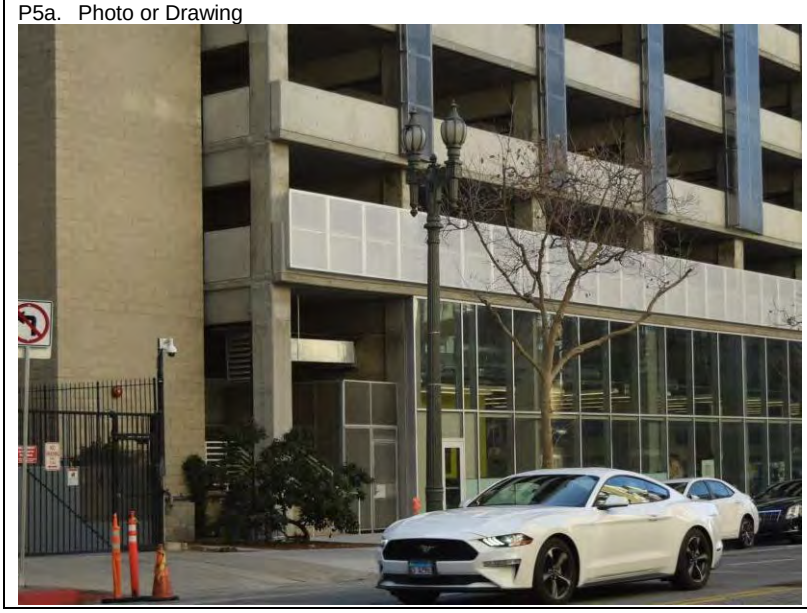
***P3a. Description:**

The subject resource is the South Hope Street Streetlights, a series of UM-1906-type dual upright electrical lamp streetlights lining the sidewalks on both sides of South Hope Street between East 8th Street and Venice Boulevard. The present study revisited a segment of the resource between the south side of East 8th Street and roughly 834 South Hope Street on both sides of the street. Within this area there were four such streetlights, two on either side of the road. Each streetlight is an estimated 20' tall and consists of a pair of lamps mounted on a fluted freestanding post anchored by an ornamental base. The lamps were designed to resemble torches suspended in sconces, and each includes an almond-shaped glass globe with a metal shaft extending from beneath and a finial capping the globe.

***P3b. Resource Attributes:** HP39. Other (streetlights)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Representative streetlight near 834 S. Hope Street, camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (SurveyLA 2016)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

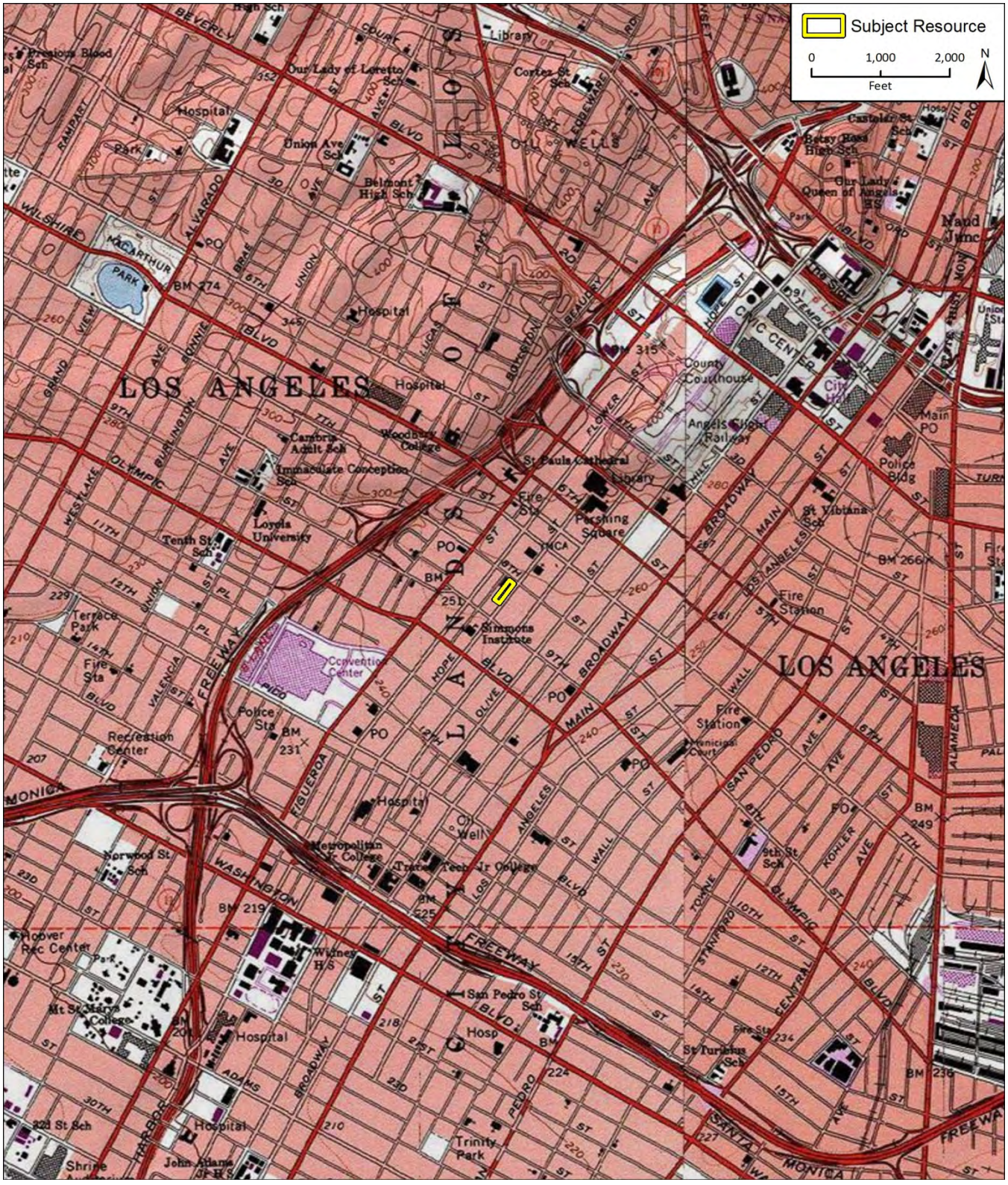
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** South Hope Street Streetlights (Map Reference No. 3-007)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** South Hope Street Streetlights (Map Reference No. 3-007) ***NRHP Status Code** 5S3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Streetlights B4. Present Use: Streetlights
***B5. Architectural Style:** N/A
***B6. Construction History:**
The Union Metal Company manufactured the subject streetlights, and the City of Los Angeles Bureau Street Lighting installed them in 1925. Some units may be replicas installed more recently (SurveyLA 2016).

***B7. Moved?** □ **No** □ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: N/A b. Builder: Union Metal Company (manufacturer)
***B10. Significance: Theme** Street Lights and the Bureau of Street Lighting, 1900-1980 **Area** Central City Community Plan Area
Period of Significance 1920s **Property Type** Streetlight **Applicable Criteria** Local Criteria 1/3

The subject resource is a segment of the South Hope Street Streetlights, which were originally constructed in 1925. Shortly after the turn of the twentieth century, improvements in alternating-current-powered lighting allowed the City of Los Angeles to begin replacing non-incandescent street lamps with more powerful incandescent ones. In the 1920s, the City adopted the UM-1906 type dual upright electrical lamp as its preferred model. Mass-produced by Union Metal Company of Canton, Ohio, the UM-1906 featured two vertically oriented incandescent lamps mounted on a highly ornamented post. Starting in 1925, the Department of Public Works' newly established Bureau of Street Lighting regulated the design and placement of streetlights and, for a time, favored the UM-1906. By the late-1930s, however, the UM-1906 and other types of dual upright electrical lamps began to give way to the more powerful High Intensity Discharge (HID) lamp. Typically of comparatively sleek Modern- and utilitarian-style designs, HID lamps became the preferred option of developers and public works officials, eclipsing the dual upright electrolier streetlight. In recent years, the Bureau of Street Lighting has offered reproduction dual vertical lamp streetlights modeled on the UM-1906 for new streetlight installations (SurveyLA 2016). SurveyLA notes that some of the South Hope Street Streetlights may be UM-1906 replicas (SurveyLA 2016).

(Continued)

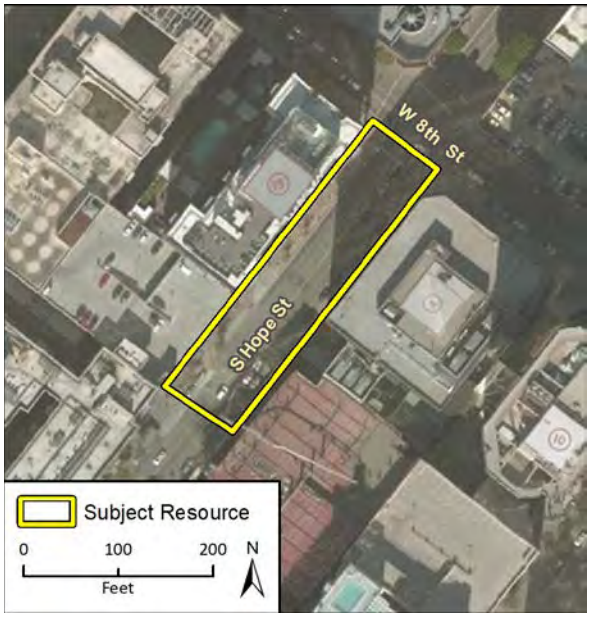
B11. Additional Resource Attributes: N/A
***B12. References:**

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA: Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA: Los Angeles Citywide Historic Context Statement: Context: Public and Private Institutional Development, 1850-1980. Sub-Context: Government Infrastructure and Services, 1900-1980. Theme: Public Works, 1900-1980. Sub-Theme: Street Lights and the Bureau of Street Lighting, 1900-1980. June 2017.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019



(This space reserved for official comments.)

B10. Significance (continued):

The subject resource was identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. The resource was recommended eligible for designation as a City of Los Angeles Historic-Cultural Monument. As part of the thematic group Public Works, 1900-1980 and the sub-theme Street Lights and the Bureau of Street Lighting, 1900-1980, the 2016 evaluation found the resource eligible under criteria 1 and 3 as an "excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles." The evaluation further recommended that the resource does not meet eligibility requirements for listing in the National or California Registers (SurveyLA 2016).

The current survey update of the subject resource was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. This survey update revisited only the segment of the resource located on the public right-of-way of South Hope Street from the south side of West 8th Street to roughly 834 South Hope Street, on both sides of the street. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for designation under local Criteria 1 and 3. However, the streetlights do not appear eligible under the corresponding National Register and California Register criteria (A/1 and C/3) because they are a type of object that is utilitarian and ubiquitous. The resource also does not appear to meet the requirements for eligibility under any remaining criteria. Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). In addition, the resource is not recommended eligible for listing as a contributing element to a streetscape or boulevard plan, due to continuous alterations and modern improvements to the existing streetscape.



Address: Hope St, between 8th St and Venice Blvd
Name: South Hope Street Streetlights
Year built: 1925
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Public Works, 1900-1980
Sub theme:	Street Lights and the Bureau of Street Lighting, 1900-1980
Property type:	Institutional - Infrastructure
Property sub type:	Street Light(s)
Criteria:	A/C;1/3;1/3
Status code:	5S3
Reason:	Excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles. These streetlights feature dual lamps and ornamental metal support poles and are of the “UM 1906” variety. In the mid-1920s, hundreds of UM 1906 streetlights were installed in Downtown Los Angeles and extended outward along major streets. While some of the lights may be replicas, a majority are believed to be original, dating to the 1920s. The resource appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Address: Main St, between Aliso St and 8th St
Name: South Main Street Streetlights
Year built: 1925
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Public Works, 1900-1980
Sub theme:	Street Lights and the Bureau of Street Lighting, 1900-1980
Property type:	Institutional - Infrastructure
Property sub type:	Street Light(s)
Criteria:	A/C;1/3;1/3
Status code:	5S3
Reason:	Excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles. These streetlights feature dual lamps and ornamental metal support poles and are of the “UM 1906” variety. In the mid-1920s, hundreds of UM 1906 streetlights were installed in Downtown Los Angeles and extended outward along major streets. While some of the lights may be replicas, a majority are believed to be original, dating to the 1920s. The resource appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

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The subject property was previously identified in 1976 by Tom Sitton of the Los Angeles Natural History Museum. At that time, it was assigned a National Register Status Code of 3, which has since been converted to a California Register of Historical Resources Status Code of 3S "appears eligible for NR as an individual property through survey evaluation." The subject property was again identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. As part of this effort the property was recommended eligible for individual listing in the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument under Criteria 1/1 as a good example of a hotel in downtown Los Angeles and Criteria 3/3 as an excellent example of Beaux Arts-style commercial architecture in downtown Los Angeles. Due to alterations on the ground level, the property was not found to retain sufficient integrity for listing in the National Register of Historic Places.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. As a result of the survey and archival research performed for this study, it was found that that the property has not changed significantly since the 2016 evaluation and concurs that the property appears eligible at the state and local levels. The current study finds further that alterations to the storefront have not impaired the building's integrity such that it would not be eligible for listing at the national level. The property is recommended eligible for the National and California Registers and for listing as a Los Angeles Historic-Cultural Monument under Criteria A/1/1 with a period of significance of beginning with the building's construction in1906 and concluding in 1930, when the onset of the Great Depression effectively halted construction in Los Angeles (SurveyLA 2017). It is also recommended eligible under Criteria C/3/3 with a period of significance of 1906, corresponding to its construction date. The property's boundary is defined by its legal parcel.



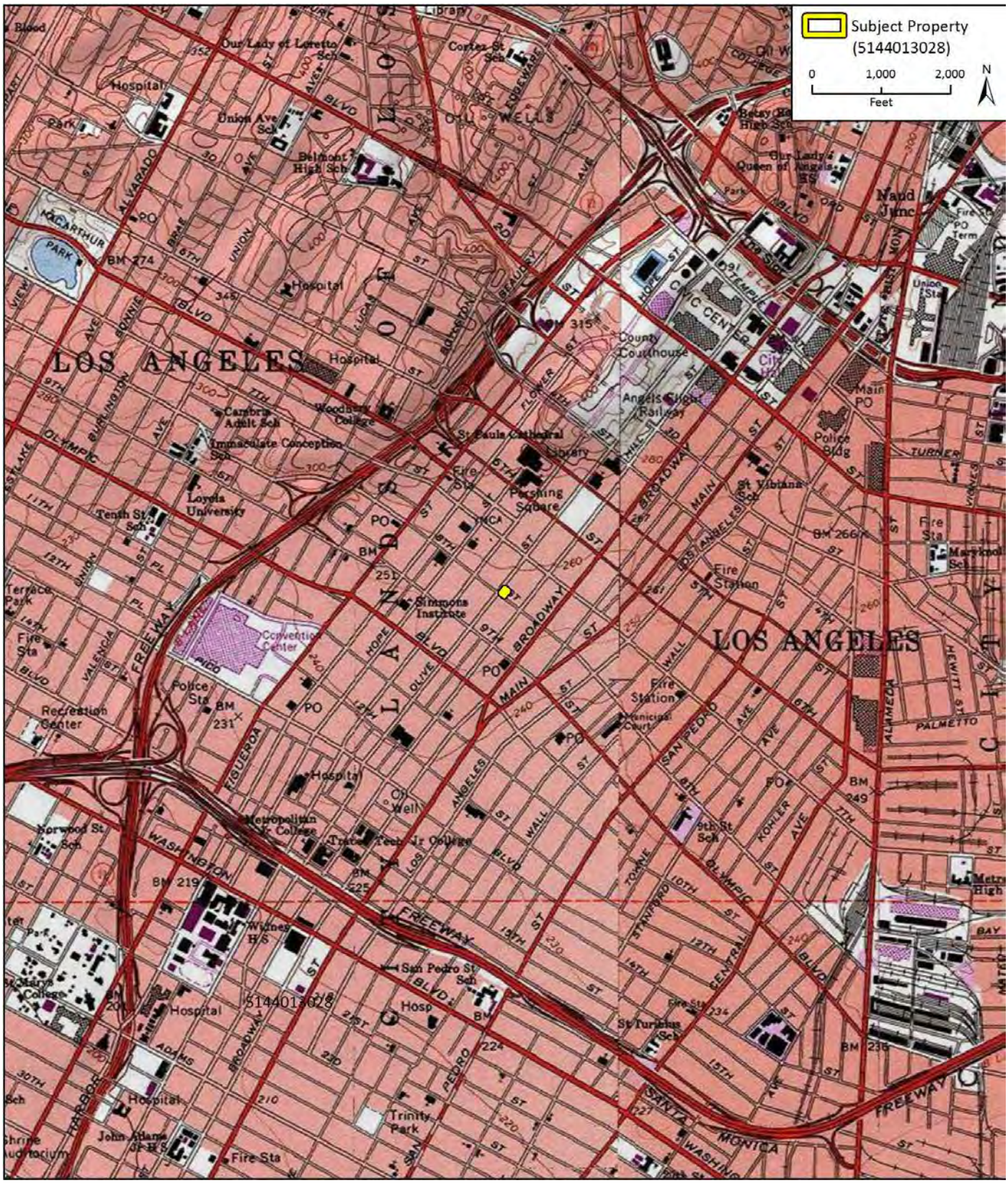
423 W 8th Street, south and west elevations, view to the northeast.

References:

Los Angeles, City of: Department of City Planning, Office of Historic Resources
2016 SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.

2017 Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1859-1980, Theme: Hotels, 1870-1980. July.

Sitton, Tom
1976 California Department of Parks and Recreation Historic Resources Inventory Form for 423 West 8th Street (P-19-172148) Available at the South Central Coastal Information Center, California State University Fullerton.


Subject Property
(5144013028)
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LOS ANGELES
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5144013028

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser 19-00153 Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 3 SHL ____
Lat _____ Lon _____ Era _____ Sig _____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/384040/3767660

IDENTIFICATION

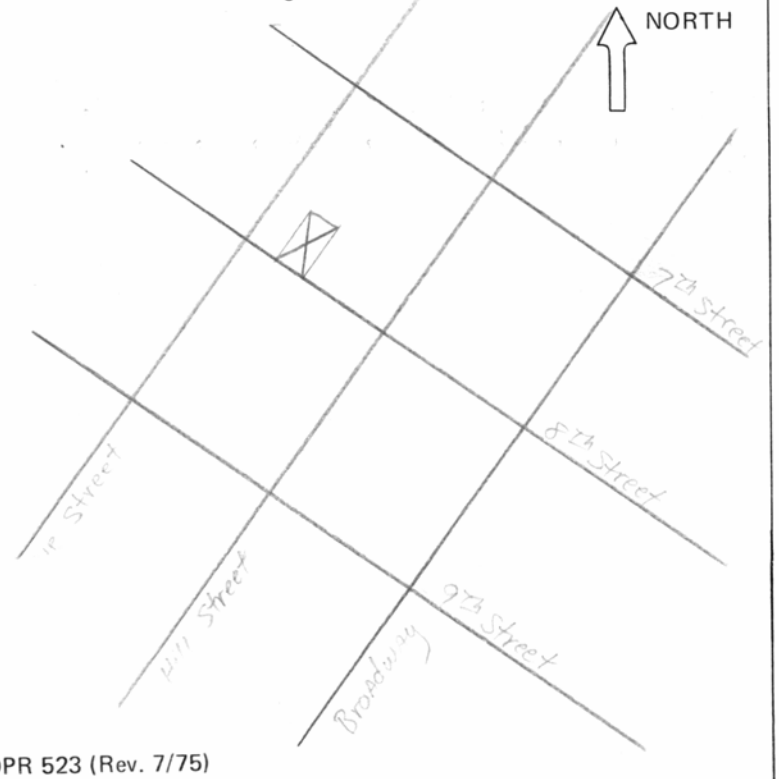
1. Common name: BRISTOL HOTEL 19-00153 19-172148
2. Historic name, if known: Woodward Hotel
3. Street or rural address 423 West Eighth Street
   City: Los Angeles ZIP: 90014 County: Los Angeles
4. Present owner, if known: David and Dorothy Glassman Address: 1830 Westholme, #101
   City: Los Angeles ZIP: 90025 Ownership is: Public ☐ Private ☒
5. Present Use: hotel Original Use: hotel
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A seven story, reinforced concrete hotel building faced with pressed brick and terra cotta. Two bay windows extend from the third to the fifth floors and a heavy cornice extends from the roof line (original brackets were removed.) The main entrance arch is still intact. Other ornamentation includes arch windows with columns (two have semi-circular pediments) on the sixth floor and arched masonry on the second floor. Major alterations consist of the addition of a fire escape in the center of the facade, removal of balustrade above entrance and bay windows, removal of brackets beneath cornice, and remodeling of the street level facade.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 57 ';
   Depth 95 ';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☐ c. Fair ☒
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☐ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☐ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☒
   e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): June 1976

19-172148

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ reinforced concrete

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1906 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Fred Dorn

18. Builder (if known): F. O. Engstrum Company

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Although it was certainly not an opulent hostelry when finished in 1907, the Woodward Hotel (as it was then called) was typical of the many Los Angeles buildings being constructed outside of the downtown district just after the turn of the century. Its bay windows, decorative cornice, and terra cotta ornamentation gave some degree of elegance to this fireproof structure, built by an investment company and leased to George Woodward. The structure has undergone little alteration since its construction and now stands as a reminder of the early 1900's architecture of Los Angeles which is so quickly disappearing. The Bristol Hotel is now located in the center of the proposed central city redevelopment area.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: ~~List books, documents, surveys, personal interviews, and their dates:~~
Insurance Maps of Los Angeles, California. New York: Sanborn Map Company, 1906+. Los Angeles Times, November 26, 1906, V, 1; May 5, 1907, V, 1. Sunset, Vol 20, January 1908, Page 244.

23. Date form prepared: 10/1976 By (name): Tom Sitton
Address: 900 Exposition Boulevard City Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)



19-172148



Primary Address:	423 W 8TH ST
Other Address:	421 W 8TH ST 425 W 8TH ST
Name:	Hotel Bristol
Year built:	1906
Architectural style:	Beaux Arts Classicism

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Beaux Arts commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Fred R. Dorn. Building includes a marquee with neon lettering. Due to alterations, including door replacement, window replacement, and storefront modifications, the building may not retain sufficient integrity for listing in the National Register.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Hotels, 1880-1980
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Hotel
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of an early 20th century hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development in Los Angeles' central business district. Due to alterations, including door replacement, window replacement, and storefront modifications, the building may not retain sufficient integrity for listing in the National Register.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 419 ½ West 8th Street (Map Reference No. 3-009)

P1. Other Identifier: Hotel Lindy; Golden Gopher

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township 1S, Range 13W, Section 32 S.B.**B.M.**

c. Address: 419 West 8th Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5144-013-029

***P3a. Description:**

The subject property is a three-story hotel and commercial building designed with Italianate-style elements. The rectangular plan building sits on a concrete foundation and is capped by a flat roof. Its structural brick walls are exposed. Windows are wood, 1/1 double-hung sashes. Entrances are located on the street-facing south elevation and feature recessed, solid wood or metal doors. The property is situated mid-block, on a level parcel without landscaping. Prominent semi-hexagonal window bays are placed symmetrically on the second and third floors of the south elevation. Alterations include the application of tile cladding and commercial signage along the main elevation and the removal of a portion of the roof at the rear of the building. The property appears in good condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1905 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

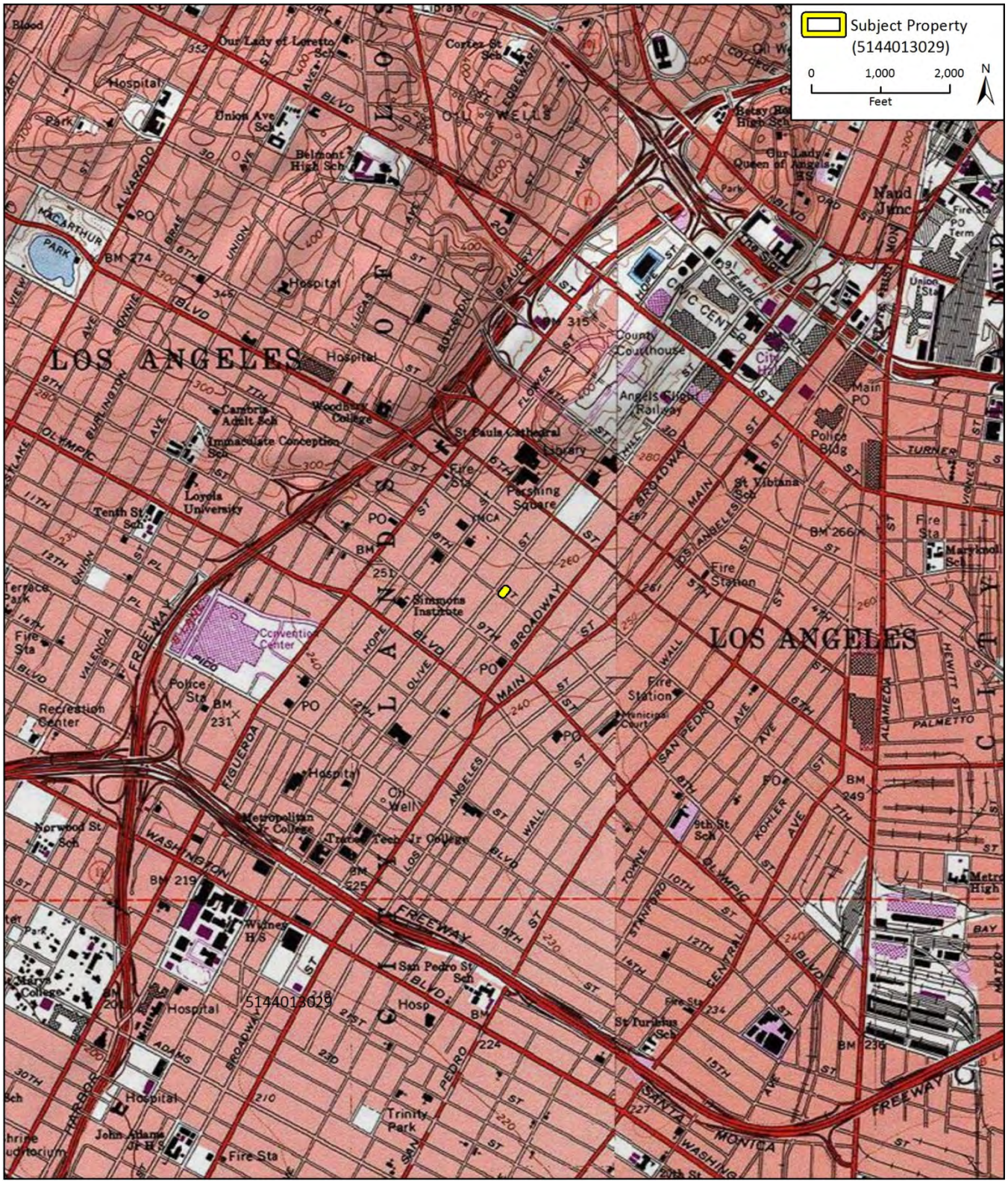
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 419 ½ West 8th Street (Map Reference No. 3-009)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 419 ½ West 8th Street (Map Reference No. 3-009) ***NRHP Status Code 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: Hotel Rex, Hotel Lindy, Golden Gopher
B2. Common Name: Hotel Lindy, Golden Gopher
B3. Original Use: Hotel, commercial B4. Present Use: Hotel, nightclub
***B5. Architectural Style:** Vernacular, Italianate
***B6. Construction History:**

According to assessor data, the subject building was constructed in 1905. City of Los Angeles building permits indicate the storefront was remodeled several times in the twentieth century, and the front parapet was removed and repaired in 1950 (LADBS). The date of the most recent exterior remodeling, which features extensive use of tile as a wall cladding, is not known. However, visual inspection suggests the commercial signage may date to the mid-twentieth century.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Commercial Identity; Design and Construction **Area** Central City Community Plan Area
Period of Significance 1905-1980 **Property Type** Commercial **Applicable Criteria** Local 1; 3/3

According to Los Angeles County Assessor data, the subject building was developed in 1905 as a hotel with first-floor commercial space. City directories indicate that the hotel offered furnished rooms under the business names Hotel Rex and Hotel Lindy, while the commercial space was home to a succession of businesses that included a saloon, tailor, jeweler, and restaurants. By 1940, the Golden Gopher cocktail lounge opened in the storefront (LADBS var.; LAPL var). In 1955, longtime property owner Emma Whitmarsh sold the building to Morris Rosen, whose descendants appear to retain the property (*LAT* May 5, 1955). The cocktail lounge was remodeled in 2004 and continues to operate as the Golden Gopher (Cuda 2004).

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Cuda, Heidi Siegmund. 2004. "What a Swell Party." Los Angeles Times. July 22. https://www.latimes.com/archives/la-xpm-2004-jul-22-wk-out22-story.html. Accessed April 2019.

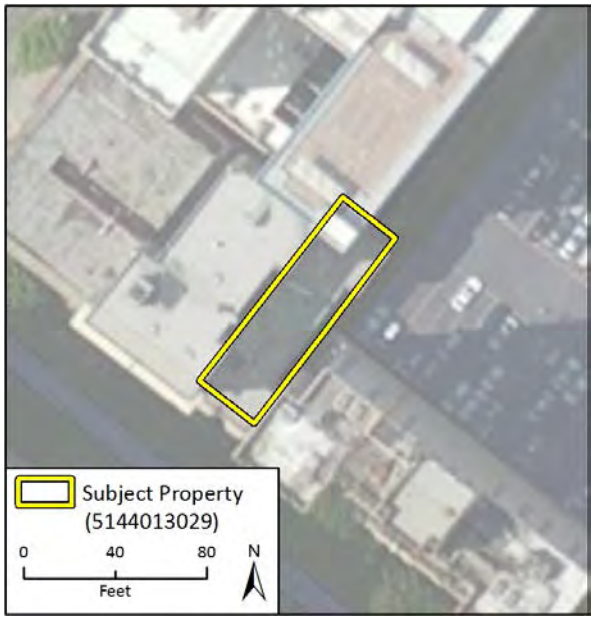
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources 2016. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 26, 2019



(This space reserved for official comments.)

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. SurveyLA recommended the property eligible for designation as a City of Los Angeles Historic Cultural Monument (HCM) as the long-term location of the Golden Gopher bar, a significant business in the identity of Downtown Los Angeles (Criterion 1). Due to alterations on the ground level, the property was not found to retain sufficient integrity for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under this theme. SurveyLA also recommended the building eligible for the CRHR and HCM designation as an intact and rare example of an early twentieth-century Single-Room Occupancy hotel in Downtown Los Angeles (Criteria 3/3). It was found to retain insufficient integrity for listing in the NRHP within this theme, however.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations. As a result of this study, the property is recommended eligible for listing in the CRHR and as a city HCM under Criteria 3/3, as well as a city HCM under local Criterion 1.

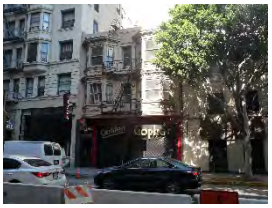
The property is recommended ineligible for listing in the NRHP. While it remains a rare example of an early twentieth-century single-resident-occupancy hotel in downtown Los Angeles, the archival research conducted for this study indicated that the building's storefront was remodeled several times in the twentieth century, most recently with the extensive application of tile wall cladding and non-original signage. In addition, its original parapet was altered in 1950 (LADBS var.). These alterations have reduced the building's integrity such that in no longer meets eligibility thresholds for listing in the NRHP.

B12. References (continued):

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles Times (*LAT*). Articles and advertisements, 1905-1955. Via Newspapers.com. [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.



Primary Address:	417 W 8TH ST
Other Address:	417 1/2 W 8TH ST
Name:	Hotel Lindy; Golden Gopher
Year built:	1905
Architectural style:	Commercial, Vernacular; Italianate

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant as a long-term location of a business important to the commercial identity of Downtown Los Angeles. On the ground floor of the building is the Golden Gopher, a bar that has been in continuous operation since the pre-World War II era. It is notable for possessing the oldest operating liquor license in Los Angeles, which allows its patrons the option of purchasing liquor to go. It is not known precisely how long the bar has been in operation at this location; more research is needed to determine the period of significance. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility under this context and theme.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Rare intact example of an early 20th century Single-Room Occupancy (SRO) hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type; most examples from this period do not retain integrity. SRO hotels were an important multi-family property type in this area of the city. Building includes a projecting blade sign with neon illumination. Due to alterations, including storefront modifications, the building may not retain sufficient integrity for listing in the National Register under this context and theme.

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The subject property was previously evaluated in 1983 by Richard Starzak and Leslie Heumann, who recommended it eligible for the National Register of Historic Places (NRHP) in the area of architecture. The 1983 evaluation sited the buildings high quality of design, its innovative engineering, and its status as an excellent example of commercial architecture in downtown Los Angeles to support eligibility (Starzak and Heuman 1983).

The subject property was subsequently identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. At that time the property was recommended eligible for individual listing in the NRHP, California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria C/3/3 as an excellent example of Beaux Arts-style commercial architecture in downtown Los Angeles. The property was also recognized as a work of notable local architects Walker and Eisen.

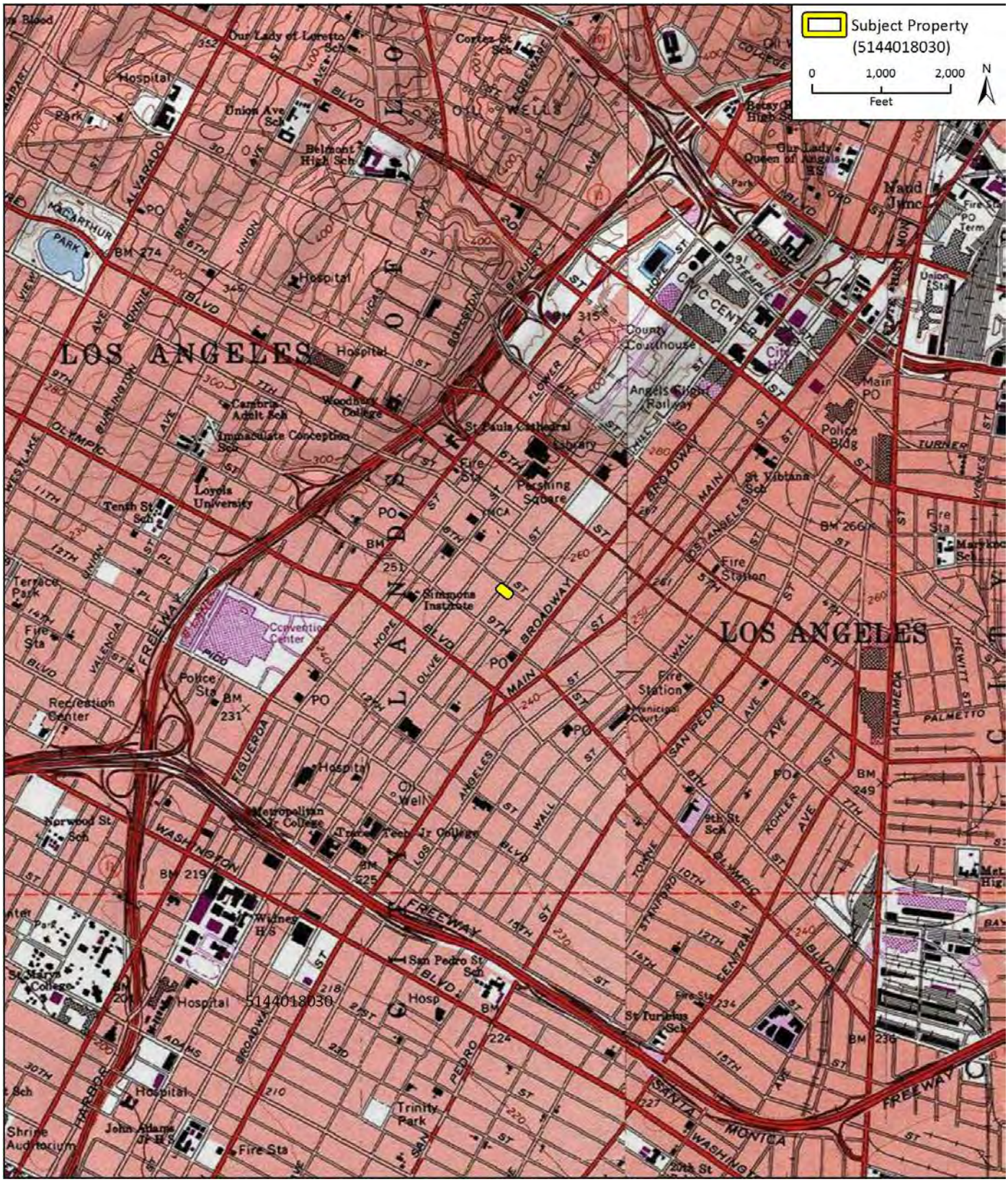
The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation. The current study recommends the property eligible for listing in the NRHP, CRHR, and as a City HCM under Criteria C/3/3 as an excellent and intact example of the Beaux Arts style as applied to a commercial property in downtown Los Angeles. The building possesses many of the defining features of the Beaux Arts style, including its tripartite form, terracotta decorative elements, use of brick and linteled openings; it retains a high degree of historic integrity.



416 West 8th Street, north and west elevations; view to the southeast.

References:

Los Angeles, City of: Department of City Planning, Office of Historic Resources
2016 SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.
Starzak, Richard and Leslie Heumann
1983 Commercial Exchange Building, California Department of Parks and Recreation Series 523 forms. January 12. On file at the South Central Coastal Information Center, Fullerton State University, Fullerton, CA.


Subject Property
(5144018030)
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1,000
2,000
Feet
N
LOS ANGELES
5144018030

19-173243

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 0053-4607
HABS ___ HAER ___ NR 3 SHL ___ Loc ___
UTM: A ___ B ___
C ___ D ___

IDENTIFICATION

1. Common name: Commercial Exchange Building
2. Historic name: Commercial Exchange Building
3. Street or rural address: 416-436 West Eighth Street
   City Los Angeles Zip 90014 County Los Angeles
4. Parcel number: Huber Tract, Block 53, Lot 20, Parcel 30.
5. Present Owner: Kure, Stan and Jacqueline Address: 416 W.Eighth St.
   City Los Angeles Zip 90014 Ownership is: Public ___ Private X
6. Present Use: Offices/Commercial Original use: Offices/Commercial

DESCRIPTION

7a. Architectural style: Renaissance Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The popular Renaissance Revival format was used in the design of this thirteen story commercial building. Built of brick and trimmed with terracotta, the structure has a ten-and-a-half bay elevation on Eighth Street, and a three bay frontage on Olive. The two story base of the design is identified by terracotta banding and capped by a broad decorative frieze. Although the ground floor has been altered, the fenestration of the second story, with ten two-window bays, and one single-window bay on Eighth, and a central three-window bay flanked by two-window bays on Olive remains intact. The shaft, rising from the third through the eleventh floor, where it is terminated by a plain frieze and stringcourse, observes the same fenestration pattern. No ornamentation appears in the bays of these stories, and the piers, mullions, and spandrels are flush with the surface of the building. Fluted Corinthian pilasters define the bays of the terracotta-clad capital. The windows of the capital are slighlty recessed, and separated between floors by panelled spandrels. A broad frieze and simple cornice crown the building. A deeper, overhanging cornice has been removed.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date:
   Estimated ___ Factual 1923-24
9. Architect Walker & Eisen
10. Builder Wm. Simpson Const.Co. (Kress Moving Co.:1935)
11. Approx. property size (in feet)
    Frontage 163.6 Depth 55
    or approx. acreage ___
12. Date(s) of enclosed photograph(s) ___

13. Condition: Excellent ___ Good __X__ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Alterations incurred during moving(1935); Street level shop frontage.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up __X__
Residential ___ Industrial ___ Commercial __X__ Other: ___

16. Threats to site: None known __X__ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? __X__ Unknown? ___

18. Related features: None

SIGNIFICANCE

19. **Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)**

The Commercial Exchange Building, located at the southeast corner of Eighth and Olive Streets, was designed by the prominent Los Angeles architectural firm of Walker and Eisen, and was constructed during the period of 1923-1924. Construction was executed by the William Simpson Construction Co. at an estimated cost of $600,000. In 1935, the mid-section of the structure was removed, and the entire Olive Street facade was moved back and rejoined. The structure was the largest known to have been moved in the world at this time. The move was engineered by the Kress Moving Co. The Commercial Exchange Building is significant for its unique engineering solution of the street widening process, for its design by a prominent architectural firm, its architectural quality, and as a stylistic and representative example of commercial architecture in Los Angeles during this period, and for its consistency in scale, style, and period with neighboring buildings in the Central Business District, contributing to a unique sense of time and place.

A Los Angeles City Building Permit was issued on August 3, 1923 to the owner of the site, the Eighth and Olive Holding Company. Eighth and Olive commissioned the architectural firm of Walker and Eisen to design the structure at an estimated cost of $600,000. The construction firm owned by William Simpson would erect the structure. Los Angeles County

(see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture __1__ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January 12, 1983
By (name) Richard Starzak, Leslie Heumann
Organization Hatheway & Associates
Address: 1633 Westwood Blvd.
City Los Angeles Zip 90024
Phone: 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

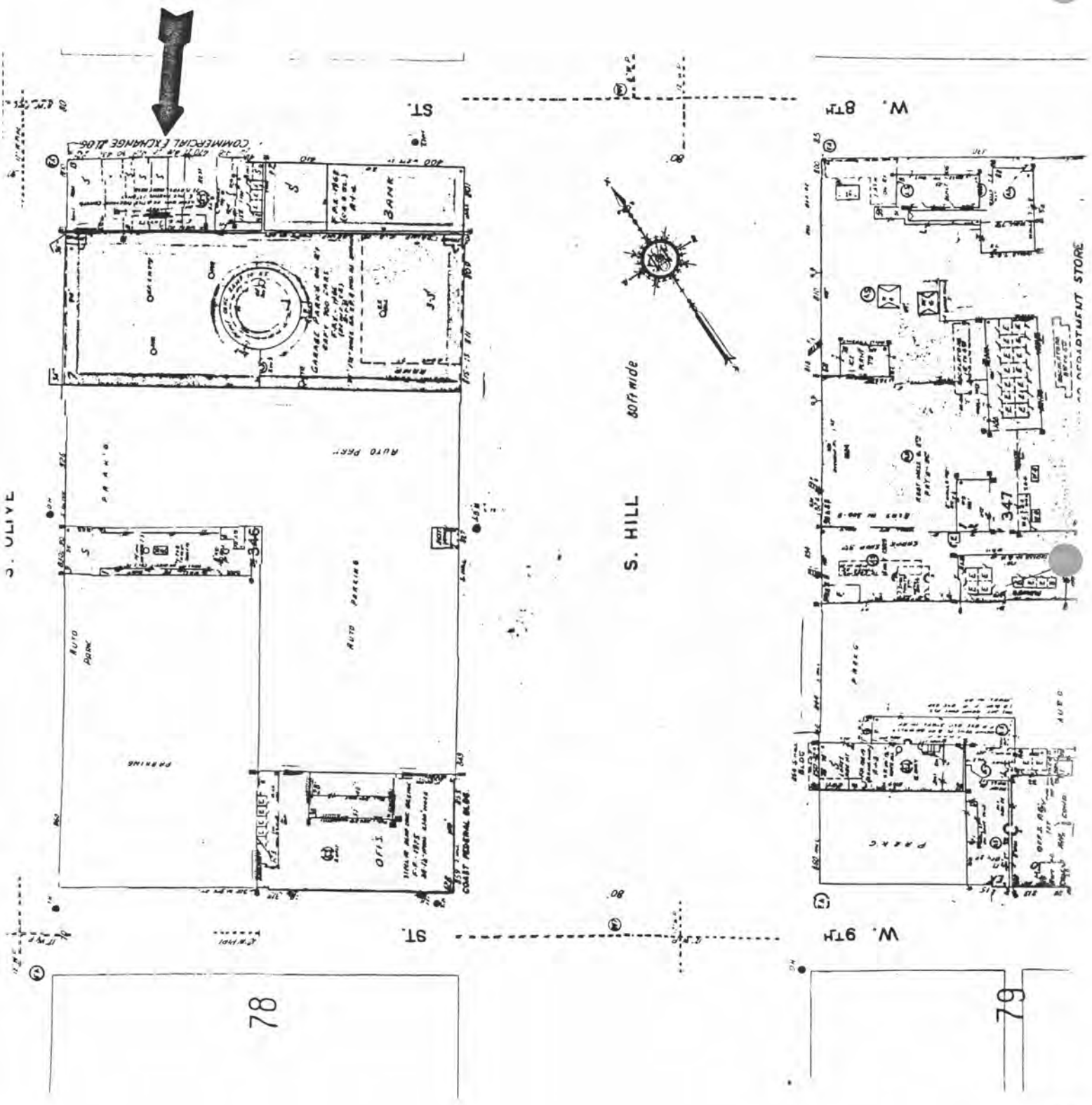
SEE ATTACHED MAP

19.
Assessor's Records indicate an increase in property improvement values form $3,220 in 1923 to $289,160 in 1925. This indicates that construction was completed during the year 1924. The property in the Assessor's Records was listed under the ownership of Frank A. Bouelle. To clear the site for construction, a one-story brick store building was demolished.

On July 22, 1935, another permit was issued to the Eighth and Olive Holding Co. This permit clearly shows intent to remove a mid-section of the structure and move back a 55 foot section of the thirteen story structure. The move was required as a solution to the problem of the Olive Street widening project. The Kress House Moving Company was listed as the contractor of this move. Estimated cost of the move was $60,000. The engineer listed on the permit was Murray Erick, although a subsequent article in the Southwest Builder and Contractor also listed Blaine Noice and Paul Jeffers as consulting engineers. The process of moving was accomplished by first removing an $8\frac{1}{2}$ foot section of the building about 55 feet back of the Olive Street facade. Since the Olive Street facade was the most important architectural focal point of the structure, its protection was critical to the appearance of the structure. The building was secured by a series of braces and jacks patented by the Kress House Moving Company. The braces were fastened on indivudual floors of the structure to insure perfect alignment of the structure upon rejoining. The jacks were required to adjust the position of the structure in response to any settling or foundation problems encountered while moving. Preparatory work was begun on July 29, and the actual move was conducted on October 16. The preparation was so well engineered that the structure was moved a total of five feet, with only a force of twenty men at the base being required for a period of nine hours. The remaining $3\frac{1}{2}$ foot gap was rebricked, and is hardly noticeable. Interestingly, not a single pane of glass was broken, and although the office building was filled to capacity with tenants, none reported the slightest disturbance. The structure was the largest known to have been moved at that time.



William M. Garland Building
101-117 West Ninth Street


W. 8TH ST.
W. 9TH ST.
S. HILL
80 ft wide
S. OLIVE
COMMERCIAL EXCHANGE BLDG.
BANK
AUTO PARK
AUTO PARKING
346
347
78
78



Primary Address:	416 W 8TH ST
Other Address:	418 W 8TH ST 420 W 8TH ST 422 W 8TH ST 424 W 8TH ST 426 W 8TH ST 428 W 8TH ST 430 W 8TH ST 432 W 8TH ST 800 S OLIVE ST
Name:	Commercial Exchange Building
Year built:	1924
Architectural style:	Beaux Arts Classicism

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Beaux Arts commercial architecture in Downtown Los Angeles; work of noted Los Angeles architects Walker and Eisen. Building includes a projecting blade sign with neon illumination.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	QQQ
Reason:	Research indicates that this building once housed the offices of Edgar Rice Burroughs, Inc., a publishing company owned and operated by Edgar Rice Burroughs. Burroughs was a prolific American author who is best remembered as creator of the fictional character Tarzan, though over the course of his extensive literary career he wrote almost 80 novels. In 1923, he founded his own publishing company to maintain autonomy over his manuscripts, and many of the novels he released in subsequent years were published under the Burroughs banner. However, it is not clear whether this is the property most closely associated with Burroughs' productive period; more research and analysis are needed to make a determination of eligibility.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 400 West 8th Street (Map Reference No. 3-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Hollywood **Date:** 1981 Township: 1S Range: 13W Section: 32 S.B.**B.M.**

c. Address: 400 West 8th Street; 801 South Hill Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ 160242.30364 mN (G.P.S.) -440491.81872

e. Other Locational Data: **APN:** 5144018053 (formerly5144018031; combined with 5144018029 in 2018)

***P3a. Description:**

The subject property is a one-story commercial building. The rectangular plan building sits on a slab on-grade foundation and is capped by a flat roof. A former bank building, its steel and concrete structural system is conveyed through concrete vertical panels that divide three bays on the east elevation and nine bays on the north. Minimal elements of New Formalism and Brutalism are seen in large rectangular panels that project slightly from the building envelope at the upper portion of each bay. Some of these panels are currently covered with canvas awnings. A variety of ongoing tenant improvements have substantially altered the storefronts, which feature non-original metal-framed windows and doors. The property is located on a corner and occupies its entire parcel.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; taken from northwest, camera facing southeast. 09/10/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967-68 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Steven Treffers
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

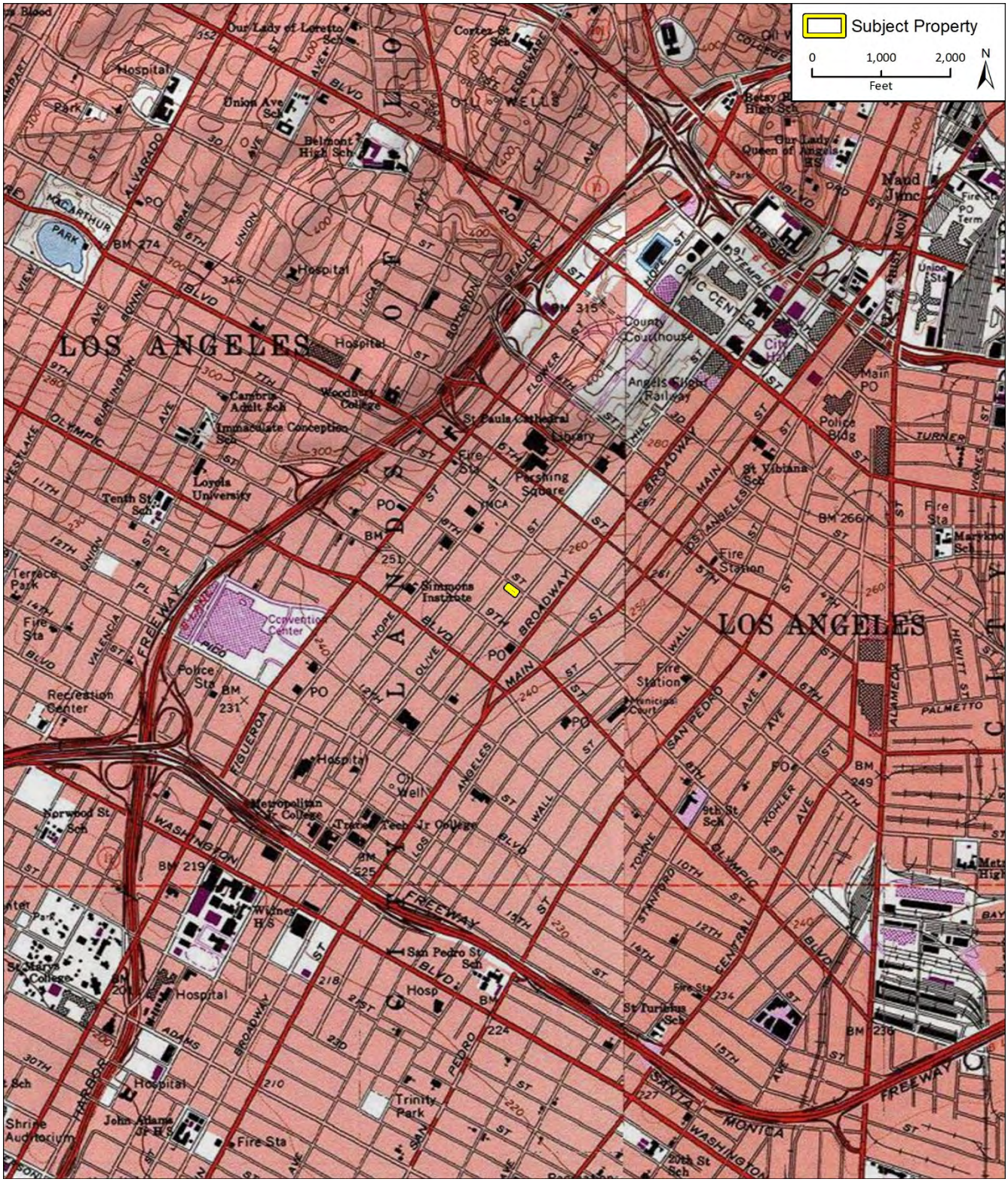
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 400 West 8th Street (Map Reference No. 3-011)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 400 West 8th Street (Map Reference No. 3-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Crocker Citizens Bank
B2. Common Name: N/A
B3. Original Use: Bank/Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Elements of New Formalism
***B6. Construction History:**

The subject property was constructed in 1967-68 (LADBS). Ongoing alterations to storefronts from a variety of tenants.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Paul Hunter (architect); T.Y. Lin & Associates (engineer) b. Builder: Hinnewinkel Construction Inc.
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a former bank building constructed in 1967-68. Commissioned by the Hill Olive Company, the building was designed by architect Paul Hunter, FAIA, and engineer T.Y. Lin & Associates, and constructed by the Hinnewinkel Construction Inc. The building was constructed for the then-named Crocker Citizens Bank, which was founded in the late nineteenth century in California by railroad executive Charles Crocker. The bank merged with Los Angeles' Citizens National Bank in 1963 and was renamed Crocker Citizens Bank. City directories reveal that by the time the subject property was constructed there were approximately 13 branches of Crocker Citizens Bank located in Los Angeles. As initially constructed, approximately two-thirds of the building was occupied by a bank, with the easternmost portion providing commercial retail space. Crocker Citizens Bank occupied the primary space until 1986, when it transferred to Wells Fargo following the latter's acquisition of Crocker Citizens Bank. According to building permits, Wells Fargo appears remained in the building until approximately 1998. Since this time, the building has been occupied by a number of commercial enterprises, which have resulted in the substantial alteration of the building's façade, including the removal and replacement of storefront windows and doors and painting of stone tiles.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any criteria. The property does not meet the eligibility requirements for parking structures or any other Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement, most notably for banks. The building does not feature the monumental and auto-centric design that is characteristic of eligible banks from the postwar era. Further alterations have resulted in a general loss of integrity of design, materials, and workmanship. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively unremarkable example of a postwar bank building with diminished integrity and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Banks, 1900-1980. August 2016

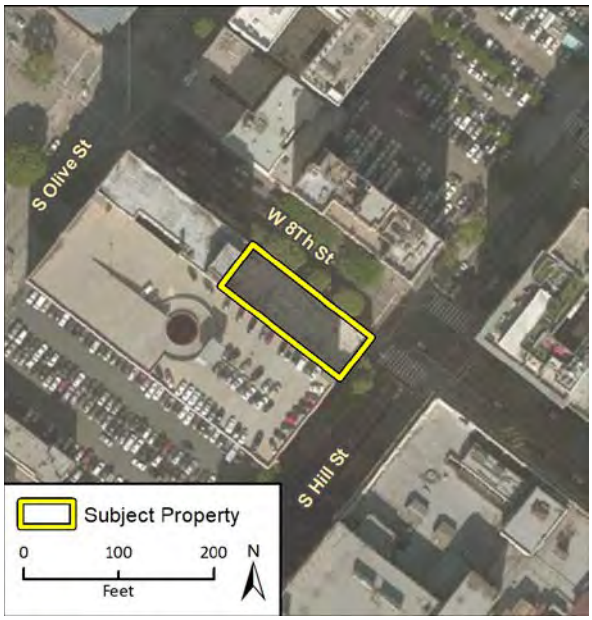
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Steven Treffers, Rincon Consultants
***Date of Evaluation:** October 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 815 South Hill Street (Map Reference No. 3-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township 1S, Range 13W, Section 32 S.B.**B.M.**

c. Address: 815 South Hill Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ 160242.30364 mN (G.P.S.) -440491.81872

e. Other Locational Data: **APN:** 5144018053 (formerly 5144018029; combined with 5144018031 in 2018)

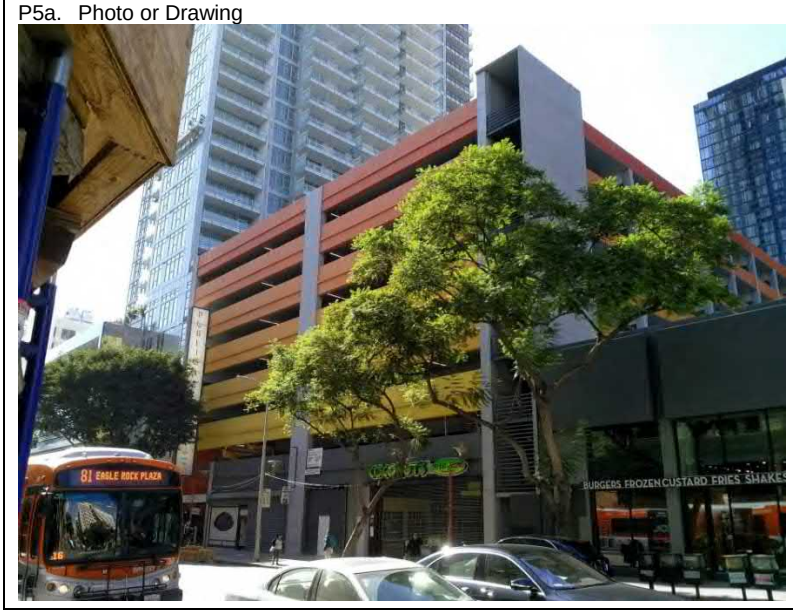
***P3a. Description:**

The subject property is an eight-story parking structure. The rectangular plan structure extends the width of the block, fronting both Olive and Hill streets, and is capped by a flat roof which supports additional open-air parking. It is constructed with a long-span pre-stressed concrete beam and slab system and features a centrally located circular ramp providing vehicular access between floors. Each of the upper levels is open on the north, west, and east elevations and separated into bays by vertical concrete columns that run the height of the structure. Open air stairways also run the height of the structure on the northeast and southwest corners. The ground level features storefronts that have been occupied and altered by a variety of building since the building was completed in 1966. Vehicular entrances to the structure are located on the Olive and Hill streets-fronting elevations. With the exception of modifications to the retail spaces on the ground level, the parking structure does not appear to have been extensively altered.

***P3b. Resource Attributes:** HP11. Engineering Structure

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations; taken from northeast, camera facing southwest. 10/16/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1965-66 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Steven Treffers
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
10/16/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

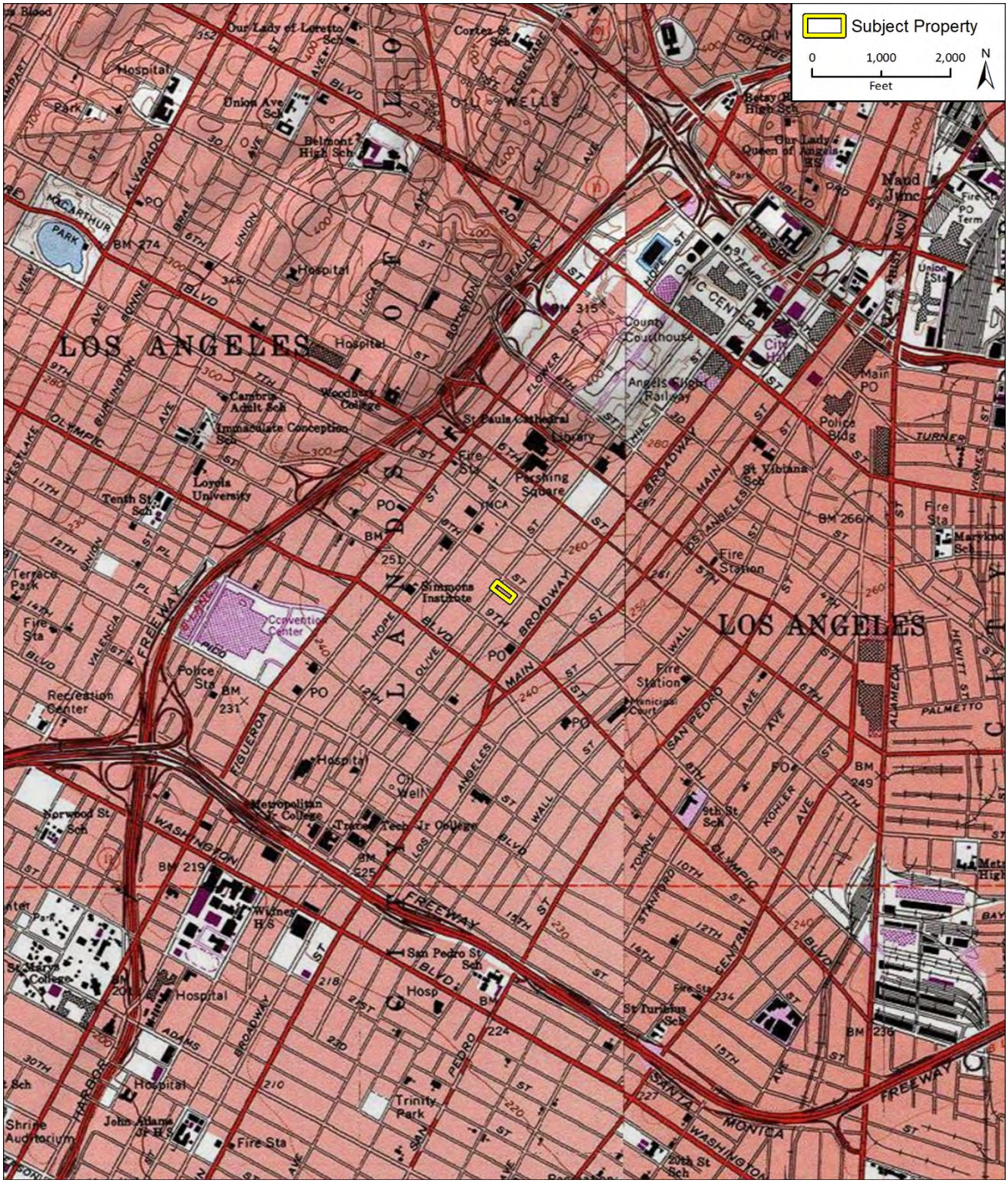
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 815 South Hill Street (Map Reference No. 3-012)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 815 South Hill Street (Map Reference No. 3-012) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Parking Structure B4. Present Use: Parking Structure
***B5. Architectural Style:** N/A
***B6. Construction History:**
The subject property was constructed in 1966 (LADBS). Various alterations have occurred to street-level retail spaces as a result of ongoing tenant improvements.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: T.Y. Lin & Associates b. Builder: Robert Wahler
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Completed in 1966, the subject property is a parking structure constructed by contractor Robert Wahler and commissioned by William E. Nelson; archival research failed to identify substantial information on these two individuals. Architecture and engineering firm T.Y. Lin and Associates were responsible for the design. T.Y. Lin and Associates (later known as T.Y. International) was founded in 1954 by Tung-Yen Lin. Lin, a Chinese-born immigrant who came to the United States in 1931 to earn a master's degree in engineering from UC Berkeley. Primarily known as an expert in bridge design and construction, Lin also revolutionized the construction industry through the advancement of pre-stressed concrete technology, which combined compressed concrete with steel tendons to create a remarkably strong material. Although the concept for pre-stressed concrete was documented as far back as the late 1800s, it was not until Lin began experimenting with the technology in the late 1940s that significant advancements in its applicability were achieved. By the 1950s, the technology was gaining use in mass application, and was utilized to construct bridges and buildings throughout the world. In 1957 Lin organized the first World Conference on Pre-stressed Concrete, an event which brought 1,200 scientists and construction professionals to San Francisco. The firm expanded between the 1970s and 1990s, opening offices in Taipei, Singapore, Kuala Lumpur, and China. It is now known as T.Y. Lin International (Yang 2003, Woo 2003, T.Y. Lin International 2018). (See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. October 2016

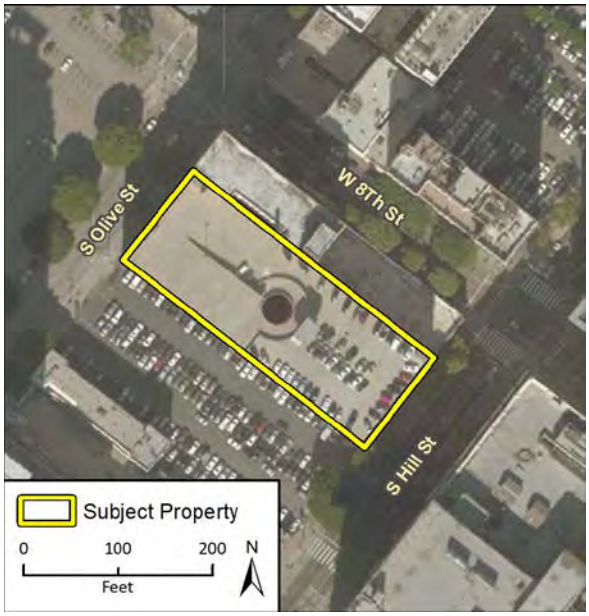
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

(See Continuation Sheet)

B13. Remarks: N/A
***B14. Evaluator:** Steven Treffers, Rincon Consultants
***Date of Evaluation:** October 2018



(This space reserved for official comments.)

B10. Significance (Cont.)

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Although the building was built by noted engineering firm T.Y. Lin and Associates, the subject property is not a noteworthy example of the firms work or as a representative example of pre-stressed concrete design technology. The pre-stressed technology was in mass use by the mid-1960s; the building was one of many industrial, commercial, residential and institutional applications of the nascent technology. Further, according to SurveyLA, eligible parking structures in Los Angles should be constructed during the period of significance (1920-1960); be an excellent, early, or rare example of the property type; and contain architectural site layout features that reflect the influence of the automobile. The property does not meet the eligibility requirements for parking structures or any other Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a ubiquitous property type in downtown Los Angeles and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B12. References (Cont.)

T.Y. Lin International 2018. “History”. Accessed February 15, 2018 at https://www.tylin.com/en/about/history

Woo, Elaine. “Tung-Yen Lin, 91: a Novel Way to Build.” 20 Nov. 2003. Los Angeles Times.

Yang, Sarah. “T.Y. Lin, World Renowned Structural Engineer, Dies at Age 91” 18 November 2003. U.C. Berkeley News. https://www.berkeley.edu/news/media/releases/2003/11/18_lin.shtml

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 313 West 8th Street (Map Reference No. 3-013)

P1. Other Identifier: Olympic Theater

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 33 S.B.**B.M.**

c. Address: 313 West 8th Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-014-026

***P3a. Description:**

The subject property is a two-story commercial building designed in a Renaissance Revival style. Although a 1920s remodeling converted the building to a movie theater, it was repurposed for use as a store in recent years. The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on composition material. Smooth stucco sheathes its wood frame structural system. On the primary (south) elevation, storefront display windows punctuate the ground level and a series of nine arched, aluminum sash windows appear on the second floor. The public entrance is located on the south elevation and features glass double doors, while a solid wood service door is located to the right. Ornamental detailing includes round pilasters spacing the second-story windows and square pilasters supporting a dentilled cornice located just about the upper-floor windows. On either face of the centrally placed blade sign, neon lights spell out "OLYMPIC." The property is located mid-block on a level parcel without landscaping. Notable alterations include the installation of new windows and doors on the ground level and the removal of the movie theater marquee in 2017. The property appears in good condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1917 (SurveyLA 2016; LADBS 2017)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

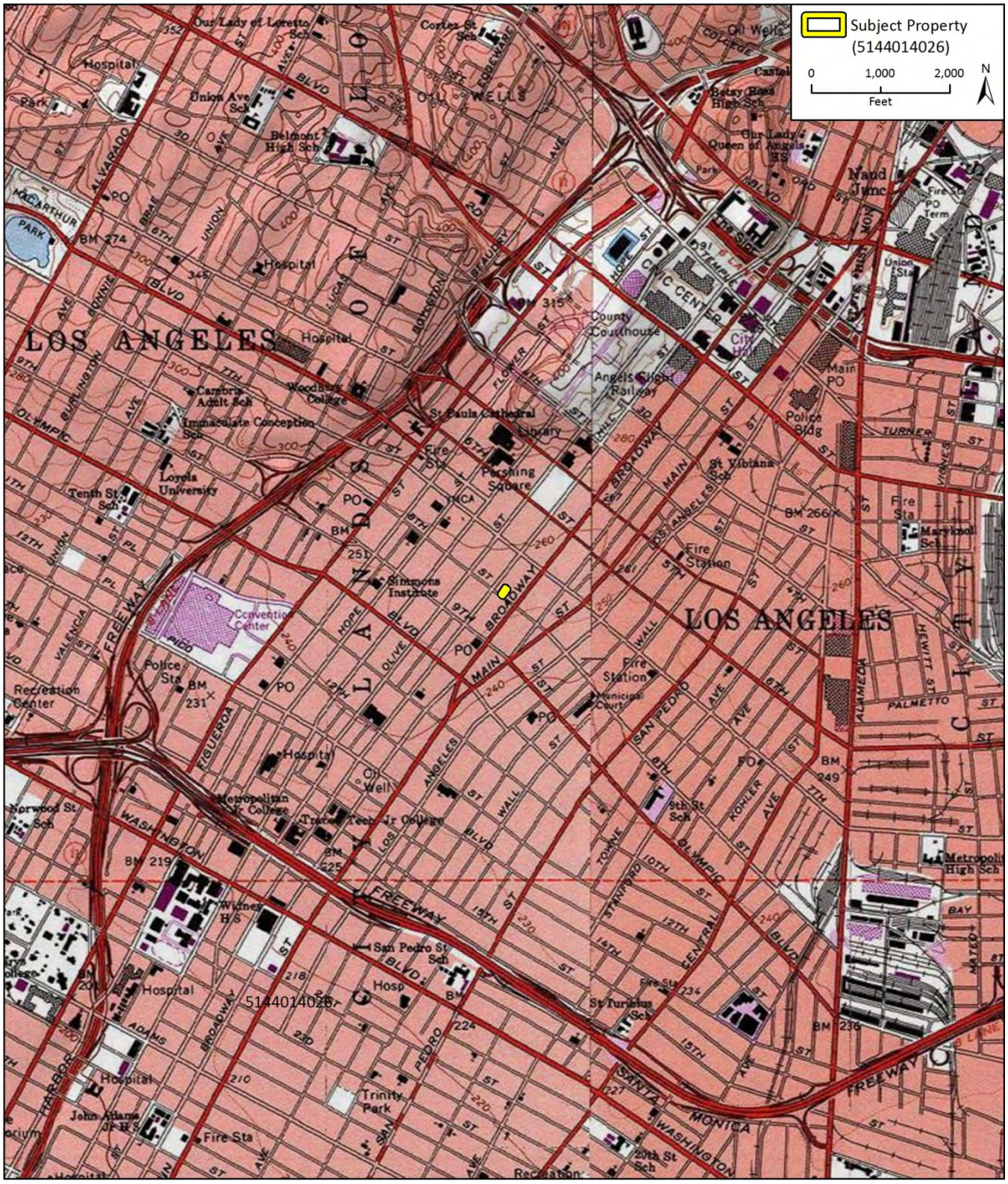
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 313 West 8th Street (Map Reference No. 3-013)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 313 West 8th Street (Map Reference No. 3-013) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: Bard's Theater
B2. Common Name: Olympic Theater
B3. Original Use: Café, movie theater B4. Present Use: Retail
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:**

The building was constructed in 1917 and remodeled for use as a theater in 1927 (LADBS var.; SurveyLA 2016). A replacement marquee and the extant blade sign were added to the exterior in the 1930s (Los Angeles Theatres 2018). A minor remodeling occurred in 1942, though available sources do not clearly indicate what changes were made (PCAD 2019). By the early 1970s, the marquee was replaced again, though it was removed in 2017, during the phase of remodeling that also produced the current iteration of the storefront (Los Angeles Theatres 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Commercial Properties Associated with the Entertainment Industry **Area** Central City Community Plan Area
Period of Significance ca. 1920s **Property Type** Movie Theater **Applicable Criteria** A/1/1

Marcel Annechaini developed the subject property in 1917 with a restaurant on the ground level and apartments on the upper level (LADBS 1917; SurveyLA 2016). In 1927, theater operator Lou Bard converted the building to 600-seat a movie theater, remodeling the interior with Chinese-inspired motifs (PCAD 2018). The theater retained the name Bard's Theater until 1932, when it was renamed Olympic Theater ahead of the 1932 Los Angeles games (LADBS 1927). A new marquee and the extant blade sign were built onto the main façade to reflect the theater's new name, though the marquee was replaced by the early 1970s (Los Angeles Theatres 2018). The building remained a movie house until 1997. Subsequent remodeling replaced the auditorium's sloped floor with a flat one and reconfigured the storefront. The marquee was removed in 2017 (Los Angeles Theatres 2018).

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. At that time the property was recommended eligible for individual listing in the National Register of Historic Places, California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument under Criteria C/1/1. Evaluated within the Context/Theme/Property Type combination Entertainment Industry, 1908-1980/Commercial Properties Associated with the Entertainment Industry, 1908-1980/Movie Theater, it was cited as an excellent example of a 1920s motion picture theater in Downtown Los Angeles.

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September 2016.

Los Angeles Theatres. "Olympic Theatre: history + exterior views." https://losangelestheatres.blogspot.com/2018/02/olympic-theatre.html. Accessed April 2019.

Pacific Coast Architecture Database (PCAD). "Bard's 8th Street Theatre, Los Angeles, CA." 2018. http://pcad.lib.washington.edu/building/2523/. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 17, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The current update was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, it was rehabilitated for new commercial uses. Despite these alterations, the property appears to retain sufficient integrity to meet the registration requirements identified in SurveyLA and remains eligible for federal, state, and local designation under Criteria A/1/1. Research did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (Criteria B/2/2). The building is a relatively ordinary example of a Renaissance Revival commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.



Primary Address:	200 W 8TH ST
Other Address:	204 W 8TH ST 206 W 8TH ST 208 W 8TH ST 210 W 8TH ST 212 W 8TH ST 214 W 8TH ST
Name:	Lane Mortgage Building
Year built:	1922
Architectural style:	Beaux Arts Classicism

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Beaux Arts commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Loy L. Smith.



Primary Address:	313 W 8TH ST
Other Address:	311 W 8TH ST 315 W 8TH ST
Name:	Olympic Theatre
Year built:	1917
Architectural style:	Renaissance Revival

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Commercial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Movie Theaters Associated with the Entertainment Industry, 1918-1949
Property type:	Commercial
Property sub type:	Movie Theater
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s motion picture theater in Downtown Los Angeles; associated with the early history of Los Angeles' entertainment industry. The building was constructed in 1917 as a café but was remodeled into a motion picture theater in 1927. Originally known as Bard's 8th Street Theatre, it was re-named the Olympic Theatre in anticipation of the 1932 Olympic Games. The building remained in continuous operation as a motion picture theater until 1986. Building includes a marquee and a projecting blade sign with neon illumination.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 19-173241
HRI # 27309
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 801 South Spring Street (Map Reference No. 3-014)

P1. Other Identifier: Lane Mortgage Building

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 33 S.B.**B.M.**

c. Address: 801 South Spring Street/200-214 West 8th Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5144-016-058

***P3a. Description:**

The subject property is a twelve-story residential and commercial building designed in the Beaux Arts Classicism style. The rectangular plan building sits on a concrete foundation and is capped by a flat roof. Brick and stone veneer sheathes its concrete and steel frame structural system. Windows are wood, fixed and 1/1 double-hung sashes. Several entrances are located on the north and east elevations, most of which feature glazed aluminum commercial-style doors. Fronting West 8th Street, the recessed main entrance is marked by an ornamented, metal cantilever canopy and glazed double doors. Characteristic of the Beaux Arts style, the building exhibits a tripartite form and includes detailing such as prominent cornices at the mezzanine level and top floor and concrete veneer designed to resemble masonry construction. The property is located on a corner parcel without landscaping. Alterations include the replacement of storefront windows and doors. The property appears in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property; HP7. 3+ story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1922 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

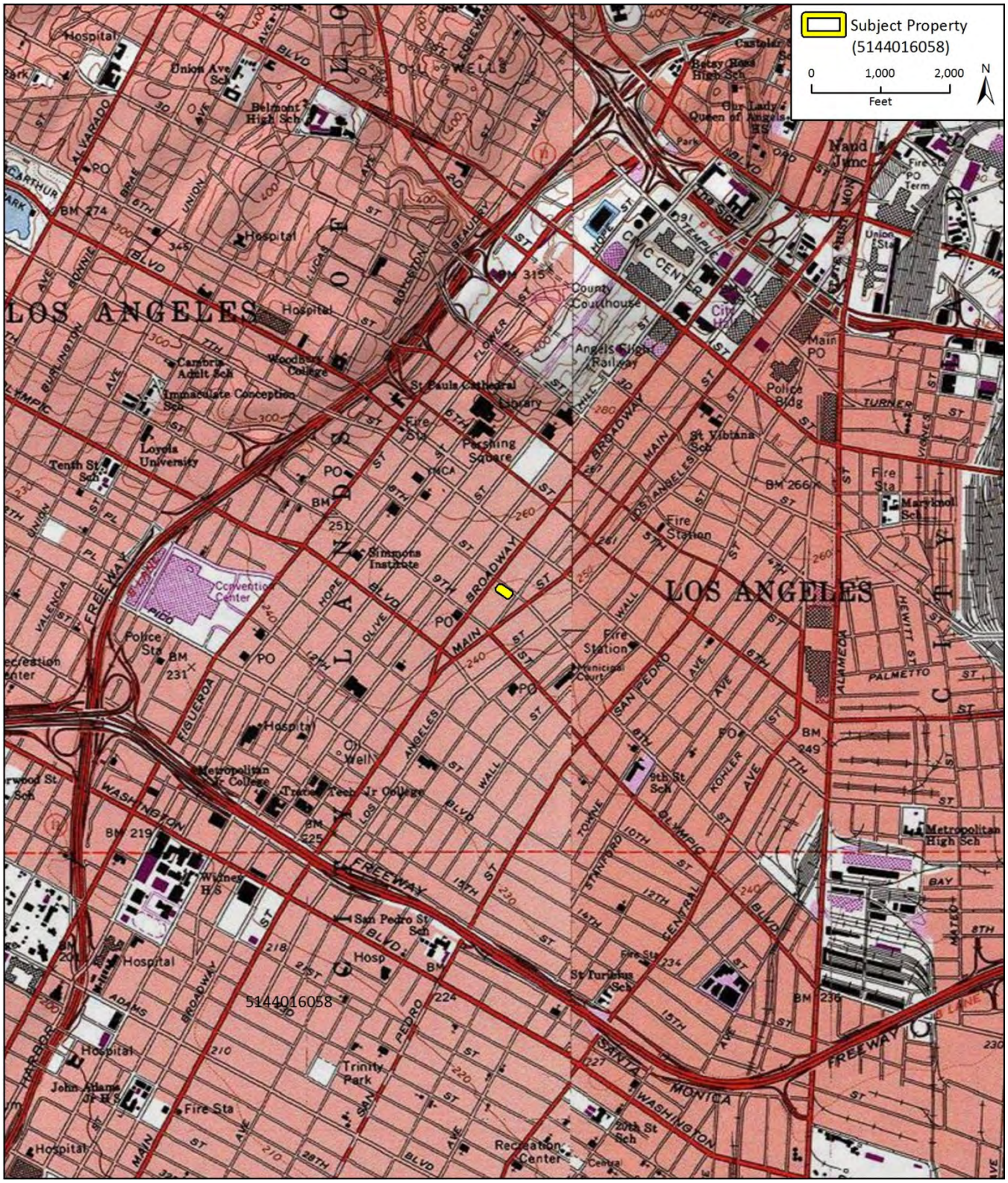
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary # 19-173241
DEPARTMENT OF PARKS AND RECREATION HRI# 27309

LOCATION MAP

Trinomial

 ***Resource Name or #** 801 South Spring Street (Map Reference No. 3-014)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 801 South Spring Street (Map Reference No. 3-014) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: Lane Insurance Building
B2. Common Name: N/A
B3. Original Use: Commercial offices, retail B4. Present Use: Residential, retail
***B5. Architectural Style:** Beaux Arts Classicism
***B6. Construction History:**
The building was constructed in 1922, with subsequent ground-level storefront alterations (LADBS 1922).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Loy L. Smith b. Builder: Clinton Construction
***B10. Significance: Theme** Late 19th and Early 20th Century Architecture, 1865-1950 **Area** Architecture
Period of Significance 1922 **Property Type** Commercial **Applicable Criteria** C/3/3

W.W. Paden and C.H. Price of the San Joaquin Hotel Corporation developed the subject property in 1922 as a commercial office building with ground-level shop space. Paden and Price hired Los Angeles –based architect Loy L. Smith to design the building and awarded Clinton Construction the $330,000 contract to erect the building (LADBS 1922; Newspapers.com 2019). Constructed amid a downtown construction boom, the building's height of twelve stories and 145 feet fell just below the City's mandated height limit for buildings. The Los Angeles City Council enacted the height limit in 1904 to reduce variation in building heights and prevent the development of narrow streets darkened by series of tall buildings (SurveyLA 2018).The building's namesake, Lane Mortgage Company, was among the many financial firms to move into the building in 1922 (SurveyLA 2016; Newspapers.com 2019). By the end of the year, Paden and Price sold the building to the realty firm Crenshaw and Smailes, who established offices on the building's top floor (Newspapers.com 2019). In 2018, plans were announced for the remodeling of the building's interior for residential use (Urbanize Los Angeles 2018). (See continuation sheet)

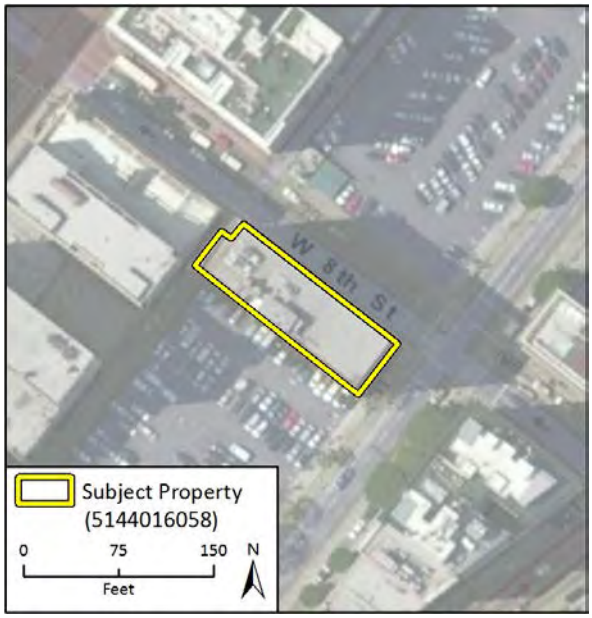
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, April 2016.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Theme: Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940. April 2016.

(See continuation sheet)



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 18, 2019

(This space reserved for official comments.)

B10. Significance (continued):

The subject property is listed in the California State Office of Historic Preservation Historical Resources Inventory (HRI) with a status code of 3S ("Appears eligible for the [National Register] as an individual property through survey evaluation"). Although the HRI indicates this finding was the result of a historic resource survey, a records search conducted through the South Central Coastal Information Center did not produce previous documentation associated with the property

The subject property was also previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Evaluated within the thematic group Architecture and Engineering, 1850-1980/ Late 19th and Early 20th Century Architecture, 1865-1950/Commercial, the property was recommended eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria C/3/3. It was cited as an excellent example of a Beaux Arts commercial building in Downtown Los Angeles and as a work of Loy L. Smith, a noted, local architect.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations. The current study concurs with the previous survey recommendations that the property is eligible for federal, state, and local designation under Criteria C/3/3 as an excellent example of a Beaux Art-style commercial building. Its period of significance is 1922, the year it was constructed. The resource's boundary is defined by its legal parcel.

B12. References (continued):

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

Urbanize Los Angeles. "1920s Office Building at 8th & Spring to Become Apartments." August 15, 2018. https://urbanize.la/post/1920s-office-building-8th-spring-become-apartments. Accessed April 18, 2019.



Primary Address:	200 W 8TH ST
Other Address:	204 W 8TH ST 206 W 8TH ST 208 W 8TH ST 210 W 8TH ST 212 W 8TH ST 214 W 8TH ST
Name:	Lane Mortgage Building
Year built:	1922
Architectural style:	Beaux Arts Classicism

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Beaux Arts commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Loy L. Smith.



Primary Address:	313 W 8TH ST
Other Address:	311 W 8TH ST 315 W 8TH ST
Name:	Olympic Theatre
Year built:	1917
Architectural style:	Renaissance Revival

Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Commercial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Movie Theaters Associated with the Entertainment Industry, 1918-1949
Property type:	Commercial
Property sub type:	Movie Theater
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s motion picture theater in Downtown Los Angeles; associated with the early history of Los Angeles' entertainment industry. The building was constructed in 1917 as a café but was remodeled into a motion picture theater in 1927. Originally known as Bard's 8th Street Theatre, it was re-named the Olympic Theatre in anticipation of the 1932 Olympic Games. The building remained in continuous operation as a motion picture theater until 1986. Building includes a marquee and a projecting blade sign with neon illumination.

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The subject property is the Great Republic Life Building, located at 756 South Spring Street. In 1983, Richard Starzak and Leslie Heumann recorded the property and recommended it eligible for the National Register of Historic Resources under Criterion C. Starzak and Huemann note the building is significant as an example of the Renaissance Revival style, as a work of the noted architecture firm of Albert R. Walker and Percy A. Eisen, and as "a stylistic and representative example of commercial in Los Angeles" dating to the 1920s (Starzak and Heumann 1983). In 2009, the property was designated as City of Los Angeles Historic Cultural Monument No. 957. The building derives its significance from its association with the commercial and financial development of Spring Street in the early twentieth century (Criterion 1) and for its architectural merit (Criterion 3), as both an excellent example of the Beaux-Arts style and as a significant work of the partnership of master architects Albert R. Walker and Percy A. Eisen (Historic Places LA 2019; OHR 2010). The property has not previously been evaluated for California Register of Historical Resources eligibility.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated in 2009, there have been no substantial alterations, and there is no evidence to suggest it would no longer be eligible for federal or local designation under National Register Criterion C and local Criteria 1 and 3. In addition, the current study recommends the subject property eligible for the California Register under Criteria 1 and 3.



West and south elevations; camera facing north. Photo taken October 19, 2018.

References:

Historic Places LA. 2019. "Resource Report: Great Republic Life Building." http://historicplacesla.org/reports/333b80a9-77ef-4f97-aacc-8d6d87c0d38d. Accessed May 1, 2019.

Los Angeles, City of. Department of Planning. Office of Historic Resources (OHR). 2010. Historic-Cultural Monuments (HCM) List. Viewed online at https://web.archive.org/web/20100615144658/http://www.preservation.lacity.org/files/ HCMDatabase032410.pdf. Accessed May 1, 2019.

Starzak, Richard and Leslie Heumann. 1983. California Department of Parks and Recreation Form 523: Beneficial Standard Building. On file at the South Central Coastal Information Center, California State University, Fullerton.

State of California — The Resources Agency **Primary #** 19-173226
DEPARTMENT OF PARKS AND RECREATION **HRI#**

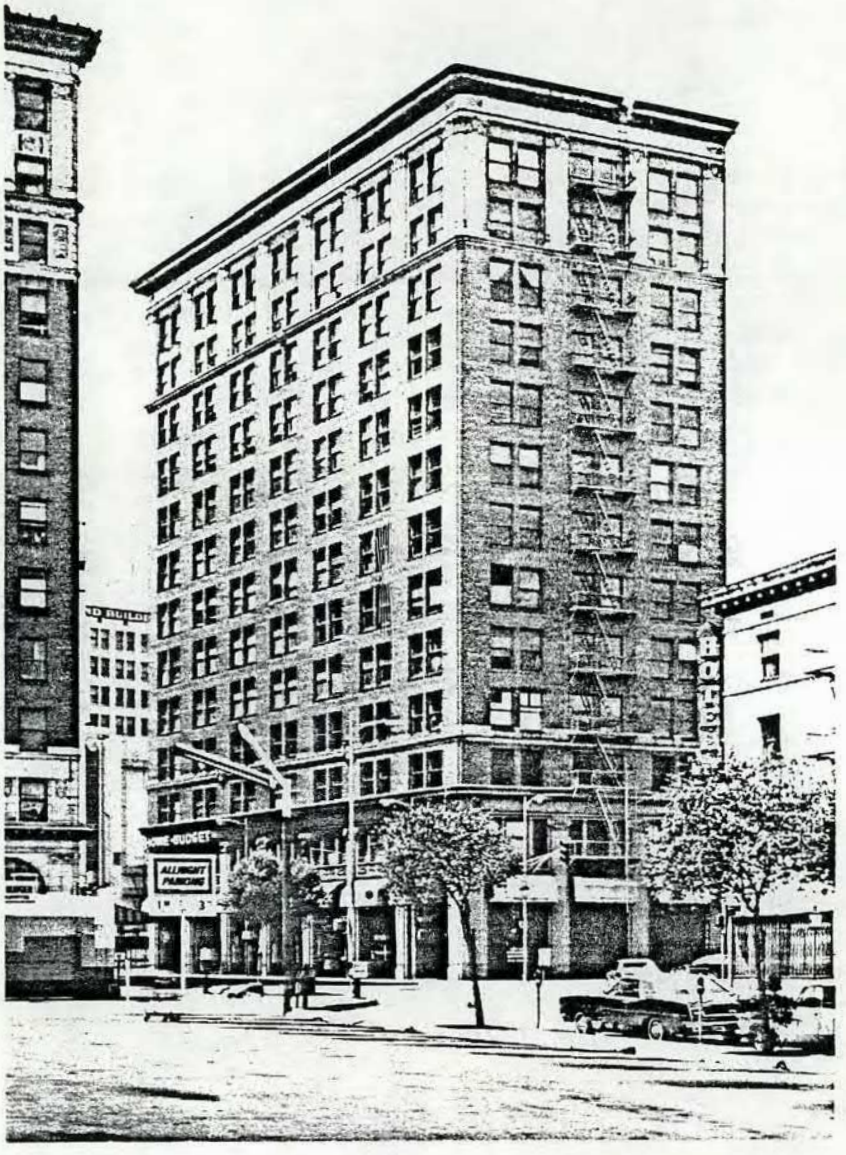
LOCATION MAP

Trinomial

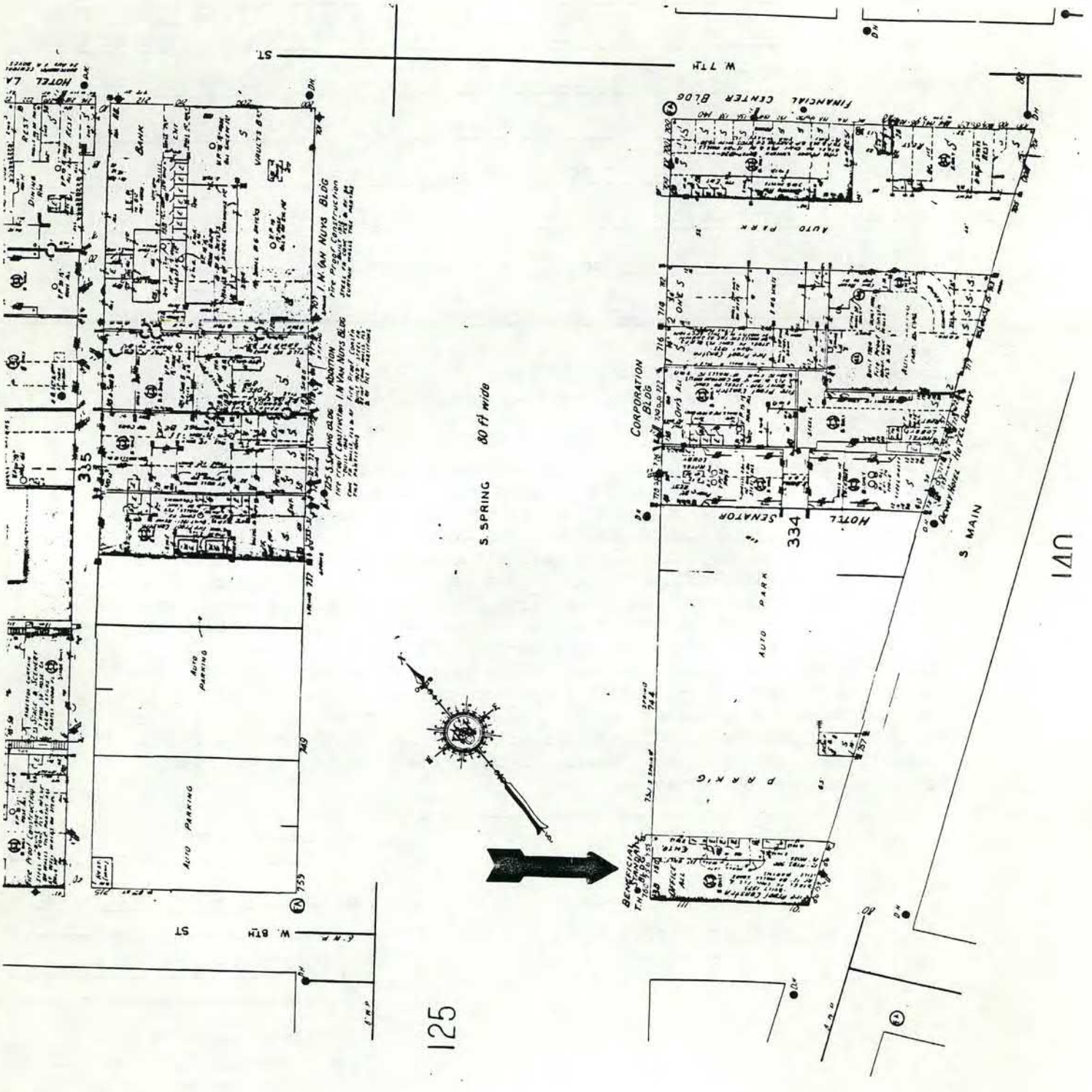
Page 2 **of** 2 ***Resource Name or #:** 756 South Spring Street (Map Reference No. 3-015)

***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of Map:** 1981





Central Finance Building
756 South Spring Street


W 7TH ST
W. 8TH ST
S. SPRING 80 ft wide
S MAIN
125
101
335
334
AUTO PARK
AUTO PARKING
PARKING
FINANCIAL CENTER BLDG
CORPORATION BLDG
SENATOR HOTEL
BENEFICIAN TRUST BANK BLDG
BANK
VAULTS
ADDITION
OFFICE

19-173226

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 0053-4590
HABS ___ HAER ___ NR 3 SHL ___ Loc ___
UTM: A ___ B ___
C ___ D ___

IDENTIFICATION

1. Common name: Beneficial Standard Building
2. Historic name: Great Republic Life Ins.Co.; Central Finance Bldg.; Beneficial Stan- [dard Bldg.]
3. Street or rural address: 756-760 South Spring Street
   City Los Angeles Zip 90014 County Los Angeles
4. Parcel number: Huber Tract, southernmost 50.11' of Block 23, Parcel 25.
5. Present Owner: Kamen, Michael et.al. Address: 312 W.5th St., 9th floor
   City Los Angeles Zip 90013 Ownership is: Public ___ Private X
6. Present Use: Offices/ Commercial Original use: Offices/ Commercial

DESCRIPTION

7a. Architectural style: Renaissance Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A sedate Renaissance Revival design was utilized on the Central Finance Building. Built of brick and trimmed with terracotta, the building stretches the length of seven bays along Eighth Street and three bays on Main and Spring Streets, adapting itself to the trapezoidal shape of the lot. Two story Ionic piers define the bays of the base, which has had only minor alterations to the ground level shopfronts. Decorative spandrels separate the lower level from the tripartite windows, divided by colonnettes, in the second story. Above a frieze and cornice, the shaft rises from the third story through the eleveth floor. Paired one-over-one sash fill each bay with no other ornamentation than the decorative stirngcourse which runs above the third floor. A dentil course marks the termination of the shaft. In the capital, double height, slightly raised Corinthian pilasters frame the bays. A frieze embellished with carved panels in the corners and a denticulated cornice cap the building.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: Estimated ___ Factual 1923-24
9. Architect Walker and Eisen
10. Builder Lange and Bergstrom
11. Approx. property size (in feet) Frontage 50.11 Depth <118-131> or approx. acreage ___
12. Date(s) of enclosed photograph(s) April 1983

13. Condition: Excellent ___ Good __X__ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: To street level frontage: mezzanine.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up __X__
Residential ___ Industrial ___ Commercial __X__ Other: ___

16. Threats to site: None known __X__ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? __X__ Moved? ___ Unknown? ___

18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Central Finance Building is located on the north side of Eighth Street, between Spring and Main Streets. Construction of the edifice was originally ordered by the Great Republic Life Insurance Co. The previous property owner was the Ferguson Co. Great Republic commissioned the prominent Los Angeles architectural firm of Walker and Eisen to design the building. Soon after the start of construction on March 8, 1923, the structure became identified as the Central Finance Building. Construction was completed in 1924 by the contractor, Lange & Bergstrom, at an estimated cost of $437,000. Property improvement values increased from no value in 1923 to a value of $233,080 in 1925. Lange & Bergstrom were again contracted in 1926 to alter the basement and first floor in order to accomodate a banking concern. The alterations were designed by Somerville and Putnam, and cost an estimated $50,000. The structure later became known as the Beneficial Standard Building. The Central Finance Building is significant for its architectural quality, having been designed by a prominent architectural firm, as a stylistic and representative example of commercial architecture in Los Angeles during this period and for its consistency in scale, style, and period with neighboring buildings in the Central Business District, contributing to a unique sense of time and place.

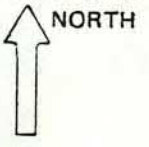
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture __1__ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983
By (name) Richard Starzak, Leslie Heumann
Organization Hatheway & Associates
Address: 1633 Westwood Bl., Ste. 203
City Los Angeles, Ca. Zip 90024
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** South Main Street Streetlights (Map Reference No. 3-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Along South Main Street from the north side of East 8th Street to about 752 South Main Street.

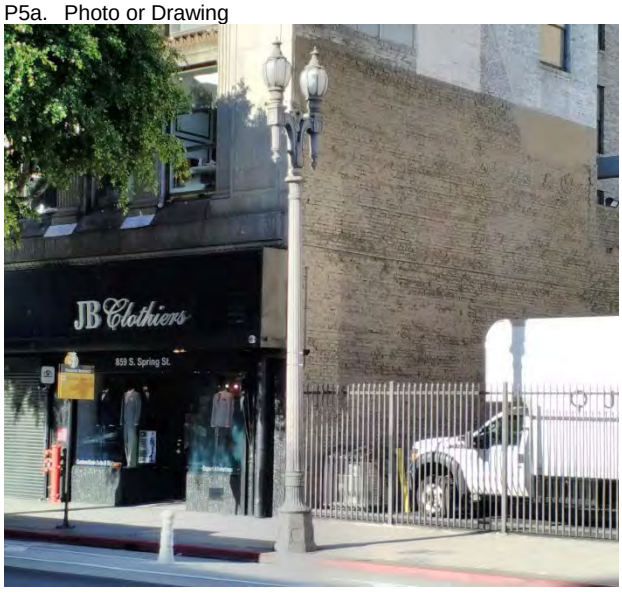
***P3a. Description:**

The subject resource is the South Main Street Streetlights, a series of UM-1906-type dual upright electrical lamp streetlights lining the sidewalks on both sides of South Main Street between East 8th and Aliso streets. The present study revisited a segment of the resource between the north side of East 8th Street and roughly 752 South Main Street on both sides of the street. Within this area there was one such streetlight, located on the east side of the street near 752 South Main Street. The streetlight is an estimated 20' tall and consists of a pair of lamps mounted on a fluted freestanding post anchored by an ornamental base. The lamps were designed to resemble torches suspended in sconces, and each includes an almond-shaped glass globe with a metal shaft extending from beneath and a finial capping the globe.

***P3b. Resource Attributes:** HP39. Other (streetlights)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Representative streetlight near the intersection of East 8th and South Main streets.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (SurveyLA 2016)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 11, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

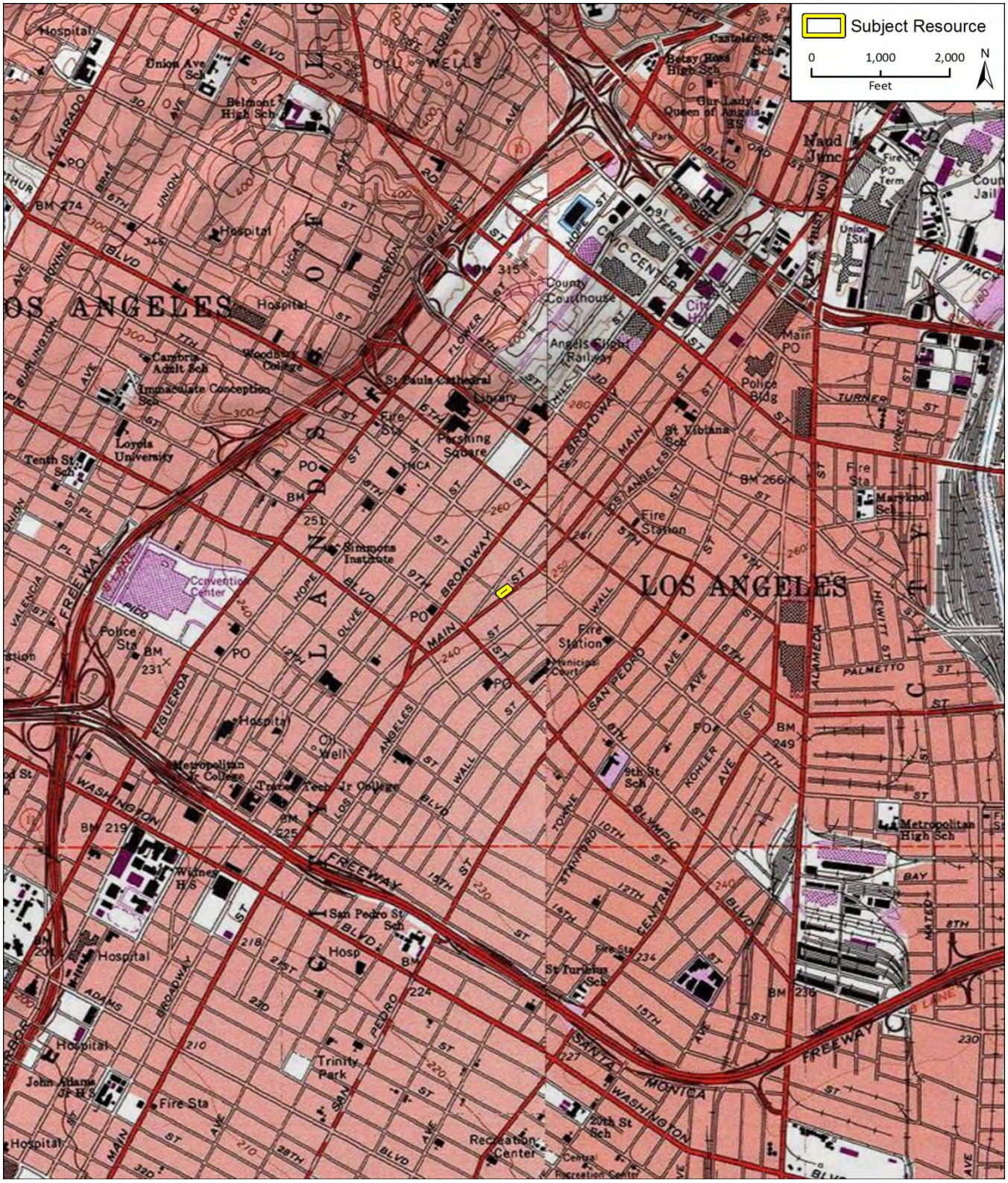
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** South Main Street Streetlights (Map Reference No. 3-016)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** South Main Street Streetlights (Map Reference No. 3-016) ***NRHP Status Code** 5S3
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Streetlights B4. Present Use: Streetlights
***B5. Architectural Style:** N/A
***B6. Construction History:**
The streetlights were manufactured by the Union Metal Company and installed by the City of Los Angeles in 1925. Some units may be replicas (SurveyLA 2016).

***B7. Moved?** □ No □ Yes ■ Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: N/A b. Builder: Union Metal Company
***B10. Significance: Theme** Street Lights and the Bureau of Street Lighting, 1900-1980 **Area** Central City Community Plan Area
Period of Significance 1920s **Property Type** Streetlight **Applicable Criteria** Local Criteria 1/3

The subject resource is a segment of the South Main Street Streetlights, which were originally constructed in 1925. Shortly after the turn of the twentieth century, improvements in alternating-current-powered lighting allowed the City of Los Angeles to begin replacing non-incandescent street lamps with more powerful incandescent ones. In the 1920s, the UM-1906 type dual upright electrolier lamp became the City's preferred model. Produced by Union Metal Company of Canton, Ohio, the UM-1906 featured two vertically oriented incandescent lamps mounted on a highly ornamented post. Starting in 1925, the Department of Public Works' newly established Bureau of Street Lighting regulated the design and placement of streetlights and, for a time, favored the UM-1906. By the late-1930s, however, the UM-1906 and other types dual upright electrolier lights began to give way to the more powerful High Intensity Discharge (HID) lamp. Typical of comparatively sleek Modern- and utilitarian-style designs, HID lamps became the preferred option of developers and public works officials, eclipsing the dual upright electrolier streetlight. In recent years, the Bureau of Street Lighting has offered reproduction dual vertical lamp streetlights modeled on the UM-1906 for new streetlight installations. SurveyLA notes that some of the South Main Street Streetlights may be UM-1906 replicas. (SurveyLA 2016)

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA: Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA: Los Angeles Citywide Historic Context Statement: Context: Public and Private Institutional Development, 1850-1980. Sub-Context: Government Infrastructure and Services, 1900-1980. Theme: Public Works, 1900-1980. Sub-Theme: Street Lights and the Bureau of Street Lighting, 1900-1980. June 2017.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019

(This space reserved for official comments.)

B10. Significance (continued):

The subject resource was identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. The resource was recommended eligible for designation as a City of Los Angeles Historic-Cultural Monument. As part of the thematic group Public Works, 1900-1980 and the sub-theme Street Lights and the Bureau of Street Lighting, 1900-1980, the 2016 evaluation found the subject property eligible under criteria 1 and 3 as an "excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles." The evaluation further recommended that the resource does not meet eligibility requirements for listing in the National or California Registers (SurveyLA 2016).

The current survey update of the subject resource was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. This survey update revisited only the segment of the resource between the north side of East 8th Street and the addresses 757 South Main Street on the west side of the street and 752 on the east side of the street. Since the resource was last evaluated, there have been no visible alterations and there is no evidence to suggest they would no longer be eligible for designation under local Criteria 1 and 3. However, the streetlights do not appear eligible under the corresponding National Register and California Register criteria (A/1 and C/3) because they are a type of object that is utilitarian and ubiquitous. The resource also does not appear to meet the requirements for eligibility under any remaining criteria. Research did not indicate that the resource is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). In addition, the resource is not recommended eligible for listing as a contributing element to a streetscape or boulevard plan, due to continuous alterations and modern improvements to the existing streetscape.



Address: Hope St, between 8th St and Venice Blvd
Name: South Hope Street Streetlights
Year built: 1925
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Public Works, 1900-1980
Sub theme:	Street Lights and the Bureau of Street Lighting, 1900-1980
Property type:	Institutional - Infrastructure
Property sub type:	Street Light(s)
Criteria:	A/C;1/3;1/3
Status code:	5S3
Reason:	Excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles. These streetlights feature dual lamps and ornamental metal support poles and are of the “UM 1906” variety. In the mid-1920s, hundreds of UM 1906 streetlights were installed in Downtown Los Angeles and extended outward along major streets. While some of the lights may be replicas, a majority are believed to be original, dating to the 1920s. The resource appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Address: Main St, between Aliso St and 8th St
Name: South Main Street Streetlights
Year built: 1925
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Public Works, 1900-1980
Sub theme:	Street Lights and the Bureau of Street Lighting, 1900-1980
Property type:	Institutional - Infrastructure
Property sub type:	Street Light(s)
Criteria:	A/C;1/3;1/3
Status code:	5S3
Reason:	Excellent, cohesive concentration of early ornamental streetlights in Downtown Los Angeles. These streetlights feature dual lamps and ornamental metal support poles and are of the “UM 1906” variety. In the mid-1920s, hundreds of UM 1906 streetlights were installed in Downtown Los Angeles and extended outward along major streets. While some of the lights may be replicas, a majority are believed to be original, dating to the 1920s. The resource appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

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The subject property was previously designated a Los Angeles Historic Cultural Monument in 2007. Prior to that, it was evaluated in 1983 by Richard Starzak and Leslie Heumann and recommended eligible for listing in the National Register of Historic Places for its architectural significance as a representative of example of commercial architecture in the early twentieth century.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal or local designation. As a result of this study, the subject property is also recommended eligible for the California Register of Historical Resources under Criterion 3 as an excellent example of a Renaissance Revival-style commercial building in Downtown Los Angeles and as a work of noted architectural firm Walker and Eisen. The subject property retains integrity of *locations*, *association, design, setting, materials, workmanship,* and *feeling*. The boundary is defined by the property's legal parcel. The building's period of significance dates to 1923, the year it was constructed.

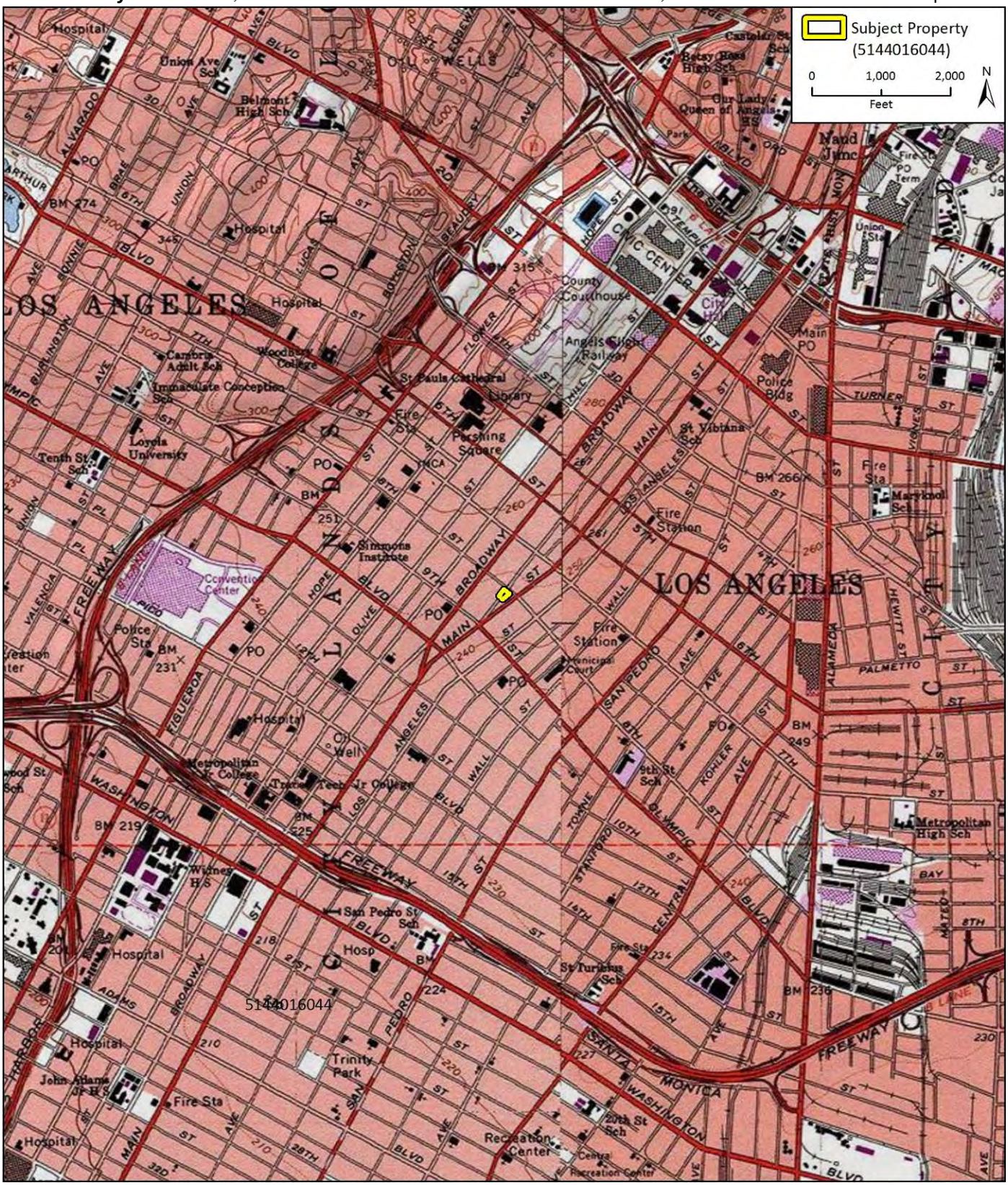


810 Spring Street, north and east elevations; view to the southwest.

References:

Starzak, Richard and Leslie Heumann
1983 California Department of Parks and Recreation Historic Resources Inventory Form for 810 South Spring Street (P-19-173227) Available at the South Central Coastal Information Center, California State University Fullerton.

ZIMAS. "810 South Spring Street." http://zimas.lacity.org/. Accessed November 2018.


Subject Property
(5144016044)
0
1,000
2,000
Feet
N
LOS ANGELES
5144016044

19-173227

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 10/20/05

Prop.#: 027295 NATIONAL CITY BANK BUILDING, 810 SOUTH SPRING BUILDING
Prim.#: 19-173227
Address:
800 S SPRING ST
LOS ANGELES 90014

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1923 - 0

Architect: WALKER & EISEN (FIRM) Builder: EDWARDS, WILDEY & DI

Historic Attributes: COMM.BLG, >3 ST.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4591-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

19-17,224

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 2052+4537

HABS ____ HAER ____ NR 5 SHL ____ Loc ____

UTM: A ____ B ____

C ____ D ____

IDENTIFICATION

1. Common name: 810 South Spring Building; California College of Dental Training
2. Historic name: National City Bank Building
3. Street or rural address: 800-810 South Spring Street

City Los Angeles Zip 90014 County Los Angeles

4. Parcel number: Flat Iron Tract, Lot 1, Parcel 44.
5. Present Owner: WLM Investment Co.(Winston Miller) Address: 3825 Wilshire Bl.

City Los Angeles Zip 90010 Ownership is: Public ____ Private X

6. Present Use: Offices/Bank/Commercial Original use: Offices/Dental College/Commercial

DESCRIPTION

7a. Architectural style: Renaissance Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Renaissance Revival style distinguishes this twelve story commercial building. Occupying a trapezoidal lot which spans Eighth Street between Main and Spring Streets, the structure is brick with terracotta trim. The tall rusticated base of the building contains six arched apertures on both Main and Eighth and an additional flat-headed entrance opening centered on Main. Decorative capitals accent the piers and a bracketed cornice, once topped by a balustrade, bands the facade above this level. Above the first floor, the building configuration assumes a "V" shape, as seen from Main Street, with six bay wings flanking a narrow light well. Single one-over-one sash windows on the Main Street side and paired sash windows on the Eighth Street side occupy the bays of the nine story shaft. Rising from the second through the tenth floors, the shaft is rusticated and the piers embellished on the second and tenth stories, while unadorned brick sheathes the floors in between. String courses edge the rusticated zones. Colossal Corinthian columns frame the bays at the capital, with decorative spandrels separating the windows of the eleventh and twelfth floors. A full entablature consisting of an architrave, a frieze puncuated with medallions, a denticulated and bracketed cornice, and a course of antefixes crowns the building. With only minor alterations, made at the street level, the design of the building is intact.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: Estimated ____ Factual 1923-24
9. Architect Walker and Eisen
10. Builder Edwards, Wildey, and Dixon Const. Co.
11. Approx. property size (in feet) Frontage 117.91 Depth <72-102> or approx. acreage ____
12. Date(s) of enclosed photograph(s) April 1983

19-173227

13. Condition: Excellent ___ Good ___X___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Minor to street level entrance.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___X___
Residential ___ Industrial ___ Commercial ___X___ Other: ___

16. Threats to site: None known ___X___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___X___ Moved? ___ Unknown? ___

18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The National City Bank Building is located between Spring and Main Streets, immediately south of the Eighth Street intersection. The prominent Los Angeles architectural firm of Walker and Eisen was commissioned to design the edifice by the National City Bank. Construction was begun on October 4, 1923, and was completed during the year 1924. Construction was executed by the Edwards, Wildey, and Dixon Company at an estimated cost of $800,000. Property improvement values increased from $7,020 in 1923 to $355,830 in 1925. The National City Bank Building is significant for its architectural integrity and quality, its design by a prominent architectural firm, as a stylistic and representative example of commercial architecture in Los Angeles during this period and for its consistency in scale, style, and period with neighboring buildings in the Central Business District, contributing to a unique sense of time and place.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___1___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983
By (name) Richard Starzak, Leslie Heumann
Organization Hatheway & Associates
Address: 1633 Westwood Bl., Ste. 203
City Los Angeles, Ca. Zip 90024
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

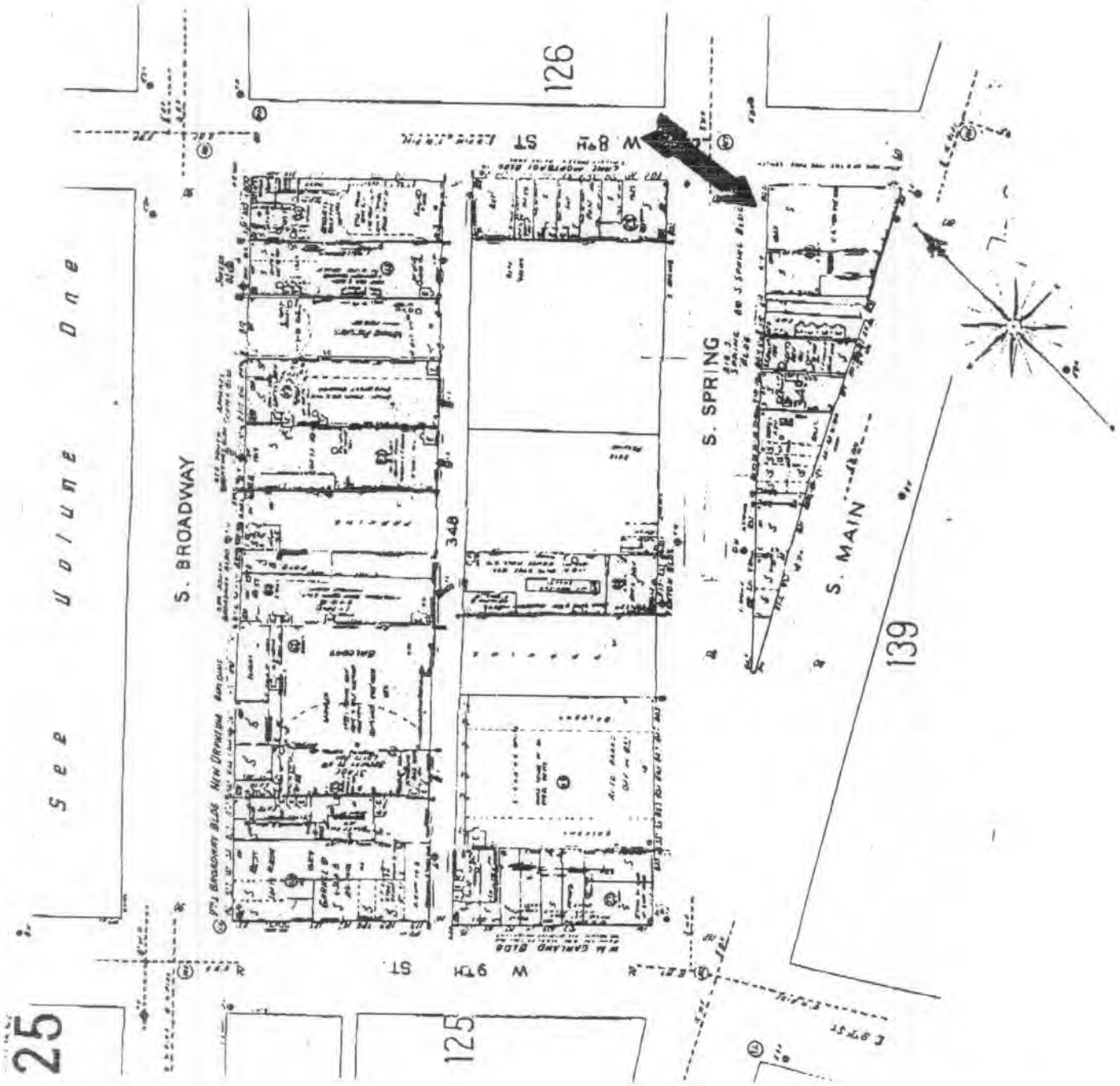
NORTH

SEE ATTACHED MAP



National City Bank
800-810 South Spring Street

19-173227


126
W 8TH ST
S. BROADWAY
S. SPRING
S. MAIN
348
349
139
125
25
W 9TH ST
E 9TH ST
SEE VOLUME ONE

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 752 South Main Street (Map Reference No. 3-018)

P1. Other Identifier: Huntington Apartments

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 33 S.B.**B.M.**

c. Address: 752 South Main Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5145-001-012

***P3a. Description:**

The subject property is a four-story hotel building designed with elements of the Beaux Arts style. The building possesses a rectangular plan with upper-level courts for ventilation. It sits on a concrete foundation and is capped by a flat roof sheathed in rolled-on composition cladding. Structural brick walls are visible through much of the building, though portions of the ground-level exterior are stuccoed. Single-pane display windows punctuated the first floor, while the upper-floor replacement windows include aluminum horizontal-sliding sashes. Entrances to the building are located on the south and west elevations and feature glazed aluminum commercial-style doors. Detailing includes a wide overhang with ornamental brackets and brickwork fashioned as quoins. The property is located on a level corner parcel without landscaping. Alterations include the replacement of original windows, remodeling of storefronts, and application of stucco cladding on portions of the ground-level exterior. In addition, the rear (north) of the building appears to have been constructed separately and subsequently adjoined to the main portion of the building.

***P3b. Resource Attributes:** HP3. Multiple family property; HP7. 3+ story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1913 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

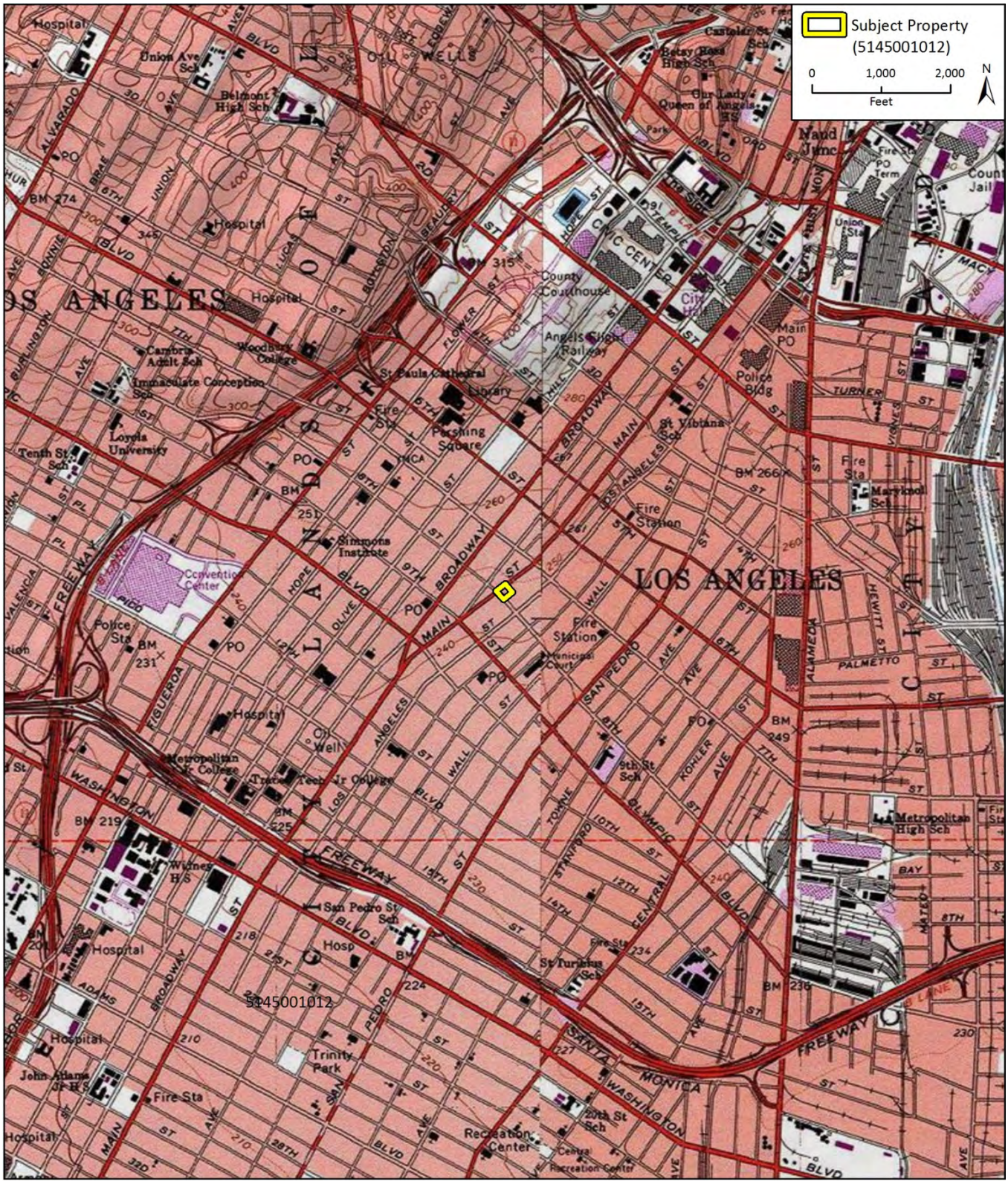
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 752 South Main Street (Map Reference No. 3-018)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 752 South Main Street (Map Reference No. 3-018) ***NRHP Status Code** **3CS; 5S3**

B1. Historic Name: Hotel Huntington
B2. Common Name: Huntington Apartments
B3. Original Use: Hotel, retail B4. Present Use: Apartments, retail
***B5. Architectural Style:** Beaux Arts
***B6. Construction History:**
According to City of Los Angeles building permits, the subject building was constructed in 1913. The store fronts were subsequently remodeled several times and the upper-floor windows replaced throughout with aluminum horizontal-sliding sashes (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Morgan, Walls and Morgan b. Builder: Unknown
***B10. Significance:** **Theme** Hotels, 1880-1980 **Area** Central City Community Plan Area
Period of Significance 1913-1930 **Property Type** Hotel **Applicable Criteria** 1/1; 3/3

Magdalena Wolfskill Sabichi developed the Hotel Huntington in 1913 as a hotel with ground-level storefronts. Noted Los Angeles-based architecture firm Morgan, Walls & Morgan designed the hotel (LADBS 1913). It was constructed amid a boom in downtown commercial hotel construction that accompanied the wider growth of the city's commercial core in the early twentieth century (SurveyLA 2017). The Sabichi family retained the property until at least as late as 1948. Sanborn Fire Insurance Company maps indicate the rear (east) portion of the building was connected to the main hotel facility via a door to the hotel lobby by 1950 (Proquest 2019). Numerous retail and restaurant tenants have occupied the property's storefronts, a fact reflected in the numerous alterations made to the first-floor units over the years (LADBS var.). In recent years, the building was renamed Huntington Apartments and its rooms repurposed for permanent occupancy.

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. SurveyLA recommended the property eligible for listing in the California Register of Historical Resources (CRHR) and as a Los Angeles Historic-Cultural Monument (HCM). Evaluated within the thematic group Commercial Development, 1850-1980/ Hotels, 1880-1980/Commercial – Lodging, it was recommended eligible for its reflection of early patterns of commercial development in Los Angeles' commercial core (Criteria 1/1) and as an excellent example of a 1910s hotel in Downtown Los Angeles (Criteria 3/3). Due to alterations to the storefronts and replacement of windows, the building was recommended ineligible for listing in the National Register of Historic Places (NRHP).

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

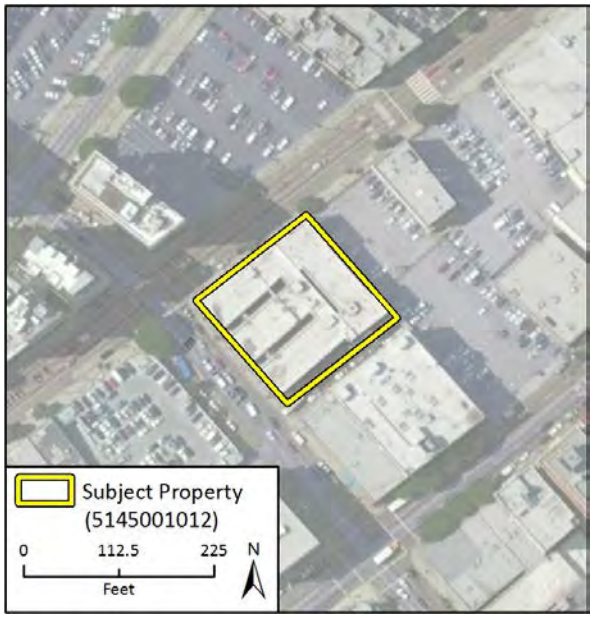
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2016. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 28, 2019

(This space reserved for official comments.)



B10 Significance (continued):

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated there have been no visible alterations. The present study concurs with the previous recommendations that the building appears eligible for the CRHR and as an HCM under Criteria 1/1 and 3/3 but appears ineligible for the NRHP under due to integrity considerations. The property is also recommended ineligible for listing in the NRHP, CRHR, and as an HCM under any remaining significance criteria. Research did not indicate that the property is associated with any important persons significant in the history of the city, region, state, or nation (B/2/2), and a review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.



Primary Address: 752 S MAIN ST

Other Address: 103 E 8TH ST
105 E 8TH ST
107 E 8TH ST
109 E 8TH ST
111 E 8TH ST
113 E 8TH ST
748 S MAIN ST
750 S MAIN ST
756 S MAIN ST
758 S MAIN ST
760 S MAIN ST
762 S MAIN ST

Name: Hotel Huntington

Year built: 1913

Architectural style: Beaux Arts Classicism

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Hotels, 1880-1980
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Hotel
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a 1910s hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development in Los Angeles' central business district. Building includes two projecting blade signs with neon illumination. Due to alterations, including storefront modifications and window replacement, the building may not retain sufficient integrity for listing in the National Register.



Primary Address: 814 S MAIN ST

Other Address: 816 S MAIN ST
818 S MAIN ST
820 S MAIN ST

Name: Workmen's Circle

Year built: 1906

Architectural style: Commercial, Vernacular

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	QQQ

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 812-14 South Spring Street (Map Reference No. 3-019)

P1. Other Identifier: Gans Brothers Building/LA HCM # 737

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 812 South Spring Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5144-016-073

***P3a. Description:**

The subject property is a narrow irregularly shaped parcel that includes one eight-story commercial building. Although narrow, the parcel occupies a full block and the building has facades on both Spring and Main streets. The building occupies the entirety of the parcel and shares a common wall with 810 Spring Street to the north. The exterior walls of the Classical Revival-style building are primarily stucco-clad; the ground story features exposed limited exposed brick. The building's secondary elevation features no openings and is commonly (and historically) painted with advertisements. Its primary elevations, facing Main and Spring streets, are symmetrically divided into two bays with engaged columns. Window openings further symmetrically divide the facades. The building is topped with a flat roof surrounded with a parapet; a decorative classical-style cornice is extant on the primary elevations.

***P3b. Resource Attributes:** HP7. 3+ Story Commercial Building.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; north-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1913 (LABDS 1968)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

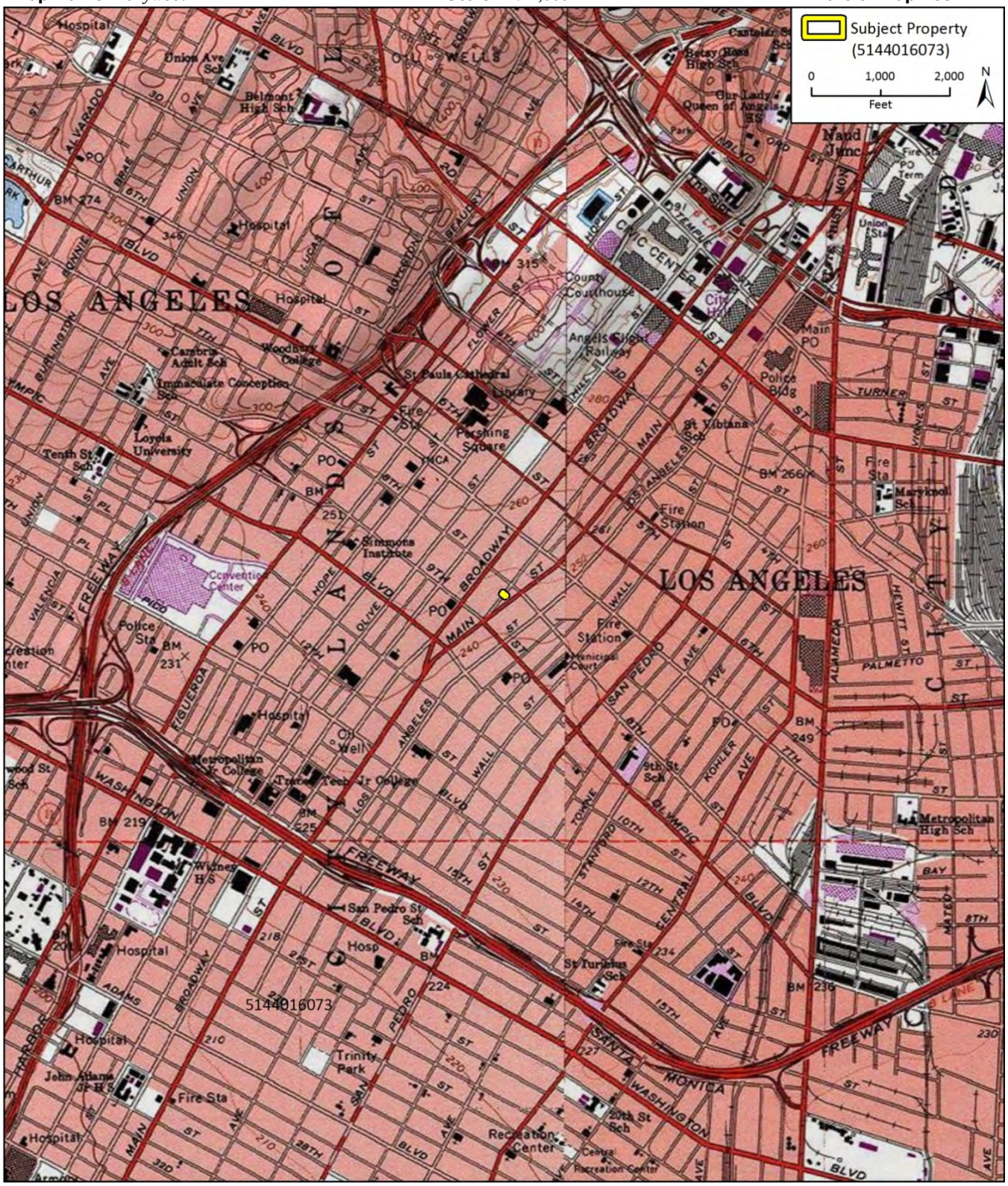
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 812-14 South Spring Street (Map Reference No. 3-019)

***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 812-14 South Spring Street (Map Reference No. 3-019) ***NRHP Status Code** 5S1

B1. Historic Name: Gans Brothers Building
B2. Common Name: N/A
B3. Original Use: Store and lofts B4. Present Use: Commercial/residential
***B5. Architectural Style:** Classical Revival
***B6. Construction History:**
The building on the subject property was constructed in 1913 (LADBS 1913). Permit history and visual observation indicates that all original windows and ground-story commercial storefronts have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: George E. Barber b. Builder: Unknown
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles (Center City CPA)
Period of Significance 1913 **Property Type** Industrial Loft **Applicable Criteria** C/3/3
The subject property includes one eight-story Classical Revival-style building that was designed and constructed by George E. Barber for owner Alexander Meyer. The building was used by Gans Brothers Electrical contractors from 1914 to 1923. Archival research indicates that following 1923, the building was home to various commercial enterprises. It has since been converted to mixed use with commercial on the ground story and residential occupying upper stories.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Cultural Heritage Commission. Historic-Cultural Monument Application. Gans Brothers Buidling.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 16, 2018.



(This space reserved for official comments.)

B10. Significance (continued):

The subject property was designated as Los Angeles Historic-Cultural Monument (HCM) No. 737 in 2002 under HCM Criterion 3 as a distinctive example of the Classical Revival Style of architecture. Since the time of its designation it does not appear to have been visibly altered and there is no evidence that it should no longer remain a Los Angeles HCM. The property does not appear to have been previously evaluated for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). It is recommended ineligible for the NRHP and the CRHR due to considerations of integrity. Alterations to the building include the replacement of all windows and the modification of ground-story commercial entries.

B12. References (continued):

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November 2018.

CULTURAL HERITAGE COMMISSION
433 SOUTH SPRING STREET, 10TH FLOOR
LOS ANGELES, CA 90013
(213) 473-7724

HISTORIC-CULTURAL MONUMENT APPLICATION

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT **Gans Brothers building**

2. STREET ADDRESS **814 South Spring Street**

   CITY **Los Angeles** ZIP CODE **90014** COUNCIL DISTRICT **14**

3. ASSESSOR'S PARCEL NO. **5144-016-045**

4. COMPLETE LEGAL DESCRIPTION: TRACT **Flatiron Tract**

   BLOCK **n/a** LOT(S) **2** ARB NO. **n/a**

5. RANGE OF ADDRESSES ON PROPERTY **812 and 814 South Spring Street, 813 and 815 South Main Street**

6. PRESENT OWNER **Flatiron Development Group, LLC**

   STREET ADDRESS **1548 9th Street, Suite 200**

   CITY **Santa Monica** STATE **CA** ZIP **90401** PHONE (**310**) **394-5707**

   OWNERSHIP IS: PRIVATE **X** PUBLIC

7. PRESENT USE **Retail/residential** ORIGINAL USE **Commercial**

DESCRIPTION (Fill-in items 8 & 9 or do the DESCRIPTION WORK SHEET)

8. ARCHITECTURAL STYLE **Classical Revival**
   (See Style Guide)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE

   see attached building description

NAME OF PROPOSED MONUMENT **Gans Brothers building**

10. CONSTRUCTION DATE: FACTUAL **1914** ESTIMATED_____
11. ARCHITECT, DESIGNER, OR ENGINEER **George E. Barber**

12. CONTRACTOR OR OTHER BUILDER_____

13. DATES OF ENCLOSED PHOTOGRAPHS **circa 1918, circa 1925, 2002**
(8 x 10 Black and White Glossy)
14. CONDITION: EXCELLENT_____ GOOD_____ FAIR **X** DETERIORATED____
NO LONGER IN EXISTENCE ____

15. ALTERATIONS

tomahawk sculpture added (post 1960s), storefronts replaced (date unknown), windows replaced (date unknown)

16. THREATS TO SITE: NONE KNOWN _____ PRIVATE DEVELOPMENT **X**
VANDALISM **X** PUBLIC WORKS PROJECT_____ ZONING_____OTHER_____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE **X** MOVED____UNKNOWN____

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND / OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE (See optional Significance Work Sheet)

see attached building significance

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

City of Los Angeles, building permit #11699, 1 June 1914; Chain of title for property; Sanborn Fire Insurance Maps of Los Angeles 1900, 1906, 1950, 1953; Los Angeles City Directory 1908, 1911, 1916, 1923, 1924; Los Angeles Public Library Image Archives; A Field Guide to American Houses; Dictionary of Building Preservation

20. DATE PREPARED **8/23/02** PREPARER'S NAME **David Gray Architects**

ORG. _____ STREET ADDRESS **1548 9th Street, Suite 200**

CITY **Santa Monica** STATE **CA** ZIP **90401** PHONE **(310) 394-5707**

DOC: APPLICATION DISK: J10 V 1.0

Gans Brothers building
814 South Spring Street, Los Angeles

Building description
This eight-story commercial building is an irregular rectangle in plan, and is located between 8th and 9th streets, with façades on both South Spring (west) and South Main (east) streets, in downtown Los Angeles. The building is Classical Revival in style and is arranged in the classic base-shaft-capital composition. The nearly identical façades on the west and east elevations are two bays wide, with a utilitarian, metal fire escape on the east elevation. Its narrow configuration is among its most distinguishing features. On the west elevation, the pedestrian level has contemporary aluminum storefronts with fixed, aluminum-framed, transom windows and two awning-type windows above. The east elevation features roll-up security doors, with painted prismatic glass[1] above. Simple, classically-inspired friezes of alternating plain triglyph and metope delineate the first and second floors.

On both elevations, the shaft of the Gans Brothers building (second to seventh floors) is finished in ivory-colored cement plaster. Separating, and on either side of, the window bays are simple, inset vertical panels that extend the length of the shaft. The floors are delineated by stepped in, sunken spandrel panels. The window bays are slightly recessed, and are a variation of the rectangular tripartite Chicago style. The windows on the west elevation, and in the northern bay on the east elevation, are contemporary replacements, with sliding windows under a large fixed light in the wide central sash and single-hung windows in the slim sidelights. The southern bay on the east elevation retains original, fixed Chicago style windows. A metal, rough-formed tomahawk sculpture is affixed to the spandrel between the second and third floors on the west elevation.

The decorative top floor on both elevations forms the capital and is separated from the shaft at the seventh floor by a stringcourse of small dentils, which steps in at the bays and is supported by classically-inspired corbels. The cornice includes oversized, exaggerated dentils layered above large dentils, visually supported by stylized reeded brackets.

The south elevation is a utilitarian, brick party wall, overpainted from the fourth to the eighth floors and features various temporary advertisements. The north elevation is also a common wall.

Building significance
The Gans Brothers building is significant as a distinctive example of Classical Revival style architecture. Its Classical Revival features include the stylized dentil freize and stringcourses, classically-inspired corbels, symmetrical façade, and "cornice line of elaborate moldings, dentils and modillions."[2] Its most striking feature is its narrow width and exaggerated dentil cornice. Although the building has been altered by the replacement of windows and storefronts, it retains substantial integrity, including its original form and detailing.

The Gans Brothers building was constructed in 1914 by owner Alexander Meyer (1862-1943) and architect George Barber. It derives its name from long time tenant, Gans Brothers Electrical Contractors, owned by Gustav (1881-1969) and Louis (1883-1949) Gans, who occupied the building from its opening in 1914 until 1923.

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[1] According to Ward Bucher's *Dictionary of Building Preservation* (1996), prismatic glass has "horizontal, triangular ribs that refract light; common in 19c-mid-20c industrial construction to direct light to interior spaces" (357).

[2] Virginia and Lee McAlester *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1991) 379.

PARCEL LEVEL INFORMATION GENERATED BY Z54EFH ON 12/06/2002

---------- BOOK-PAGE-PARCEL: 5144 016 045 ----------

SITUS: 812 S SPRING ST LOS ANGELES CA 90014

PLANNING AREA: CENTRAL CITY CENSUS TRACT: 207300

COUNCIL DIST: 14 DISTRICT MAP: 127.5A211

	TRACT	BLK	LOT	ARB	UNIT
LEGAL DESCRIPTION:	MP9 89	-	-2	-	-

ZONE : C2 USECODE: 3100

BUILDING DESIGN: 3100 BUILDING CLASS: B65 YEAR BUILT: 14

LAND VALUE: $ 191,357 IMPROVEMENT VALUE: $ 57,984

OWNER(COUNTY): FLATIRON DEVELOPMENT COMPANY LLC LAST OWNER CHANGE: 02-08-2002
1548 9TH ST STE 200
SANTA MONICA CA 90401

OWNER(CITY): FLATIRON DEVELOPMENT COMPANY, LLC AS OF DATE: 02-08-2002
1548 9TH ST
SANTA MONICA CA90401

PARCEL AREA(ACRES): .048 PARCEL AREA(SQ FT): 2,091

GROSS SQ FT: 16,440 TOTAL UNITS: 0 SQ FT/UNIT: 0

TOTAL BEDROOM : 0 TOTAL BATHROOM : 0

END OF REPORT

M E T E S A N D B O U N D S

BOOK-PAGE-PARCEL: 5144-016-045
OWNER(COUNTY) : FLATIRON DEVELOPMENT COMPANY LLC
SITUS ADDRESS : 00812 S SPRING ST
LOS ANGELES CA 90014

FLAT IRON TRACT LOT 2

| METES AND BOUNDS ARE FOR 'ON-LINE' DISPLAY O N L Y AND CAN BE PRINTED O N L Y BY USING THE 'PRINT SCREEN' KEY. |

END OF REPORT



Figure 3: Subject property, South Spring Street (west) elevation, note tomahawk sculpture on spandrel between second and third floors, view east, 2002



Figure 4: Subject property, South Main Street (east) elevation, view northwest, 2002

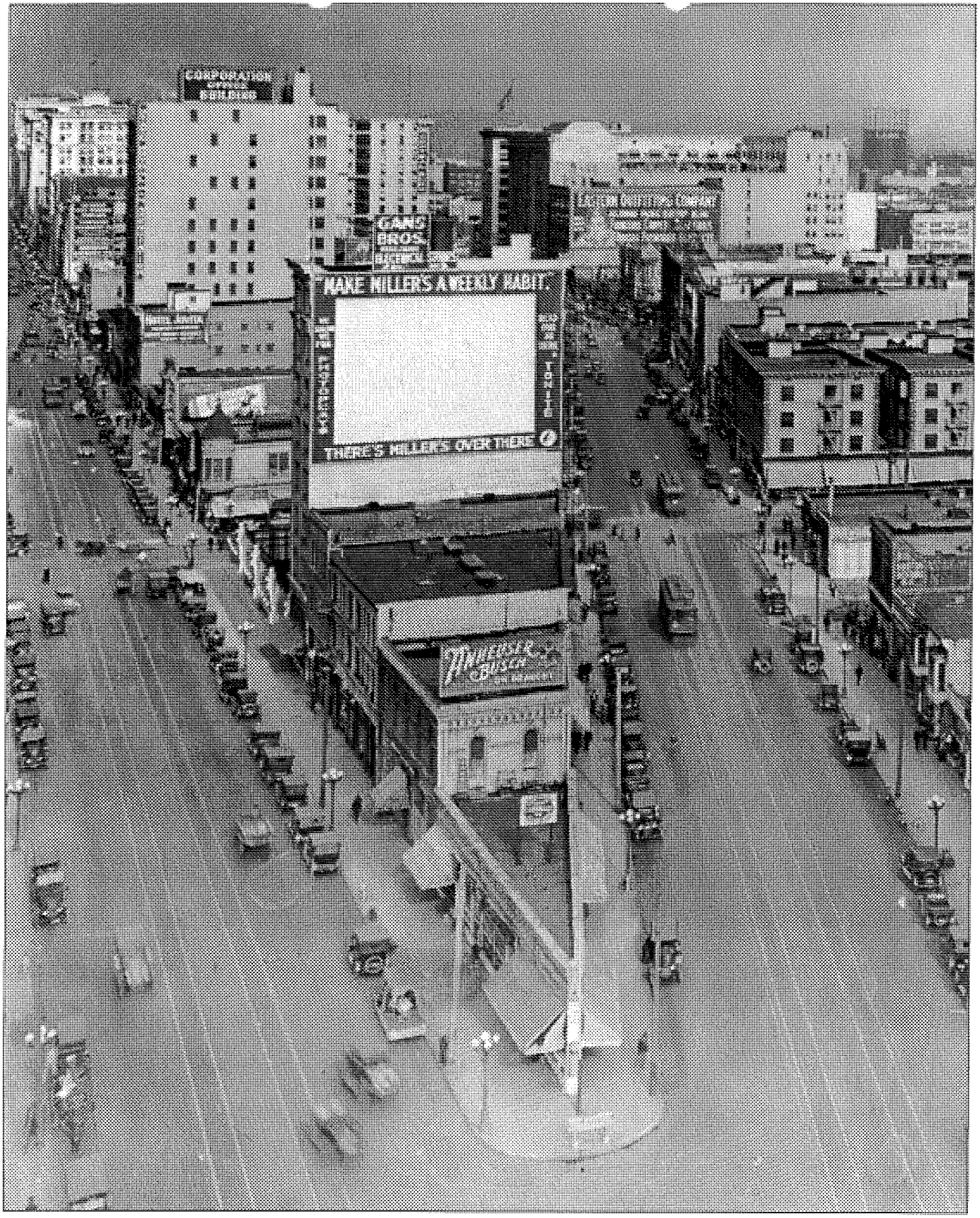


Figure 1: Subject property (center, fifth building from curb with "Miller" advertisement), note "Gans Brothers" sign on roof, view northeast, circa 1918



Figure 2: Subject property (center, fifth building from curb with "Nash" advertisement), view northeast, circa 1925

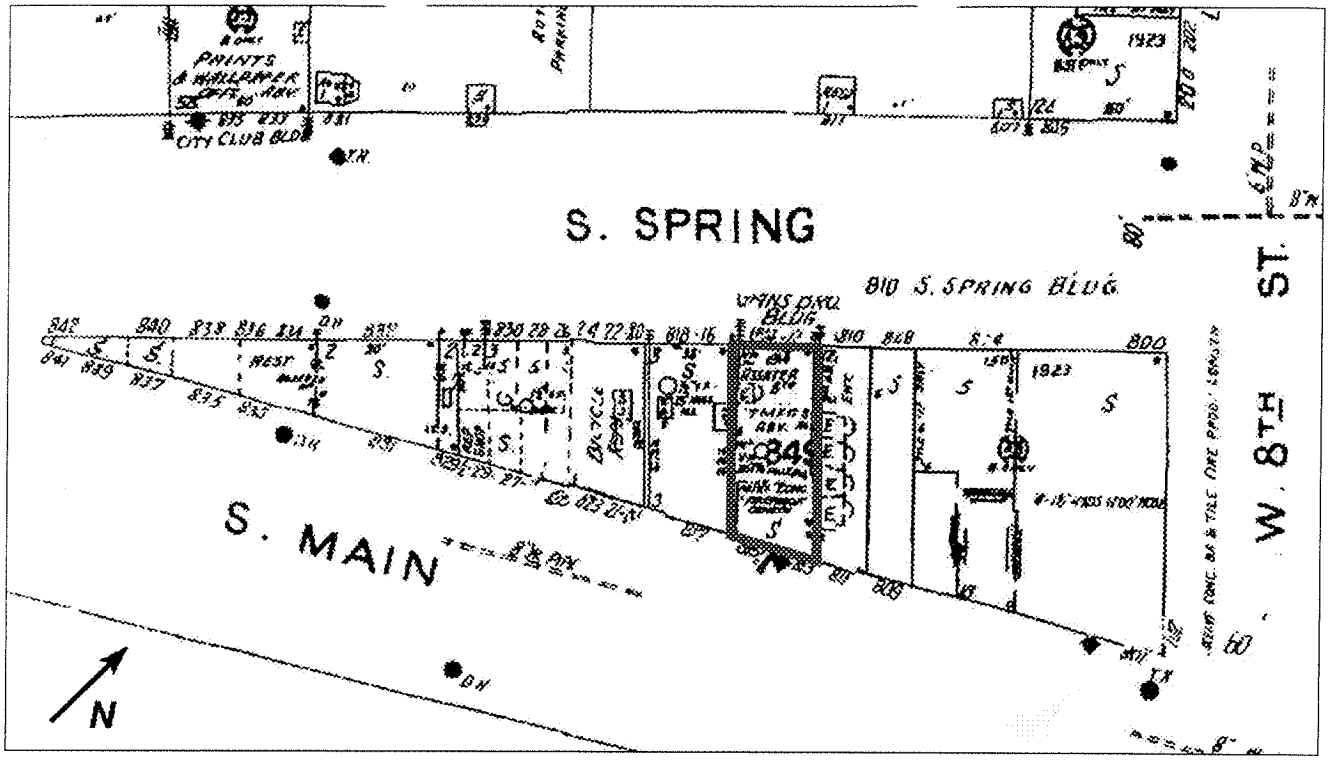


Figure 5: Subject property, Insurance Maps of Los Angeles, Sanborn Map Company, 1906 updated to 1950, page 139

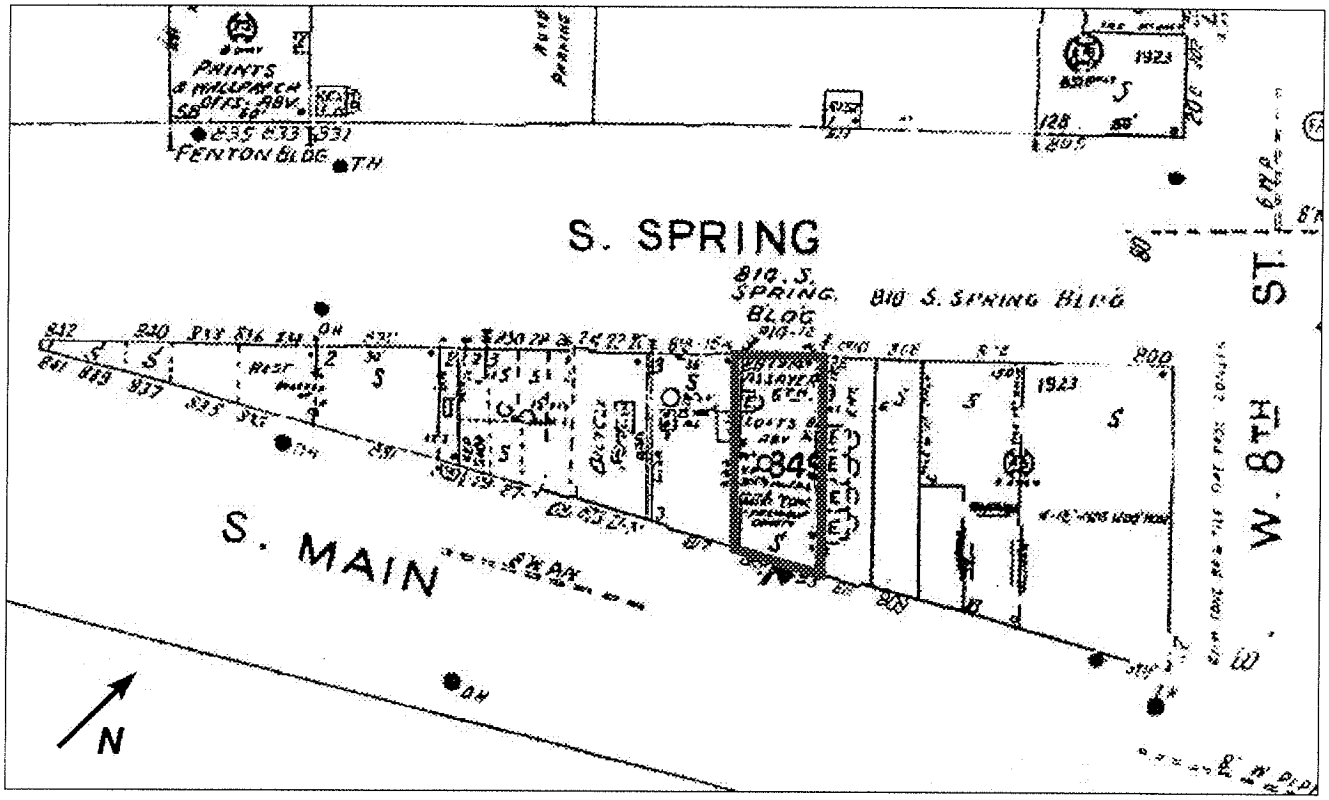


Figure 6: Subject property, Insurance Maps of Los Angeles, Sanborn Map Company, 1953, page 139

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 763 South Los Angeles Street (Map Reference No. 3-020)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 763 South Los Angeles Street City: Los Angeles Zip: 90014

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-001-014

***P3a. Description:**

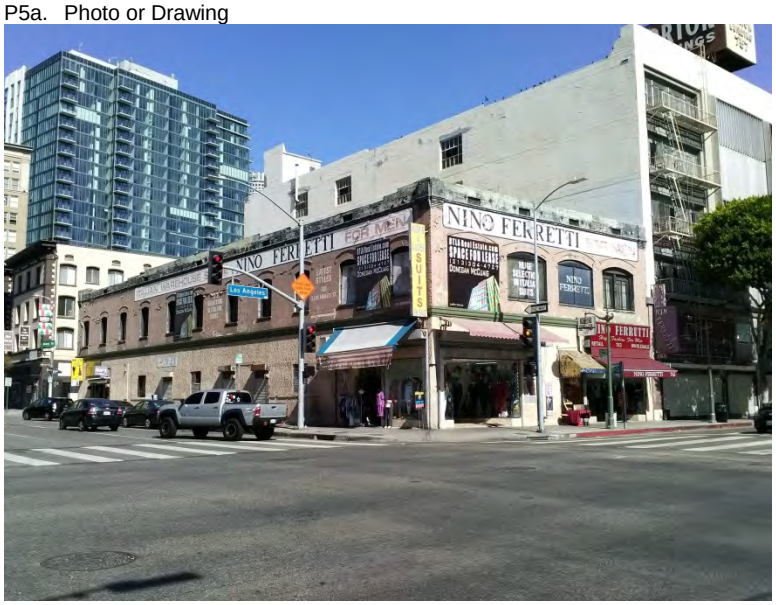
The subject property is a narrow rectangular parcel located on the corner of East 8th and South Los Angeles streets in Downtown Los Angeles. A two-part commercial block occupies the entirety of the parcel with a minimal setback from sidewalks, and shares a common wall with 755 South Los Angeles Street to the north. Constructed in 1910, the building features a rectangular plan and a trussed roof surrounded by a parapet. The second story displays exposed brick walls and a horizontal molding visually separates the two stories. The majority of the first story has been covered with a non-original veneer that has the appearance of a tiled, vertically-oriented stone or brick. In addition, the wall surface around the entry at the southwest corner of the building is surrounded by large, square, marbled tile.

Both stories of the building are lined with window openings, arched on the second story and rectangular on the first. While many of them have been boarded over or infilled, those visible on the second story are steel-framed sliders. Two of the primary entries on the southern façade are recessed and flanked by display areas enclosed by large expanses of glass. Additional entries are located on the secondary (west) elevation; they consist of steel-framed commercial doors with large panes of glass and several narrow doorways containing steel roll-up doors. Alterations include the application of a two different types of non-original cladding on the ground-story, the infill or covering of several original window openings, replacement of many original windows, the installation of roll-up security doors, awnings, and contemporary storefront entry doors.

***P3b. Resource Attributes:** HP6- 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; northwest-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1910 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

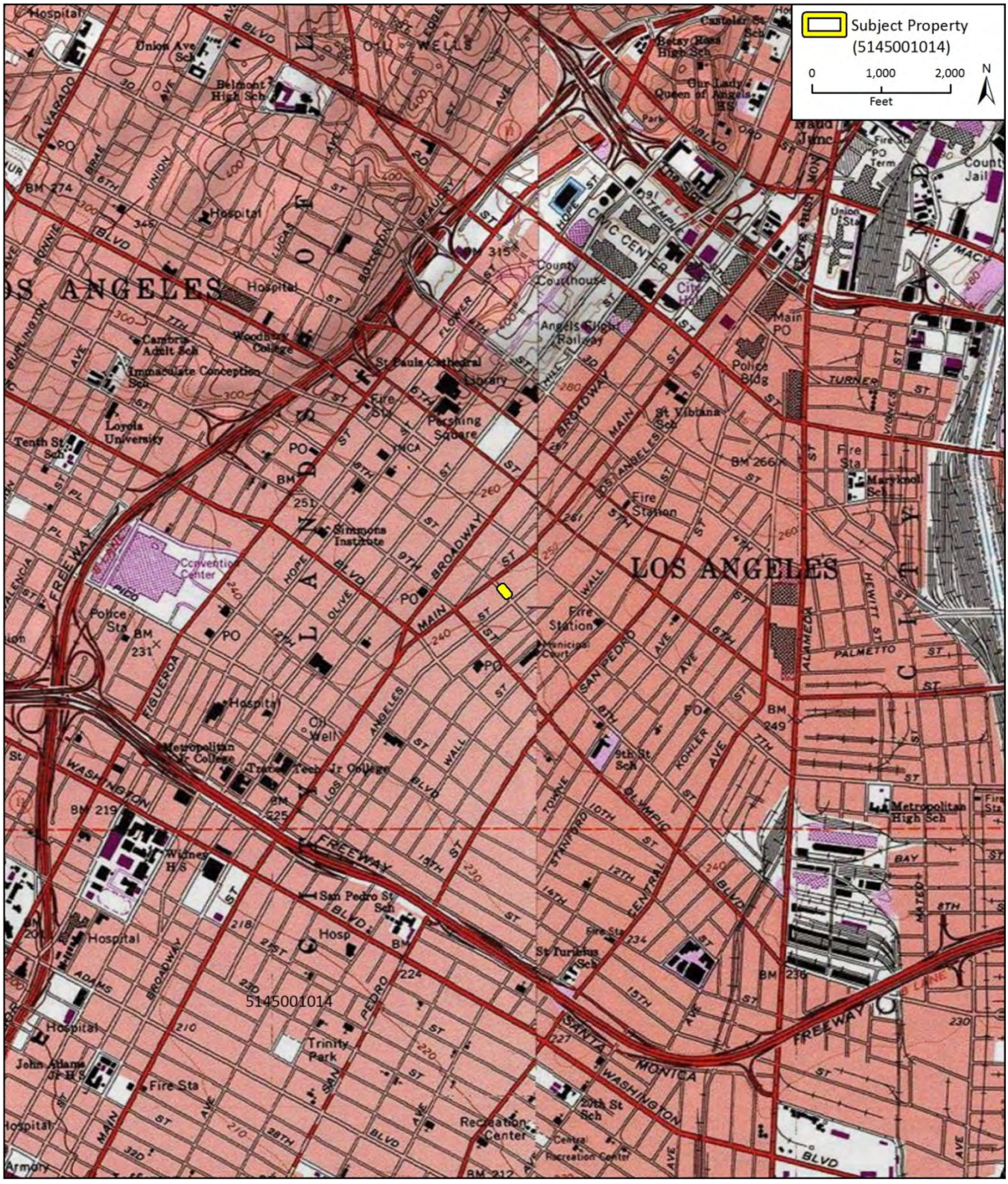
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 763 South Los Angeles Street (Map Reference No. 3-020)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 763 South Los Angeles Street (Map Reference No. 3-020) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: commercial B4.Present Use: mixed-use
***B5. Architectural Style:** N/A
***B6. Construction History:**

The building on the subject property was constructed in 1910 (Los Angeles County Office of the Assessor 2018). A review of building permits on file with the Los Angeles Department of Building and Safety and visual observations indicate that since its original construction two types of non-original cladding have been applied to ground-story, original commercial storefront windows and doors have been replaced; many openings have been infilled or covered, many original windows have been replaced, and roll-up security doors and awnings have been installed.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains a two-part commercial block that was constructed as a store in 1910. A review of Los Angeles City Directories indicates the property has been occupied by a number of commercial tenants, including the California Store Fixture Co. in the 1920s and 1930s, and Hyman, Hendler & Sons, since its construction. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any of the Context/Theme/Property Type combinations included in the SurveyLA Historic Context Statement. While it is consistent with the patterns of early-20th century commercial development in Downtown Los Angeles, it has been highly altered and is no longer a representative example of such development as a result (Criteria A/1/1). Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). Due to extensive alterations, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2019.

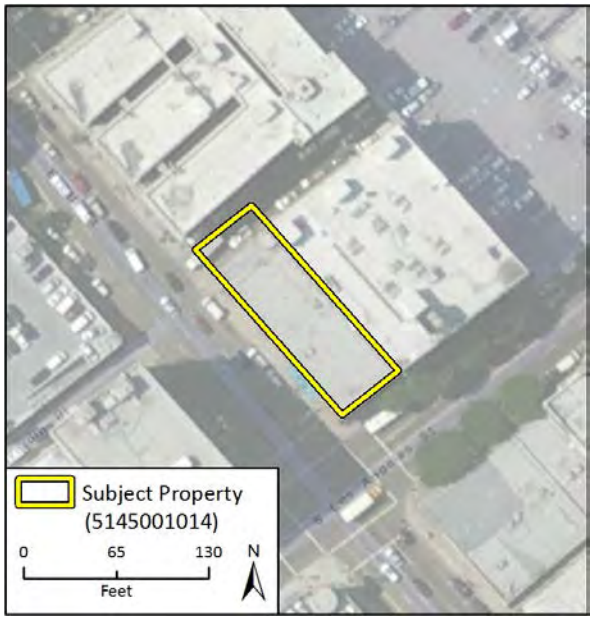
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 22, 2018

(This space reserved for official comments.)





Closeup of alterations, west elevation, view facing southeast.



Closeup of alterations at southwest corner of building, view facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 801 South Los Angeles Street (Map Reference No. 3-021)

P1. Other Identifier: McComas Building

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 33 S.B.**B.M.**

c. Address: 801 South Los Angeles Street/120 East 8th Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5145-014-001

***P3a. Description:**

The subject property is a nine-story office and warehouse building with Beaux Arts-style elements. Rectangular in plan, it sits on a concrete foundation and is capped by a flat roof sheathed in rolled-on composition material. Its exterior walls are of structural reinforced concrete. Windows include ground-level, floor-to-ceiling display windows and a combination of aluminum horizontal sliding, wood fixed, and industrial sashes on the upper floors. Entrances are located on the north and east elevations and feature glazed aluminum and glass commercial doors. The property is located on a level corner parcel. Landscaping is limited to a single mature tree planted curbside near the building's northwest corner. Alterations include the replacement of original windows, doors, and roofing materials. The property appears in good condition.

***P3b. Resource Attributes:** HP7. 3+ story commercial building; HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

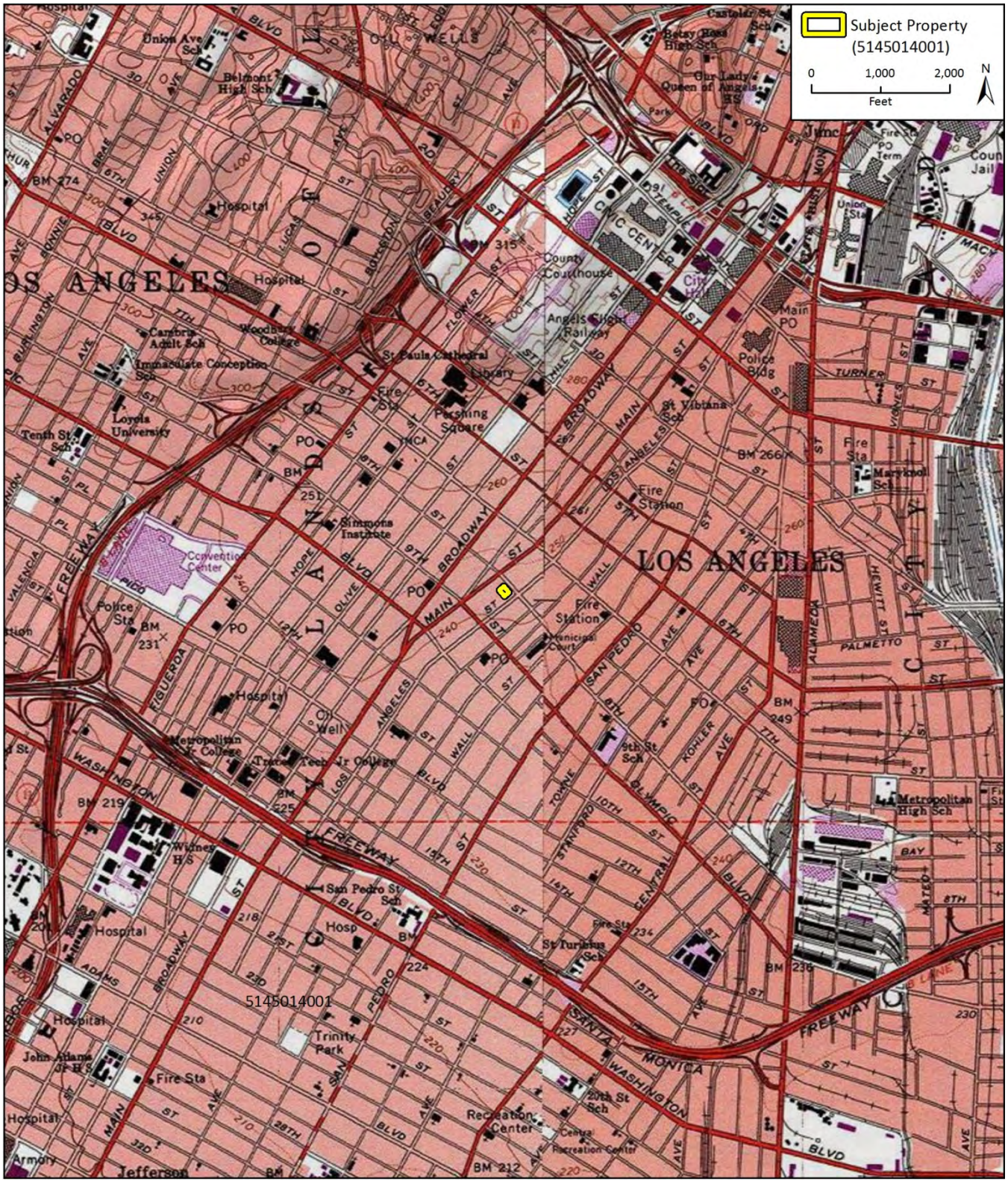
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 801 South Los Angeles Street (Map Reference No. 3-021)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 801 South Los Angeles Street (Map Reference No. 3-021) ***NRHP Status Code** **3CS; 5S3**

B1. Historic Name: McComas Building
B2. Common Name: Anjac Fashion Buildings
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Vernacular, Beaux Arts
***B6. Construction History:**

Los Angeles County Assessor Records indicate the subject building was constructed in 1923. The main entrance was "modernize[d]" in 1949, and further alterations to the storefronts took place in recent years (LADBS 1949). A sheet metal cornice was removed in 1958. On the upper stories, there are several horizontal sliding, aluminum framed windows, which were installed as replacements in the mid- to late twentieth century.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Garments and Textiles, 1896-1980 **Area** Central City Community Plan Area
Period of Significance 1923-1980; 1923 **Property Type** Garment Factory **Applicable Criteria** 1/3; 3/3

The subject building was constructed in 1923 as a commercial office and warehouse building for the McComas Dry Goods company (SurveyLA 2016; *LAT* 9/9/1923). In the following decades, McComas Dry Goods and subsequent owners of the building leased the space on the building's nine floors to other commercial enterprises, in particular textile, clothing, and home furnishings wholesalers (LAPL 1924-1967; LADBS var.). By 1967, Anjac Fashion Company, owned by Jack Needleman, acquired the building for use as a clothing factory. Needlemans' heirs retained possession of the building as late as 2004 (LAPL 1967; LADBS var.).

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Evaluated within the thematic grouping Manufacturing for the Masses, 1883-1989/Garments and Textiles, 1896-1980/Garment Factory, the property was recommended eligible for listing in the California Register of Historical Resources (CRHR) and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria 1/1 for its association with the growth of the garment industry in Los Angeles and 3/3 as an excellent, intact example of a garment factory in Downtown Los Angeles. Due to integrity considerations, such as the removal of the cornice and replacement of windows, the building was recommended ineligible for listing in the National Register of Historic Places (NRHP).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

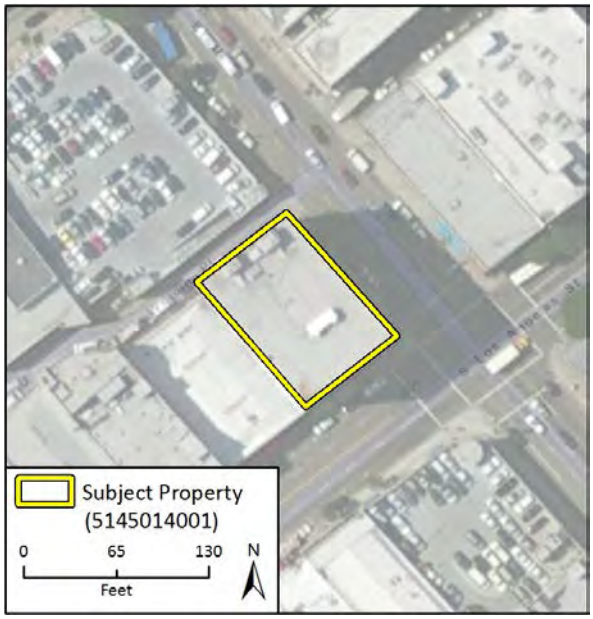
Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2016. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

See continuation sheet



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 24, 2019

(This space reserved for official comments.)

***B10. Significance (continued):**

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for state or local designation under Criteria 1/1 and 3/3. The current study concurs that this finding of eligibility does not extend to National Register of Historic Places Criteria A and C, due to diminished integrity resulting from the removal of its cornice and replacement of many windows and doors. The property is recommended ineligible for listing in the NRHP, CRHR, and as an HCM under all remaining significance criteria. Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**

Los Angeles Times (LAT). Articles and advertisements, 1923-1940, 1999. Via Newspapers.com [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.



Primary Address: 120 E 8TH ST

Other Address: 801 S LOS ANGELES ST
803 S LOS ANGELES ST
805 S LOS ANGELES ST
807 S LOS ANGELES ST

Name: McComas Building

Year built: 1923

Architectural style: Vernacular; Beaux Arts Classicism

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Garments and Textiles, 1896-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Garment Factory
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Excellent intact example of a garment factory in Downtown Los Angeles; associated with the growth of the local garment industry, and exhibits distinctive characteristics of the property type. Garment factories were typically housed in industrial lofts, which feature an emphasis on verticality, rectangular massing, and regular bays of industrial sash windows. This building was constructed for the McComas Dry Goods Company, which sold knit items and dry goods. Due to alterations, including removal of the cornice and modification of the entrance, the building may not retain sufficient integrity for listing in the National Register.



Primary Address: 530 E 8TH ST

Other Address: 524 E 8TH ST
532 E 8TH ST
536 E 8TH ST
803 S SAN JULIAN ST
805 S SAN JULIAN ST
807 S SAN JULIAN ST

Name:

Year built: 1947

Architectural style: Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Industrial Loft
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of an industrial loft, which was designed to maximize available factory space on a minimum amount of land. Exemplifies the distinctive design features of its type including

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 809 South Los Angeles Street (Map Reference No. 3-022)

P1. Other Identifier: Columbia Phonograph Company Building

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 33 S.B.**B.M.**

c. Address: 809 South Los Angeles Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5145-014-007

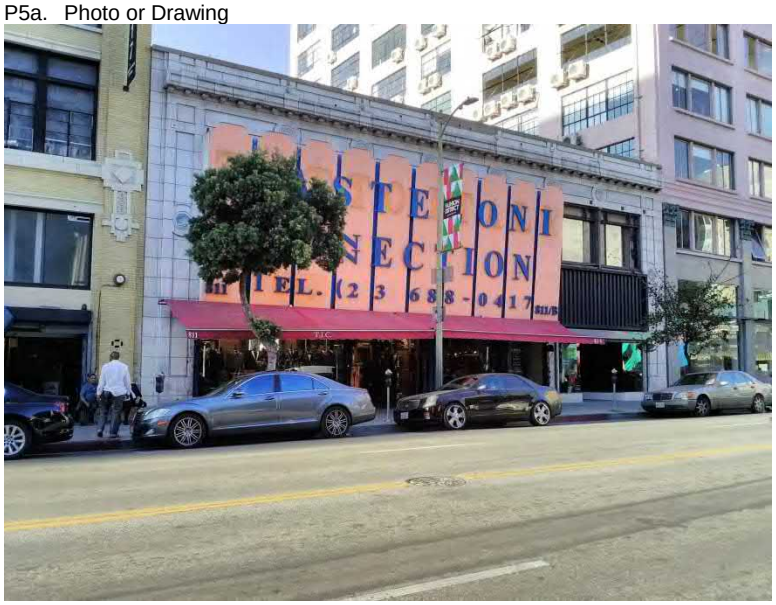
***P3a. Description:**

The subject property is the Columbia Phonograph Company Building, a two-story commercial building designed in a Beaux Arts style. Rectangular in plan, the building sits on a concrete foundation and is capped with a flat roof clad in rolled-on composition sheeting. Its exterior walls are of unreinforced masonry with a smooth stone veneer cladding. Storefront display windows appear across the ground level of the primary (east) elevation, while aluminum-framed, horizontal-sliding windows with wood surrounds punctuate the upper story. Entrances are located on the primary elevation and feature glazed aluminum commercial style doors. Architectural detailing includes a dentilled cornice and medallions etched into the stone veneer cladding. A non-original commercial sign dating to the mid-twentieth century covers the southern two thirds of the east-elevation's upper level. The building is located on level terrain and occupies the entirety of its parcel. Landscaping is limited to two mature trees planted curbside. The property appears in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1919 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

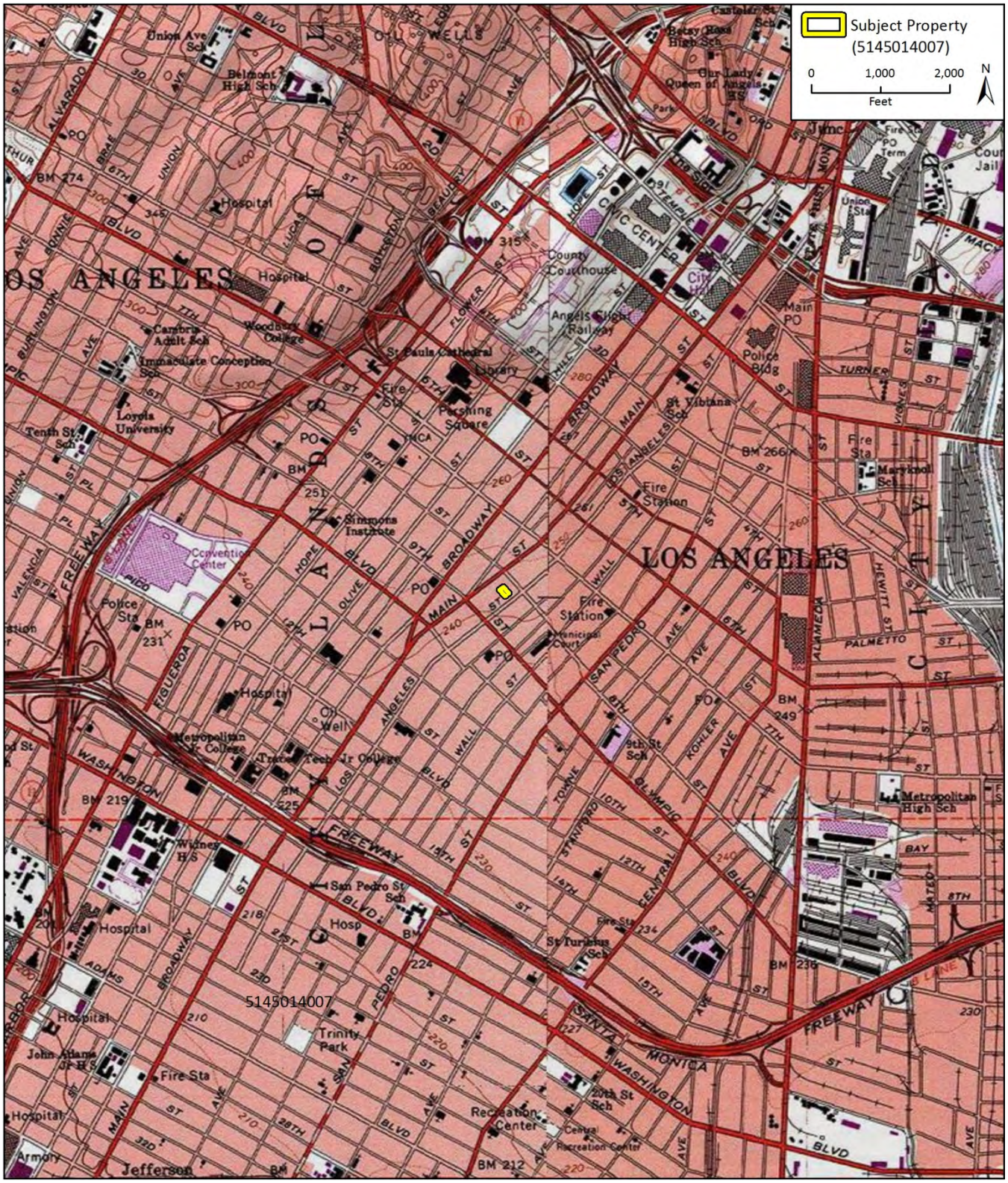
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 809 South Los Angeles Street (Map Reference No. 3-022)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 809 South Los Angeles Street (Map Reference No. 3-022) ***NRHP Status Code** **3CS; 5S3**

B1. Historic Name: Columbia Phonograph Company Building
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Beaux Arts Classicism
***B6. Construction History:**
City of Los Angeles Department of Building and Safety (LADBS) records indicate the subject building was constructed in 1919. The storefronts were remodeled twice, in 1929 and 1953 (LADBS (1919, 1929, 1953). Visual inspection suggests the large commercial sign and second-story windows on the east elevation date to the mid- to late twentieth century.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Richard D. King b. Builder: Unknown
***B10. Significance: Theme** Late 19th and Early 20th Century Architecture, 1865-1950 **Area** Central City Community Plan Area
Period of Significance 1919 **Property Type** Commercial **Applicable Criteria** 3/3

The subject building was developed 1919 as a warehouse and retail space for the Columbia Phonograph Company (later Columbia Records) (LADBS 1919; *LAT* 1/3/1920). While Columbia Phonograph remained at the address until at least as recently as 1924, the building subsequently hosted several successive commercial and manufacturing interests, many involved in the textile and apparel industries (*LAT* var.; LADBS var.). Changes in ownership and tenancy were often reflected in alterations to the building, including the remodeling of the storefronts in 1929 and 1953 and the installation of a large commercial sign over serval second-story windows. Past owners and occupants include Princely Underwear Mills, Kramer Bros., Ben Solnit, Bertha Solnit, McComas Dry Goods, Nippon Dry Goods, Academy Award Clothes, Jules Kaplan, and Mary Clarke (*LAT* var.; LADBS var.).

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Evaluated under the thematic group Architecture and Engineering, 1850-1980/ Late 19th and Early 20th Century Architecture, 1865-1950/Commercial, the building was recommended eligible for individual listing in the California Register of Historical Resources (CRHR) and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria 3/3 as a representative example of Beaux Arts commercial architecture in Downtown Los Angeles. Due to alterations such as door replacement and storefront modifications, the building was recommended ineligible for listing in the National Register of Historic Places (NRHP) because of compromised integrity.

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2016. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.

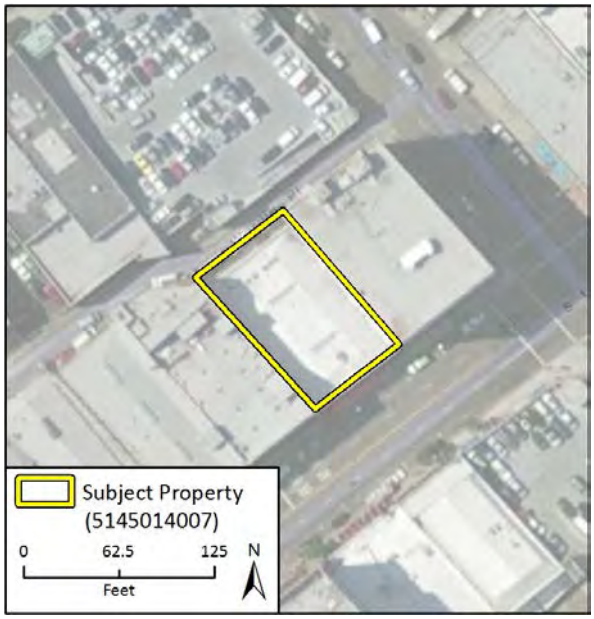
Los Angeles Times (*LAT*). News articles an advertisements, 1920-1948. Accessed via Newspapers.com. [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

(See continuation sheet)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 25, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, it has not been visibly altered. The present study concurs with SurveyLA's recommendation that the property is eligible for state and local designation under Criteria 3/3.

The present study also concurs that the property is ineligible for listing in the NHRP due to its diminished integrity. Alterations include the replacement of many original windows, modification of ground-story commercial storefronts, and installation of a wall-mounted sign that obscures much of the primary elevation. As a result, it does not appear to meet eligibility thresholds for listing in the NRHP and is recommended ineligible. The property is recommended ineligible for listing in the NRHP, CRHR, and as an HCM under all remaining significance criteria. Research did not indicate that the property is associated with important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property additionally recommended ineligible as a contributor to any existing or potential historic districts.

References (continued):

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.



Primary Address: 809 S LOS ANGELES ST
Name: Columbia Phonograph Company Building
Year built: 1919
Architectural style: Beaux Arts Classicism

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Beaux Arts commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Richard D. King. Due to alterations, including door replacement and storefront modifications, the building may not retain sufficient integrity for listing in the National Register.



Primary Address: 843 S LOS ANGELES ST
Other Address: 839 S LOS ANGELES ST
841 S LOS ANGELES ST
845 S LOS ANGELES ST
849 S LOS ANGELES ST
Name: Brunswick-Balke-Collender Company Building
Year built: 1914
Architectural style: Neoclassical

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Neoclassical, 1885-1927
Property type:	Commercial
Property sub type:	Office Building
Criteria:	A/1/1 & C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Neoclassical commercial architecture in Downtown Los Angeles; work of noted Los Angeles architect Alfred Rosenheim. Due to alterations, including storefront modifications and installation of a mosaic tile mural on the primary facade, the building may not retain sufficient integrity for listing in the National Register.

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MR 3-023

19-173194

CALIFORNIA
03/15/06

*** O.H.P. TAX CERTIFICATION LOG / CHECKLIST ***

OHP Serial Number: 537.9-19-0321 Property Number: 027262 Certification Number: 11926

Name : UNION BANK & TRUST CO. BLDG.
Street: 760 S HILL ST
City: LOS ANGELES LAN 90014

Contact: VALERIE NAGEL,VALERIE NAGEL ARCHITE
Street: 325 MENLO CT
City: WALNUT CREEK CA 94598
Phone: 925/952-9229

Owner: CURTIS E SCHROEDER,760 HILL PARTNER
760 S HILL ST,3RD FLOOR
LOS ANGELES CA 90014
213/624-8600

	* PART 1	* PART 2	* AMMEND	* PART 3
Date Received:	06/26/03	11/15/04		
Info.Req.Date #1:		12/24/04		
Info.Req.Type #1:		ADD'L INFO CORR		
Info.Rcv.Date #1:		01/31/05		
Info.Rcv.Type #1:		CONTINUATION W/		
Info.Req.Date #2:		02/01/05		
Info.Req.Type #2:		CONT. TEXT WITH		
Info.Rcv.Date #2:		02/14/05		
Info.Rcv.Type #2:		COVER SHEETS WI		
Date Appl.Compl.:	07/23/03		-- - --	
OHP Review (Y/N):	Y			
Reviewer:	ML	JS	-- - --	
OHP Action:	AE	A		
Date Forwarded:	07/23/03	02/23/05		
N.P.S. Action:	AE	WI		
Date of Action:	07/28/03	03/03/06		

Square footage: 131,581 Ft2 Estimated Cost: $11,000,000

Part 1 Comments: 04/13/04=SENDING FILE TO CENTRAL RECORDS TO BE STORED.CS]

Part 2 Comments: NPS PROJECT CLOSURE LETTER DUE TO OWNER NON-RESPONSE

Ammend Comments:

Part 3 Comments:

Action Codes, Part-1: "AE" = Approved Eligible, "AI" = Approved Ineligible, "DE" = Denied Eligibility, "DI" = Denied Ineligibility, "C" = Contributor, "NC" = Non-Contributor, "IN" = Inactive, "W(I)" = Withdrawn
Action codes, Parts 2&3: "A" = Approved, "D" = Denied, "CA" = Conditionally Approved, "H" = On Hold, "IN" = Inactive, "W(I)" = Withdrawn, "NC" = No Comment

STATE OF CALIFORNIA – THE RESOURCES AGE
GRAY DAVIS, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov

July 23, 2003

Mr. Antonio Aguilar
Tax Incentives Program
Technical Preservation Services Branch
National Park Service
1201 I Street NW, 6th Floor
Washington, DC 20005

RE: Historic Preservation Certification Part 1 Application

Dear Mr. Aguilar:

The Office of Historic Preservation (OHP) is forwarding the following application for review:

Project Name: **UNION BANK AND TRUST COMPANY BUILDING**
760 S. Hill Street
Los Angeles, Los Angeles County, CA 90014
OHP Serial No. 537.9-19-0321
NPS Project No. PENDING

Enclosed please find:

- Part 1 Application
- (27) Photographs
- OHP review form

If you have any questions regarding this transmittal, please contact Timothy Brandt, at (916) 653-9028. Thank you.

Enclosures

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

19-173194

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

RECEIVED
JUL 24 2003
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No: 11926

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of Property:** Union Bank and Trust Company Building, Union Bank

Address of Property: Street 760 S. Hill Street and 325 W. Eighth Street

City Los Angeles County Los Angeles State CA Zip90017

Name of historic district:

☐ National Register district ☐ certified state or local district ☐ potential district

RECEIVED
JUN 26 2003
OHP

2. **Check nature of request:**

☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.

☐ certification that the structure or building, and where appropriate, the land area on which such structure or building is located, contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes

☐ certification that the building does not contribute to the significance of the above-named historic district.

☒ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project contact:**

Name Valerie Nagel

Street 641 Glenmore Boulevard City Glendale

State CA Zip 91206 Daytime Telephone Number 818-242-9906

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Gary Cobrae MANAGING MEMBER Signature [signature] Date 6-9-03

Organization Thunderbird Productions Inc. and Aston Wilshire Partners LLC

Social Security or Taxpayer Identification Number [redacted]

Street 13263 Ventura Blvd. Suite 9 City Studio City

State CA Zip 91604 Daytime Telephone Number 818-990-4000

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ does not contribute to the significance of the above-named district.

Preliminary determinations:

☒ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

7/28/03 [signature] HPS/TPS

Date National Park Service Authorized Signature National Park Service Office/Telephone No. 202-354-2032

☒ See Attachments

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

19-173194

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of Property:** Union Bank and Trust Company Building, Union Bank

Address of Property: Street 760 S. Hill Street and 325 W. Eighth Street

City Los Angeles County Los Angeles State CA Zip90017

Name of historic district:

☐ National Register district ☐ certified state or local district ☐ potential district

2. **Check nature of request:**

☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.

☐ certification that the structure or building, and where appropriate, the land area on which such structure or building is located, contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes

☐ certification that the building does not contribute to the significance of the above-named historic district.

RECEIVED
JUN 26 2003
OHP

☒ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project contact:**

Name Valerie Nagel

Street 641 Glenmore Boulevard City Glendale

State CA Zip 91206 Daytime Telephone Number 818-242-9906

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Gary Cobrae MANAGING MEMBER Signature [signature] Date 6-9-03

Organization Thunderbird Productions Inc. and Aspen Wilshire Partners LLC.

Social Security or Taxpayer Identification Number [redacted]

Street 13263 Ventura Blvd. Suite 9 City Studio City

State CA Zip 91604 Daytime Telephone Number 818-990-4000

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ does not contribute to the significance of the above-named district.

Preliminary determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

Date | National Park Service Authorized Signature | National Park Service Office/Telephone No

☒ See Attachments

Union Bank and Trust Company Building
Property Name

760 S. Hill Street , Los Angeles, CA 90017
Property Address

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 1

19-173194

NPS Office Use Only
Project Number:

5. Description of physical appearance: Union Bank Building is an eleven story building located on the corner of Hill and Eighth streets. The lower seven stories were built in 1921 by the Architecture firm of Curlett and Beelman in the Renaisance Revival style. An additional three stories were added in 1922. The south or eight street elevation consists of six bays, and the west or Hill Street elevation has five full bays alternating with five narrow bays. The rusticated terracotta base on both facades contains arched openings which extend from grade to include the mezzanine. This base sits on a brown granite water table. Centered on the west elevation is the recessed main banking entry with a linear pattern decorative terra-cotta medallions and dentils and a terracotta shield with an eagle at the top of the arch. Decorative metal lanterns flank this archway. The entry itself is decorative bronze frame with glass. The main entry to the building / upper floors contains a decoratively framed metal and glass entry with non-original doors. The additional arched openings, previously windows contain decorative metal frames with friezes dividing the mezzanine level from the ground floor. The plain entablature which caps the ground floors identifies the building as "Union Bank and Trust". The upper floors are of shallowly rusticated terracotta. The second story is bracketed by a belt course below and above and contains a pattern of larger wood double hung windows flanked by smaller sidelights and a transom above. This pattern continues without the transoms up the six story shaft of the building. A balcony with a relief terracotta balcony, brackets and medallions is centered above the west banking entry at the fourth story. The ninth and tenth floors are divided from the shaft of the building with a dentilated belt course with three shields grouped by garlands centered on the west elevation. The windows of this upper level are slightly recessed and divided by two story pilasters with a decorative metal railing extending across each window at the ninth floor. A large overhanging bracketed metal cornice crowns the building.

Date of Construction: 1921, seven story building Source of Date: LA CIty Permit

Date(s) of Alteration(s): 1921- add three stories, 1929 - remodel first three floors, add eleventh floor (see continuation sheet)

Has building been moved? ☐ yes ☒ no If so, when? _____

6. Statement of significance: The Union Bank and Trust Company Building appears eligible for the National Register of Historic Places under criterion-A for the role it has played in commercial development in Los Angeles and under criterion-C as an excellent example of Romanesque Revival Architecture. The period of significance for criterion-A is 1921 – 1940, a period of significant commercial growth in Los Angeles, and 1921-1929 for criterion-C, the building's dates of construction.

The Union Bank and Trust Company Building, built in 1921 to 1922, and significantly remodeled in 1929 is a terra cotta clad concrete and masonry eleven story office tower on the corner of South Hill and West Eighth Streets. This building is within the Central Business District in Los Angeles. The tower was designed to serve as banking space on the lower floors and office space on the upper floors. The Union Bank and Trust Company commisioned the prominents Architecture firm of Curlett and Beelman to design the building. J.V. Mc Neil, an important buildier of commercial architecture in Los Angeles, was awarded the contract. Construction for the first seven stories was begun on February 1921 and completed by November 1922 for an estimated cost of $240,000. The building was increased in height by three stories immediately after construction was completed for an estimated additional cost of $80,000. Materials included; terra-cotta, hollow clay tile, brick by Gladding, McBean & Co.; ornamental iron, bronze and hollow metal doors by the H.J. Bayer Co. The exterior of the building is in excellent condition and has undergone very little alteration with the exception of the storefronts. Currently, the majority of the building is used for light industrial and all interior partitions on the upper floors with the exception of the elevator lobbies, stairs and toilet rooms have been removed. However, the basement through third floors retains significant amounts of its original finishes.

The Union Bank and Trust Company building meets National Register Criteria A as a representative example of commercial architecture in Los Angeles in the 1920's to 1940's in terms of style, use of materials and size. Its consistency in height, scale and period of construction with neighboring buildings in the Central Business District, contribute to a unique sense of time and place. Curlett and Beelman, the prominent architecture firm responsible for designing this building is well known for contributing to the stock of noteworthy commercial buildings of this time.

The Union Bank and Trust Company building meets National Register Criterion C in the area of Architecture as an exemplary example of Romanesque Revival Architecture of the 1920's and as the work of the prominent architecture firm of Curlett and Beelman. It is significant for its architectural integrity and quality. Its three part division of base, shaft and top, as well as its grouping of windows and ground floor enclosed arcade is typical of Romanesque Revival Architecture. In addition, its concrete frame and masonry infill with terra cotta veneer resembling rusticated stone and detailing including decorative round headed arches and cornices refers to Romanesque European architecture.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: ☒ yes ☐ no

Form 10-168e
Rev. 12/86

19-173194

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application

State Historic Preservation Office Review & Recommendation Sheet

Significance - - Part 1

Project Number: 537.9-19-0321

NUMBER 1

Union Bank and Trust Company Building
(Property)

760 S. Hill Street

Los Angeles, CA 90014
(Historic District)

_____ NR District _____ Certified State or Local district

Date application received by State 06/26/03
Date(s) additional information requested by State _____, _____
Date completed information received by State: 06/26/03
Date of transmittal to NPS: July 16, 2003
Property visited by State staff? _____ yes, X no

_____ Preliminary done

SHPO REVIEW SUMMARY

X Fully reviewed by SHPO

X No outstanding concerns

___ Owner informed of SHPO recommendation

___ In-depth NPS review requested

___ Recommendation different from applicant's request

NUMBER 2

STATE RECOMMENDATION:

Maryln Bourne Lortie, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

_____ The property is included within the boudaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

_____ The property is included within the boundaries of a registered historic district, contributes to the signifance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

_____ The property does not contribute to the signifiance of the above-named district.

_____ Insufficient documentation has been provided to evaluate the structure.

_____ This application is being forwarded without recommendation.

Preliminary determinations:

X The property appears to meet National Register Criteria for Evaluation and will be nominated individually.

_____ The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.

_____ The property appears to contribute to the significance of a:

_____ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.

_____ registered historic district but it outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.

_____ The property is located in a proposed historic district and:

_____ The property does not appear to contribute to the significance of the proposed historict district.

_____ The proposed historic district does not appear to meet the NR criteria for Evaluation and will not be nominated.

7/23/03 Stephen D. Mun
Date State Official Signature

NUMBER 3 ISSUES:

____	Extensive loss or deterioration of historic fabric	____	Moved property
____	Substantial alterations over time	____	State recommendation inconsistent with NR documentation
____	Significance less than 50 years old	____	Functionally related complex or multiple buildings within an individual nomination
____	Obscured or covered elevation(s)	____	Other

NUMBER 4 Completed items below as appropriate:

(1) _____ is the period(s) of significance of the district.

(2) The property is mentioned in the NR or state or local district documentation, Section _____ Page _____,

(3) For preliminary determinations, the status of the nomination for the property/historic district:
_____ Nomination has already been submitted to Stated Review Board, and will be forwarded to NPS within _____ months. Draft nomination is enclosed.
_____ Nomination was submitted to NPS on _____.
__x__ Nomination process will likely be completed within thirty months.
_____ Other, explain:

(4) _____ The property is located in a registered district but its current condition is inconsistent with the determination of its contribution to the distict as stated in the nomination. Supplemental Listing Record requeted.

NUMBER 5 Describe problematic issues or other concerns:

The Union Bank & Trust Company Building is a ten story bank and office building designed by the firm of Curlett and Beelman. It retains much of its historic appearance relative to 1929. Storefronts have been altered since that time. The building is clearly architecturally significant as a very good example of Renaissance Revival commercial architecture. It was found National Register eligible in a 1983 historic resources survey of the city. The application does not, however, make much of a case for eligibility under either criteria A or C. When the actual National Register application is filed it should elaborate on the arguments presented and provide additional contextual material to provide depth to the discussions of commercial and architectural significance.

_____ See attachements _____ photographs _____ maps _____ other:

NPS COMMENTS:

Date National Park Service Reviewer

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

19-173194

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: Union Bank and Trust Company Building

other names/site number: Union Bank Building, Wholesale Mart

2. Location

street & number: 760 South Hill Street, 325 West Eighth Street ☐ N/A ☐ not for publication

city or town: Los Angeles ☐ N/A ☐ vicinity

state California code CA county: Los Angeles 037 code _____ zip code 90017

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.)

_____
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: Signature of the Keeper Date of Action

☐ 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): _____

Union Bank and Trust Company
Name of Property

Los Angeles, CA
County and State

19-173194

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	
One		buildings
		sites
		structures
		objects
		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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE / TRADE: Financial Institution, Business

Current Functions
(Enter categories from instructions)

INDUSTRY / PROCESSING / EXTRACTION: Manufacturing Facility

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Beaux Arts

Classical Revival

Materials
(Enter categories from instructions)

foundation: concrete

roof: concrete, asphalt

walls: terra cotta, concrete, brick

other: metal, wood

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

Union Bank Building is an eleven story building located on the corner of Hill and Eighth streets. The structure is a combination of steel and concrete frame with masonry infill. The exterior of the street facing facades is clad in terra cotta and the light court facades are painted brick. Rectangular in plan at the base (116' x 110') and J shaped on the office floors, the lower seven floors were built in 1921 with three stories added in 1922. In 1929, the first through third floors were remodeled. The eleventh floor appears to have been added at that time. The building was designed by the prominent Architecture firm of Curlett and Beelman in the Renaissance Revival style. The tower was designed to serve as banking space on the lower floors and offices on the upper floors. The building was built by the Contracting firm of J.V. McNeil, an important builder of commercial architecture in Los Angeles.

The exterior of the building is in excellent condition and has undergone very little alteration with the exception of the storefronts. Currently, the majority of the building (floors mezzanine through ten) are used for light manufacturing. The ground floor is occupied by shops, a restaurant and parking. The basement, third, and eleventh floors are vacant. The eleventh floor was previously used as the club room and cafeteria. (see continuation sheet)

Union Bank and Trust Company
Name of Property

Los Angeles, CA
County and State

19-173194

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.

Areas of Significance
(Enter categories from instructions)

Commerce
Architecture

Period of Significance

1921-1940
1921-1929

Significant Dates

1921-1929

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Curlett and Beelman
Curlett, Aleck

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 # _____

Primary Location of Additional Data

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other

Name of repository:

Los Angeles Central Library

Union Bank and Trust Company
Name of Property

Los Angeles, CA
County and S

19-173194

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	—	_____	_____	3	—	_____	_____
2	—	_____	_____	4	—	_____	_____

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)
Northeast corner of S. Hill St. and W. Eighth St; Parcel # Lot A, Wilcox Hill Street Property, Parcel 24 and 25.

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

11. Form Prepared By

name/title: Valerie Nagel

organization: Valerie Nagel, Architect date: 5-18-03

street & number: 641 Glenmore Blvd. telephone: 818-242-9906

city or town: Glendale state CA zip code: 91206

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 ofthe SHPO or FPO.)

name: Robert McRitchie, The Heisman Co.

street & number: 700 S. Flower Street Suite 1100 telephone _213-892-6306

city or town: Los Angeles state CA zip code _90017

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 anyaspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Union Bank Building

The exterior of the building is in excellent condition and has undergone very little alteration with the exception of the ground floor which was modified with the addition of storefronts, a parking entrance, and roll down security grills.

The south or eight street elevations consists of six bays, and the west or Hill Street elevation has five full bays alternating with five narrow bays. The rusticated terracotta base on both facades contains arched openings which extend from grade to include the mezzanine. This base sits on a brown granite water table. Centered on the west elevation is the recessed main banking entry with a linear pattern decorative terracotta medallions and dentils and a terracotta shield with an eagle at the top of the arch. Decorative metal lanterns flank this archway. The entry itself is decorative bronze frame with glass. The main entry to the building / upper floors contains a decoratively framed metal and glass entry with non original doors. The additional arched openings, previously windows contain decorative metal frames with friezes dividing the mezzanine level from the ground floor. The plain entablature which caps the ground floors identifies the building as "Union Bank and Trust". The upper floors are of shallowly rusticated terracotta. The second story is bracketed by a belt course below and above and contains a pattern of larger wood double hung windows flanked by smaller sidelights and a transom above. This pattern continues without the transoms up the six story shaft of the building. A balcony with a relief terracotta balcony, brackets and medallions is centered above the west banking entry at the fourth story. The ninth and tenth floors are divided from the shaft of the building with a dentilated belt course with three shields grouped by garlands centered on the west elevation. The windows of this upper level are slightly recessed and divided by two story pilasters with a decorative metal railing extending across each window at the ninth floor. A large overhanging bracketed metal cornice crowns the building. The light court has painted brick utilitarian facades with wood double hung windows with painted brick sills. Additional elements include a fire escape and a non-original corner marquis sign.

Interior
Currently, the majority of the building is used for light industry and most of the interior partitions and corridors have been reconfigured with the exception of the public areas of the basement, board room on the second floor, third floor offices, elevator lobbies, stair well, and toilet rooms. Approximately 50% of the plaster ceilings in the tower have been retained. However, they are compromised due to the incorporation of suspended acoustical tile ceilings.

Floors which retain decorative historic fabric include the ground floor, basement, mezzanine, second and third floors. The ground floor has been modified by the incorporation of parking within the main banking space with storefronts on the perimeter. However, most of finishes remain including the marble floor, marble columns with decorative plaster composite capitals, groupings of decorative plaster pilasters and coffered ceiling. The ceiling has been damaged in several locations when sprinklers were installed. The banking stair servicing the mezzanine retains its marble stairs and bronze railing with the exception of the end cap. In addition, the elevator lobby which services both the banking areas and the office tower retains its marble floor and walls and decorative plaster ceiling (covered with a suspended acoustical ceiling).

The basement retains most of its original partitions and ceilings including the original bank vaults. The primary spaces include the main reception room and its associated spaces including some wood paneled

offices. There is one primary public stairs to the basement. This stair retains its marble walls and steps, bronze handrail and painted plaster ceiling with crown molding.

The mezzanine retains its marble floors and decorative plaster ceiling on the south side. It appears that the original marble walls and glazed openings to the main banking space are extant. However, they have been predominately enclosed or painted over and the windows covered. The only remaining original space on the second floor is the Board of Directors' office on the north end with its wood paneled walls, and decorative painted ceiling. The third floor retains its wood paneled offices, plaster ceilings and decorative elevator lobby.

Alterations: Below is a list of permits identifying specific and significant alterations which describe the evolution of the building. Information is based on review of City of Los Angeles building permits.

1. Permit # 18, 1-3-1911, Previous building, two story brick building, shops and college
2. Permit #40, 1-3-1921, Architect - Aleck E. Curlett, Owner – Union Bank and Trust Co. Demolish portion of existing structure. *"Demolish and remove all material from the south 66' of the present building. The north wall of the new building will become a party wall and form the south wall of the old building"*
3. Permit #2864, 2-15-1921, build seven story building 66' x 110', *"Brick and terracotta, reinforced concrete"*
4. Permit # 9871, 5-4-1921, to add three stories to a seven story building 66' x 110'
5. Permit #56772, 11-23-1923, to add time clock to SW corner of ten story building
6. Permit #16255, 6-13-1929 remodel first to third floors, 116' x 110', $50,000 *"2nd floor – changing location of and new casework, counters etc., 3rd floor – Removing present partitions and installing new partitions, woodwork etc. New stairs 2nd to 3rd floors, Note: first, mezzanine, second and third to be occupied by one tenant."*
7. Permit #27819, 10-25-1929 Alterations to first and mezzanine
8. Permit #16571, 7-2-1936 to relocate bank counters and cages, relocate offices on mezzanine, relocate steel and marble stair.
9. Permit #15963, 6-17-1946 Alterations to club room, dining room and kitchen
10. Permit #300, 10-5-1954 Replace eleventh floor windows and doors on south side
11. Permit #2680, 11-30-1954 Addition to eleventh story over tenth floor roof for kitchen storage
12. Permit #22209, 8-11-1955 *"demolition of existing plastered walls, clgs, of a non structural nature on the 3rd, 4th, 5th, 6th floors"*
13. Permit #25083, 9-20-1955 to remodel floors 3, 4, 5, and 6 $175,000 reduced to $40,000
14. Permit #39494, 4-4-1956 to rehab. interior $100,000
15. Permit #55624, 10-17-1956 560sf. projecting sign
16. Permit #50025, 12-23-1959 addition of air conditioning ductwork on floors 2 and 3
17. Permit #63276, 6-20-1960 add fan room to second floor roof
18. Permit #66741, 8-2-1960 add flagpoles
19. Permit #72086, 10-7-1960 cut opening between buildings for door
20. Permit #83790, 3-20-1961 new suspended acoustical ceiling ground floor
21. Various permits to remodel interior office spaces and corridors beginning as early as 1923.
22. Various permits in the 1960's and 70's to add suspended acoustical ceilings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8__ Page _1_

Union Bank Building – Statement of Significance

The Union Bank and Trust Company Building appears eligible for the National Register of Historic Places under criterion-A for the role it has played in commercial development in Los Angeles and under criterion-C as an excellent example of Romanesque Revival Architecture. The period of significance for criterion-A is 1921 – 1940, a period of significant commercial growth in Los Angeles, and 1921-1929 for criterion-C, the building's dates of construction.

The Union Bank and Trust Company Building, built in 1921 to 1922, and significantly remodeled in 1929 is a terra cotta clad concrete, steel and masonry eleven story office tower on the corner of South Hill and West Eighth Streets. This building is within the Central Business District in Los Angeles. The tower was designed to serve as banking space on the lower floors and office space on the upper floors. The Union Bank and Trust Company commisioned the prominents Architecture firm of Curlett and Beelman to design the building. J.V. Mc Neil, an important buildier of commercial architecture in Los Angeles, was awarded the contract. Construction for the first seven stories was begun on February 1921 and completed by November 1922 for an estimated cost of $240,000. The building was increased in height by three stories immediately after construction was completed for an estimated additional cost of $80,000. Materials included; terra-cotta, hollow clay tile, brick by Gladding, McBean & Co.; ornamental iron, bronze and hollow metal doors by the H.J. Bayer Co. The exterior of the building is in excellent condition and has undergone very little alteration with the exception of the storefronts. Currently, the majority of the building is used for light industrial and all interior partitions on the upper floors with the exception of the elevator lobbies, stairs and toilet rooms have been removed. However, the basement through third floors retains significant amounts of its original finishes.

The Union Bank and Trust Company building meets National Register Criteria A as a representative example of commercial architecture in Los Angeles in the 1920's to 1940's in terms of style, use of materials and size. Its consistency in height, scale and period of construction with neighboring buildings in the Central Business District, contribute to a unique sense of time and place. Curlett and Beelman, the prominent architecture firm responsible for designing this building is well known for contributing to the stock of noteworthy commercial buildings of this time. These buildings include; The Elks Building, Farmers and Merchants Bank Building, and the Security Trust and Savings Building.

The Union Bank and Trust Company building meets National Register Criterion C in the area of Architecture as an exemplary example of Romanesque Revival Architecture of the 1920's and as the work of the prominent architecture firm of Curlett and Beelman. It is significant for its architectural integrity and quality. Its three part division of base, shaft and top, as well as its grouping of windows and ground floor enclosed arcade is typical of Romanesque Revival Architecture. In addition, its concrete frame and masonry infill with terra cotta veneer resembling rusticated stone and detailing including decorative round headed arches and cornices refers to Romanesque European architecture.

19-173194

Historic Preservation Certification Application: Part I
List of Photos of Union Bank and Trust Company Building
760 S. Hill St., Los Angeles
All photos taken April 2003

Attachment #2
List of Photographs

Number	Subject	View	Description
1	Corner elevation	Looking northeast	Shows terra cotta elevation
2	West elevation	Looking southeast	Shows terra cotta elevation
3	West elevation (Banking entry)	Looking east	Shows terra cotta elevation, bronze doors
4	West elevation	Looking east	Parking and storefront entries
5	South elevation at tower lobby	Looking north	Painted metal storefront and transoms, door replaced.
6	Basement banking lobby	Looking west	Marble walls and floor, vaulted plaster ceiling
7	Basement corridor	Looking north	Marble walls and floor, bank vault doors and vaulted ceiling
8	Basement – safety deposit bank vault	Looking west	
9	Stair from basement to 1st floor	Looking north	Marble walls and steps, bronze railing painted plaster ceiling. Note missing marble piece
10	Main banking lobby entry – 1st floor	Looking north	Mezzanine level detailing and decorative ceiling. New drywall partitions to divide space.
11	Parking garage – 1st floor	Looking north	Mezzanine level detailing and decorative ceiling. Marble columns damaged at lower level.
12	1st floor ceiling, pilasters and column capital detail	Looking southwest	Mezzanine level detailing and decorative ceiling.
13	1st floor ceiling detail		Decorative coffered and painted ceiling
14	Stair from 1st to Mezzanine	Looking east	Open stair with tan marble steps and walls, bronze handrail missing end cap.
15	1st floor Elevator lobby – elevator bank	Looking south.	Marble walls and floor with bronze twisted frame. Elevator doors and cabs replaced.
16	1st floor Elevator lobby	Looking southwest	Bronze and glass entry to banking space / parking garage, marble walls and floor and bronze mailbox
17	1st floor Elevator lobby		Section of decorative ceiling above suspended ceiling.
18	Mezzanine – south side	Looking east	Arched windows, window trim, plaster walls, pilasters and crown molding. Ceiling is glue on acoustical tiles.
19	2nd floor – Board of Directors office	Looking north	Wood paneling altered at location of original fireplace. Decorative painted banking on plaster ceiling.
20	3rd floor elevator lobby	Looking southwest	Marble floor, wood paneling and marble pilasters (some pilasters missing)

21	Elevator lobby, tower floors – typ.	Looking south	Elevator frames retained, doors replaced, note; mail chute
22	Corridor, tower floors – typ.	Looking west	Walls reconfigured and replaced with drywall walls with metal doors and frames, suspended ceilings.
23	Light industrial use – typ.	Looking west	Concrete floors, plaster on exterior walls only, suspended ceilings and new sprinkler lines.
24	Tower stair typ.	Looking south	
25	11th floor cafeteria	Looking west	Note: replaced window openings on south elevation
26	Exterior; west and south elevations of 11th floor	Looking east	Note: replaced window openings on south elevation
27	Exterior; light court	Looking east	Painted brick walls and sills, wood double hung windows

19-173194

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Ser. No. 0053-4558

HABS ____ HAER ____ NR 3 SHL ____ Loc ____

UTM: A ____ B ____

C ____ D ____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Union Bank and Trust Company Building
2. Historic name: Union Bank and Trust Company Building
3. Street or rural address: 760 South Hill Street

   City Los Angeles Zip 90014 County Los Angeles
4. Parcel number: Lot A, Wilcox Hill Street Property, Parcels 24 and 25.
5. Present Owner: Eighth and Hill St. Assn. Address: 9665 Wilshire Blvd.

   City Beverly Hills, Ca. Zip 90210 Ownership is: Public ____ Private X
6. Present Use: Commercial/Offices/Bank Original use: Commercial/Offices/Bank

DESCRIPTION

7a. Architectural style: Renaissance Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Located at the northeast corner of Hill and Eighth Streets, the Union Bank building is a ten story commercial building in the Renaissance Revival mode. Six bays occupy the Eighth Street (south) elevation, while five full size bays alternate with five narrow bays on the Hill Street (west) frontage. The heavily rusticated stone base of the building contains five arched apertures which sit on a water table of granite on each public facade. Delicately detailed bronze frames the entrance to the banking space, set within the decoratively articulated central arch of the west elevation. Lanterns flank the archway. The remaining openings, except the east bay on Eighth (which holds the entrance to the upper floors) contain tall arched windows within metal frames, identically detailed with voussoirs and friezes. Two narrow, grilled, flat-headed openings are next to the end bays on the west, and are capped with shields. The frieze of the plain entablature which tops the street level bears the legend: "Union Bank and Trust." On the second story a window scheme of a broad central light flanked by smaller ones and topped by a transom is established. The same fenestration pattern appears on the shallowly rusticated six story shaft of the building, separated from the base portion of the desigbn by a molding of curvilinear design in low relief. A balcony resting on scroll brackets, with a carved railing and from which flagpoles project, accent the central bay
(see continuation sheet)

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: Estimated ____ Factual 1921-22
9. Architect Aleck Curlett
10. Builder J.V. McNeil
11. Approx. property size (in feet) Frontage 161.75 Depth <116.75> or approx. acreage ____
12. Date(s) of enclosed photograph(s) April 1983

13. Condition: Excellent ___ Good _X_ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Top three stories(1921); Addition(1927).

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up _X_
Residential ___ Industrial ___ Commercial _X_ Other: ___

16. Threats to site: None known _X_ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? _X_ Moved? ___ Unknown? ___

18. Related features: 742 South Hill Street (Hill Street Annex-Union Bank Building)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Union Bank and Trust Company Building is located at the northeast corner of the South Hill and West Eighth Street intersection. The Union Bank and Trust Company commissioned the prominent Los Angeles architect, Aleck Curlett, to design an office building suitable to accomodate the growing concern. J.V. McNeil, an important builder of commercial structures in Los Angeles, was awarded the contract to build the edifice. Construction was begun on February 15, 1921, and was completed by November of 1922. The estimated cost of construction was $240,000. Soon after construction was begun, plans were made to increase the size of the structure by three stories, at an additional cost of $80,000. Work on these additional stories was completed by July of 1922. Property improvement values increased from no value in 1920, to a value of $184,480 in 1922. Materials and subcontractors included: terra-cotta, hollow tile, and enamel brick by Gladding, McBean & Co.; and ornamental iron, bronze and hollow metal doors by the A.J. Bayer Co. The structure was altered in 1927 to meet the addition of the Eighth Street Annex of the Union Bank and Trust Company. The success of the Union Bank as an important commercial establishment is reflected today by its position as one of the largest banks in the

(see continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared March, 1983
By (name) Richard Starzak, Leslie Heumann
Organization Hatheway & Associates
Address: 1633 Westwood Bl., Ste. 203
City Los Angeles, Ca. Zip 90024
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

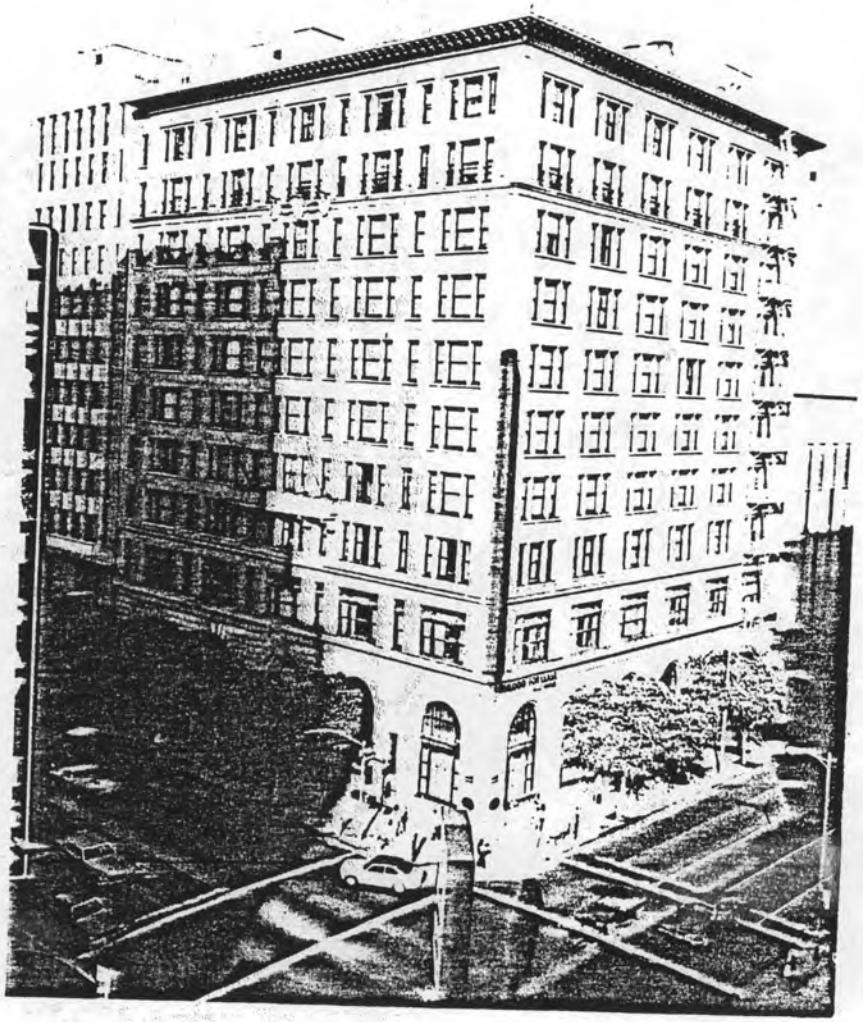
SEE ATTACHED MAP

(Continuation Sheet)

7b.
on the fourth story. Above the eighth floor a denticulated entablature, punctuated on the west by festoon-linked shields, bands the facade. The windows of the ninth and tenth floors, the capital portion of the design, are slightly recessed, enabling the piers to rise to a two story height. Metal balconets mark the ninth floor windows. A bracketed cornice crowns the structure, and rests upon a molded and denticulated frieze. The Union Bank building retains the integrity and elegance of its design, and is complemented by street trees on both Hill and Eighth Streets.

19.
Southern California Region. The Union Bank and Trust Company Building is significant for its architectural integrity and quality, its design by a prominent local architect, its historic association with an economically important commercial concern, as a stylistic and representative example of commercial architecture in Los Angeles during this period, and for its consistency in architectural style, period and scale with neighboring structures in the Central Business District, contributing to a unique sense of time and place.



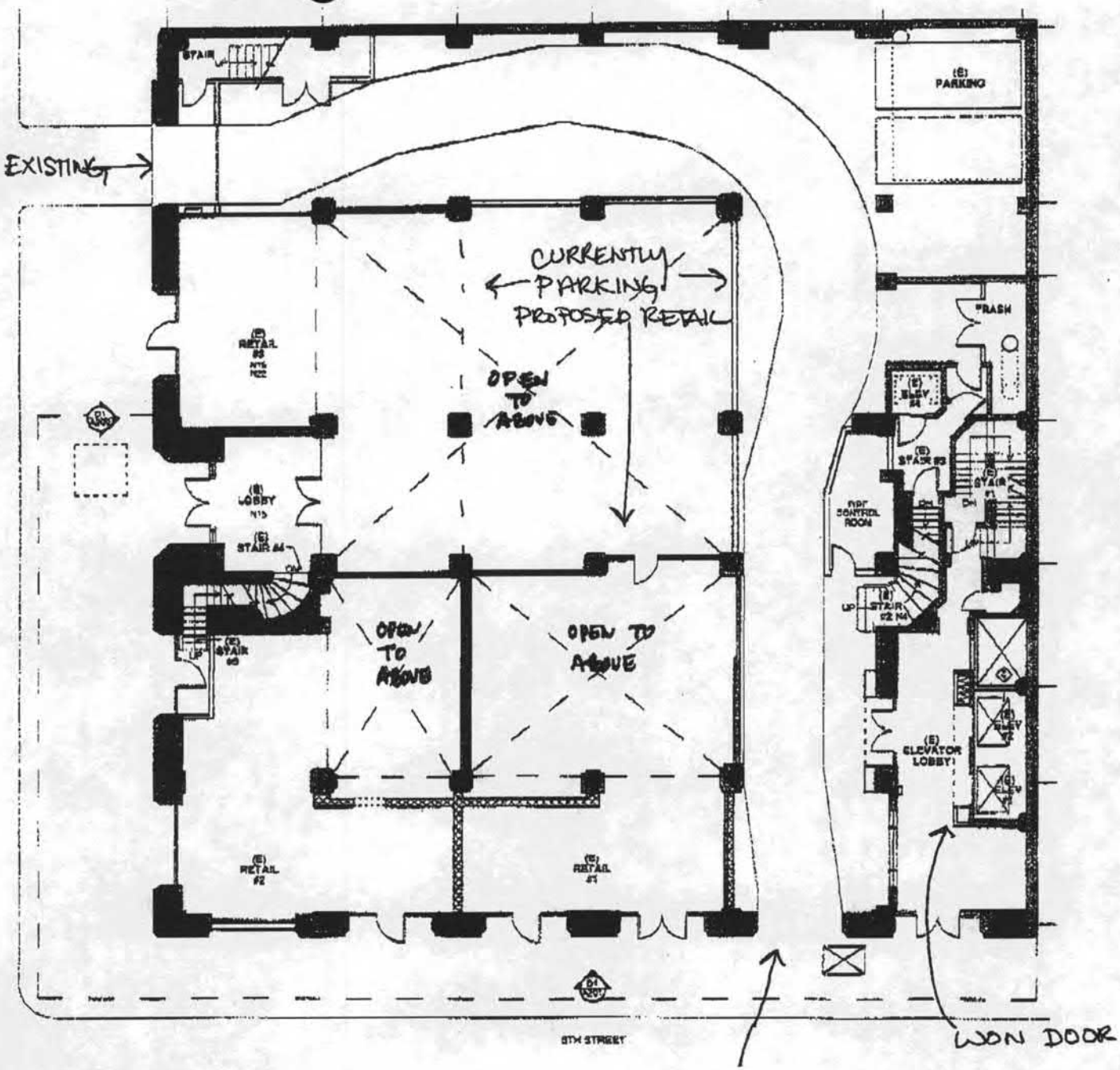


Union Bank Building
760 South Hill Street

W. 7TH
S. HILL
S. BROADWAY
W. 8TH
ST.
ST.
90 ft. wide
UNITED BLDG
UNION BANK BLDG
HOME SAVINGS BLDG
65

8. Construction d

19-173194

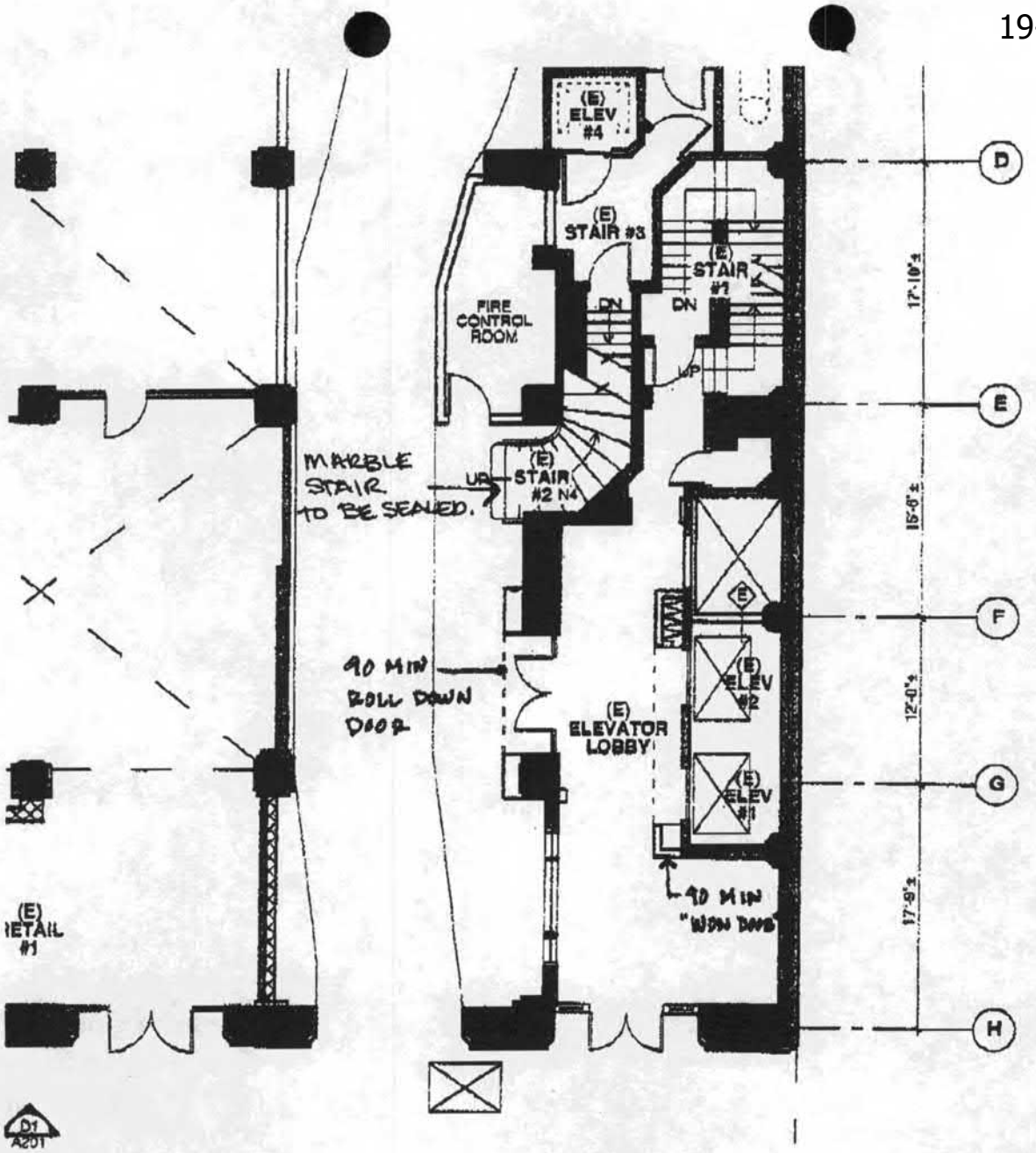


NEW AUTO EXIT
- ORIGINAL STOREFRONT FRAME TO REMAIN.
- NEW INFILL TO BE REMOVED.

TOTAL P.03

-FIRE EXIT THROUGH HISTORIC LOBBY

FROM : VALERIE A. NAGEL, ARCHITECT PHONE NO. : 8182429920 Jul. 23 2003 11:31AM P2


(E) ELEV #4
(E) STAIR #3
(E) STAIR #1
DN
UP
FIRE CONTROL ROOM
MARBLE STAIR TO BE SEALED.
UP
(E) STAIR #2 N4
90 MIN ROLL DOWN DOOR
(E) ELEVATOR LOBBY
(E) ELEV #2
(E) ELEV #1
90 MIN "WIN DOW
(E) ETAIL #1
D1 A201
D
E
F
G
H
17'-10"±
15'-6"±
12'-0"±
17'-9"±

19-173194

TOTAL P.01

ATTN: VALERIE
818 242 9920

THE UNION
2ND FLOOR
11-23-05

19-173194



















Photo # 9, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Stair from Basement to 1st
Looking north

14-03 #22 9

Photo # 8, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Basement –safety deposit vault
Looking west

14-03 #16 8

Photo # 7, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Basement corridor
Looking north

19-173194

Photo # 6, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Basement Banking Lobby
Looking west

Photo # 4, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
West elevation
Parking and storefront

Photo # 2, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
West elevation
looking southeast

Photo # 5, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
South elevation
Tower / Lobby entry

Photo # 3, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
West elevation
Banking entry

Photo # 1, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Corner of Eighth and Hill
looking northeast










STAIRWAY TO MEZZANINE FLOOR ONLY
USE ELEVATORS FOR UPPER FLOORS









19-173194

Photo # 10 Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Main banking lobby entry
Looking north

Photo # 11, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Parking garage – 1st floor
looking north

Photo # 12, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Ceiling1st floor
Looking southwest

Photo # 13, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Ceiling 1st floor

Photo # 14, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Stair 1st to Mez.
Looking east

Photo # 15, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
1st floor elevator lobby
Looking south

Photo # 16, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
1st floor elevator lobby
Looking southwest

Photo # 17, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
1st floor elevator lobby

Photo # 18, interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Mezzanine –south side
looking east

19-173194

19-173194



















19-173194

Photo # 25, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
11th floor cafeteria
Looking west

Photo # 26, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
West and south elev. 11th floor
Looking east

Photo # 27, Exterior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Light court
Looking east

Photo # 24, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Tower stair –typ.
Looking south

Photo # 23, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Light industrial use – typ.

Photo # 22, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Corridor – tower floors, typ
looking west

Photo # 21, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
Elevator Lobby, tower – typ.
looking south

Photo # 20, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
3rd Floor elevator lobby
Looking southwest

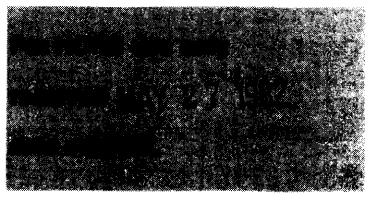
Photo # 19, Interior
Union Bank, Part 1, 5-18-03
760 Hill St., Los Angeles, CA
2nd floor Board of Directors Office
looking north

MR 3-024

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic GARFIELD BUILDING

and/or common GARFIELD BUILDING

RECEIVED
FEB 0 2 1982
OHP

2. Location

street & number 403 West Eighth Street n/a not for publication

city, town Los Angeles n/a vicinity of congressional district 25

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_x_ occupied	___ agriculture	___ museum
_x_ building(s)	_x_ private	___ unoccupied	_x_ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	_x_ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X n/a	___ no	___ military	___ other:

4. Owner of Property

name Hendrimar Realty Corporation, N.

street & number 403 West Eighth Street

city, town Los Angeles n/a vicinity of state California 90014

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder

street & number 227 North Broadway

city, town Los Angeles state California

6. Representation in Existing Surveys

title Los Angeles City Cultural Heritage Board has this property been determined elegible? ___ yes _x_ no

date Lobby only: August 22, 1973 Entrance structure: January 6, 1982 ___ federal ___ state ___ county _x_ local

depository for survey records Cultural Affairs Department, Los Angeles City Hall

city, town Los Angeles state California

(1)

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_x_ original site
_x_ good	___ ruins	_x_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Garfield Building is a 13-story retail store and office building with a 3-story penthouse structure on the roof. The ground floor covers an area 159'x57', the total height of the building is 191' and the enclosed area is approximately 102,000 square feet. The original design featured the lobby and ten retail stores on the ground floor with partitioned offices on the upper floors. The first three floors of the building are rectangular, while the upper ten floors form a shallow "U" to provide light into the offfices. This configuration was a departure from the *Beaux Arts* tradition where the facade rose upward from the street in an unbroken line. The recessed plans of the upper story of the building are part of the attempt to create a more lively appearance by manipulating the facades. The frame of the building is reinforced concrete and the exterior is faced with cream-colored, glazed terracotta tiles. The use of surfaced patterned tiles is one of the distinctive design features of Los Angeles commercial architecture of the period - a direct influence of the *Paris Exhibition of 1925*.[1] The bands and panels of surface enrichment, with a combination of geometric and naturalistic details, liven the facades of the exterior and interior, in this early Los Angeles example of *Art Deco* design.

The urbane Eighth Street and Hill Street facades and the extraordinary lobby comprise the notable elements of the building. The Eighth Street facade features: the set-back above the third floor, a three-story loggia on the roof, an imposing two-story cast iron grille over the main entrances and bands of decorative glazed terra cotta tiles. While tiles above the third and tenth story windows and along the parapet serve to divide the composition of the facade into three sections, in a manner reminiscent of the *Beaux Arts* tradition, the vivacious quality of the decoration expresses the new interest in applied (surface) decoration, which was the essence of *Art Deco* design.

The decorative motifs include: birds, flowers, sunbursts, grape clusters, intertwining branches and traditional motifs such as the anthemion and palmette. Although only slightly stylized, they are executed in a manner that emphasizes the diagonal quality characteristic of *Art Deco* design. They exhibit an unusual juxtaposition of naturalistic and geomectric details not commonly found in Los Angeles at that time.

The dramatic effect of the lobby is achieved through the contrasting marble veneer on the walls, the brightly polished "Benedict" nickel fittings, the florid bas-relief of the ceiling finished in gold leaf and the stylized "Gothic" chandeliers. The deep hues of the walls and floor highlighted by the gold and silver tones of the fittings and the ceiling treatment form an outstanding example of the unrestrained luxurious and sensual quality of the *ensemble*[2], which are the distinguishing characteristics of the early *Art Deco* design.

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1 - *Exposition Internationale des Arts Decoratifs et Industriels Modernes* in Paris was the acknowledged beginning of *Art Deco*. This short-lived, but important historical style was the "Athena" of the Jazz Age. For like the Classical Goddess who sprang instantaneously from the head of Zeus, *Art Deco* burst onto the world of fashion and high-style, full-blown in a conscientious attempt by France to recapture its lead in the design world - which it had been losing since World War I to the Bauhaus Movement. *Deco* is primarily a style of pure, unabashed flourish, opulence and surface decoration; it can be traced to the earlier influence of the 1909 Paris production of Diaghilev's *Les Ballets Russes*, which stunned the public with its sensual use of colors, sets, dance form and music in an exuberant and passionate display that was the talk of the design world at that time.

2 - This is the French term of the period used for the interiors in the *Deco Style* to reflect the emphasis on the design totality of the *assemblage* of the surface treatments, furniture, accessories, furnishings and stylistic details.

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In the corridors on the upper floors, the marble veneer on the walls, the terrazzo floors and the wood door trim are still in place. The extravagant use of marble on the upper floors is indicative of the luxurious quality of the materials used so generously on this early Los Angeles *Art Deco* building.

Although the building is primarily intact, there have been some changes. On the exterior, the original cast-iron marquee and the storefronts were replaced in 1973. In the lobby, the cigar stand has been sealed off. On the upper floors, the doors and ceilings have been replaced.

On the whole, however, the building's significant features have survived in excellent condition and the few altered features are restorable, which is the intention of the present owner (especially the re-creation of the original, main entrance canopy).

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1929 **Builder/Architect** Claud Beelman, Architect

Statement of Significance (in one paragraph)

A. Brief Historic Background

Toward the end of the 1920s, when the building boom had engulfed the Los Angeles central district, the work of more forward-thinking architects turned away from the *Beaux Arts* tradition and Revivalism, which characterized that decade, and began to break with the past and to experiment with the modern idiom of the period. The sizeable number of transitional *Deco-Moderne*[1] buildings that were built in Los Angeles during the late Twenties and early Thirties is one of the noticeable architectural characteristics of the central city.

The Garfield Building designed by Claud Beelman (1884-1963) is a fine example of the fusion of features from three short-lived design styles of the early 20th Century to the periods between Wars (the earlier sensual fluidity of *L'Art Nouveau*, the subsequent geometry of *Art Deco* and the stripped classicism of the Moderne).

The Garfield Building was built by the Sun Realty Company, which developed numerous projects during this period in downtown Los Angeles. The Sun Realty Company building (now the Los Angeles Jewelry Center), also designed by Beelman, was completed at the same time as the Garfield Building.

In 1905, Beelman received the *Harvard Scholarship* from the Architectural League of America. Following his formal education, he worked in the Midwest and the South. Beelman arrived in Los Angeles in 1921 just at the building boom of the Twenties was gaining momentum. He obtained his license and soon went into partnership with Alexander Curlett (1880-1942), whose father, William Curlett (1845-1914), had already established a significant architectural practice in the city. Curlett and Beelman completed numerous commercial and public projects including the Elks Building, the Pershing Square Building and the Union Bank Building in Los Angeles, the Pacific Coast Club and the Security Trust and Savings Bank in Long Beach and the Pacific Southwest Bank in Pasadena. Their commercial buildings were designed in the traditional *Beaux Arts* style, still preferred at the time.

---

1 - This is the editor's term for the transitional architectural examples of this Modern (or Moderne) period that exhibit an integration of features and ideas from *Art Deco* and *L'Art Nouveau* styles; (for further explanation, refer to the editor's historic restoration report *for the Pan Pacific Auditorium*, Los Angeles County, May 1980, pages 9-52). *Moderne*, (coined from the French, *L'Art Moderne*) is used here in the broad sense encompassing various stylistic experiments of the early 20th Century that arose in the search for new forms, viz.- *L'Art Nouveau, Art Deco, Bauhaus, Streamline Moderne, Stripped Classic Moderne and Futuristic Moderne*, up to the beginning of Post War II and the emergence of the *International Style*.

9. Major Bibliographical References

See attached Bibliography

10. Geographical Data

Acreage of nominated property .211 acres

Quadrangle name Hollywood, CA **Quadrangle scale** 1:24000

UMT References

	Zone	Easting	Northing
A	11	384150	3767650
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification Lot "A" of Tract 9333, in the City of Los Angeles, county of Los Angeles, state of California, as per map recorded in Book 126, Page 77 of Maps, in the office of the County Recorder of said county.

List all states and counties for properties overlapping state or county boundaries

state	n/a	**code**	**county**	n/a	**code**
state	n/a	**code**	**county**	n/a	**code**

11. Form Prepared By

name/title Martin Weil, Architectural Historian (research and contributing text); Edited and submitted by Raymond Girvigian, F.A.I.A./Historical Architec

organization Prepared for: Charles Kober Assoc., Architects Los Angeles, Calif. **date** January 1982

street & number 1414 Fair Oaks Avenue, P.O. Box 220 **telephone** 213/682-3848

city or town South Pasadena **state** California 91030

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Kenneth M. Ellen

title State Historic Preservation Officer **date** May 20, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register **date** 9/25/82

Keeper of the National Register

Attest:

Chief of Registration **date**

Although Curlett and Beelman continued to be identified as partners until 1929, the plans for the Garfield Building (dated November 15, 1928) only carry Beelman's name. Whatever the legal circumstances of their partnership, it would appear that the two men were diverging in their design philosophies by 1928. Curlett continued to employ traditional architectural vocabulary in his projects while Beelman embarked on an excursion into the language of *Art Deco*. Of the three buildings completed by Beelman in 1929 - the Garfield Buliding, the Sun Realty Building and the Eastern Columbia Building - only the Garfield exemplifies the transition between the traditional *Beaux Arts* style of the late 19th and early 20th Century commercial buildings, which he designed with Curlett, and his flamboyant geometric *Art Deco* designs for the Eastern Columbia and the Sun Realty buildings.

Other notable designs in the Los Angeles area by Beelman after 1929 included the Thalberg Building at MGM Studios, the Willys-Overland auto plant, the Firestone Tire and Rubber Factory, the remodeling of Philharmonic Hall and the Hollywood Post Office carried out in conjunction with architects Allison and Allison.

B. Art Deco

This historical style which reached its zenith in the *Jazz Age* of the late Twenties, quickly faded in the next decade under the harsh economic reality of the *Depression Thirties* and the newly developing *Streamlined Age of Flight*. Its distinguishing characteristics were opulence, rich and novel use of colors and surface decorations, unusual juxtaposition of materials, design details - unrooted in the past - that combined the florid sensuality of *L'Art Nouveau* style of the previous decades with a new interest in *geometric abstractions*. The results of this sudden and brief stylistic trend are what we now term *Art Deco*. As mentioned under Section 7. (Description),[1] *Deco* can be directly traced to the *1925 Paris Exposition*, whose roots can be traced, in turn, to the 1909 Paris production of *Les Ballets Russes*.

Art Deco was essentially a design movement of surface decorations, searching for new means of expression. It was doomed by the depressed economic conditions of the Thirties (which couldn't support the lavish use of ornament, the high cost of skilled artisans and quality materials intrinsic to *Art Deco*)[2] as well as the challenge from two other contemporary design movements - the *Streamline Age of Speed*, and (the eventual victor of both), the *Bauhaus Movement* of Germany - which developed into the *International Style* of Post War II.

---

1 - C.F., Footnote No. 1, Section 7., page 1.

2 - The notable exception to this were some movie "dream-palaces" still employing *Deco* in the early to mid-Thirties; the fewer theaters built during the later period of the Depression were designed in the simpler less expensive *Streamline Moderne* style of the late Thirties.

C. Summary

The Garfield Building is significant for various reasons: 1) As one of the earlier examples of transitional *Art Deco* in Los Angeles;[1] 2) Designed by Claud Beelman, a prominent architect of the area, it appears to be his earliest experiment in the fusion of stylistic features from the *Beaux Arts and L'Art Nouveau* movement of the Turn-of-the-Century and the *Art Deco-Moderne* styles of the late Twenties and Thirties; 3) The building is an excellent example and source of study for early *Deco* details (especially at the lobby and in surface elements of the facade, for example); its exterior form still displays a somewhat classic tradition of restraint and a formal tri-partite design divided into a "base", a "shaft" of repeating floors and a "capitol" of an articulated parapet and penthouse - which were characteristics of his earlier designs.

D. Conclusion

Some of Beelman's early work survives today, among which the Garfield Building stands as one of his best preserved and significant as a transitional experiment in the new *Moderne Style of Art Deco*. It continues to enrich the urbanscape of Los Angeles and has materially contributed to its Twentieth Century architectural heritage.

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1 - The 1929 *Architectural Digest* (refer to Bibliography) indicates that A.T. Heinsbergen was a "muralist" on this building; Heinsbergen, who died in Los Angeles last year, was a nationally prominent artist-decorator of hundreds of buildings and theaters in the *Deco* style. In an earlier interview with this editor, he told of his visit to the Paris Exposition of 1925. On his return, he showed his films to the architects of Los Angeles which was a major influence on *Deco* design in the region.

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HERITAGE CONSERVATION AND RECREATION SERVICE

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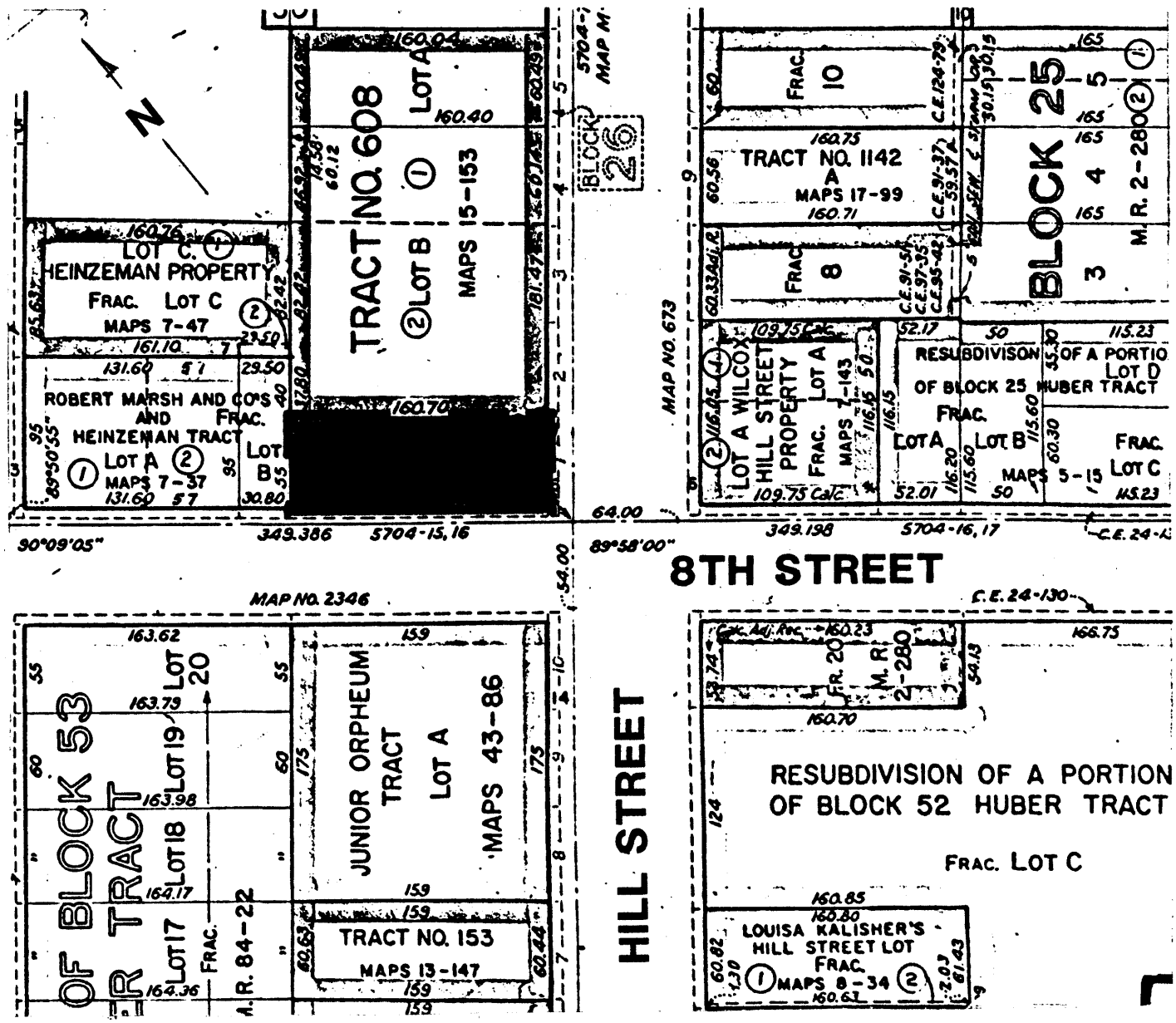
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_____. "Skyscraper to Rise Downtown", *Los Angeles Times*, December 16, 1928, Part V, page 1.

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Gleye Paul. *The Architecture of Los Angeles*, Rose Bud Books, 1981, page 121.

SITE MAP



GARFIELD BUILDING
403 W. 8th ST.
TRACT No 9333 LOT A

m No. 10-300 REV. (9/77) MR3-025; 3-026; 3-027; 3-028

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

PH0684210

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC
BROADWAY THEATER AND COMMERCIAL DISTRICT
AND/OR COMMON

LOCATION

STREET & NUMBER
300-849 South Broadway
__NOT FOR PUBLICATION
CITY, TOWN
Los Angeles
__ VICINITY OF
CONGRESSIONAL DISTRICT
25
STATE
California
CODE
06
COUNTY
Los Angeles
CODE
037

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	X BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	X ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

OWNER OF PROPERTY

NAME
Multiple Ownership (see list)
STREET & NUMBER
CITY, TOWN
__ VICINITY OF
STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Los Angeles County Hall of Records
STREET & NUMBER
320 West Temple Street
CITY, TOWN
Los Angeles
STATE
California

REPRESENTATION IN EXISTING SURVEYS

TITLE
California Historic Resources Inventory
DATE
July 1977
__FEDERAL X STATE __COUNTY __LOCAL
DEPOSITORY FOR SURVEY RECORDS
Office of Historic Preservation
CITY, TOWN
Los Angeles
STATE
California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Broadway Theater and Commercial District is a six-block complex of predominately commercial and entertainment structures done in a variety of architectural styles. The district extends along both sides of Broadway from Third to Ninth Streets and exhibits a number of structures in varying condition and degree of alteration. General styles include a variety of commercial buildings in Classical and Commercial styles, Art Deco, Moderne, and others, and many theaters in more flamboyant designs. The area is highly built up and somewhat homogeneous in streetscape, spotted by several parking lots and a few structures built after 1930. Most of the structures range in construction date from 1894 to 1931, although several have received new facades since the latter date.

Buildings contributing to the character of the district:

1. Bradbury Building (304 S. Broadway): 1893; five-story brick and stone commercial structure designed by George Wyman; has ornate iron balconies and elevators now famous; completely restored (on National Register). NHL

6. Trustee Building (340 S. Broadway): 1905; 4-story brick and concrete shop and office structure by Parkinson & Bergstrom; tiled facade has been altered and part of cornice removed.

8. O.T. Johnson Block (350 S. Broadway): 1895; 3-story brick and iron structure by R.B. Young; Italianate design with fluted columns and arched windows; parapet with ballastrade removed.

9. O.T. Johnson Building (356 S. Broadway): 1902; 7-story brick structure in Romanesque design by John Parkinson; glazed pressed-brick facade with little alteration.

11. Judson-Rives Building (424 S. Broadway): 1906; 10-story reinforced concrete and brick structure by C.R. Aldrich with a granite and terra cotta facade; theater installed on first floor in 1924 and lobby remodeled in 1929.

12. Bumiller Building (430 S. Broadway): 1906; 6-story reinforced concrete structure with terra cotta ornamentation by Morgan & Walls; iron grillwork added to facade.

17. Chester Williams Building (215 W. 5th Street): 1926; 12-story reinforced concrete on steel frame structure by Curlett & Beelman with ornamental bands and a rounded corner, glazed cotta facade designed to look like cut stone.

18. Jewelry Trades Building (220 W. 5th Street): 1912; 8-story concrete structure by Morgan, Walls and Morgan; Romanesque design with terra cotta facade and ornamentation including arched windows and heavy cornice.

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Property Owners

1. Western Management Corp.
   448 S. Hill St., Los Angeles, CA 90013

2. Homero & Belinda Meruelo
   322 S. Broadway, Los Angeles, CA 90012

3. Canada Shoe Mexicana, Inc.
   304 S. Broadway, Rm. 414, Los Angeles, CA 90012

4. True Acceptance Company
   P.O. Box 3201, Hollywood, CA 90028

5. System Auto Parks, Inc. & Phillip L. Cullen
   P.O. Box 3201, Hollywood, CA 90028

6. Abe Wiess, et al.
   121 N. Flores St., Los Angeles, CA 90048

7. Cornelia R. Possart & Haim Mizrahi
   348 S. Broadway, Los Angeles, CA 90013

8. Eli & Lillian Sasson
   724 S. Broadway, Los Angeles, CA 90013

9. Eli & Lillian Sasson
   724 S. Broadway, Los Angeles, CA 90013

10. Title Insurance & Trust Co.
    433 S. Spring St., Los Angeles, CA 90013

11. 424 Broadway Company
    409 Santa Monica Blvd., #201, Santa Monica, CA 90401

12. Consolidated Drug
    68457 Highway 111, Rm. 7, Palm Springs, CA 92262

13. Intracal Properties, Inc.
    P.O. Box 38015, San Francisco, CA 94138

14. Intracal Properties, Inc.
    P.O. Box 38015, San Francisco, CA 94138

15. Intracal Properties, Inc.
    P.O. Box 38015, San Francisco, CA 94138

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16. Michael Manno 512 S. Broadway, Los Angeles, CA 90013

17. Herbert E. Edwards, et al.
112 W. 9th St., Los Angeles, CA 90015

18. Michael Manno 512 S. Broadway, Los Angeles, CA 90013

19. Michael Manno 512 S. Broadway, Los Angeles, CA 90013

20. Sherril C. & Dorothy Corwin
8727 W. 3rd St., Los Angeles, CA 90048

21. Security Pacific National Bank, Tr.
P.O. Box 60802 Terminal Annex, Los Angeles, CA 90060

22. Bruce Corwin & Irving X. Fuller
8727 W. 3rd St., Los Angeles, CA 90048

23. Standard Management Co., agents
125 W. 4th St., Los Angeles, CA 90013

24. David & Sherry Gold
308 S. Hill St., Los Angeles, CA 90013

25. Western Management Corp., et al.
448 S. Hill St., Los Angeles, CA 90036

26. First Avenue Realty Company
6030 Wilshire Blvd., Los Angeles, CA 90036

27. Oceanside Plaza Corp., et al.
448 S. Hill St., Los Angeles, CA 90013

28. Desmond's Building Company
205 South Broadway, Los Angeles, CA 90012

29. Holly D. Thomson
1500 Bryant Bldg., Kansas City, MO 64016

30. Sherrill C. Corwin
8727 W. 3rd St., Los Angeles, CA 90048

31. Sherrill C. Corwin, et al.
8727 W. 3rd St., Los Angeles, CA 90048

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32. Title Insurance & Trust Company ✓
433 S. Spring St., Los Angeles, CA 90014

33. Crocker National Bank, tr.
P.O. Box 54427, Los Angeles, CA 90014

34. Downtown Center Building
219 W. 7th St., Rm. 01117, Los Angeles, CA 90014

35. Downtown Commercial Center, Ltd.
219 W. 7th St., Rm. 500, Los Angeles, CA 90014

36. John J. McAndrews & Roger M. Sullivan
1200 Wilshire Blvd., Los Angeles, CA 90017

37. Southern California Petroleum Corp.
4250 Wilshire Blvd., Los Angeles, CA 90005

38. Eli & Lillian Sasson
728 S. Broadway, Los Angeles, CA 90013

39. Massachusettes Life Insurance Co.
4401 Wilshire Blvd., Los Angeles, CA 90010

40. Metropolitan Theater Corp. & S. Broidy
8727 W. 3rd St., Los Angeles, CA 90048

41. Chapman Investment Co.
P.O. Box 17777, Irvine, CA 92713

42. G. Krowl & H.S. Russell
1201 E. California Blvd., Pasadena, CA 91109

43. Jack & Annette Neddleman
120 E. 8th St. Floor 5, Los Angeles, CA 90014

44. Corwin Theater Corp.
8727 W. 3rd St., Los Angeles, CA 90048

45. Jack & Annette Needleman
120 W. 8th St., Floor 5, Los Angeles, CA 90014

46. George Srere Estate Co.
820 S. Broadway, Los Angeles, CA 90014

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RECEIVED SEP 12 1978
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47. Jack & Annette Needleman
120 E. 8th St., Floor 5, Los Angeles, CA 90014

48. Jack & Annette Needleman
120 E. 8th St., Floor 5, Los Angeles, CA 90014

49. Jack Needleman
120 E. 8th St., Floor 5, Los Angeles, CA 90014

50. Jack & Annette Needleman
120 E. 8th St., Floor 5, Los Angeles, CA 90014

51. Eastern Columbia, Inc.
800 W. 1st St., #200, Los Angeles, CA 90012

52. Eastern Columbia, Inc.
800 W. 1st St., #200, Los Angeles, CA 90012

53. Eastern Columbia, Inc.
800 W. 1st St., #200, Los Angeles, CA 90012

54. United States Steel & Carnegie Pension Fund
801 S. Broadway, Los Angeles, CA 90014
& May Co.
801 S. Broadway, Los Angeles, CA 90014

55. Morton Bowman, et al.
981 Whittier Dr., Beverly Hills, CA 90210

56. Issacs Brothers Co.
9441 Wilshire Blvd., Beverly Hills, CA 90212

57. Prudential Ins. Co. 2049 Century Park East, Rm. 2550
Los Angeles, CA 90067 & Issacs Bros. Co. 888 7th Ave.,
New York, New York 10019

58. Al Stillman 619 N. Canon Dr., Beverly Hills, CA 90210

59. 731 South Broadway Venture
619 N. Canon Dr., Beverly Hills, CA 90210

60. Issacs Bros. Co., 9441 Wilshire Blvd., Beverly Hills, CA 90212
& Dwight & George Whiting, 609 S. Grand Ave., Rm. 617, Los Angeles, CA 90014

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61. Arthur Letts, % Security Pacific Bank
P.O. Box 60802 Terminal Annex, Los Angeles, CA 90060

62. United California Bank Trust, et al.
P.O. Box 55011, Los Angeles, CA 90055

63. Hollenbeck Home for the Aged
P.O. Box 55011, Los Angeles, CA 90055

64. Walter J. Thompson Co., Ltd.
3278 Wilshire Blvd., Los Angeles, CA 90010

65. J.A. Mackey, et al. 950 Casiano Rd., Los Angeles, CA 90049

66. J.A. Mackey, et al. 950 Casiano Rd., Los Angeles, CA 90049

67. Tennesee Ravenwood Properties, Inc.
P.O. Box 17, Nashville, Tenn., 37202

68. Prudential Insurance Co. of America
2049 Century Park East, Rm. 2550, Los Angeles, CA 90067

69. Prudential Insurance Co. of America
2049 Century Park East, Rm. 2550, Los Angeles, CA 90067

70. Prudential Insurance Co. of America
2049 Century Park East, Rm. 2550, Los Angeles, CA 90067

71 Prudential Insurance Co. of America
2049 Century Park East, Rm. 2550, Los Angeles, CA 90067

72. Prudential Insurance Co. of America
2049 Century Park East, Rm. 2550, Los Angeles, CA 90067

73. Francis H. Lindley, et al, tr.
530 W. 6th St., Rm. 310, Los Angeles, CA 90014

74. O.H. Churchill Company
448 S. Hill St., #1110, Los Angeles, CA 90013

75. Crocker National Bank, Tr.
P.O. Box 54410, Terminal Annex, Los Angeles, CA 90054

76. Walter J. Thompson Co., Ltd.
3278 Wilshire Blvd., Rm. 302, Los Angeles, CA 90054

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MAY 9 1979

77. Franelena, Inc.
441 9th Ave., New York, New York 10001

78. E.J. Gindi-University of Judaism Foundation
6525 Sunset Blvd., Los Angeles, CA 90028

79. Paul A. & Lucille K. Weilein
714 W. Olympic Blvd., Los Angeles, CA 90028

80. Barbara J. Twomey, Admx. for Estate of Belle Young
46-245 E. El Dorado Dr., Indian Wells, CA 92260

81. Western Management Corp.
5333 McConnell Ave., #525T, Los Angeles, CA 90066

82. Jack E. Gindi
5333 McConnell Ave., #523-T, Los Angeles, CA 90066

83. Elinor W. Griffin
445 S. Figueroa St., 36th Floor, Los Angeles, CA 90017

84. La Mirada Business Property Inc.
1633 26th St., Santa Monica, CA 90404

85. Title Insurance & Trust Co. et al
888 7 Ave., 25th Floor, New York, NY 10019

86. Bonita C. Bayless, et al.
888 7 Avenue, New York, NY 10019

87. Commadore Investment Group
441 9th Ave., #125, New York, NY 100001

88. 431 S. Broadway Venture
9171 Wilshire Blvd., Los Angeles, CA 90210

89. 425 South Broadway Realty Company
P.O. Box 754, Beverly Hills, CA 90210

90. Michael Kamen & Al Stillwell
424 S. Broadway, Rm. 200, Los Angeles, CA 90013

91. Laura Properties
357 S. Broadway, Los Angeles, CA 90013

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DATE ENTERED MAY

92. Security Pacific National Bank, Tr.
P.O. Box 60802, Terminal Annex, Los Angeles, CA 90054

93. J.M. Seiroty 849 S. Broadway, Los Angeles, CA 90014

94. Morton Wexler & Misayo Akita
251 S. Main St., Los Angeles, CA 90012

95. Morton Wexler
251 S. Main St., Los Angeles, CA 90012

96. Helen Cowan
1477 S. Canfield Ave., Apt. 203, Los Angeles, CA 90035

97. Max I. Mosler, et al.
225 S. Rodeo Dr., Beverly Hills, CA 90212

98. Abagail J. Laughlin, et al.
315 S. Broadway, #604, Los Angeles, CA 90013

99. Million Dollar Theater Building
307 S. Broadway, Los Angeles, CA 90013

Parking Lots Within the District:

A. 312 S. Broadway — Central Theater Corporation
820 S. Broadway, Los Angeles, CA 90014

B. 332 S. Broadway — Joshua D. Mason, Admin. for
Deceased Estate of Sarett Russo
1350 Avenue of the Americas, NY, NY 10019

C. 400 S. Broadway — Allright Cal Inc.
707 Brown Bldg., Austin, Texas 78701
c/o Robert Hudspeth
400 S. Broadway, Los Angeles, CA 90013

D. 420 S. Broadway — Title Insurance & Trust Co.
433 S. Spring St., Los Angeles, CA 90013

E. 826 S. Broadway — Jack & Annette Needleman
120 E. 8th St., Los Angeles, CA 90014

F. 843 S. Broadway — Eastern Columbia Inc.
800 W. 1st St., #200, Los Angeles, CA 90012

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19. O.T. Johnson Building #2 (510 S. Broadway): 1905; 5-story brick building with pressed-brick facade by R.B. Young; upper windows form almost solid bands, cornice removed and first floor altered.

20. Roxie Theater (518 S. Broadway): 1931; 2-story concrete and brick theater with shops on facade flanks; designed in Art Deco style by J.M. Cooper with floral patterns and grillwork on facade; marquee is new.

21. Cameo Theater (528 S. Broadway): 1910; 2-story brick and concrete theater by A.F. Rosenheim; facade features a large rounded pediment above entrance; remodeled in 1924 and some alterations since then.

22. Arcade Theater (534 S. Broadway): 1910; 7-story office and theater building of reinforced concrete with grey stucco facade by Morgan & Walls; facade shows Renaissance influence with Grecian columns.

23. Arcade Building (540 S. Broadway): 1924; 12-story concrete office structure with two wings connected by inner connection by Kenneth MacDonald; designed to resemble Burlington Arcade in London.

24. Hubert-Thom McAn Building (546 S. Broadway): 1900; 3-story brick building in Italianate style with decorative arched windows by John Parkinson, facade is of pressed brick, alterations include removal of original parapet.

25. Silverwood's Building (558 S. Broadway): 1920; 5-story reinforced concrete building with terra cotta details by Walker & Eisen, first floor alterations.

26. Finney's Cafeteria (217 W. 6th Street): 1904; 4-story brick structure with very plain facade; interior redesigned in 1913 by Plummer and Feil to Dutch motif with tiles by Ernest Bachelder.

27. Walter P. Story Building (610 S. Broadway): 1908; 11-story office building of reinforced concrete by Morgan & Walls; terra cotta facade with heavy cornice, decorative bands, arched windows, etc.

28. Desmond's Building (614 S. Broadway): 1924; 6-story concrete structure in Spanish Baroque styling by A.C. Martin; has a polychrome terra cotta facade with twisting columns, balconies, and ornamental pediment.

29. Broadway Cafeteria (618 S. Broadway): 1928; 2-story Spanish Colonial restaurant of concrete by Charles F. Plummer with terra cotta and wrought iron facade.

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30. Palace Theater (636 S. Broadway): 1910; 5-story brick and concrete theater and office structure by G. Albert Landsburgh in French Renaissance styling; terra cotta facade features arched windows, heavy cornice, and carved figures.

31. Forrester Building (638 S. Broadway): 1907; 8-story concrete structure by C.F. Whittlesey with terra cotta and stone facade including heavy cornice and arched windows; facade covering on first three stories.

32. J.E. Carr Building (644 S. Broadway): 1908; 8-story concrete structure by R.B. Young with enamelled terra cotta and brick facade featuring heavy cornice and arched windows, facade covering extends across lower four floors.

35. Lankershim Hotel (700 S. Broadway): 1902; 9-story brick hotel by R.B. Young; three sections with stone and pressed brick facade; most ornamentation removed.

36. Yorkshire Hotel (710-14 S. Broadway): 1909; 6-story brick and concrete structure by Parkinson & Bergstrom with facade of pressed brick and terra cotta with tile; has tile cornice and arched windows.

37. Parmelee Building (716 S. Broadway): c. 1907; 6-story concrete structure with facade stuccoed but potentially restorable; cornice and other features removed.

38. Barker Brothers Building (722 S. Broadway): 1909, 7-story concrete and brick structure by R.B. Young; original pressed-brick facade features cornice and lugsills but these were removed and building is now plain but restorable.

40. Globe Theater (744 S. Broadway): 10-story concrete theater and office building with stone and brick facade by Morgan, Walls, & Morgan, and many ornamental features such as arched windows, cornice, and ornamental bands with gargoyles.

41. Chapman Building (756 S. Broadway): 1911, 13-story concrete structure with three sections above first two floors by Ernest McConnell, terra cotta and brick facade has fluted columns, ornamental moldings, heavy cornice, and ornamental bands.

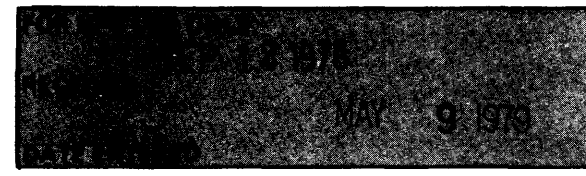
42. Tower Theater (802 S. Broadway): 1927; 4-story theater building with shops on 8th St. side by S. Charles Lee in French Renaissance styling, terra cotta facade includes many details such as urns, stained-glass window, and a large clock tower on corner.

43. Singer Building (806 S. Broadway): 1922; 7-story concrete structure in Italian Renaissance style by Meyer & Holler; has a terra cotta and pressed-brick with little alteration.

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44. Rialto Theater (812 S. Broadway): 1917, 2-story theater building with pink stucco facade, by O.P. Dennis; has many alterations including removal of original triangular pediment and interior remodeling.

45. Apparel Center Building (814 S. Broadway): 1923; 12-story concrete structure in Spanish Renaissannce styling by Walker & Eisen, colorful terra cotta facade with decorative cornice and arched windows; alterations to first floor.

46. Braun Building (820-22 S. Broadway): 1913, 6-story reinforced concrete building by W.J. Saunders, glazed brick and terra cotta facade with some ornamentation and alteration to the first floor interior and exterior.

48. Anjac Fashion Building (830 S. Broadway): 1927; 12-story concrete structure in Gothic Revival styling by Walker & Eisen with terra cotta facade, almost matches the Orpheum Theater next door in style.

49. Orpheum Theater (842 S. Broadway): 1925; 13-story concrete theater and office structures in Spanish Renaissance styling by Schultze & Weaver and G.A. Landsburgh; brick and terra cotta facade includes rows of urns and ornamental bands with brackets.

50. Ninth and Broadway Building (NW 9th & Broadway): 1929; 13-story concrete structure in Zig Zag Moderne style by Claude Beelman with terra cotta facade and very little alteration.

51. Eastern Columbia Building (849 S. Broadway): 1930; 14-story concrete structure in Moderne styling with terra cotta exterior of turquoise with gold trim; designed by Claude Beelman with a large clock tower that is still operative.

54. May Company (SW 8th & Broadway): 1906; 5-story department store of concrete with terra cotta ornamentation, designed by A.F. Rosenheim in Classical styling with a heavy cornice and decorative garlands; the major addition on the south side of the structure (1929) is of the same style with two additional stories; there have been many alterations to the interior.

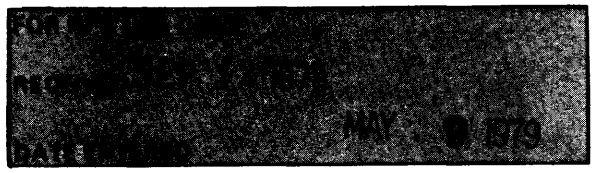
55. Merritt Building (301 W. Eighth Street): 1914; 5-story concrete structure with stone facade by the Reid Brothers (San Francisco); Italian Renaissance style with Ionic columns and heavy cornice; many alterations on first two levels.

57. Issacs Building (737-47 S. Broadway): 1913; 8-story concrete structure with Gothic details and a glazed and molded terra cotta facade; has a large facade covering on most of the northern half and other alterations to first floor.

59. Cheney Block (731 S. Broadway): 1913; 4-story brick and concrete structure with a remodeled facade of the 1940's; blends very well with the district.

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60. Woolworth's (719 S. Broadway): 1920; 3-story reinforced concrete structure by Weeks & Day, facade altered to an Art Deco-Zig Zag Moderne style in 1941 and building next door added to it.

61. United Building (703 S. Broadway): 1920; 12-story concrete theater and office building by Weeks & Day in Spanish Renaissance styling with patterned brick and terra cotta ornamentation including Moorish windows and a rounded building corner.

62. Bullock's (641 S. Broadway): 1906; 7-story brick structure by Parkinson & Bergstrom with terra cotta facade details including a heavy cornice; has several additions and the interior has been completely remodeled.

63. Bullocks-Hollenbeck (639 S. Broadway): 1912; 10-story brick and concrete structure by Morgan & Walls with a brick and terra cotta facade that is almost identical to Bullocks next door.

68. Mailing's (617-19 S. Broadway): 1930; 2-story concrete structure in French Renaissance design by S. Charles Lee that was the southern flank of the Los Angeles Theater next door; alterations to street level.

69. Los Angeles Theater (615 S. Broadway): 2-story theater of concrete and terra cotta in French Renaissance design by S. Charles Lee; features fluted columns with urns, eagles, etc.; has a new marquee.

72. Norton Building (601-5 S. Broadway): 1906; 6-story brick and concrete office building; the facade was completely altered in 1940 with new design but the structure blends very well with the district and is not out of the time period.

73. Wood Brothers Building (315 W. 6th Street): c. 1922; 3-story concrete and brick structure with terra cotta decoration which blends very well with the district.

74. Swelldom Building (NW 6th and Broadway): 1920; 3-story retail building in Italian Renaissance design by Pierpont and Walter S. Davis, reinforced concrete with glazed terra cotta facade; cast iron roof trim removed.

75. Metropolitan Annex (553 S. Broadway): c. 1923; 6-story concrete and brick structure with terra cotta details; alterations to the street-level frontage.

77. Hartfields (537 S. Broadway): 1931; 6-story reinforced concrete and brick structure in Art Deco styling; very little alteration.

79. Reed's (533 S. Broadway): 1931; 2-story reinforced concrete structure features a "marble" facade with reliefs; little apparent alteration.

Addendum: Description of additional buildings comprising the Bullock's complex. The buildings are all united by historical function and internal circulation.

Buildings comprising the complex are coded under the number (62) assigned to the original Bullock's Building in the National Register nomination. The added letters are assigned in the order in which the buildings were acquired by Bullock's as part of its department store operations. The ealiest expansion was into the adjacent Hollenbeck Building, already designated as #63 in the district nomination. Subsequent additions, in order, are as follows:

62A. Pease Building (1906) Hudson/Munsel

Originally used as a furniture store, this 8 story building was acquired by Bullock's in 1917. A bridge was constructed over St. Vincent Place and a tunnel beneath at that time to connect the building with the Hollenbeck Building (#63).

62B. Eshman Building (1909) Morgan/Walls

This 7 story building in characteristic Beaux Arts 3-part vertical division became part of Bullock's in or before 1919.

62C. Bridge (1921) ----

The bridge was constructed to connect the Eshman Building with the original Bullock's Department Store. It spans St. Vincent Place, connecting the upper 6 stories of both buildings, creating internal circulation between the two on all levels. Stylistically it repeats the design of the earlier Bullock's building, creating the appearance of a skillfully integrated addition. A tunnel below St. Vincent Place also connects the two buildings.

62D. Gennet Building (1922) Parkinson/Hubbard

The next addition to the Bullock's complex was this tall, slender Beaux Arts building--10 stories tall and only two bays wide. The lower two stories were remodeled in 1934 to create the appearance of a unified design with the adjacent Mackey Building.

62E. Hart Building/Hart '24 (1924) Parkinson/Parkinson

This building duplicated the nearby Gennet Building in height, width and styling. It is now indistinguishable from the adjacent 1928 Hart Building.

62F. Hart Building/Hart '28 (1928) Parkinson/Parkinson

The design of the earlier 1924 Hart Building was expanded to fill out the block by adding five more bays on the Hill Street side and four bays on Seventh Street in Beaux Arts styling. Fenestration is dominated by 3-part Chicago windows.

62G. Mackey Building (1934) Parkinson/Parkinson

The upper six stories of the Mackey Building repeat the appearance of the adjacent Gennet Building. The lower two floors are Moderne in styling; this design was expanded across the base of the Gennet Building, uniting the two buildings visually in 1934. Internal circulation exists between the buildings.

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80. Broadway Interiors (529 S. Broadway): c. 1928; 5-story brick and concrete building with a flat facade and some remaining terra cotta ornamentation; street-level frontage modification.

83. Remick Building (517-19 S. Broadway): c. 1902; 6-story brick structure with decorative facade including arched windows and twisting columns between window openings.

84. Fifth Street Store (501-515 S. Broadway): 1927; 11-story concrete structure with terra cotta and brick facade by A.E. Curlett; a minor amount of ornamentation has been removed.

85. Metropolitan Building (315 W. Fifth Street): 1913; 9-story concrete and terra cotta structure by Parkinson & Bergstrom with ornamental features including a heavy cornice, etc.; major alteration to street-level frontage on both sides.

88. Wilson Building (431 S. Broadway): c. 1909; 3-story brick and concrete structure with massive alteration in 1932; facade ornament includes heavy cornice with brackets, columns topped by capitals, and floral designs on the surface.

90. Broadway Mart Center (401-23 S. Broadway): 1913; 10-story concrete structure by Parkinson & Bergstrom with a brick and terra cotta facade including many ornamental details.

91 Nelson Building (355 S. Broadway): 1897; 7-story brick and plaster structure originally by Frank Van Trees with a mass of ornamentation; alterations removed all ornament and left flat plaster surface with a rounded corner; still blends with the district although very plain now.

94. Karl's (341-45 S. Broadway): 1903; originally a four-story brick structure by A.M. Edelman, the building was altered to two stories but much of the original terra cotta decoration remains.

98. Grand Central Market (315 S. Broadway): 1897; Broadway elevation is a 6-story brick structure with terra cotta ornamentation including heavy cornice and arched entrance; large facade covering now hides much of it; Hill St. addition by Thornton Fitzhugh in 1905 is 8 stories with little alteration to it, mostly concrete with brick.

99. Million Dollar Theater (307 S. Broadway): 1917; 12-story concrete theater and office building by A.C. Martin in Spanish Renaissance design, theater interior by W.C. Woolett; much ornamentation with little alteration. (Nominated to National Register in September, 1977.) NR

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Nonconforming Intrusions Detracting From the Integrity of the District:

2. Blackstone Building (318-322 S. Broadway): c. 1907; originally a 5-story and basement reinforced concrete and brick structure, now three stories with much alteration and most ornament removed; is potentially restorable. ✔

3. Shannon Building (326 S. Broadway): c. 1912; 2-story brick structure with an arched facade of stucco recently applied. ✔

4. Joe's Coffee Shop (328 S. Broadway): 1-story cement structure of recent vintage.

5. MGM Photographia (336 S. Broadway): 1-story cement structure in gold with an awning; very recent origin.

7. Judson's (346-8 S. Broadway): c. 1907; 1-story brick building divided in half; facade completely cluttered with signs. ✔

10. Licha's (412 S. Broadway): 1-story food stand of cement blocks, very contemporary.

13. A & M Sportswear (438 S. Broadway): 1-story cement structure of contemporary design.

14. (Food Stand) (444 S. Broadway): one-story structure of contemporary style.

15. California Imports (446 S. Broadway): 2-story cement block structure of contemporary origin.

16. Gebhard Building (450 S. Broadway): c. 1900; 2-story brick structure by R.B. Young with a new facade that completely covers the original. ✔

33. Cliftons Cafeteria (648 S. Broadway): c. 1916; 4-story brick building with arched windows and reliefs on facade; facade now completely covered by metal grate but should be relatively easy to remove. ✔

34. Haas Building (660 S. Broadway): 1914; a 12-story concrete structure originally with a mass of terra cotta ornamentation by Morgan, Walls, & Morgan; alteration in 1974 left the building completely "modernized" with typical tile and glass facade.

39. Parking Structure (730 S. Broadway): c. 1967; multi-level parking structure of concrete and steel in contemporary design with several stores below.

47. "Burgers" (828 S. Broadway): one-story, concrete-block structure of recent origin.

52. Maggy's Clothing (847 S. Broadway): 1-story cement block structure of recent origin.

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53. Wig House (845 S. Broadway): 1-story cement block structure of contemporary origin.

56. Hartfield's (749 S. Broadway): c. 1912; 4-story brick structure with a very modern stucco facade. ✔

58. Rowley Building (735 S. Broadway): c. 1908; 4-story brick building with a very modern "marble" facade. ✔

64. Hoffman Building (635-37 S. Broadway): c. 1906; 4-story brick business building, although facade is fairly new it is potentially restorable and still similar to the original. ✔

65. Baker Building (633 S. Broadway): c. 1911; 4-story brick structure with a newer facade that blends very well with the district. ✔

66. C.H. Baker's (629 S. Broadway): c. 1911; northern half of the Baker Building, 4-story brick and concrete structure with facade completely remodeled in contemporary design. ✔

67. Kress Building (621 S. Broadway): c. 1919; 5-story concrete and brick structure with new facade. ✔

69. Eastman's (611 S. Broadway): 1930; part of the nortern flank of the Los Angeles Theater, 2-story concrete with facade of recent vintage. ✔

71. Young Age Shop (609 S. Broadway): 1930; part of northern flank of Los Angeles Theater, 2-story concrete with new facade. ✔

76. Barry's (543 S. Broadway): c. 1901; 4-story brick structure with 2 modern facades, 1 on each side. ✔

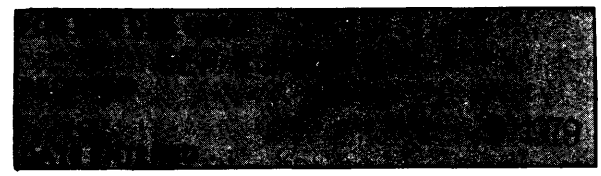
78. Emperor Building (535 S. Broadway): c. 1903; 5-story brick structure with a contemporary, flat facade. ✔

81. Reeves Building (525 S. Broadway): 1903; 5-story brick building by John Parkinson with a glazed metal and synthetic stone facade; very little original ornament which included a balcony and pediment was removed but facade is potentially restorable. ✔

82. "Levis" (521 S. Broadway): c. 1903; 2-story brick structure with a flat stucco facade of recent origin. ✔

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86. Newberry's Annex (443 S. Broadway): 4-story brick structure with flat, modernized facade.

87. Zody's (437 S. Broadway): c. 1942; 3-story structure with a flat stucco facade of recent design.

89. Wise Shop #2 (425 S. Broadway): 3-story brick building with flat, modernized facade.

92. Zobel Building (351 S. Broadway): c. 1912; 6-story brick structure with a new flat stucco facade. ✔

93. (Building) (347-9 S. Broadway): c. 1908; 2-story brick structure with a flat stucco facade of recent origin. ✔

95. Wise Shop (337-39 S. Broadway): c. 1900; 2-story (originally 4) brick structure with facade stuccoed over the original ornamentation removed. ✔

96. Jacoby Brothers Building (333 S. Broadway): c. 1900; originally a 4-story brick structure with decorative cornice, this building was altered to two stories and some of the facade stuccoed flat; it is still similar to the original however and blends somewhat with the district. ✔

97. Broadway Market (329 S. Broadway): c. 1900; 3-story brick building that originally had an ornamental facade including arched window openings and a heavy cornice; altered in recent years to a flat stucco facade. ✔

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	X THEATER
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1893 BUILDER/ARCHITECT various

STATEMENT OF SIGNIFICANCE

The Broadway Theater and Commercial District is a six-block thoroughfare containing the vestiges of the Los Angeles theater and commercial center developed from the early 1890's to the early 1930's. The area is significant not only for this activity, but also for the high concentration of important architectural creations which document the development of both commercial and theater growth in Los Angeles, and the evolution of progressive design for these types of structures.

Prior to the turn of the century the commercial center in Los Angeles was located near the intersection of Spring and First Streets. The area of Broadway below Third Street was primarily residential until small businesses located there in the 1890's. Construction of the new city hall in the late 1880's on Broadway between Second and Third Streets was a primary impetus in turning the commercial district southward to take advantage of the close proximity of municipal headquarters. By 1900, several large business structu[illegible] including the Bradbury Building (1893), the Grand Central Market (Homer Laugh[illegible] Block in 1897), the Nelson Building (Grant Building in 1897), and several smaller blocks, the O.T. Johnson Block (1895), the Hubert-Thom McAn Building (1900), and the Jacoby Brothers store (1900) began to change the Broadway skyline and pulled the business center further south.

The 1900-1910 period was a decade of rapid development in Los Angeles, as well as all of southern California. Broadway was a perfect example of this growth along just one street. Although many small blocks were built to about Sixth Street at this time, including the large O.T. Johnson Building (1902), Finney's Cafeteria (Gebhart Building in 1904), the Reeves Block (1903), the Remick Block (1902), Karl's Shoes (1903), and a number of small brick structures, the dramatic turning point in this development was the announcement that Hamberger's (now the May Company) was going to build a large department store at Broadway and Eighth Street, then generally considered too far south of the business district. This statement by one of the city's largest retailers was met with skepticism by local businessmen. However, as construction of Hamberger's began in 1905, many investors followed suit so that before the end of the decade a number of important structures were added to the district including the Trustee Building and O.T. Johnson Building #2 in 1905, the Judson-Rives, Bumiller, Hoffman, Norton, and Bullock's buildings in 1906, the Blackstone, Forrester, and Parmelee buildings in 1907, the W.P. Story and J.E. Carr structures in 1908, and the Barker Brothers and Wilson Buildings in 190[illegible]

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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 27+

QUADRANGLE NAME _____ QUADRANGLE SCALE _____

UTM REFERENCES 8 20

	ZONE	EASTING	NORTHING
A	11	381840	3768340
B	11	381940	3768250
C	11	381400	3767340
D	11	381610	3767610
E			
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Tom Sitton Curatorial Assistant

ORGANIZATION — DATE

Los Angeles County Museum of Natural History — October 20, 1977

STREET & NUMBER — TELEPHONE

900 Exposition Blvd. — 213-746-0410 x 241

CITY OR TOWN — STATE

Los Angeles — California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Kenneth M Ellen

TITLE SHPO DATE SEP 7 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

9.

KEEPER OF THE NATIONAL REGISTER Carlton J Mumbert DATE 3/9/79

ATTEST: Bill Lolsovich DATE May 9, 1979

CHIEF OF REGISTRATION

GPO 921-803

Form No. 10-300a
(Rev. 10-74)

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The Lankershim Hotel (1902) and the Yorkshire Hotel (J.D. Hooker Building in 1909) were built during this period to help support the district. By 1910, Broadway was the commercial and retail thoroughfare of the city.

In the next decade still more new structures appeared which increased retail trade and office space in the district. The Chapman Building and Baker Building (1911), the Jewelry Trades Building and Bullock's-Hollenbeck (1912), the Metropolitan, Issacs, Cheney, and Broadway Mart Center buildings (1913), and the Merritt Building (1914) provided additional growth in this area. Clifton's Cafeteria (Boos Brothers Restaurant in 1916) was also built at this time, as were many of the theaters that eventually made Broadway the theatrical center of Southern California.

The real estate and building boom of Southern California in the 1920's is probably best illustrated in the further development of Broadway during this decade. A number of notable structures including Silverwood's, Woolworth's, and the Swelldom Building (1920), the Singer and Wood Brothers buildings (1922), the Metropolitan Theater Annex and the highly colorful Apparel Center Building (originally the Wurlitzer Building) in 1923, Desmond's (1924), the Chester Williams Building (1926), the Anjac Fashion Building and the Fifth Street Store (1927), and the Ninth & Broadway and Eastern-Columbia buildings (1929-30) were all completed during this decade. Along with the Broadway Cafeteria (1928) and several more theaters, the district as it appears today was substantially complete by 1930. Other than Hartfield's and Reed's (1931), the only major changes since that time have been a number of facade alterations and the addition of several intrusions which include parking structures and small food stands.

As the commercial center of the Southland, the Broadway district continued to function in this capacity until well after World War II. As suburban shopping centers began to increase in number and popularity, major retailers along Broadway found it convenient to place regional stores in these centers to attract customers living a good distance from downtown Los Angeles. Along with other factors, the increase of these shopping centers diminished the trade that once came to Broadway. The area now serves a clientele that, for the most part, resides in and near the downtown area.

The development of Broadway as a commercial district coincides with its emergence as the theatrical center for the Southland. At the turn of the century the major theaters of Los Angeles (the Merced, Grand Opera House, and the Burbank) were located along Main Street. In 1903 the Mason Opera House (now demolished) opened on Broadway and began the accelerated development of the theatrical district on this street. The Orpheum (now the Palace),

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Clune's (now the Cameo), and the Pantages (now the Arcade) opened in 1911 and were the first theaters to locate within the present district. Following these pioneers were the Morosco (Globe) in 1912, the Rialto in 1917, the Million Dollar in 1918, Loew's State Theater (United Building) in 1920, the Metropolitan in 1923, the new Orpheum in 1925, the Tower in 1928, the Los Angeles in 1930, and finally the Roxie in 1931. Of these, only the Metropolitan has since been razed.

The importance of the theater district in the home of the motion picture industry is clearly evident. The theaters provided drama, comedy, and vaudeville presentations until full-length motion pictures became popular. Thomas Tally, Sid Grauman, Oliver Morosco, and others vied for the honor of city impresario as the theaters along Broadway became larger and more numerous. Theater architecture was more flamboyant than commercial styles and the influx of theatrical structures helped to provide variety for the Broadway streetscape. In all, theater development along Broadway provided a major source of revenue and a location for premieres for the movie industry, an important form of entertainment for Southern Californians, and a variety of architectural designs which gave a unique character to Broadway.

The xenith of the Broadway theater district was in the 1920's. In 1922 the Egyptian Theater was built on Hollywood Boulevard in the midst of movie studios, and in 1926 Sid Grauman's Chinese Theater opened further down the street. The major theater chains were now beginning to establish Hollywood as the center for motion picture theaters. Although several Broadway theaters were built as late as 1931, the new trend had already been clearly established.

It is surprising now that so many of the theaters built on Broadway have survived even though the theatrical center moved so long ago. The structures that remain on Broadway, typically flamboyant in design both inside and out, are still viable movie houses from both economic and functional standpoints. As older theatrical sections of many cities have since been leveled for new use, the Broadway theater network continues to provide motion picture entertainment in buildings that are remarkably intact considering their uninterrupted use over so many years.

Architecturally, the Broadway district contains some of the best examples of commercial and theater architecture in Southern California. The Bradbury Building, Million Dollar Theater, and Eastern-Columbia Building are well-known, and the Los Angeles Theater is considered to be the best example of theater architecture in the entire Southland. The district is represented by a number of important styles including American Commercial, Sullivanesque, Italianate (O.T. Johnson Block), Romanesque (Jewelry Trades Building and the

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O.T. Johnson Building), Spanish Renaissance (United Building, Apparel Center Building, Million Dollar Theater, etc.), French Renaissance (Tower and Los Angeles theaters), Italian Renaissance (Merritt Building and Swelldom Building), Spanish Baroque (Desmond's), Gothic Revival (Anjac Fashion Building and Issacs), Art Deco (Woolworth's, Hartfield's, and the Roxie Theater), and Zig Zag-Moderne (Eastern-Columbia and Ninth & Broadway buildings), among others. Architects from New York (Schultze & Weaver), Seattle (B. Marcus Priteca), Oakland (Weeks & Day), and San Francisco (G. Albert Landsburgh, and Kenneth MacDonald, and the Reid Brothers), as well as local architects Morgan & Walls, R.B. Young, George Wyman, A.F. Rosenheim, A.C. Martin, A.M. Edelman, Meyer & Holler, J.M. Cooper, C.R. Aldrich, Walker & Eisen, Curlett & Beelman, S. Charles Lee, C. F. Whittlesey, and others have contributed to the architectural integrity of the street. Although not always consistent in scale, Broadway as a whole contains some of the best examples of commercial and theater architecture in Southern California that could possibly be integrated in such a compact area.

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CONTINUATION SHEET ITEM NUMBER 10 PAGE 1

An irregular area in the downtown business district generally following both sides of Broadway beginning at the intersection of Broadway and Third Street, extending 186' eastward along Third St., 170' southward, 44' westward, 79.6' southward, 23' eastward, 363' southward to Fourth St., then 39' westward to Frank Court, to Fifth St., then 31' westward, then 100' southward, then 35' eastward then 165' eastward to Spring St., then 120' southward on Spring St.,then 117' southward to Sixth St.,then 15' westward,then southward along an alley to Ninth St., then westward along Ninth St. to a point 165' west pf Broadway, then 236' northward to Eighth St., then 212' Eastward along Eighth St.,then 116' northward then 50' westward, then 470' northward to 7th St., then 10' eastward, then 80' northward to Sixth St., then 125'northward, then 138' eastward, then 80' northward to Sixth St., then 29' eastward to Lindley Place, then north along Lindley Place to Fifth St., then 200' northward, then 165' westward to Hill St., then 41' northward, then 165' eastward, then 120' northward, then 42' westward, then 39' eastward, then 80' northward, then 16' westward, then 39' northward, then 42' eastward, then 80' northward, then 16' westward, then 122' northward to Fourth Street, then 39' eastward, then 123' northward, then 40' westward, then 240' northward, then 166' westward to Hill St., then 121' northward, then 132' eastward, then 120' northward to Third St., then 194'eastward to the original point.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

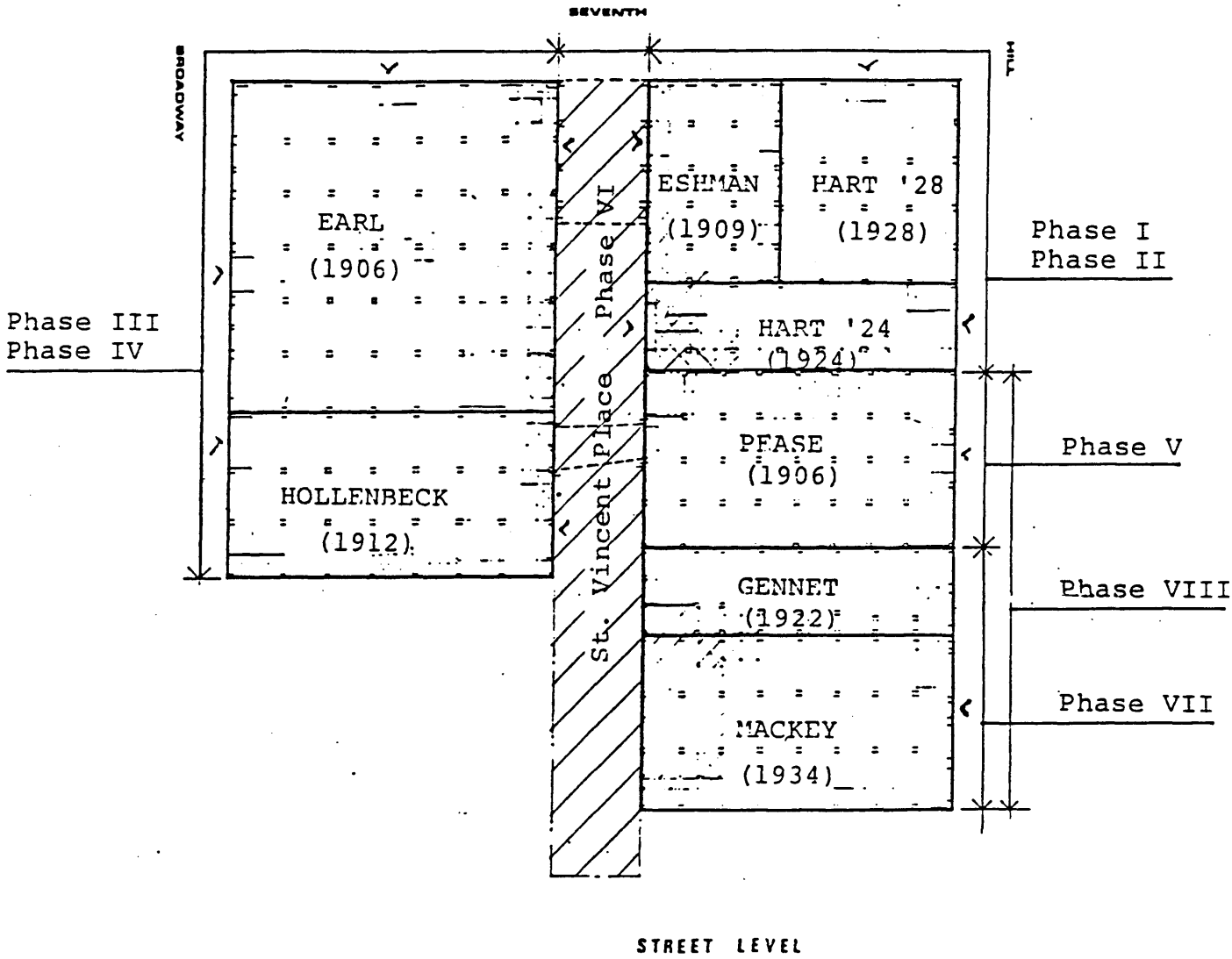
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received 1/14/86
date entered

VERBAL BOUNDARY DESCRIPTION (Revised 12/26/85)

(Note: All changes in direction are at a right angle from the previous direction.)

The boundary encompasses an irregular area in the downtown business district generally following both sides of Broadway beginning at the southeast corner of the intersection of Broadway and Third Street, extending 185.53' eastward along Third Street, then approximately 161' southward, 44.4' westward, 79.6' southward, 23' eastward, approximately 365' southward to Fourth Street, then continuing 60' southward across Fourth Street to Frank Court, then continuing southward along Frank court to the south side of Fifth Street, then 40' westward, then 100' southward, then 40' eastward, then 260' southward, then 165' eastward to Spring Street, then 119.6' southward on Spring Street, then 165.18' westward, then 120.5' southward to Sixth Street, then continuing southward 60' across Sixth Street, then continuing southward along an alley to the northern edge of Ninth Street, then westward approximately 163' along Ninth Street, then continuing 80' across Broadway, then continuing 165' westward, then approximately 235' northward, then 159.5' westward to Hill Street, then 363.5' northward along Hill Street to Eighth Street, then 212' eastward along Eighth Street, then 185.6' northward, then 50' westward, then approximately 550' northward to intersection of the northern edge of Seventh Street and St. Vincent Court, then approximately 158.5' westward to Hill Street, then 312' northward along Hill Street, then 138.4' eastward to St. Vincent Court, then 74.44' northward, then 138.37' westward, then 125' northward, then 158.34' eastward, then 140' northward to northern edge of Sixth Street at its intersection with Lindley Place, then northward along Lindley Place to northern edge of Fifth Street, then continuing approximately 201' northward, then 165.18' westward to Hill Street, then 41.87' northward, then 165.18' eastward, then 120.4' northward, then 12.82' westward, then 0.9' northward, then 13.71' westward, then 39.34' northward, then 42.41' eastward, then 79.56' northward, then 16.19' westward, then 0.14' northward, then 79.32' westward, then 123.6' northward, then 78.99' eastward, then 60' northward across Fourth Street, then 40.09' eastward, then approximately 124' northward, then 39.96' westward, then approximately 239' northward, then 165.88' westward to Hill Street, then 121.34' northward, then 132.5' eastward, then 120.36' northward to Third Street, then approximately 279' eastward to the point of beginning.

ST VINCENT SQUARE



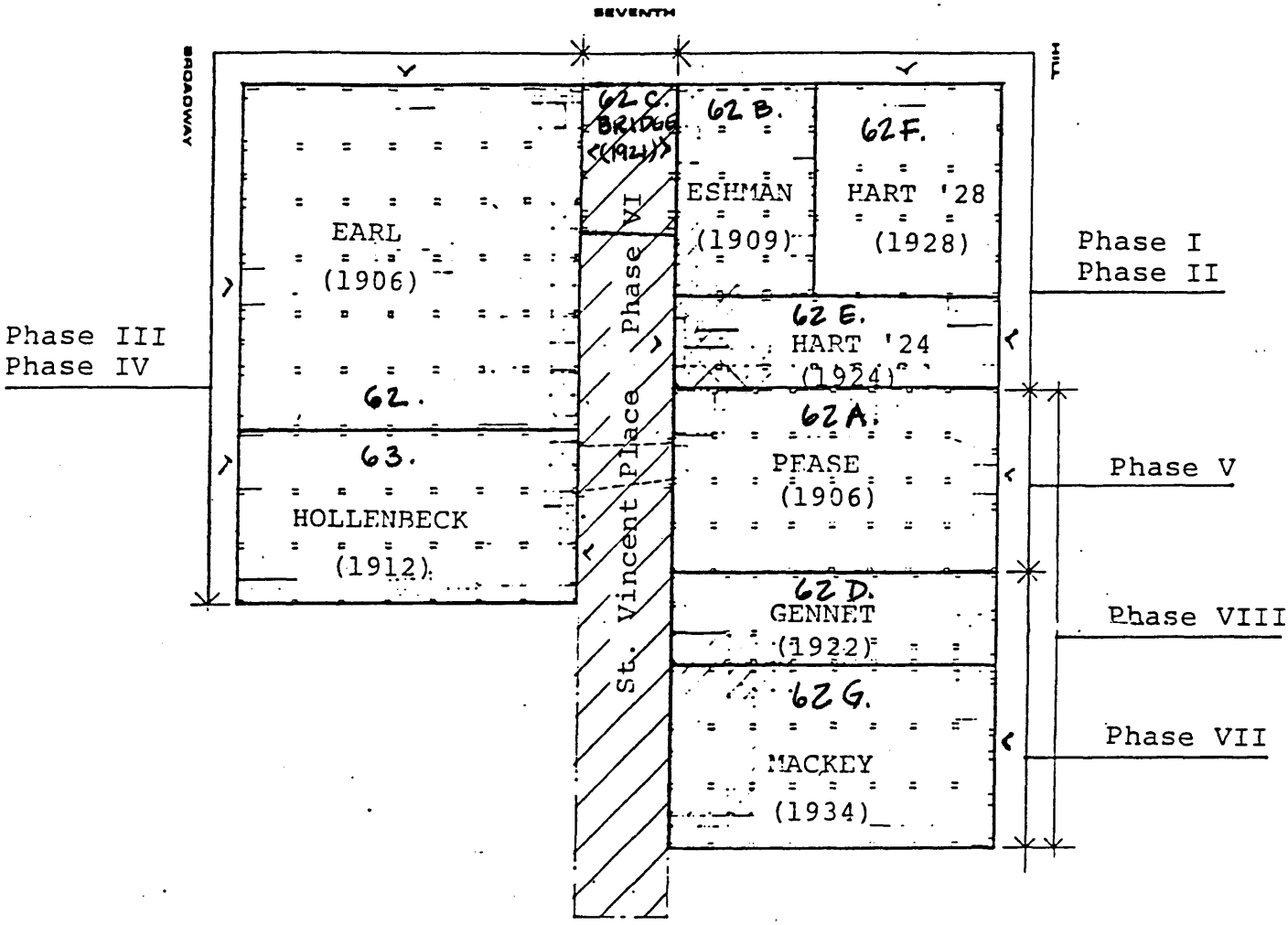
ARCHITECTS

MACKEY	Parkinson / Parkinson
GENNET	Parkinson / Hubbard
PEASE	Hudson / Munsel
HART '24	Parkinson / Parkinson
HART '28	Parkinson / Parkinson
ESHMAN	Morgan / Walls
Earl	Parkinson / Bergstrom
HOLLENBECK	Parkinson / Bergstrom

EXHIBIT "A"

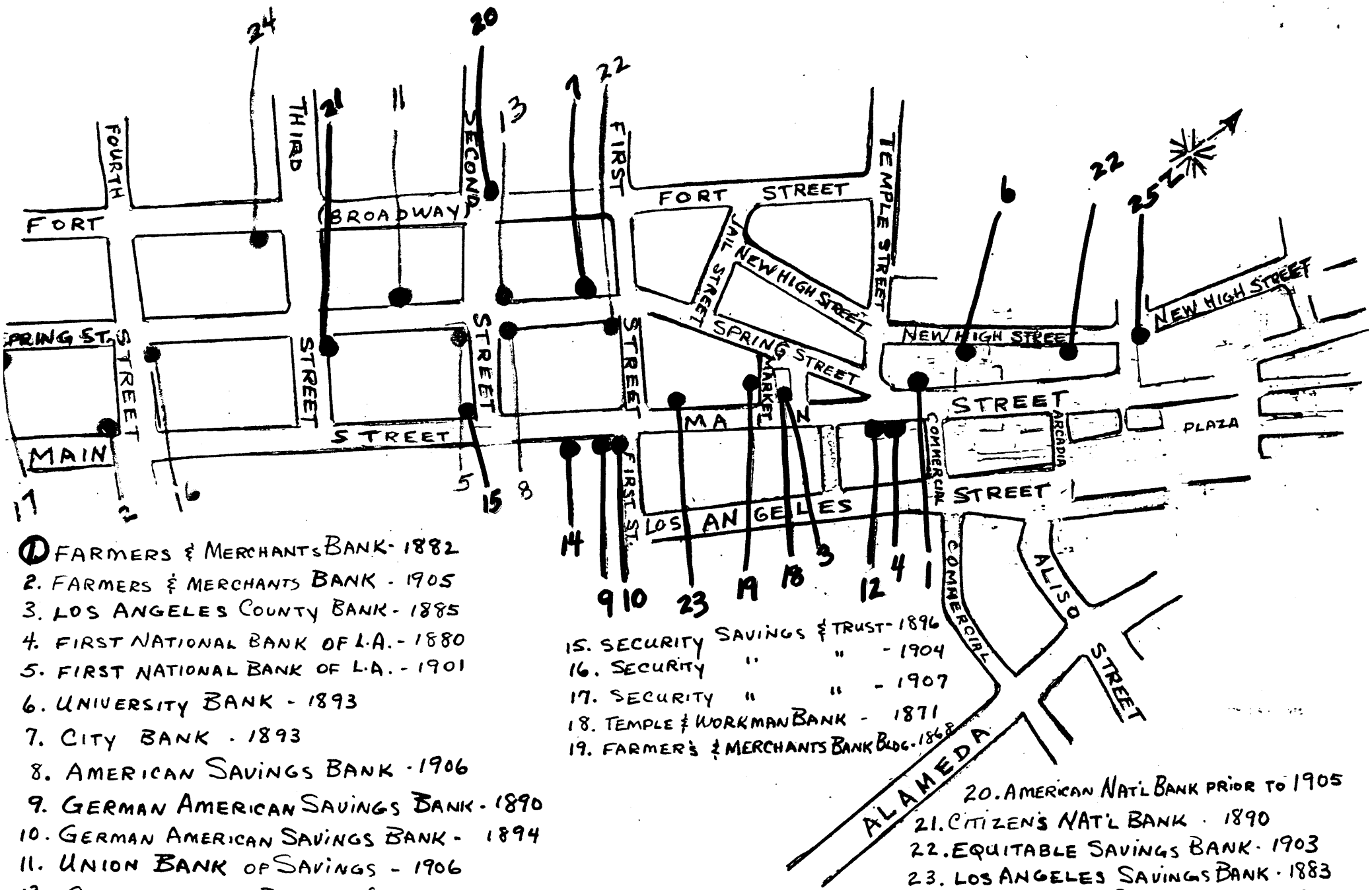
ST VINCENT SQUARE

(formerly Bullock's Department Store)



Nomination Code	Building	Construction	Architect
62G	MACKEY	(1934)	Parkinson / Parkinson
62D	GENNET	(1922)	Parkinson / Hubbard
62A	PEASE	(1906)	Hudson / Munsel
62E	HART '24	(1924)	Parkinson / Parkinson
62F	HART '28	(1928)	Parkinson / Parkinson
62B	ESHMAN	(1909)	Morgan / Walls
62	Earl	(1906)	Parkinson / Bergstrom
63	HOLLENBECK	(1912)	Parkinson / Bergstrom
62C	BRIDGE	(1921)	- - -

Fig. 1

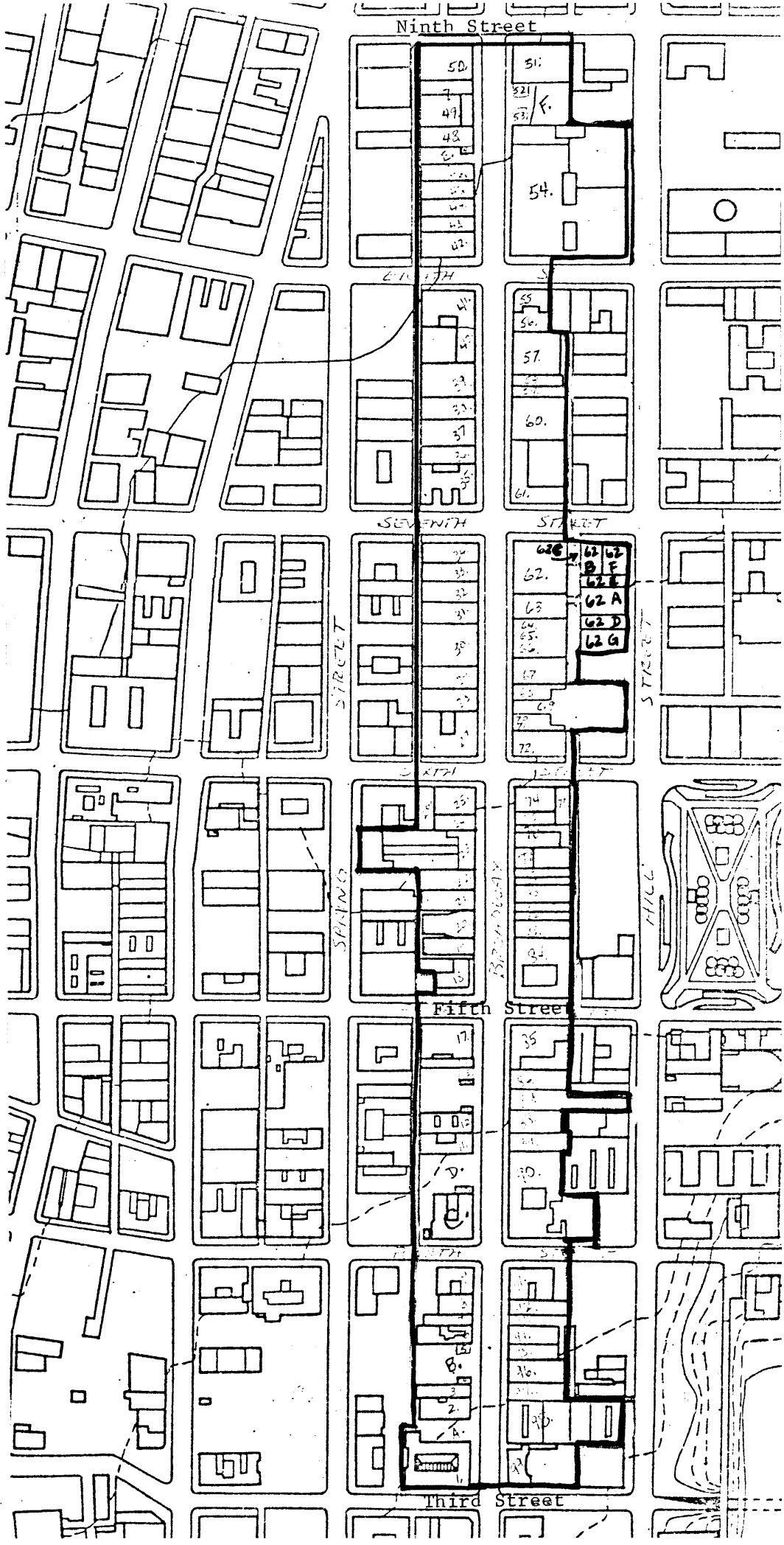


1. FARMERS & MERCHANTS BANK - 1882
2. FARMERS & MERCHANTS BANK - 1905
3. LOS ANGELES COUNTY BANK - 1885
4. FIRST NATIONAL BANK OF L.A. - 1880
5. FIRST NATIONAL BANK OF L.A. - 1901
6. UNIVERSITY BANK - 1893
7. CITY BANK - 1893
8. AMERICAN SAVINGS BANK - 1906
9. GERMAN AMERICAN SAVINGS BANK - 1890
10. GERMAN AMERICAN SAVINGS BANK - 1894
11. UNION BANK OF SAVINGS - 1906
12. COMMERCIAL BANK - 1899
13. COMMERCIAL BANK - 1901
14. SECURITY SAVINGS & TRUST - 1889
15. SECURITY SAVINGS & TRUST - 1896
16. SECURITY " " - 1904
17. SECURITY " " - 1907
18. TEMPLE & WORKMAN BANK - 1871
19. FARMER'S & MERCHANTS BANK BLDG. - 1868
20. AMERICAN NAT'L BANK PRIOR TO 1905
21. CITIZEN'S NAT'L BANK - 1890
22. EQUITABLE SAVINGS BANK - 1903
23. LOS ANGELES SAVINGS BANK - 1883
24. CITIZEN'S TRUST & SAVINGS BANK - 1911
25. TITLE INS. & TRUST - 1897

Revised Boundary Map
12/26/85

BROADWAY THEATRE AND
COMMERCIAL DISTRICT

Los Angeles
Los Angeles County
California



N

1" = 425'

MR 3-029

July 2, 2004

19-187004
Hollywood 1114

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.
For further information contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280
National Register of Historic Places 142618; NPS-04000623·0000; NR-18
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 6/21/04 THROUGH 6/25/04

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ALABAMA, JEFFERSON COUNTY, The Civil Rights Movement in Birmingham, Alabama, MPS COVER DOCUMENTATION APPROVED. 06/08/04

ARKANSAS, BENTON COUNTY, Putnam Cemetery, 3504 Magellan Blvd., Bentonville vicinity, 04000510, LISTED, 5/24/04 (Benton County MRA)

CALIFORNIA, ALAMEDA COUNTY, LeConte Hall, Hearst and Gayley, Berkeley, 04000622, LISTED, 6/25/04

CALIFORNIA, LOS ANGELES COUNTY, General Petroleum Building, 612 S. Flower St., Los Angeles, 04000621, LISTED, 6/22/04

✓CALIFORNIA, LOS ANGELES COUNTY, Southern California Gas Company Complex, 800,810,820 and 830 S. Flower St., Los Angeles, 04000623, LISTED, 6/22/04

COLORADO, EL PASO COUNTY, Evans, J.G., Barn, Hodgen Rd., Black Forest vicinity, 04000624, LISTED, 6/22/04

FLORIDA, PINELLAS COUNTY, Downtown St. Petersburg Historic District, Bounded by 5th Ave. N, Beach Dr. NE, Central Ave., 9th St. N, St. Petersburg, 04000364, LISTED, 4/30/04

FLORIDA, VOLUSIA COUNTY, Stockton--Lindquist House, 244 E. Beresford Ave., DeLand, 04000626, LISTED, 6/22/04

GEORGIA, BIBB COUNTY, Williams, Lucas, Field, 225 Willie Smokey Glover Blvd., Central City Park, Macon, 04000627, LISTED, 6/24/04

GEORGIA, MURRAY COUNTY, Murray County High School Historic District, 1004 Green St.,

(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

19-187004

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 Southern California Gas Company complex

other names/site number

2. Location

street & number 800, 810, 820 and 830 South Flower Street ☐ not for publication

city or town Los Angeles ☐ vicinity

state California code CA county Los Angeles code 037 zip code 90017

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.)

Stephen D. Mikesell 5/11/04

Signature of certifying official / 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: Signature of the Keeper Date of Action

☐ 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): _____

5. Classification

19-187004

Ownership of Property
(Check as many boxes as apply)
- X private
- ___ public-Local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box)
- X building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

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

Contributing	Noncontributing	
3	1	buildings
		sites
		structures
		objects
3	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

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: business

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND 20th CENTURY
REVIVALS: Renaissance;
MODERNE: Streamline Moderne;
OTHER: Utilitarian Postwar Modern

Materials
(Enter categories from instructions)

Foundation: CONCRETE
Roof: ASPHALT
Wall: STONE: Indiana limestone, decorative marble, terracotta
Other:

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

See continuation sheet

19-187004

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.)

X 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.

X 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.

Areas of Significance
(Enter categories from instructions)

Architecture
Commerce

Period of Significance
1925- 1954

Significant Dates
1925, 1941, 1952

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Parkinson & Parkinson; Robert V. Derrah; Lunden, Hayward, & O'Connor

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

See continuation sheet

9. Major Bibliographical References

Bibliography
(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
#___

Primary Location of Additional Data:
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository:

10. Geographical Data

Acreage of Property: approximately 4.7 acres

19-187004

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	383840	3767850	3			
2				4			

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 Robert Jay Chattel, AIA, Francesca G. Smith, Christy Lombardo, Cristina Polyzoides

organization Chattel Architecture, Planning & Preservation, Inc. date April 30, 2003 (revised April 7, 2004)

street & number 13322 ½ Valleyheart Drive South telephone (818) 788-7954

city or town Sherman Oaks state CA zip code 91423

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 CIM/810 S. Flower, LP (800, 810 and 820 South Flower Street)
CIM/Market at 9th and Flower, LLC (830 South Flower Street)

street & number 6922 Hollywood Boulevard, Suite 900 telephone (323) 860-4900

city or town Hollywood state CA zip code 90028

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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

7. Narrative Description

The Southern California Gas Company complex (Gas Company complex, photographs 1-3), located at 800, 810, 820 and 830 South Flower Street in downtown Los Angeles, consists of three contributing buildings (810, 820 and 830 South Flower Street) and one non-contributing building (800 South Flower Street). The four contiguous buildings are described below.

Contributing Buildings

810 South Flower Street

The first building associated with the Southern California Gas Company (Gas Company) was completed in January 1925 (4, 8).[1] It was designed by well-known local architects, Parkinson & Parkinson, at a cost of $1,900,000. The building was Class "A" Steel construction, with polished Indiana limestone facing and a *terra cotta* cornice.[2] It is configured in an **H** in plan, and features light courts to the north and south, surrounded on three sides by the legs and cross bar of the **H** (7). In 1983,[3] a State of California Department of Parks and Recreation 523 Historic Resources Inventory (DPR) form for the Los Angeles Gas and Electric Corporation building was prepared by Richard Starzak and Leslie Heumann, for Hatheway & Associates, Inc. The building was described as:

> A highly articulated Renaissance Revival... thirteen story building with seven bays stretching across its rusticated façade. The façade is composed of three parts: base, shaft, and capital.
>
> The two-story base is dominated by the central three bays, which contain the original two-story openings. Deeply recessed behind elaborate arches detailed with jamb shafts, impost moldings in high relief, hood moldings, and mosaic tile paving, the bronze-framed apertures now contain windows rather than doors (5). The bays to either side of the central block are framed by slightly raised piers with carved capitals and contain windows set within molded and columned surrounds on the 1st floor and star-patterned vents on the second. A more deeply rusticated surface characterizes the end bays, which contain an enriched entry on the south (6) and paired windows in the

[1] An earlier extant building located at 800 South Flower Street, First English Lutheran Church, was altered to make way for the new 810 South Flower Street building. The building permit describes work on the church: "remove a projecting bay on rear side and buck up arch..." (Building Permit #5375, 7 November 1923). First English Lutheran Church was later demolished (Building Permit #3186, 1 February, 1937).

[2] Parkinson & Parkinson "Gas Company Building- Fact Sheet" typed information on construction costs and size, circa 1925, 1.

[3] The downtown historic resources survey was prepared for the Community Redevelopment Agency of the City of Los Angeles. The evaluation is reference number 0053-4545-0000.

north. Above the second story a frieze naming and dating the building and a molded and denticulated cornice span the façade.

The third story contains paired windows in each bay but the penultimate ones, which contain a single window. Intricately carved panels flank the central bays and a molded and denticulated entablature separates the third story from the floors above. The shaft, rising through the eleventh story, is fenestrated as on the third level, and is unadorned until its upper level. Denticulated cornices edge the eleventh floor and shield panels frame the penultimate bays.

In the two-story capital the central bays are united by a colossal order of marble columns with palmette capitals framing the windows. Carved pilasters flank the penultimate bays. Colored marble spandrels separate the windows of the 12th and 13th floors. Banding the upper reaches of the building, a bossed frieze and arched corbelling punctuated with raised circular carvings in each arch provide a transition to a molded and denticulated cornice.

Additions in different styles abut the building to the north and south, but are visually distinct from the original structure.

The building was found to be a National Register Status Code "3S" or "Appears eligible for [listing in the] National Register as a separate property." None of the other buildings in the complex were evaluated as part of that survey, because none had reached the minimum 50 year age threshold. None were evaluated for listing in the California Register of Historical Resources at the time, as it had not yet been established. In 1997 after the Gas Company vacated the building, most of the ground floor (west façade) was enclosed by a temporary, single-story, painted wood, construction-type fence. The fence was removed in 2003, as part of a certified rehabilitation. While the fence was in place, the recessed, double door, main (elevator lobby) entrance to the south side remained accessible, and since its removal, the recessed three-arch arcade is visible and accessible from the exterior.

The **L**-shaped main elevator lobby (9) includes contemporary tile floors (1974) with black marble base, and decorative tan marble finished walls, laid up smooth faced. Four elevators are located along the southern wall of the lobby, with brass doors adorned with central linen folds and rosettes. The original decorative brass Cutler mail collection box and chute are opposite the elevators (10). At the rear of the elevator lobby, a marble finished, formal stair leads to the 12th floor (stairs #4, 11). The stair is separated from the lobby by a solid balustrade, inlaid with mother of pearl mosaic set in classically-inspired patterns, and features a newel post topped by a simple, flattened sphere. Two additional interior stairwells connect the 1st through 12th floors at the rear (east) of the building

(stairs #3 and 12). The simple open stairs are mirror images of each other, and include plain, square, metal balusters with ornamental capitals, brass railings and linoleum-finished treads. A fourth interior stair, at the north of the building, connects only the basement through mezzanine floors (stair #6, 13). This ornate stair features open railings with decorative round balusters, simple brass rails, and marble treads. Rectangular limestone, laid in a running bond, finishes the stairwell walls and a stylized cornice forms the top band of the wall.

Elevator lobbies on the 2nd through 12th floors feature terrazzo flooring bordered and segmented by marble, with matching marble baseboards (14). On some floors, the terrazzo flooring is covered by carpet. This same flooring and marble base extend throughout the remaining central corridors of the 4th, and 6th through 8th floors (15). The other floors were altered, and had only partial corridors or open plans with carpeting. The central corridors are flanked on both sides by offices, which feature corridor doors with large, obscure glass lights, and slim sidelights of the same material (16). Above the doors are glazed hopper-type transoms, most of which are covered by dropped ceilings (dates unknown). The interior offices walls are plaster with simple wood baseboards and door surrounds (17). Men's restrooms, on the 3rd through 12th floors, were furnished with marble stalls and wainscoting, wall-hung sinks, original toilets and urinals, and terrazzo floors (19, 20). Most of the restroom doors have single, wood, inset lower panels, with single, large, obscure glass lights above (18). Immediately adjacent to the restrooms are small, utility closets (21) with single panel wood doors, utility sinks, white tile base and hexagonal tile floors.

The 12th floor featured an executive conference room, dining room (22-24) and full commercial kitchen (25, 26, built in 1966 and 1967, refer to alterations). The conference room was configured in an **L**, with unembellished, dark wood veneer paneling, alternating with floor-to-ceiling bookcases, on the short leg of the **L**. The long leg of the **L** featured similar simple, wood casework and altered, steel sliding windows (date unknown, circa 1967). The utilitarian executive kitchen had a utilitarian terra cotta tile floor with brushed stainless steel appliances, cabinets, and walls.

Alterations

One of the few permanent exterior alterations made to the main (west) façade of this building was removal of a decorative, false balcony above the three-arched main lobby entrance arcade, between the 2nd and 3rd floors.[4] Various rear windows (east elevation) had been infilled and/or replaced by louvers. On the north and south light courts, windows had been infilled (but remained beneath plaster, 3rd and 4th floors, dates unknown).

Most other alterations made to the 810 South Flower Street building were interior modifications. In 1941, in conjunction with the construction of the 820 South Flower Street building to the immediate south, the interior was remodeled with new paint and plaster, removal and addition of non-bearing

[4] This alteration was likely "parapet corrective work" performed to comply with provisions in the 1948 "Parapet Walls Earthquake Precaution" ordinance (Los Angeles Municipal Code 91.8108 and 91.8800, as amended).

partition walls, and the addition of a new, Streamline Moderne-style stairwell between the 2nd and 4th floors.[5] On the 2nd and 3rd floors, the west stairwells were altered to include a corridor connecting the 820 South Flower Street building. The resulting stairwells have solid wall banisters, distinctive, Moderne-influenced, polished metal handrails, and resilient, continuous flooring.

A large portion of the 12th floor was remodeled in 1966 and 1967,[6] for use as an elegant executive conference and dining room with a full commercial kitchen, restrooms, and state-of-the-art audio-visual facilities. A cantilevered "pop-out" on the east elevation, containing audio-visual equipment was added to the 12th floor probably at the same time. Sometime in the 1960s or 1970s, the 12th floor, south-facing corridor windows were replaced by tall, fixed, narrow windows, in three-sided, angled frames. Openings were cut in walls between the 800 and 810 South Flower Street buildings on the 2nd, 3rd, 5th, 6thand 7th floors in 1972.

The building interior was reconfigured in 1973, with the demolition of existing non-bearing walls, and addition of new partitions, ceiling, and doors. In 1974, the main and elevator lobbies were remodeled. Those modifications included the addition of suspended ceilings and light fixtures, new doors (elevator to main lobby), wall-hung light fixtures, floor finishes (carpet tiles in main lobby, ceramic tile in elevator lobby), remodeling of the main lobby restrooms and building directory. Before 1977, the glass doors in the three-arched main lobby entrance arcade were replaced with fixed, single glazed lights.[7] The building underwent fire safety alterations when the 9th and 10th floors were remodeled in 1978. In 1984, partitions from a 1977 remodel were removed and numerous, small modular office workstations were added to the ground floors of the 810 and 820 South Flower Street buildings. Temporary wood and steel barricades were erected to protect the ground floor of the building in 1997. The barricades were removed, as part of the tax credit project in 2003. Despite these mostly interior alterations, the 810 South Flower Street building still retains integrity of design, workmanship, material, location, setting, feeling and association.

Limited exterior alterations associated with the current tax credit project include the addition of code-mandated lighting and security telephone at main entrance (front, or west-facing elevation, photograph C). On the non-character defining, rear elevation, a small number of vents were replaced with in-kind windows (to match existing), and the 12th floor, one bay-wide cantilevered addition (circa 1967, D) was removed and replaced with a new, compatible, three-part window. On the interior, offices were converted to residential apartment use, including construction of kitchens and bathrooms for each unit (M, N). To the greatest extent feasible, remaining original corridors (including character-defining glazed doors, transoms and sidelights) were retained and reused (I, J.

---

[5] "Alter Building At 810 South Flower Street" *Southwest Builder & Contractor* 31 October 1941: 31.

[6] City of Los Angeles, "Application to Alter- Repair- Demolish" building permit #s 11637LA, 11638LA 3924LA and 3925LA, 29 July 1966 and 27 January 1967.

[7] Romanesque style frames and sidelights were found to be intact, and have been retained.

K, L). As part of that effort, lowered ceilings were removed and glazed transoms were repaired or reconstructed, as necessary. The two lightwells were each lowered, by one floor, to allow construction of additional residential units, and on the interior elevations, compatible new windows were installed. The lightwell alterations are not visible from any public rights-of-way.

820 South Flower Street

In 1941, the first expansion of the headquarters was completed immediately south of (and adjacent to) the original 1925 building (27, 31). The building was designed by noted local architect Robert V. Derrah, with Ralph E. Marvin as structural engineer, Clayton Gibbs as electrical engineer, Stockly & Bamford as mechanical engineers, and P.J. Walker Co. as general contractors.[8] This six-story building (with basement) was designed in the Streamline Moderne style. Its distinctive Streamline Moderne features include the strategic tension between horizontal and vertical design elements; smooth concrete wall finishes, curved walls and windows; ribbon-type, steel sash windows; the flat roof and porthole opening in the roof penthouse. It is a symmetrical composition, three bays in width, and had an enclosed entrance on the north side. Construction-type, painted wood barricades enclosed the ground floor (circa 1991-2003), and were removed in early 2004, as part of the certified rehabilitation. The recent, enclosed entrance was removed and the curved storefront, main double-door entrance, sign band and "SOUTHERN CALIFORNIA GAS CO." sign were reconstructed in accordance with original plans and photographs in 2004 (O).

The three symmetrical bays create an enframed block visually dominated by the narrow central bay. The center bay consists almost entirely of rectangular steel-sash windows, with narrow expanses of solid wall on either side (28). The solid walls have deeply incised, paired vertical lines with recessed small circles marking the base and capital. The continuous, narrow central bay gives the building its vertical orientation. Each floor of the building is seven lights high by three lights wide, although the 6th floor is more than eight lights high (including the interstitial roof area). In the areas between floors, windows were overpainted to camouflage the floor plate. The operable windows were awning-type and most were in an advanced stage of deterioration.[9] All of the windows had reflective tinting, a later alteration.

On either side of the central bay, stepped out, wider flanking bays have horizontal, ribbon windows of the same type. The approximately waist-high ribbon windows on each of the upper floors are

[8] Robert V. Derrah "Southern California Gas Co. Builds Addition to Office Building," *Architectural Concrete* 1945: 21.

[9] Because the windows were manufactured immediately prior to the United States' direct involvement in World War II, inferior metals were used. In addition, design flaws allowed a large amount of water leakage which resulted in corrosion. The windows were manufactured by Mesker Brothers Iron Company, a prominent, St. Louis-based company.

three high and three wide (wider than they are high, because of the rectangular shape), and where they meet the central bay, form continuous quarter-round radius curves. The glass, steel sash and concrete are curved, which makes a distinct Streamline Moderne statement. The side bays are slightly lower in height than the central bay, and terminate in simplified, classically-inspired moldings that form overhanging roofs, and small, overhanging fillets on the south and north sides. On the north and south sides of the ribbon windows, the incised two horizontal line-with-circle motif is repeated. The central bay extends over the side bays at the top of the building, but is a few feet narrower than the side bays. At the simple, stylized cornice there is a repetitive, raised band with a circle motif in *bas-relief*. Above the abbreviated cornice, an extended, continuous flat roof steps out (as on the side bays), and extends to the side. The tension between the main roof height and side bay roofs continues the interplay between horizontal and vertical elements.

A rectangular, flat-roofed, utilitarian, two-story penthouse on the roof is punctuated by a single, central porthole vent (29, 30), set back from the parapet, on the north side. At the louver, there are light, horizontally scored bands, which define the perimeter of the penthouse and carry through the porthole in the form of louvers. A similar frieze of bas-relief circles surrounds the roof and a slim, flat, roof band is topped by a stepped-in, low parapet.

When built, a four and one-half inch separation was made between the 810 South Flower Street building and this building, disguised by a flexible, continuous metal joint. Although the building is not period revival style, like the 1925, 810 South Flower Street building, the floor height and column alignments were coordinated with the earlier building on the north side. This allowed floors to line up on the inside and thus, passage between buildings was possible.

The ground floor was previously altered by removal of the large area of original storefront. The storefront, signband, and sign were reconstructed in 2004 (O).

Restrooms along the front (west) interior of the basement level featured rectangular-shaped tile walls, wall-hung sinks, and small, square tile floors (32). The remainder of the basement level was a large, open plan, divided by a faux-wood laminated counter at the front (33), with small partitioned offices in the rear, on either side of a central open space (34). Various small office configurations comprised the 1st through 3rd and 5th floors. Partial original corridors along the north wall of the 3rd through 5th floors featured simple, incised, flat reglet detailing at chair rail height and radiused walls (35). A women's locker room and restroom was located on the 2nd floor, with period lockers and linoleum flooring in the locker room area (36), tiled walls and wall-hung sinks in the restroom area. The 4th floor, formerly used as a cafeteria, was an open plan, divided in thirds by two rows of square, plaster-finished columns (37), with a stepped ceiling. A commercial kitchen, with brushed stainless steel walls, cabinets and appliances, was located at the rear (38).

Alterations
Alterations to the 820 South Flower Street building include modification of the ground floor by demolition of the large expanse of storefront and curved glass at the central entrance, and the addition of a new solid, utilitarian door at the north bay (date unknown, photograph 27). On the 4th floor, the large cafeteria and kitchen were added, sometime after the 1950s. Rectangular, rooftop skylights were covered (date unknown). In 1973, existing non-bearing walls were demolished and the new partitions, ceiling and doors were added. The large auditorium in the basement was infilled with a false floor, circa 1970s. Open gaps between floors (immediately behind central front windows) were also infilled (date unknown). In 1984, numerous workstations were added on the ground floor. Despite these interior alterations and loss of the storefront, the 820 building still retains its essential form and integrity of design, workmanship, material, location, setting, feeling and association.

As part of the certified rehabilitation, the character-defining, front-facing steel sash windows (demonstrated in a window-by-window survey to be deteriorated beyond repair) were replaced in-kind. The distinguished, curved storefront, entrance, sign, sign band and awning box were reconstructed in 2004, based on original plans and photographs (O). Like the 810 South Flower Street building, the lightwell was lowered, by one floor, and on the new interior elevations compatible windows were built to serve newly constructed apartment units (R, S). Also on the lightwell, the existing deteriorated windows were replaced with compatible, larger, contemporary windows to conform to local code. The lightwell alteration is not visible from any public rights-of way. Rear-facing windows on the east elevation were replaced with compatible new windows; many were enlarged to comply with local code. On the interior, one early upper floor corridor was retained, and most office walls were reconfigured to accommodate new apartment use (Q). New bathrooms and kitchens were built in each unit (R, S).

830 South Flower Street
In 1952, local architects, Lunden, Hayward & O'Connor designed the second of three major additions to the headquarters complex. This six story-high, ten bay-wide building is located immediately south of, and adjacent to, the 820 South Flower Street building (39). The two-part vertical block building was executed in Utilitarian Postwar Modern style. Above the ground floor, the smooth, painted concrete surface has lightly scored grid lines, which relate closely to the plain, symmetrical fenestration. The building has a flat roof and low, straight parapet. Evenly spaced, square, casement-type windows on the upper floors punctuate the somewhat austere façade. A low bulkhead of polished red granite delineates the street level (40). Set atop the bulkhead, blue-green terra cotta cladding is capped by opaque, fixed, horizontal clerestory windows set in aluminum frames. Directly above the clerestory level, a continuous, deep canopy with an aluminum fascia runs nearly the entire length of the façade. Original square downlights set in the canopy illuminate the sidewalk. The severe 1st floor composition has utilitarian recessed entrances at either end (north

and south, 43). The terra cotta base terminates in a simple beltcourse and scored concrete wraps around the window-less south elevation (41, 42). Few major modifications have been made to the South Flower Street façade.

A grouping of three elevators on the north side of the building, with simple painted metal doors and frames, provides interior access from the 1st through 6th floors (44). Brushed stainless steel, half-sphere ashtrays are located between the left and center, or center and right elevators, varying by floor. A utilitarian scissor stair, with painted metal rails and cement treads, provides additional access between floors (45). The 1st and 2nd floors have corridors of large, fixed light windows with simple wood mullions, flanked by numerous small offices (46, 47, circa 1977). Upper floors are large, open plans, with regular-spaced square, plaster-finished columns (48).

Alterations

Alterations to the 830 South Flower Street building include numerous interior modifications made over time. Despite these alterations, the 830 South Flower Street building still retains integrity of design, workmanship, material, location, setting, feeling and association. Although a few original corridors (or portions thereof) remain, these corridors have been remodeled numerous times and do not retain original building fabric, recognizable from the established period of significance (1925-1952).[10] According to the original plans,[11] as built, typical corridors were utilitarian in character, with vinyl-asbestos tile floors; "resilient" rubber base; "Celotex" finished walls; metal door frames; "Kalamein" hollow-core doors and suspended ceilings.

A certified rehabilitation is planned, wherein the basement and upper floors will be converted to interior parking (basement) and apartment use (front bays) and interior parking (basement and mezzanine through 6th floor). The ground level will be converted to retail use, and new, glazed storefront (based on the original elevations) will be reconstructed.

Certified Rehabilitation

The 800, 810 and 820 South Flower Street buildings are currently being converted from office to residential use.[12] While remaining elevator lobbies (810 South Flower Street building) and most corridors have been retained, demising walls between offices were reconfigured to accommodate residential use. As part of this work, the buildings have undergone seismic retrofits and exterior elevations have been cleaned.

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[10] The scattered, remaining upper floor corridors do not form a comprehensive framework, as was typical in more formal and uniform, double-loaded corridors in earlier office buildings dating from the late 19th century through the first half of the 20th century. Review of the original plans shows a variety of corridors and office configurations, with no established pattern.

[11] Lunden, Hayward & O'Connor, "Southern California Gas Co." (original plans) Sheets 1-20, 4 December, 1951.

[12] Rehabilitation of the 830 South Flower Street building will be part of a later project.

Non-Contributing Building

800 South Flower Street

The last addition to the Gas Company complex, 800 South Flower Street, was completed in 1959 (49, 50).[13] Albert C. Martin and Associates were the architects, with Lindgren & Swinerton, general contractors. This Corporate International style "ultra-modern"[14] building is 13 stories in height and six bays wide on West 8th Street. Corporate International style characteristics include its definition of "volume rather than mass, ordering elements by regularity rather than axial symmetry, avoidance of applied decoration, …flat walls and roofs… [and use of] concrete, steel [aluminum] and glass."[15]

Although the other Gas Company complex buildings have public entrances only on South Flower Street, this building has its offset principal entrance at its main elevation, on West 8th Street.

The building is a rectangular block in volume, set atop slender, rectangular, off-white terra cotta-clad piers. At the east and west ends, the piers extend to the roof. The base of the building is predominantly units of single storefront windows, interrupted by wide piers, topped, on the north façade and east elevation, by equal-sized, set-in, deep horizontal canopies. The cantilevered canopies feature blue enamel fascia, framed in continuous, horizontal aluminum strips. Above the canopies there are set-in, continuous segments of square "fluted,"[16] corrugated porcelain bands. Along the West 8th Street façade, the second bay from the east features a simple entrance with two sets of paired storefront doors, and a single, stepped out storefront door. The two eastern bays have low, granite bulkhead.

Above the ground level on the West 8th Street façade, a continuous curtain wall is expressed in aluminum framed, medium blue, porcelain enamel panels with large, fixed, rectangular tinted windows. The windows are horizontally bisected by thin aluminum glazing bars, each with a large light above and a smaller light below. A light blue, enamel spandrel panel is located at the floor line above each window. As built, each bay alternated between three blue enamel panels and a single, central panel, flanked by two windows. All features are stacked vertically, which creates balance among the horizontal and vertical design elements. The curtain wall composition is entirely framed in off-white terra cotta, with medium blue corrugated, enamel sheet metal on the top and west sides. The north, east and west walls continue above the roof to form low parapet walls.

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[13] Although the building was not completed until 1959, the building on the property, First English Lutheran Church, was demolished in 1937 (Building Permit #3186, 1 February, 1937).

[14] *Southwest Builder and Contractor*, 27 June 1958, 70.

[15] Ward Bucher, AIA (ed.) *Dictionary of Building Preservation* (New York: Preservation Press, 1996) 249.

[16] Albert C. Martin and Associates, "New Office Building for Southern Counties Gas Company," 25 March 1958, 13.

The South Flower Street and east-facing rear elevation walls are clad in a continuous field of white, exposed aggregate ("mo-sai") panels,[17] from the 2nd floor to the roof. These thick walls appear to be suspended, apart from the main portion of the building. The exposed aggregate panels project from the main portion of the building and on the north side, the panels extend a few feet beyond their attachment (which enhances the cantilevered or "floating" appearance). Recessed, flat, dark blue enamel panels, bridge a carefully designed, continuous inset wall between the aggregate panels and the 820 South Flower Street building, from the sidewalk to the roof. The two-bay wide, South Flower Street elevation has a double door storefront entrance and vestibule in the southern bay.

On the flat roof, a painted, corrugated screen, discretely set back from the parapet, screens air-handling equipment. This screen originally served as armature for the distinctive, neon "Gas Company" channel sign letters (since removed, circa 1991, photograph 6). The building exterior is in intact with only the company's trademark stylized "blue flame" logo signs removed from the rooftop and South Flower Street elevation. The ground floor was enclosed in 1997 by a painted wood, construction-type fence, which obscures the storefront and entrances. The construction fence was removed in 2004, and simple, compatible outdoor dining facilities, enclosed by simple metal railings were constructed.

The 1st floor main lobby is at the West 8th Street entrance. Two adjacent pairs of large, single light, storefront doors form the entrance, with single-light transoms above each pair. The lobby features terrazzo floor with matching base, and is dominated by a black granite-finished wall, laid up smooth faced and stacked. The 1st floor lobby includes the original, brushed stainless steel mail collection box and metal-framed directory, typical of the period. Three elevators are at the rear of the elevator lobby, with simple, brushed stainless steel doors and frames, alternating with two stylized, metal, wall-hung ashtrays. Off of the main lobby to the west were two large training rooms, separated by a large, fixed window. The northern room featured a speakers' dais with a simple, open, wood veneer railing and three small testing booths, clad in dark wood veneer paneling. The southern room was open, and includes several dark wood veneer cabinets along two walls. There was a large public space accessed at the South Flower Street entrance, with carpet and vinyl baseboards. The rear of the room was partitioned by a wood veneer counter with small, black plastic privacy screens. The rear wall was clad in dark wood veneer paneling. The simple elevator lobbies on the mezzanine through 12th floors feature brushed stainless steel doors, frames, and ashtrays identical to the main lobby, and were separated from central office space by metal storefronts with single operable

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[17] Benjamin Forgey "Concrete Proof of One Man's Legacy to Washington" *Washington Post* 31 March, 200: C-1.

"Mo-sai" is decorative concrete aggregate, made popular by John Joseph Earley (1881-1945), a Washington, D.C.-based artisan, designer and builder. Mo-sai achieves different appearances according to the size of the exposed stones used and by the color of both the stones and the cement. Meridian Hill Park, in Washington, D.C., is one of the finest examples of its use.

storefront doors. The office space featured wide, central corridors, with partitioned offices on either side. The corridors were finished with carpeting and vinyl baseboards. The now-reused office doors are walnut veneer with matching solid transoms and simple, painted metal surrounds. Two identical, utilitarian, interior scissor stairwells provide additional access from the basement through 12th floors.

Alterations

Alterations to the 800 South Flower Street building consist mostly of interior remodels, such as alterations and the addition of a conference room to the 9th floor in 1963. In 1969, a portion of the ground floor, exterior walls was remodeled, and new showcases were added. Additional openings were cut between the 800 and 810 South Flower Street buildings on the 2nd, 3rd, 5th, 6th and 7th floors in 1972, and 4th floor partitions were reconfigured in the same year. In 1973, existing non-bearing walls were demolished and new partitions, ceiling, and doors added. The building underwent several interior alterations in 1978: a new ceiling and non-bearing partitions were added to the ground floor, the 9th and 10th floors were remodeled, and the entire building was updated for fire safety. Temporary wood and steel barricades were erected to protect the exterior of the ground floor of the building in 1997 (removed 2003). The original display windows were partially reconstructed, and new compatible, set-in windows were built. On upper floors, enameled central panels between existing windows were removed and stored on site. Simple, compatible, operable new windows were "inserted" into the existing window pattern to comply with local code. The resulting fenestration is still recognizable as the original building design, while accommodating the compatible new use (T).

On upper floors, basic shapes of the original elevator lobbies were retained, to the greatest extent feasible. New corridors were built, and apartments, with new bathrooms and kitchens were constructed. Special care was taken to retain the original ceiling soffits immediately next to the windows on the upper floors.

8. Narrative Statement of Significance

The 810, 820 and 830 South Flower Street buildings appear eligible for listing in the National Register under criterion A as headquarters of a private utility which was integral to the development of the Los Angeles region. Together, the privately-owned Southern California Gas Company and the municipal Department of Water and Power were part of the infrastructure that helped make possible Los Angeles' exponential growth over the last hundred years. The 810 and 820 South Flower Street buildings also appear eligible under criterion C as particularly fine examples of two distinct architectural styles designed by master local architects: Renaissance Revival (810 South Flower Street, Parkinson & Parkinson), and Streamline Moderne (820 South Flower Street, Robert V. Derrah). The period of significance under criterion A is 1925-1954 with important dates under criterion C of 1925 and 1941. While the Gas Company occupied the complex until 1991, the end of the period of significance under Criterion A corresponds to the arbitrary 50-year threshold for National Register eligibility.

The 830 South Flower Street building does not appear eligible for listing under criterion C, as it is an undistinguished work of architecture by competent local architects. The 800 South Flower Street building is not included as a contributor, as it has not yet attained 50-years of age nor is it an "*integral* part... of [a potential] district... eligible for listing in the National Register" (emphasis added).[18]. Although it is a good example of a Corporate International style "ultra-modern" building, it does not appear to meet the definition of exceptional importance to qualify under criteria consideration G. Once the 800 South Flower Street building meets the 50-year age threshold (in 2009), it should be considered a contributor.

The Southern California Gas Company complex (800, 810, 820 and 830 South Flower Street) does not appear eligible under criteria B or D.

While there are minimal losses of integrity to the exterior, principally of design, materials and workmanship to the ground level storefronts of the 820 South Flower Street building, the exterior of the Southern California Gas Company complex maintains a remarkably high degree of integrity. Interior features of each building have been understandably altered over time to accommodate changes in fashion and functional use.

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[18] Marcella Sherfy, W. Ray Luce, U.S. Department of the Interior, National Park Service, National Register, History and Education "Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Last 50 Years" revised 1990, 1996 and 1998 (originally published 1979), np.

Among the Gas Company's many achievements during the established period of significance of 1925-1952:

- 1925 to 1928- Long distance transmission lines are built connecting rich Ventura oil fields' natural gas with the large Los Angeles metropolitan market.
- 1927- Southern California Gas Company is reorganized as a large holding company.
- 1928 to 1932- Kettleman Hills natural gas reserve is discovered, a pipeline is built, connecting the source to Long Beach (Figure 10).
- 1929- San Francisco-based corporation, Pacific Lighting acquires Southern California Gas Company (Figure 12).[19]
- Depression- Gas as a utility is aggressively promoted ("Modernize with Gas," and "Gas is the Modern Fuel") despite lagging economy, and sales of gas appliances increase by more than 50 percent.[20]
- 1941- Hundreds of employees are drafted into military service.
- 1942- It is discovered that synthetic rubber (butadiene)[21] can be manufactured at local Aliso Street plant, to assist with the war effort. Because Japan controls other rubber-producing regions, a non-profit manufacturing plant is established.[22]
- 1947- "Biggest Inch" pipeline is completed, bringing gas supplies from New Mexico and Texas to southern California.

A certified rehabilitation is currently underway, converting the upper floors of the 810 and 820 South Flower Street buildings from office use to loft-type apartments.[23] The 830 South Flower Street building is currently vacant and will be converted from office use to ground floor retail and apartments (2^{nd}-5^{th} floors) with interior parking (basement, 2^{nd}-5^{th} floors) in the future.

Context Statement

From the mid-nineteenth century to present day, Southern California Gas Company (also known as the Gas Company) has been the predominant supplier of natural gas to the Los Angeles region. In January 1925, then Los Angeles Gas and Electric Corporation moved to their new headquarters building at 810 South Flower Street, between 8th and 9th streets. This was the first in what would eventually become the complex of four interconnected buildings. Building addresses, in order of

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[19] Douglas R. Littlefield and Tanis C. Thorne, *The Spirit of Enterprise: The History of Pacific Enterprises from 1886 to 1989* (Los Angeles: Pacific Enterprises, 1990) 80.

[20] Littlefield and Thorne, 89 and 90.

[21] **bu·ta·di·ene** *n.* A colorless, highly flammable hydrocarbon, C_4H_6, obtained from petroleum and used in the manufacture of synthetic rubber.
Dictionary.com < http://dictionary.reference.com/search?q=butadiene&r=67>.

[22] Littlefield and Thorne, 125 and 126.

[23] The 800 South Flower Street building is also being converted from office to residential use, but is not part of the tax act project, because it does not yet appear eligible for listing in the National Register.

construction, are: 810 South Flower Street, designed by Parkinson & Parkinson and constructed in 1925; 820 South Flower Street, designed by Robert V. Derrah and constructed in 1941 (Figure 8); 830 South Flower Street, designed by Lunden, Hayward & O'Connor and constructed in 1952 (Figure 9); and 800 South Flower Street (also known as 720 West 7th Street), designed by Albert C. Martin and Associates and constructed in 1959 (Figure 7). By the early post-World-War II period, these buildings housed all Southern California Gas Company-related entities. The Gas Company occupied the headquarters complex for more than 65 years in total, relocating to a new, nearby building in downtown Los Angeles in early 1991.[24]

From 1781-1860, Los Angeles was a pueblo on the edge of the frontier, inhabited by Spaniards, Californios, and Native Americans. Beginning in the mid-1860s, the migration of large numbers of people from the Midwest resulted in a significant shift in the area's economic base from agricultural to commercial. The influx of population, which continued into the 20th century, also resulted in what has been called the "poly-nucleation"[25] of Los Angeles. Midwestern village-type settlements were re-created in the West, and with these new communities came the opportunity for commerce to thrive, particularly in the utility service industry. As Los Angeles began to grow and redefine itself, the abundance of natural gas, coupled with the aggressive politics and marketing of gas and electric utility businesses, advanced the expansion of the city and surrounding area. Without this unique set of circumstances, it is unlikely that Los Angeles would have gone from a small town with potential to a thriving, gridded, extended metropolis within such an extraordinarily short period of time (Figure 11).

In 1867, the newly incorporated Los Angeles Gas Company became the "first firm to provide gas service in southern California." By the late 19th century, the "Boom of the 'Eighties" and the advent of railroads brought immense growth to Los Angeles. This boom period saw an ever-increasing need for utility service as population and building activity in the community multiplied. Numerous small producers and distributors formed in response to demand, fostering fierce competition between utility businesses. Some of these smaller companies pursued business in the emergent towns and cities around Los Angeles. This was a turning point for gas suppliers and developers in southern California: use of natural gas was no longer restricted to the downtown Los Angeles area. Communities as far north as Santa Barbara, south to Laguna Beach, and east to Artesia reaped the benefits of the availability of gas, as did diverse cities such as Burbank, Compton, and Downey (Figure 10). In some cases – specifically in the speculative beach communities of the South Bay of Redondo and Manhattan – natural gas mains were laid out prior to development, unknowingly setting a precedent for the physical appearance of future development in the region.

[24] The Gas Company Towers, 555 West Fifth Street, completed in 1991.

[25] This refers to the 1945 Harris and Ullman Multiple Nuclei Model, which asserts that suburban nodes become business centers around which land use patterns emerge.

The over-abundance of competitors eventually led to mergers and consolidations to generate profit. San Francisco-based Pacific Lighting Company purchased majority shares in Los Angeles Gas Company in 1889, and concurrently purchased its two major regional rivals, Lowe Gas and Electric Company and Consumers' Gas, Light, Heat and Power Company. These three consolidated business became Los Angeles Lighting. By 1904, in an effort to survive competition with electric utilities "by becoming companies known in the industry as 'Roman Riders' - firms that embraced both gas and electric utilities," parent Pacific Lighting Company merged its gas and electric utilities, and Los Angeles Lighting became known as Los Angeles Gas and Electric Corporation (Figure 12).[26]

The marketing of natural gas to southern California brought with it ideas for innovative uses. Not only was gas used for cooking, it could also be used to heat plumbed water and building interiors, as well as powering air conditioners.[27] The only drawback to the use of natural gas came from the suppliers' perspective. Natural gas, because of its greater heating ability, translated into increased surplus supply and thus resulted in smaller profit margins. This did not, however, discourage the suppliers. A massive campaign was launched to secure commercial and industrial clients, and oil refineries, laundries, and electric utilities that previously used steam-run generators soon became gas consumers. The result was the domination of the gas utility industry along three major fronts in Southern California: domestic, commercial, and industrial service. It was during this period from the late 1920s to the early 1930s that Addison Day (1874-1939), then president of Los Angeles Gas and Electric, proclaimed, "in this territory, natural gas is a domestic necessity, an industrial advantage, and a community asset."[28] To this day, most homes in the greater Los Angeles area rely on natural gas for cooking, heating and laundry drying, attesting to the success of the utility's aggressive marketing campaign.

Los Angeles Gas and Electric Corporation moved into its new Romanesque Revival style headquarters building at 810 South Flower Street in early 1925. The Romanesque Revival style building made a statement in its design which suggested a longstanding tradition, intimating that the utility company was a stable and important member of the community. Pacific Lighting Company again added to its local utility holdings with acquisition of Southern Counties Gas Company in 1925 and Southern California Gas Company in 1929, though the three entities continued to operate independently. This acquisition made Pacific Lighting Company's gas system the largest in the United States, serving an increasing population of more than two million. From 1906 until the mid-1930s, advocates of municipal utility ownership battled Pacific Lighting Company. These conflicts ended in 1937, when Pacific Lighting Company was forced to sell electric properties of Los Angeles Gas and Electric Corporation to the City of Los Angeles. Following the sale, the parent company

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[27] According to Douglas R. Littlefield and Tanis C. Thorne, part of the rationale for natural gas-powered air conditioning systems was to "increase gas use during summer months" (161).

[28] Littlefield and Thorne 86.

consolidated Los Angeles Gas and Electric Corporation's gas system with Southern California Gas Company. The merged entity, which took the Southern California Gas Company name, operated from the 810 South Flower Street building.

Pacific Lighting Company tried to further integrate Southern California Gas Company and Southern Counties Gas Company in 1941. The consolidation was denied by regulators on the basis that retaining two separate companies "would promote healthy competition." At the same time, the "steady growth of the company accelerated by the general business expansion in southern California" led to the need for an addition to the headquarters facility. The new Streamline Moderne style building was constructed at 820 South Flower Street in late 1941, and is a fine example of pre-war Streamline Moderne style. Soon after, exponential postwar growth throughout the region resulted in further business expansion, and the new, less noteworthy, Utilitarian Postwar Modern style building was erected at 830 South Flower Street in 1952. This was followed, in 1959, by the Corporate International style building at 800 South Flower Street. In 1970, regulators approved consolidation of Southern California Gas Company and Southern Counties Gas Company, and the merged company was known thereafter as Southern California Gas Company. To this day, Southern California Gas Company is "the nation's largest distributor of natural gas," serving a population of more than 12 million, over a 20,000-square mile area. Standing as a monument to modernization in the early years of the 20th century, the Southern California Gas Company has been a dynamic and enlightened force in the historical development of Los Angeles to which its elegant headquarters complex bears graced testimony.[29]

Architects

Parkinson & Parkinson – 810 South Flower Street (1925)
Father and son designers, John D. Parkinson (1861-1935) and Donald B. Parkinson (1895-1945), were among the most important architects practicing in Los Angeles during the early twentieth century. In 1896, John Parkinson designed the city's first Class "A," fireproof, steel-frame building, the Homer Laughlin building.[30] His design for the 14-story Braly Block/Continental Building (1904)[31] was the first "skyscraper" built in Los Angeles. It held the distinction of being the tallest building in downtown until completion of Los Angeles City Hall (with John C. Austin and A.C. Martin) in 1928.[32] He was in partnership with Edwin Bergstrom from 1905 to 1915. In "The City That John Built," John Parkinson's exceptional design talent is described "A Parkinson building is substantial, and what elevated him from being a mere copier was his remarkable ability adapt a style

[29] Tanis Thorne (author of *The Spirit of Enterprise: The History of Pacific Enterprises from 1886-1989)*, e-mail to Francesca Smith, 10 February, 2003.

[30] Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Press, 1981) 218.

[31] Marvin Brown, Robert Chattel, Dan Hoye and Richard Rowe, *Palaces of Finance: A Walking Tour of Spring Street* (Los Angeles: Los Angeles Conservancy, 1983) 3.

[32] William Scott Field, *Parkinson Centennial: 100 Years of the Parkinson Firm in Los Angeles* (Los Angeles: Los Angeles Conservancy, 1994) 1.

to a new function and in so doing create something that was uniquely American." [33] The 810 South Flower Street building is an explicit illustration of his extraordinary ability to impart an immediate sense of tradition and stability in the design for a new building in a newly developing region.

Donald Parkinson joined his father in practice in 1920, and the resulting firm, John and Donald B. Parkinson, Architects, is credited with having "designed many of Los Angeles' finest buildings, which became some of the city's most enduring landmarks."[34] Among their best-known works: the original campus of the University of Southern California (1919-39), Los Angeles Memorial Coliseum (1923 and 1931), Los Angeles City Hall (1928, with Albert C. Martin and John C. Austin), Bullocks Wilshire (1929) and Union Station (1939). With other Parkinson projects, these buildings helped to define the distinctive urban landscape of Los Angeles and southern California. Identified as "Los Angeles Gas and Electric Building," the 810 South Flower Street building is cited in *Biographical Dictionary of American Architects (Deceased)* as being among John D. Parkinson's "most important works" in his practice with his son.[35] The building also is listed in the city Municipal Reference Library,[36] City Officials file in an inventory of the senior Parkinson's most prominent buildings.

Robert V. Derrah – 820 South Flower Street (1941)

Robert V. Derrah's (1895-1946) body of work as an architect was prolific; throughout his career, he designed more than 190 projects, most of which were built.[37] Originally from Utah, Derrah studied architecture at the Massachusetts Institute of Technology (MIT)[38] and Harvard,[39] and came to California in 1923. He is known principally for three commercial projects, all executed in variations of the Streamline Moderne style: the 820 South Flower Street building, the Coca-Cola Bottling Plant (1936) and Crossroads of the World (also 1936).[40]

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[33] Linda Arntzenius "The City That John Built" *USC Trojan Family*, Autumn 1994, 28.

[34] Elsie and Henry F. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age Publications, 1956) 457.

[35] It should be noted that most of the other buildings in the roster are listed in or have been found eligible for listing in the National Register (either separately or as contributors to districts). In the Los Angeles area, they include: Title Insurance Building, Title Guarantee Building, Banks-Huntley Building, Los Angeles Memorial Coliseum and The Broadway Department Store in Hollywood.

[36] Clare Wallace, Works Progress Administration Project (form 145) "Municipal Reference Library, City Officials- Parkinson, John" 15 March 1938, 7.

[37] Telephone conversation with Kurt Helfrich, Curator of Architecture & Design Collection, University Art Museum, University of California, Santa Barbara by Francesca Smith, 5 February 2002.

Among the many buildings Derrah designed, he was responsible for the Brown Derby Restaurant (1934) and residence for Charlie Chaplin (1937, additions 1941).

[38] "Robert V. Derrah Is Architect With Unusual Talents" *Beverly Hills Bulletin* 20 May 1937, np.

[39] Prominent Architect Robert V. Derrah Passes" *Los Angeles Times* 10 October 1946, np.

[40] Crossroads of the World was executed in a variety of styles, but the main tower is an exuberant example of Streamline Moderne.

Streamline Moderne is an increasingly rare architectural style in the Los Angeles region. It enjoyed a relatively short period of popularity, during a time when few major buildings were being constructed. According to David Gebhard, the idiosyncratic style "borrowed its imagery from transportation machines." He further illustrated its intent: "[t]he purpose of streamline in architecture and design was not to produce more efficient moving objects, but to symbolize the movement and, above all, conjure up visions of the future."[41] In a twist on earlier application of period revival styles to connote security and power (as in the 810 South Flower Street building's use of Romanesque Revival), Streamline Moderne expressed power by exaggerated use of vertical themes, "sweeping the eye upward in awe,"[42] coupled with careful use of glazing and illumination. The 820 South Flower Street building uses a vertical spine of continuous glazing, with shorter, continuous, horizontal ribbon windows interposing the illuminated theme. Thus using new materials and themes, Derrah was able to express a modern and imposing image of what he imagined might be the future.

The 820 South Flower Street building is notably described in the last two editions of Gebhard and Winter's highly regarded architectural guides to Los Angeles: "Forget the ground floor of the building. It has been hopelessly remodeled. But the five floors above indicate how well [the architect]...could work with the Streamline Moderne. The slightly recessed center is of glass, and the two concrete side sections curve into the center."[43] In that reference, Derrah's other two most remarkable Streamline Moderne projects (Coca-Cola Bottling Plant and Crossroads of the World) are mentioned as well.

Robert V. Derrah also designed commercial buildings for Acme Brewery, Mission Dry and Dr. Pepper,[44] and a number of single-family residences.[45] At the time of his death, he was president of the Southern California Chapter of the American Institute of Architects.[46] The *Los Angeles Times* described Derrah "...as an architect on some of Los Angeles' larger buildings, including the Southern California Gas Co.'s structure..."[47] The 820 South Flower Street building is among his best-known works, listed in his obituary with the Coca-Cola Bottling Plant and Crossroads of the World. The *Biographical Dictionary of American Architects (Deceased)* describes the 820 South Flower Street building in a roundabout way as "[a]mong his various works in the city most

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[41] David Gebhard, "Streamline Moderne" (Los Angeles Conservancy pamphlet accompanying public tour) 1984, np.

[42] Gleye 125.

[43] David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide* (Salt Lake City: Gibbs-Smith, 1994) 297.

David Gebhard and Robert Winter, *An Architectural Guide to Los Angeles* (Salt Lake City: Gibbs-Smith, 2003) 243.

[44] "Robert V. Derrah Dies" *Southwest Builder & Contractor* 18 October 1946, 5.

[45] Withey and Withey 170.

[46] Withey and Withey 170.

[47] "Prominent Architect Robert V. Derrah Passes," *Los Angeles Times* 10 October 1946: 6.

important." Derrah is best known for three Streamline Moderne style buildings, of which this is one, and is justifiably regarded as a master practitioner of the style.

Lunden, Hayward & O'Connor – 830 South Flower Street (1952)
Samuel E. Lunden, Roger Hayward, and Ben H. O'Connor were partners in the firm from 1949 to 1957. Samuel Lunden (1897-1995) was an important Los Angeles architect whose 70-year career began flourishing in the 1920s. His 1929 Pacific Coast Stock Exchange building at 618 South Spring Street (with consulting architects Parkinson & Parkinson) was a "monumental...fortress"[48] of financial power. Lunden's interiors and furnishings for the Edward L. Doheny, Jr. Memorial Library (1932) on the campus of the University of Southern California (USC,[49] with Boston-based Cram & Ferguson[50]) is "certainly the most luxuriant of the northern Italian Romanesque buildings on the USC campus."[51] More than 30 years later, Lunden designed the library's 1967 addition.[52] Among Lunden's other works were the 1928 wing of the Biltmore Hotel, interiors of the Church of St. Vincent de Paul (1929), the City of Los Angeles Health Administration Building (now known as City Hall South, 1954) and numerous schools.[53] Lunden was a fellow of the American Institute of Architects and served as national president in 1965. The 830 South Flower Street building was not his finest design work, and the building does not appear eligible as a contributor under criterion C for its architecture.

Lunden's partner, Roger Hayward (1899-1979) was an architect, fine artist, author, illustrator and noted art lecturer.[54] Like Lunden, he was a graduate of the MIT architecture program and came to Los Angeles in the late 1920s from Cram & Ferguson, with Lunden, to design the mosaics, medallions, and many of the murals decorating the Doheny Library.[55] Hayward received a 1933 Honor Award of the American Institute of Architects, Los Angeles Chapter, for the mosaic

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[48] Gebhard and Winter *Los Angeles: An Architectural Guide* 233.

[49] His other work at USC included: the Hancock Foundation Building (1940), the Elizabeth von Kleinsmid International Women's Residence Halls (1951), and alterations to Bovard Auditorium (1979).

[50] Lunden was a draftsman for the noted firm Cram & Ferguson, (Ralph Adams Cram, 1863-1942 and W.W. Ferguson, 1864-1937), in Boston, after graduating from MIT. Cram is said to have detested traveling, and sent young Lunden back to his native southern California as his representative on the library project. Lunden was associated with Cram & Ferguson from 1921-1927, and was elected a Fellow of the AIA in 1945.

[51] Gebhard and Winter 261.

[52] John F. Gane, A.I.A., ed., *American Architects Directory, 3rd Edition 1970* (New York: R.R. Bowker Company, 1970) 563.

[53] Other notable projects included the Las Palmas School for Girls (now Dorothy Kirby Center, 1959), Temple Israel (1948) in Hollywood, and Hospital of the Good Samaritan. Other school projects included: Cal State Fullerton- University Center, buildings at Chadwick School (Palos Verdes), El Segundo Elementary (El Segundo), Redondo High School (Redondo Beach), 96th Street School, Pier Avenue School (Hermosa Beach) and various buildings at Van Nuys High School.

[54] George S. Koyl, F.A.I.A., ed., *American Architects Directory* (New York: R.R. Bowker Company, 1955) 237.

[55] University of Southern California, Doheny Memorial Library, *Getting to Know Doheny Memorial Library Circa 1932* (Los Angeles: USC, 1996) 1.

"Constellations of the Zodiac" at Doheny Library.[56] For Griffith Observatory, he sculpted a 38-foot-diameter model of a section of the moon in the 1930s.[57] Hayward joined Lunden and O'Connor as a partner from 1949 until 1957. As an illustrator, Hayward collaborated with two-time Nobel laureate, Linus Pauling on *The Architecture of Molecules* (published in 1964). While pursuing his architecture career, Hayward also was active in fine arts, painting landscapes, figures, abstraction, and architectural subjects.

Originally from Texas, Ben H. O'Connor (1901-1966) came to Los Angeles to study architecture at the University of Southern California, graduating in 1924.[58] He started working for Lunden in 1947 as an architect, becoming a partner in the firm with Roger Hayward in 1949. With Lunden, he was responsible for designing the Women's Residence Hall at USC in 1950 and worked on major projects of the firm, including the 830 South Flower Street building.

Albert C. Martin and Associates – 800 South Flower Street (1959)

Like Parkinson & Parkinson, Albert C. Martin (1880-1960) contributed substantially to the built environment of downtown Los Angeles. As "the first architect-engineer to practice in Los Angeles, Mr. Martin established a reputation as a pioneer in new construction techniques."[59] In 1907, he introduced the Lund-Martin system of reinforced concrete construction that was used to build an 80-foot wide dome for the First Church of Christ Scientist, "at that time the largest thin-shell dome in the world."[60] Following the devastating 1933 Long Beach earthquake, Los Angeles city officials retained Martin to help devise new seismic building codes for reinforcing brick masonry. He also played a strategic part in developing new uses for structural steel.[61] Albert C. Martin and Associates' most notable buildings include St. Vincent's Catholic Church (1923), Los Angeles City

[56] USC Doheny Memorial Library 1.

[57] Christopher Hansen, Melanie Wang and Anthony Cook, "A History of Griffith Observatory" (unpublished, n.d.) np.

[58] Koyle 410.

[59] "Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor* 22 April 1960: 30.

[60] *Southwest Builder and Contractor* 22 April 1960: 30.

[61] *Southwest Builder and Contractor* 22 April 1960: 30.

Hall (1928, with Parkinson & Parkinson and John C. Austin), May Company Wilshire Department Store (1936), and the posthumously completed Los Angeles Department of Water and Power headquarters (1965), and ARCO Towers (1973).

During his lifetime, Martin's firm was honored on four occasions by the American Institute of Architects for outstanding accomplishment in planning and design. Upon Albert C. Martin's death in April 1960,[62] the 800 South Flower Street building held the distinction of being the last important building he designed and saw to completion.[63] Although the 800 South Flower Street building is not the first glass curtain-wall office building in downtown Los Angeles, it is nonetheless a fine example of Corporate International style, ultra-modern design, and is noteworthy for its use of mosai panels.

[62] *Southwest Builder and Contractor* 22 April 1960: 30.

[63] Christopher Martin, grandson of Albert C. Martin and Senior Partner, A.C. Martin Partners, telephone conversation with Peter Moruzzi, 11 February 2002.

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"Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor* 22 April 1960: 30.

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Derrah, Robert V. "Southern California Gas Co. Builds Addition to Office Building,"*Architectural Concrete* 1945: 21.

"They've Moved in at 820 South Flower Street," *Gas News* September 1941.

"Ground Broken for New Gas Co. Headquarters." *Southwest Builder and Contractor* 27 June 1958: 70.

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Forgey, Benjamin. "Concrete Proof of One Man's Legacy to Washington." *Washington Post* 31 March, 2000: C-1

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<http://artscenter.usc.edu/afa/archives/lunden_archives.html>

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Clare Wallace, Works Progress Administration Project (form 145) "Municipal Reference Library, City Officials- Parkinson, John" 15 March 1938, 7.

10. Geographical Data

Verbal Boundary Description

The proposed National Register property boundaries encompass the block bounded by West 8th Street to the north, West 9th Street to the south, Pembrook Lane to the east, and South Flower Street to the west.

Assessors Parcel Numbers: 5144-0200-36 (810, 820, 830)
5144-0200-37 (800)

Boundary Justification

Boundaries are those historically associated with the Southern California Gas Company Headquarters.

Photographs

Contemporary photographs (2002 and 2004) were taken by Christy Lombardo and are noted as "CA." Negatives are located as follows:

Chattel Architecture, Planning & Preservation, Inc.
13322 ½ Valleyheart Drive South
Sherman Oaks, CA 91423-3287
(818) 788-7954

1. Exterior west elevations, 800 S. Flower St. (left), 810 S. Flower St. (center), 820 S. Flower St. (right), 830 S. Flower St. (far right), view southeast (2002)
2. Exterior west elevations, 800 S. Flower St. (far left), 810 S. Flower St. (left), 820 S. Flower St. (center left), 830 S. Flower St. (center), view northeast (2002)
3. Exterior east elevations, 830 S. Flower St. (far left), 820 S. Flower St. (left), 810 S. Flower St. (right), 800 S. Flower St. (far right), view northwest (2002)
4. 810 S. Flower St., west façade, view southeast (2002)
5. 810 S. Flower St., west façade detail, view east (2002)
6. 810 S. Flower St., west façade main entrance, view east (2002)
7. 810 S. Flower St., south light court (note altered 12th floor, and infilled 5th floor windows), view northwest (2002)
8. 810 S. Flower St., east elevation, view west (2002)
9. 810 S. Flower St., interior main elevator lobby (note marble finished walls, decorative newel post), view east (2002)
10. 810 S. Flower St., interior main elevator lobby, detail of decorative letter box and chute, view north (2002)
11. 810 S. Flower St., interior main elevator lobby detail (note formal stair, left, and elevator doors, right), view southeast (2002)
12. 810 S. Flower St., secondary interior stair (stair #3), view southwest (2002)
13. 810 S. Flower St., railing detail of interior stair (stair #6) connecting basement through mezzanine, view north (2002)
14. 810 S. Flower St., typical interior elevator lobby (4th floor), view northeast (2002)
15. 810 S. Flower St., typical upper floor intact central corridor (note dropped ceiling, 6th floor), view east (2002)
16. 810 S. Flower St., typical office corridor door (note glazed door, sidelights and truncated transoms, 2002)
17. 810 S. Flower St., typical office interior, view southwest (4th floor, 2002)
18. 810 S. Flower St., typical restroom foyer (4th-8th, 10th and 11th floors), view southwest (2002)
19. 810 S. Flower St., typical restroom (4th-8th, 10th and 11th floors), view southeast (2002)

20. 810 S. Flower St., typical restroom (note marble wainscoting, terrazzo floors), view northwest (2002)
21. 810 S. Flower St., typical utility closet, view southwest (2002)
22. 810 S. Flower St., 12th floor executive conference room (note custom millwork, decorative ceiling), view north (2002)
23. 810 S. Flower St., detail of 12th floor executive conference room, view northwest (2002)
24. 810 S. Flower St., 12th floor executive conference room (note tapered conference table), view northwest (2002)
25. 810 S. Flower St., 12th floor commercial kitchen, view north (2002)
26. 810 S. Flower St., 12th floor commercial kitchen, view south (2002)
27. 820 S. Flower St., west façade, view east (2002)
28. 820 S. Flower St., west façade detail (note operable awning-type windows, central bay), view east (2002)
29. 820 S. Flower St., roof penthouse (note porthole window), view northeast (2002)
30. 820 S. Flower St., flat roof with covered-over skylights (2002)
31. 820 S. Flower St., east elevation, view west (2002)
32. 820 S. Flower St., basement restroom, view southeast (2002)
33. 820 S. Flower St., basement counter, view southeast (2002)
34. 820 S. Flower St., basement offices, view east (2002)
35. 820 S. Flower St., typical original corridor (note curved wall), view northwest (2002)
36. 820 S. Flower St., 2nd floor locker room, view southeast (2002)
37. 820 S. Flower St., 4th floor cafeteria (note open, awning-type window), view northwest (2002)
38. 820 S. Flower St., 4th floor commercial kitchen, view north (2002)
39. 830 S. Flower St., west façade, view southeast (2002)
40. 830 S. Flower St., west façade detail (note flat canopy and clerestory windows), view northeast (2002)
41. 830 S. Flower St., south (left) and east (right) elevations, view northwest (2002)
42. 830 S. Flower St., east elevation, view west (2002)
43. 830 S. Flower St., interior main entrance (north), view west (2002)
44. 830 S. Flower St., typical elevator lobby, view northeast (2002)
45. 830 S. Flower St., typical stair, view west (2002)
46. 830 S. Flower St., 1st floor corridor with offices (left), view east (2002)
47. 830 S. Flower St., 1st floor corridor with offices (right), view north (2002)
48. 830 S. Flower St., typical open upper floor, view south (2002)
49. 800 S. Flower St., north (left) and west (right) elevations, view southeast (2002)
50. 800 S. Flower St., south (left) and west (right) elevations, view northwest (2002)

2004 Update Photographs

A. Exterior west elevations, 800 S. Flower St. (left), 810 S. Flower St. (center), 820 S. Flower St. (right), 830 S. Flower St. (far right), view southeast (2004)

B. Exterior west elevations, 800 S. Flower St. (far left), 810 S. Flower St. (left), 820 S. Flower St. (center), 830 S. Flower St. (right), view northeast (2004)
C. Exterior east elevations, 830 S. Flower St. (left), 820 S. Flower St. (center), 810 S. Flower St. (right), 800 S. Flower St. (far right), view west (2004)
D. 810 S. Flower St., east elevation, view west (2004)
E. 810 S. Flower St., interior main elevator lobby, view east (2004)
F. 810 S. Flower St., interior main elevator lobby, view west (2004)
G. 810 S. Flower St., typical interior elevator lobby (2nd floor), view southwest (2004)
H. 810 S. Flower St., typical interior elevator lobby (3rd floor), view southwest (2004)
I. 810 S. Flower St., upper floor original central corridor (4th floor), view northeast (2004)
J. 810 S. Flower St., upper floor original central corridor (6th floor), view northeast (2004)
K. 810 S. Flower St., upper floor original central corridor (7th floor), view northeast (2004)
L. 810 S. Flower St., typical upper floor new central corridor (5th floor), view north (2004)
M. 810 S. Flower St., typical new residential apartment, view north (6th floor, 2004)
N. 810 S. Flower St., new residential apartment (note retained partition at left), view southwest (7th floor, 2004)
O. 820 S. Flower St., west façade, view east (2004)
P. 820 S. Flower St., east elevation, view west (2004)
Q. 820 S. Flower St., typical upper floor new corridor (2nd floor), view south (2004)
R. 820 S. Flower St., typical new residential apartment, view northeast (5th floor, 2004)
S. 820 S. Flower St., typical new residential apartment, view northwest (5th floor, 2004)
T. 800 S. Flower St., north elevation, view southwest (2004)

Historic photographs

Historic photographs (Figures 1-6) were taken at various times. These negatives are located as follows:

Los Angeles Public Library (LAPL)
Security Pacific National Bank Collection
630 W. Fifth Street
Los Angeles, California 90071

University of California, Santa Barbara (UCSB)
University Art Museum, Architecture and Design Collection
Arts Building, Room 1332
Santa Barbara, CA 93106-7130



Figure 1: 810 South Flower Street, view northeast, circa 1920s (LAPL)



Figure 2: 810 South Flower Street, view northeast, 1940 (UCSB)



Figure 3: Perspective renderingby Robert V. Derrah, unconstructed building project (left), 810 South Flower Street (center) and 820 South Flower Street (right), 1940 (UCSB)



Figure 4: 820 South Flower Street, view east, 1941 (UCSB)

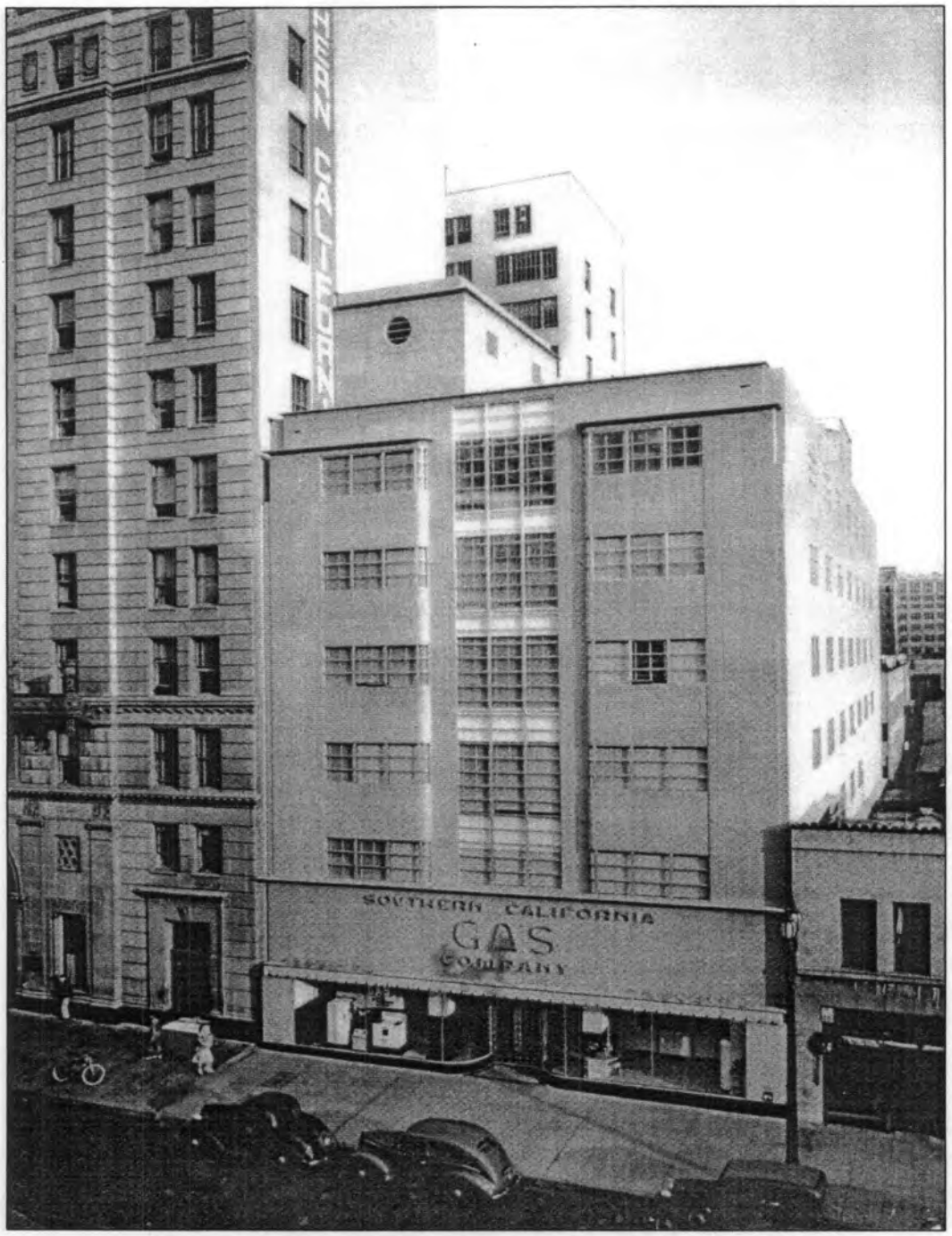


Figure 5: 820 South Flower Street, view northeast, 1941 (UCSB)

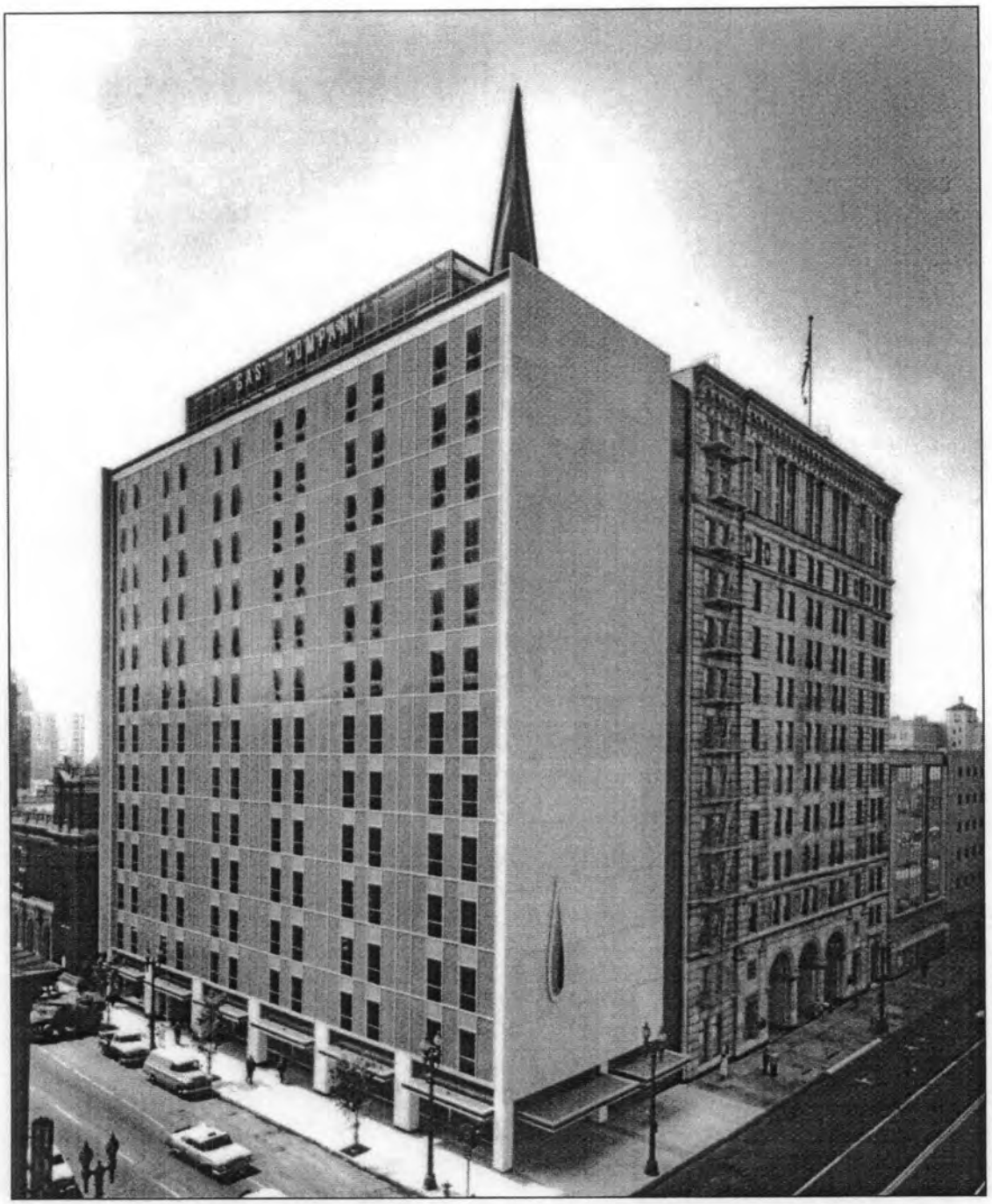


Figure 6: 800 South Flower Street (center), 810 South Flower Street (center right), 820 South Flower Street (right), 830 South Flower Street (far right), view southeast, 1960 (LAPL)

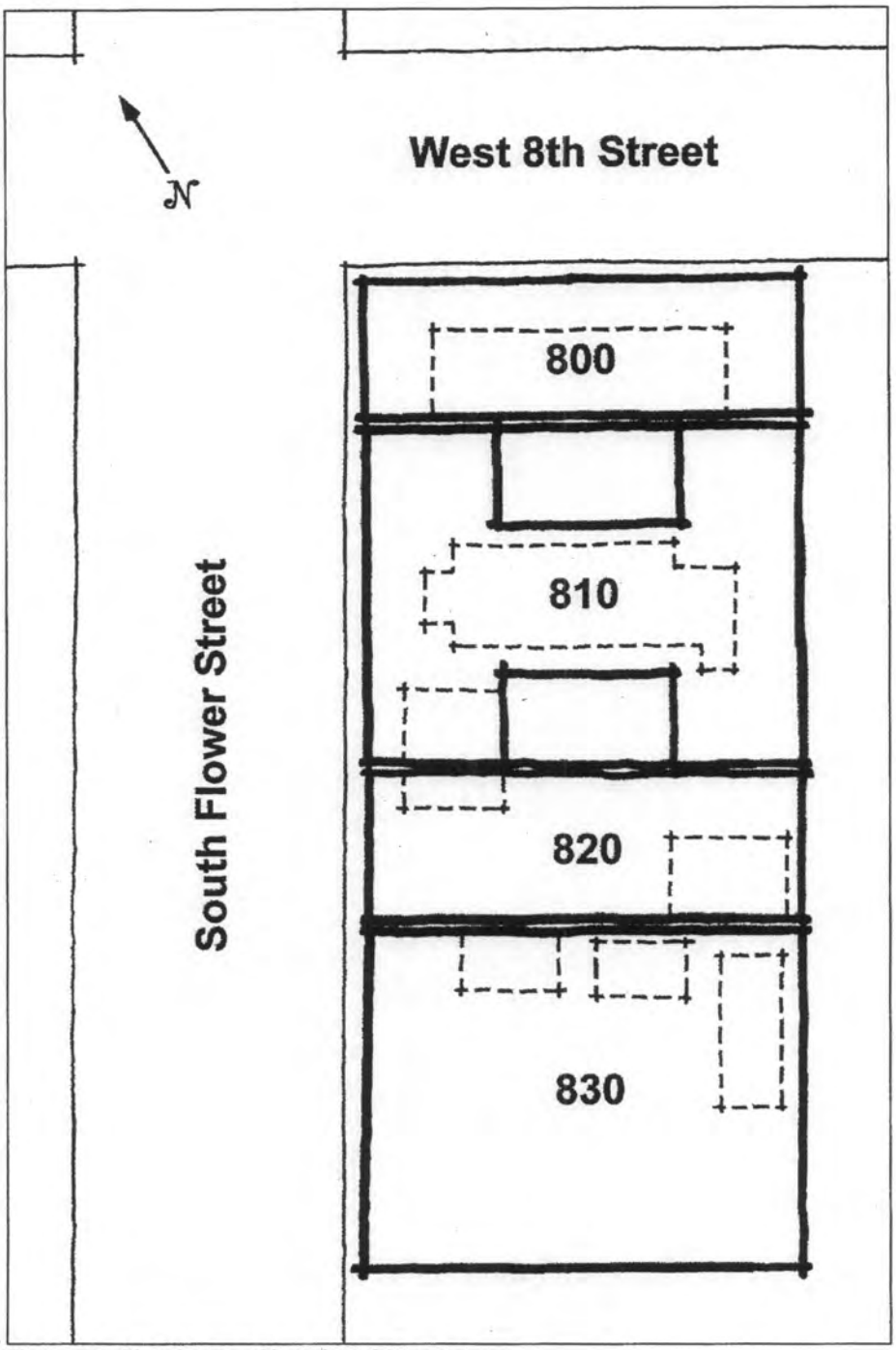


Figure 7: Sketch map, Chattel Architecture.

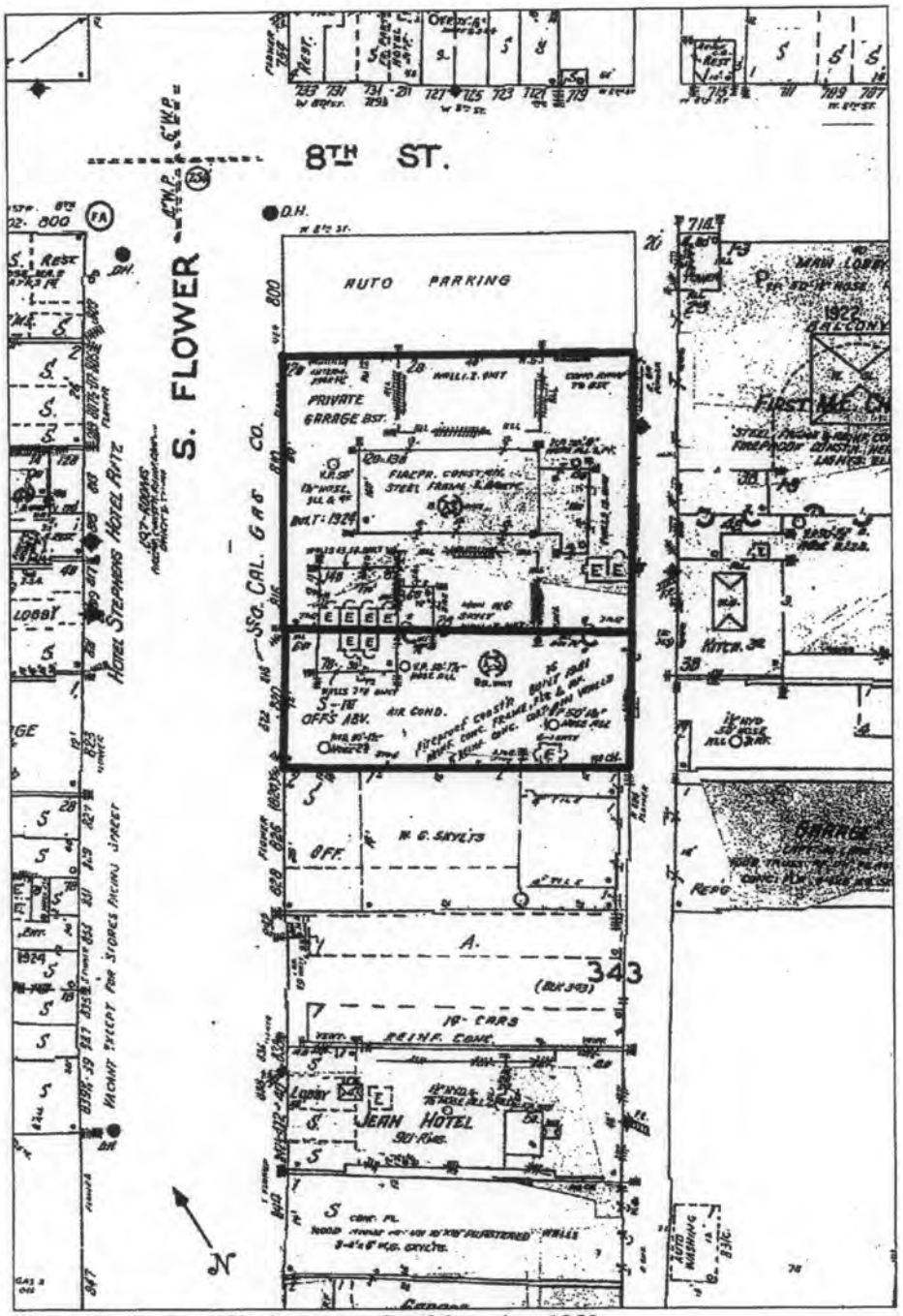


Figure 8: Sanborn Fire Insurance Co. Map, circa 1950.

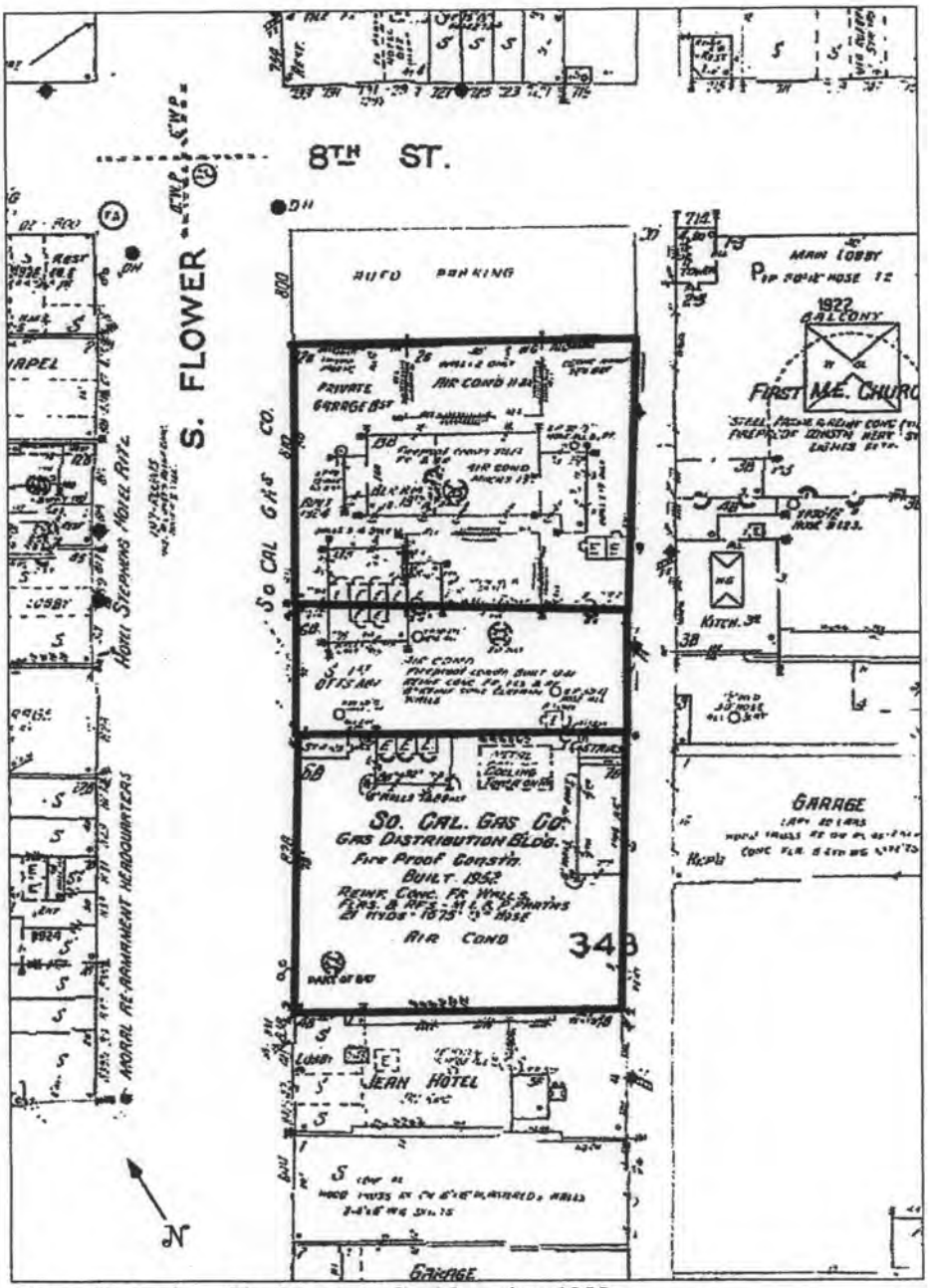


Figure 9: Sanborn Fire Insurance Co. Map, circa 1955.

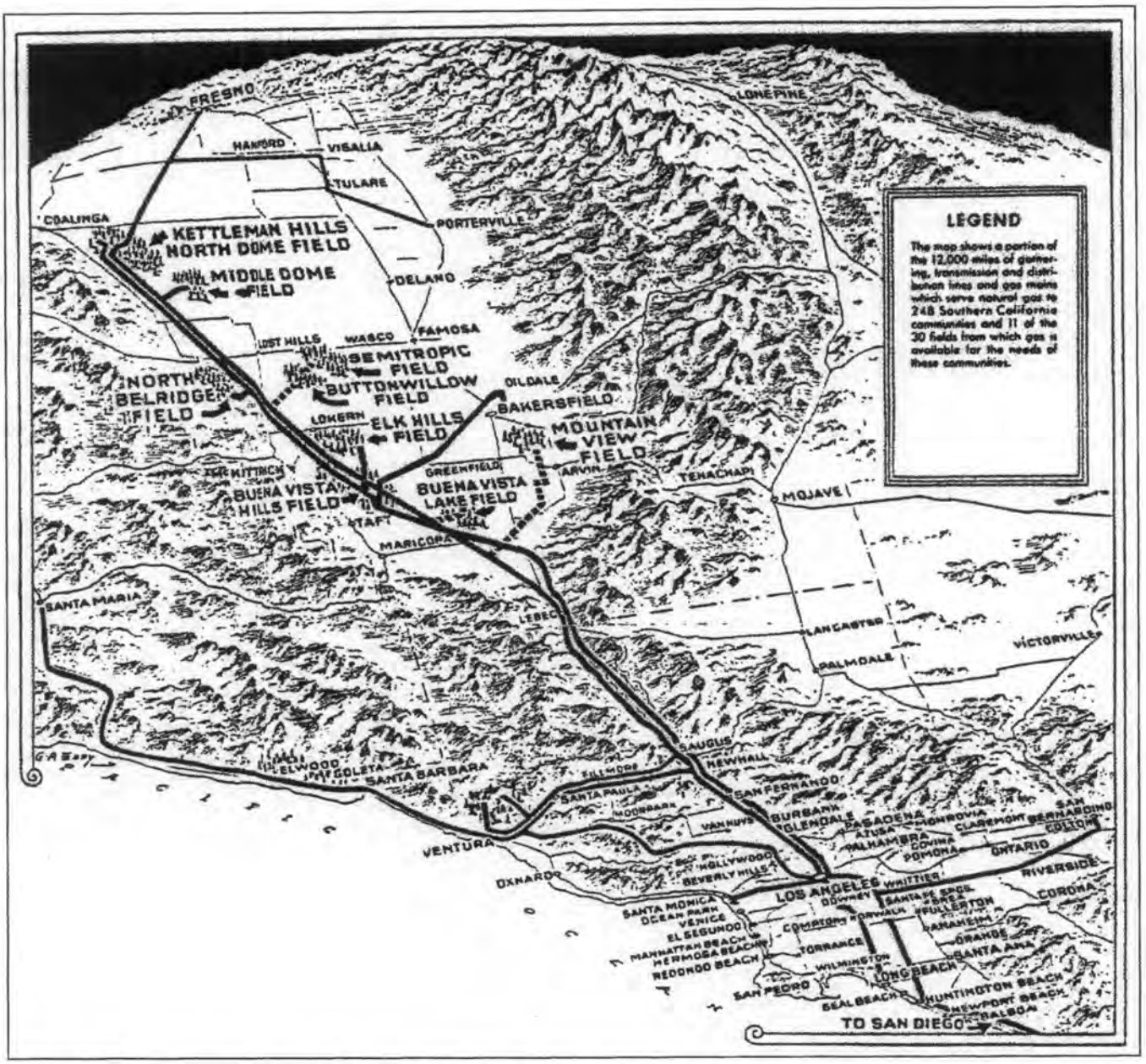


Figure 10: Gas transmission system in southern California, 1937 (*Industrial Los Angeles County*). Source: *The Spirit of Enterprise.*

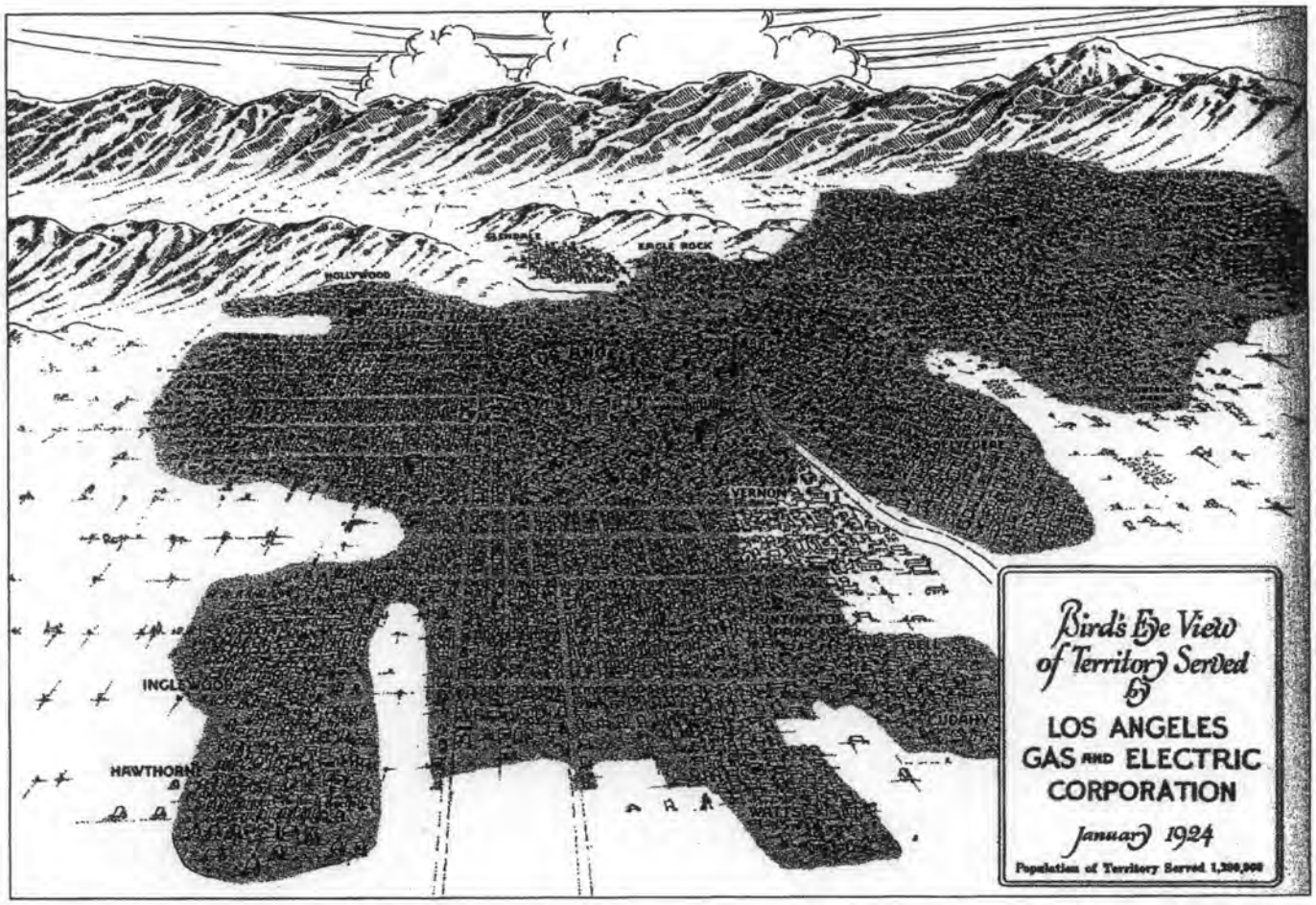


Figure 11: Los Angeles Gas and Electric Corporation territory served, 1924 (Southern California Gas Company). Source: *The Spirit of Enterprise.*

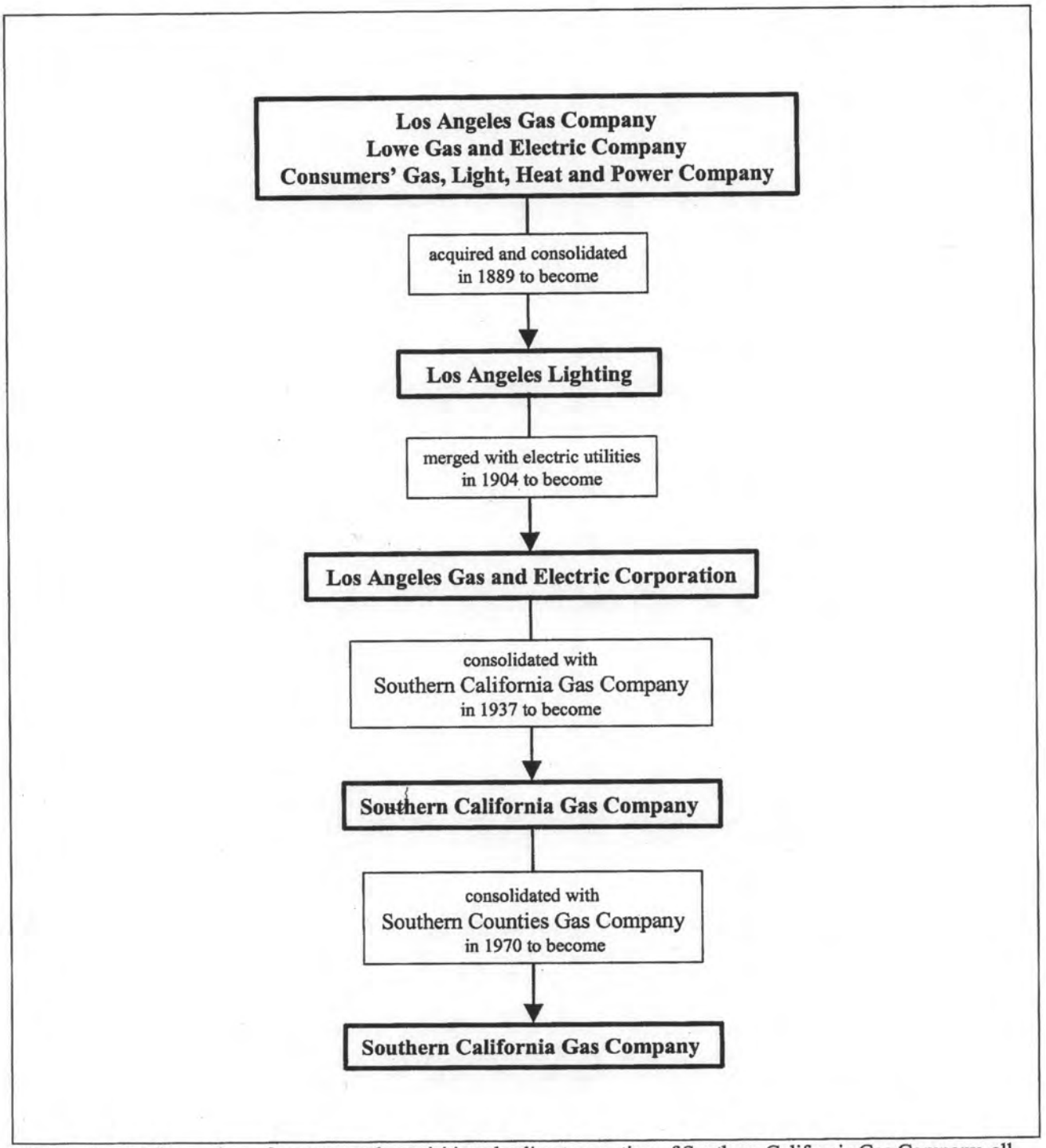


Figure 12: Brief overview of mergers and acquisitions leading to creation of Southern California Gas Company, all completed under the aegis of parent company, Pacific Lighting.

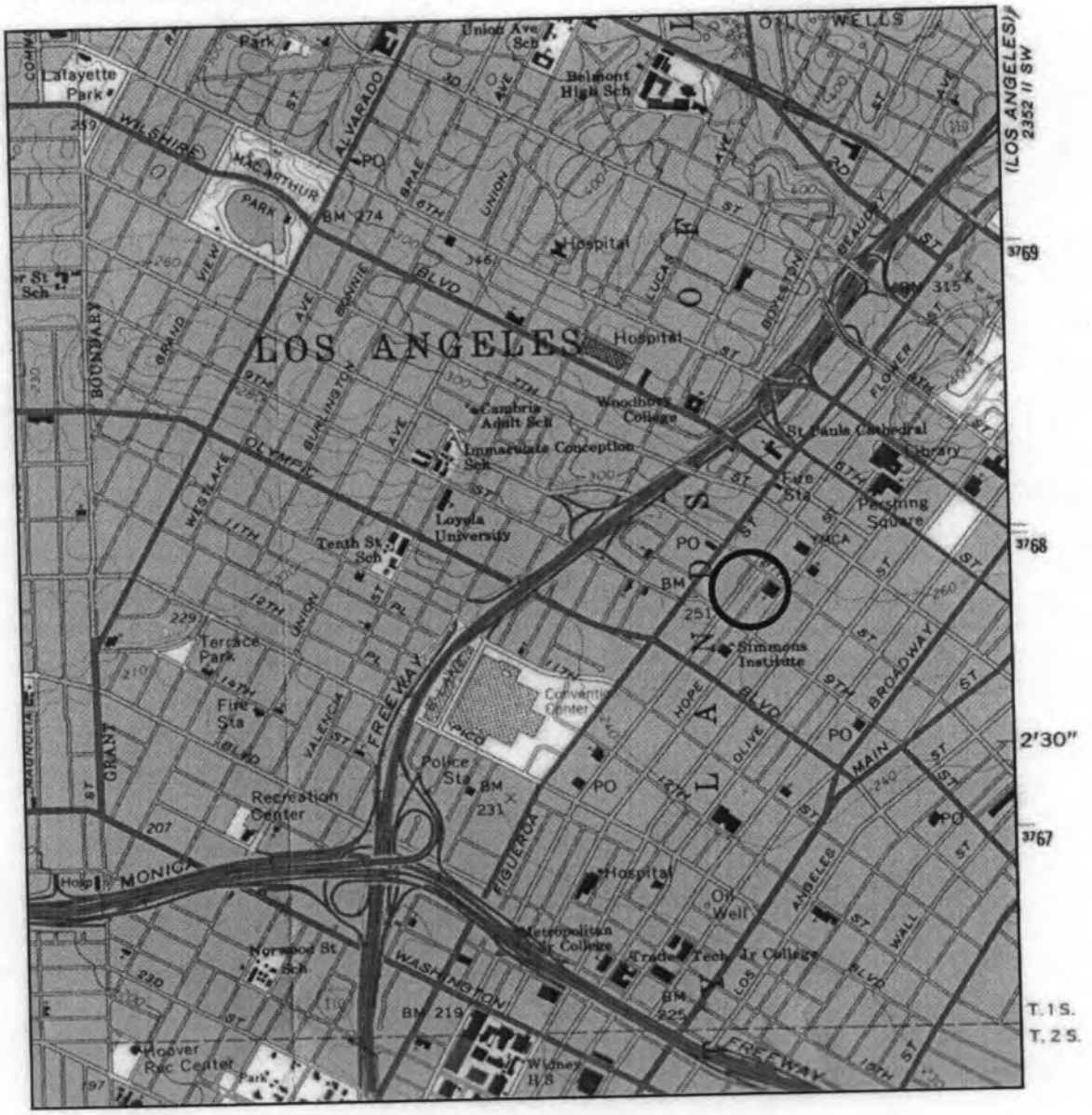
19-187004





HOLLYWOOD QUADRANGLE
CALIFORNIA-LOS ANGELES CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

HOLLYWOOD, CA
34118-A3-TF-024
1966
PHOTOREVISED 1981
MINOR REVISION 1994
DMA 2352 III SE-SERIES V895



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) Ser ____ Site ____ Mo. ____ Yr ____
UTM ____ Q ____ NR 2 7 SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
5144-10-22

IDENTIFICATION

288

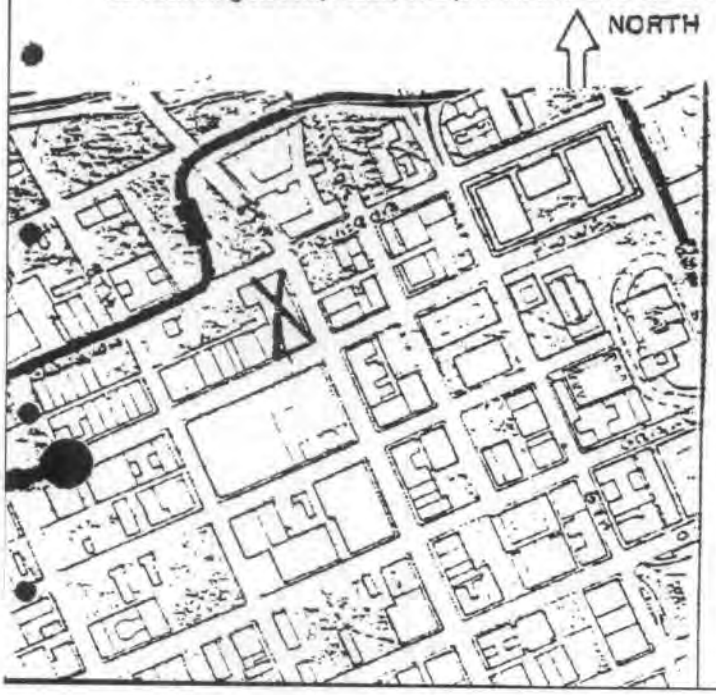
1. Common name: Barker Brothers Funiture Store 4/74 19-172123
2. Historic name, if known: Barker Brothers HRI#026135
3. Street or rural address 800 W. 7th Street
   City: Los Angeles ZIP: 90017 County: Los Angeles
4. Present owner, if known: Canal-randolph Figueroa Incorp. Address: 150 S. Wacker Drive
   City: Chicago, Ill ZIP: 60606 Ownership is: Public ☐ Private ☒
5. Present Use: Dept. Store Original Use: Furniture Store
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This structure consists of an irregular multi-story building drawing from eleven to thirteen stories and from one to two basements. The primary structure is of eleven stories. It is of fireproof construction and is built on a steel frame with reinforced concrete, brick and tile. Major architectural features include; a rusticated top and lower tarbe ries, decorative metal frame show windows, a band of second story arched windows a dental cornice above the third story. Other details include quoining, a blind balustrade below the top story with a bracketed cornice at the roofline. Paired arched windows band the upper story of the structure. All windows with the description of those at street level are sash windows. The facade, including the street level frontage is largely intact.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage ____'
   Depth ____';
   or approx. acreage .833

9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ ____

12. Threats to site:
   a. None known ☐ b. Private development ☐
   ____ ☐ ____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☒ Concrete

15. the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

19-172123

16. Year of initial construction 1925 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): Curlett and Beelman

18. Builder (if know.): Scofield Engineering

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☐

GNIFICANCE -

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Barvierer Brothers is one of the oldest operating commercial enterprises in the City of Los Angeles. The firm was founded in 1880 and has since grown into a major retail outlet for furniture. The present structure was one of the largest furniture stores in America at the time that it was first built. In addition, this structure was designed by the prominent Los Angeles architectural firm of Curlett and Beelman.

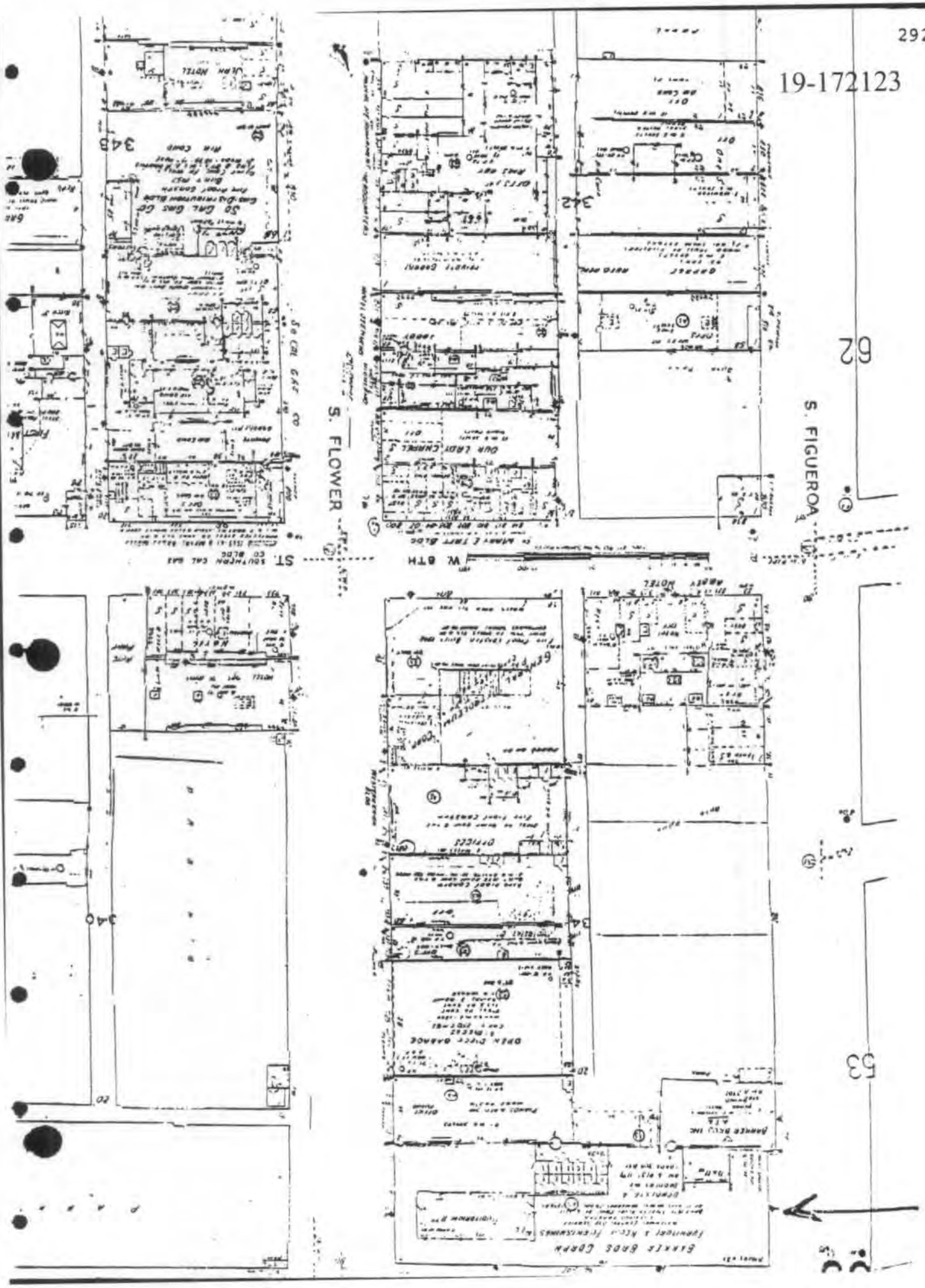
21. Main theme of the historic resource: (Check only one): a. Architecture ☐ b. Arts & Laisure ☐
c. Economic/Industrial ☒ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates: LUPAMS, Sanborn Maps; Baist's Atlas; WPA Drawings; Building Permit Cards; Los Angeles TImes, January 24, 1976 II,3' Architectural Digest Vol 6, No. 2, 1926, Southwest Builder and Contractor, October 10, 1924, p. 53.

23. Date form prepared: June, 1978 By (name): Roger Hatheway - John Chase
Address: 727 W. 7th Street, Suite 300 City: Los Angeles, ~~City Redevelopment Agency~~ of the City of Los Angeles Zip: 90017
Phone: 688-7520 Organization:

(State Use Only)

19-172123



19-172123 291

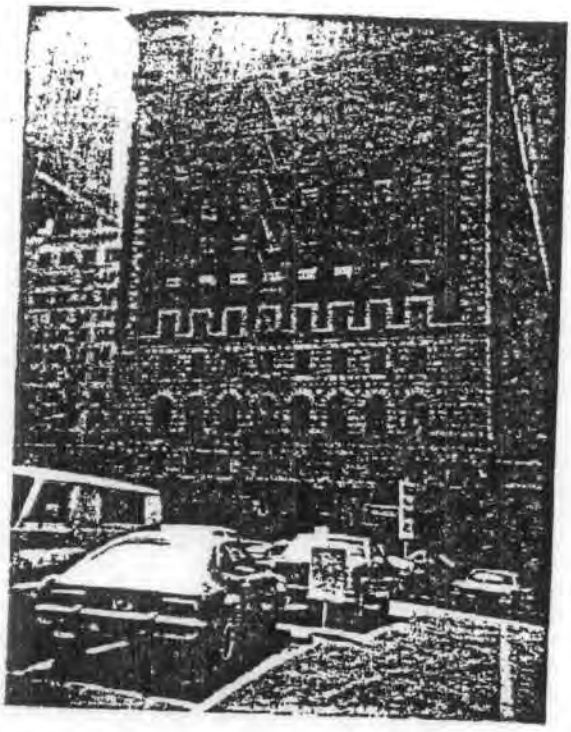
933

Figueroa

7th Street

Shunning Valley Sign & Fixtu... 45° Over-Cotn...

IC. ABOUT



E.O.11593

19-172123

DETERMINATION OF ELIGIBILITY NOTIFICATION

NATIONAL REGISTER OF HISTORIC PLACES

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: DOT/UMTA Edward Fleischman

Date request received: 1/25/79

Name of property: Barker Brothers State: CA

Location: 800 West Seventh Street, Los Angeles

Opinion of the State Historic Preservation Officer:

(X) Eligible ( ) Not eligible ( ) No response

Comments:

The Secretary of the Interior has determined that this property is:

(x) Eligible Applicable criteria: C

Comments: By virtue of its scale and architectural character the Barker Brothers building contributes significantly to the streetscape of downtown Los Angeles, reflecting the popularity in the 1920's building boom of the Renaissance Rivival style.

( ) Not eligible

Comments:

( ) Documentation insufficient (see accompanying sheet explaining additional materials required)

[illegible]

for Keeper of the National Register

Date: MAR 28 [illegible]

WASO-RS
9/75

19-172123

DEPARTMENT OF TRANSPORTATION
URBAN MASS TRANSPORTATION ADMINISTRATION
WASHINGTON, D.C. 20590

FEB 1 1979

Mr. William J. Murtagh
Keeper of the National Register of Historic Places
Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C. 20240

Re: Los Angeles Downtown People Mover Project
CA-06-0012

Dear Mr. Murtagh:

The Urban Mass Transportation Administration(UMTA) is requesting a determination of eligibility for inclusion in the National Register of Historic Places for the Los Angeles Union Station. This request is made in conjunction with UMTA's January 22, 1979, request for determinations of eligibility for eighteen properties in connection with the Los Angeles Downtown People Mover Project. The State Historic Preservation Officer(SHPO) has expressed the opinion that Union Station is eligible for the National Register in an October 24, 1978, letter. The SHPO's letter was sent to you in the January 22nd submittal.

Sincerely,

Edward R. Fleischman

Edward R. Fleischman
Chief
Planning and Analysis Division

Enclosure

cc: Jerry Fisher, UMTA, UTA-12
Steven Barsony, UMTA, UTD-60
Dee Jacobs, UMTA, Reg. IX
Dan Townsend, CRA
Knox Mellon, SHPO

In reviewing these requests for determinations of eligibility we were greatly assisted by the cooperation of the UMTA staff in providing us the access to the complete documentation of the project area. We wish to compliment UMTA for undertaking a comprehensive survey of the cultural resources, the documentation being of exceptionally high quality.

After you have the opportunity to read our comments on these 19 properties, we would like to discuss with you the possibility of whether additional resources in the project's area of potential environmental impact may meet the criteria for National Register listing.

19-172123

DEPARTMENT OF TRANSPORTATION
URBAN MASS TRANSPORTATION ADMINISTRATION
WASHINGTON, D.C. 20590

JAN 22 1979

Mr. William J. Murtagh
Keeper of the National Register of Historic Places
Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C. 20240

Re: Los Angeles Downtown
People Mover Project
CA-06-0012

Dear Mr. Murtagh:

The Urban Mass Transportation Administration is requesting determinations of eligibility for inclusion in the National Register of Historic Places for eighteen properties in connection with the Los Angeles Downtown People Mover Project. The State Historic Preservation Officer (SHPO) has stated he is of the opinion that each of these properties is eligible for the National Register in an October 24, 1978, letter.

We have enclosed documentation on the eighteen properties along with the letter stating the views of the SHPO. A request for a determination of eligibility for Union Station will be sent at a later date.

Sincerely,

Edward R. Fleischman
Chief
Planning and Analysis Division

: Enclosures

cc: Jerry Fisher, UMTA, UTA-12
Steven Barsony, UMTA, UTD-60
Dee Jacobs, UMTA, Reg. IX
Dan Townsend, CRA
Knox Mellon, SHPO

STATE OF CALIFORNIA -THE RESOURCES AGENCY
EDMUND G. BROWN JR., Governor
DEPARTMENT OF PARKS AND RECREATION
O BOX 2390
ACRAMENTO 95811

19-172123

October 24, 1978

Mr. Daniel T. Townsend, Director
Circulation/Distribution Program
The Community Redevelopment Agency
City of Los Angeles
727 West 7th Street, Suite 400
Los Angeles, California 90017

Attention: Ms. Myra Frank

Dear Mr. Townsend:

In response to a request by Ms. Myra Frank, I have reviewed my August 30, 1978 determinations of eligibility for properties located within the potential environmental impact area for the proposed Downtown People Mover project in the City of Los Angeles.

Due to the complex nature of this large-scale project, I conferred with Mr. Eugene Itogawa, an Historian in the Office Environmental Review Unit, as well as with Mr. Aaron Gallup and Dr. Karen J. Weitze, Staff Architectural Historians. It was agreed that, in this instance, a second evaluation was merited.

On September 27, 1978, Dr. Weitze met in Los Angeles with Ms. Frank and Dr. Thomas Hines, an Architectural Historian contracted independently by the Community Redevelopment Agency for this project. After a thorough field review, Dr. Weitze and Dr. Hines agreed upon a revision of the original August 30, 1978, determinations. Eight buildings were deleted from the August determinations; each of these structures was either of marginal significance for the National Register of Historic Places or had suffered major alterations and a subsequent loss of historic integrity.

The following properties within the impact area of the Los Angeles People Mover project remain eligible:

1. Union Station, 800 North Alameda
2. Los Angeles City Hall, 200 North Spring Street
3. Los Angeles Times Building, 201 West First Street
4. Home Telephone Building, 246 South Hill Street
5. Grand Central Market, 315 South Broadway
6. Myrick and Markham Hotels, 324-1/2 - 326-1/2 So. Hill Street
7. Fire Station No. 3, 219 South Hill Street
8. Subway Terminal Building, 417 South Hill Street

19-172123

9. Biltmore Hotel, 515 South Olive
10. Edison Building, 601 West Fifth Street
11. California Club, 538 South Flower
12. St. Paul's Cathedral, 615 South Figueroa
13. Friday Morning Club, 940 South Figueroa
14. Federal Title, 448 South Hill Street
15. Pershing Square Building, 427 South Hill Street
16. Title Guarantee Building, 401 West Fifth Street
17. Louis Brownstein and Company, 751 South Figueroa
18. Barker Brothers, 800 West Seventh Street
19. Fire Station No. 28, 644 South Figueroa

Dr. Thomas Hines, Dr. Karen J. Weitze and Mr. Aaron Gallup all concur in this final evaluation.

I would also like to suggest that the possibility of a National Register district in the Pershing Square area, cited by your Review Committee and by the Office of Historic Preservation in its letter of August 30, 1978, no longer appears viable. With the deletion of several buildings along West Fifth Street, the remaining streetscape does not possess the coherence necessary for a district. Those buildings, however, which were associated with the Pershing Square district in August and which remain listed above (Pershing Square Building, Federal Title Building, Title Guarantee Building and the Biltmore Hotel) do stand as fully eligible on an independent basis.

Finally, I would like to note that we have now received a National Register nomination for Union Station. We have placed this nomination on the agenda for the November 3, 1978, meeting of the State Historic Resources Commission. Should this nomination complete the review process at the State and Federal levels-- and thus be formally listed on the National Register of Historic Places prior to a submitted determination of eligibility for Union Station-- then no determination will actually be required. We will keep you informed of this development.

We hope that we have clarified any doubts raised by the Community Redevelopment Agency in regards to the determinations of eligibility for the properties within the Los Angeles People Mover project area. Should there be any further questions, please contact Dr. Karen J. Weitze at (916) 322-8708.

Sincerely yours,

Original Signed by
Dr. Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation

KM:KJW:gs

19-172123

cc: Mr. Louis S. Wall
Advisory Council on Historic Preservation
P. O. Box 25085
Denver, CO 80225

Mr. Alan P. Steiner
Project Management Division
Urban Mass Transportation Administration, Region IX
Two Embarcadero Center
Suite 620
San Francisco, CA 94111

Mr. Edward R. Fleishman
9305 Department of Transportation Headquarters
400 7th Street
S.W. Washington, D. C. 20590

Dr. Thomas Hines
History Department
University of California at Los Angeles
Los Angeles, CA

Los Angeles Downtown People Mover Program
Historic Resources Inventory Form

19-172123
Prop# 026135
Hist.RES.DOE-19-79-0020-0000

IDENTIFICATION

1. Common name: Barker Brothers
2. Historic name, if known: Barker Brothers
3. Street or rural address 800 West 7th Street
   City: Los Angeles ZIP: 90017 County: Los Angeles
4. Present owner, if known: Canal-Randolph Inc.* Address: 150 So. Wacker Dr.
   City: Chicago, IL ZIP: 60606 Ownership is: Public ☐ Private ☒
5. Present Use: Store and Office Original Use: Furniture Store, Office
   Other past uses:
6. Classification Building
7. Approximate property size:
   Lot size(in feet) Frontage
   Depth
   or approx. acreage .833
8. Condition: (Check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
9. Is the feature a. Altered? ☒
   b. Unaltered? ☐
10. Surroundings: (Check more than one if necessary)
    a. Open land ☐ b. Scattered buildings ☐
    c. Densely built-up ☐ d. Residential ☐
    e. Commercial ☒ f. Industrial ☐
    g. Other ☐
11. Threats to site:
    a. None known ☐ b. Private development ☐
    c. Zoning ☐ d. Public Works project ☐
    e. Vandalism ☐ f. Other ☒ See attached Technical Report
12. Date(s) of enclosed photograph(s) Nov. 1978
13. Primary exterior building material: a. Stone ☒ b. Brick ☒ c. Stucco ☐ d. Adobe ☐
    e. Wood ☐ f. Other ☐
14. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
15. Year of initial construction 1925 This date is: a. Factual ☒ b. Estimated ☐
16. Architect(if known): Curlett and Beelman
17. Builder(if known): Scofield Engineering
18. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐
    e. Formal garden(s) ☐ f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐
    i. None ☒
19. Main theme of the historic resource: (Check only one): a. Architecture
    b. Arts & Leisure ☐ c. Economic/Industrial ☒ d. Exploration/Settlement ☐
    e. Government ☐ f. Military ☐ g. Religion ☐ h. Social/Education ☐
20. Date form prepared: Dec. 1978 By (name): Roger G. Hatheway
    Address: 727 W. 7th St., Ste.300 City Los Angeles ZIP: 90017
    Phone: 688-7520 Organization: C.R.A.

*Canal-Randolph Figueroa Incorporated

21. DESCRIPTION

The structure consists of a rectangular shaped multi-story building of eleven to thirteen stories, and from one to two basements (the primary structure is of eleven stories only). Construction of the building for the sub-basement is reinforced concrete. Above the sub-basement is a steel frame, concrete floors and stairways, brick curtain walls and hollow tile partitions. Columns of the steel frame rest on reinforced concrete piers in the sub-basement. The exterior of the building is faced with brick and terra-cotta.

The wall plan is flat with many decorative details. Major architectural features include a rusticated top floor and lower stories, a band of second story arched windows, and four cornices. There is a dental cornice above the first and third stories, a bracketed cornice above the tenth floor and a blind balustrade below the top story with a large bracketed cornice at the roofline.

(Continued on following page)

22. SIGNIFICANCE

Barker Brothers is one of the oldest operating single family commercial enterprises in the City of Los Angeles. The firm was founded in 1880 and has since grown into a major retail outlet. The present structure was one of the largest furniture stores in America at the time it was first built. It was originally occupied exclusively by Barker Brothers. The building was the fourth location of the firm. Its construction symbolizes not only the growth of the company, but of Los Angeles itself.

The design of the original sales area was created specifically to provide the illusion of individual interior spaces as they would appear in the home. This unique and farsighted approach to sales is carried on today.

Barker Brothers was also involved in the building and architectural trade itself, offering advisory services including furnishing schemes, floor plans, decorative sketches, and color schemes.

Although the downtown retail business has declined, the building itself is a fully functional unit. This is largely a result of its

(Continued on following page)

23. REPRESENTATION IN EXISTING SURVEYS

California Historic Resource Inventory - 209

21. DESCRIPTION (Continued)

Paired and arched windows band the upper story of the structure, and are surrounded by rusticated stone.

The window openings are both flat and arched, with a combination of double hung sash windows, pivoted windows, and large bronze show-case windows with decorative metalwork.

The main entrance is on Seventh Street. It consists of a large central archway.

Structural details include metal fire escapes, a repeating ram's head motif, and decorative metal grillwork above the first floor windows.

The exterior of the structure is virtually unaltered, but the interior has been entirely remodeled. Barker Brothers originally occupied the entire building. They now occupy only the lower four floors of it. The rest of the interior of the structure has been remodeled to provide office space for tenants.

The design is influenced by the Italian-Renaissance style. Decorative details are applied over a basically utilitarian structure.

22. SIGNIFICANCE (Continued)

prime location and the fact that the interior has been remodeled to satisfy the needs of today's corporate enterprise.

The building's condition, history, and current highly functional ability serve to make it a very significant resource.

19-172123

24. BIOGRAPHICAL NOTES ON THE ARCHITECT

Curlett and Beelman (1880-1942) - Alexander Curlett was born in San Francisco. He began to practice architecture in his father's office in that city (William Curlett), but moved to Los Angeles in 1913. He formed a partnership with Claud Beelman in 1921, and the firm carried on a successful practice in Los Angeles until 1932. The designs produced by the firm include the Roosevelt Building, Elks Temple, and the Union Oil building.

25. ADDITIONAL HISTORICAL NOTES

William Barker, founder of Barker Brothers, was born in Indiana in 1864. He was the son of a merchant. After a brief period of training as a naval cadet, Mr. Barker resigned from the Academy and moved to California to join his family who had previously moved to Los Angeles.

In 1890, he organized the firm of Bailey and Barker. One year later, the name was changed to, and has since remained Barker Brothers.

The firm still retails furniture throughout Southern California, and is still controlled by the Barker family.

26. BIBLIOGRAPHY

Southwest Builder and Contractor,
March 14, 1924, p.38.
October 10, 1924, p.53.
February 12, 1926, pp.44-45.

Los Angeles Times,
January 24, 1926, II, 3.
November 6, 1977, IV, 24.

Architectural Digest, 1926, pp.71-73

Land Use Planning and Management System,
Los Angeles Planning Dept.,
City of Los Angeles, City Hall.

Los Angeles Fire Insurance Maps,
Sanborn Map Company, New York,
1883, 1927, 1958

Los Angeles Drawings,
Works Projects Administration,
Los Angeles, 1939

Building Permits, City of Los Angeles.

Baists Real Estate Atlas of Los Angeles,
G.W. Baist Co., Philadelphia, 1905


HOPE ST.
5TH ST.
GRAND AVE.
FIGUEROA
6TH ST.
WILSHIRE BLVD.
7TH ST.
8TH ST



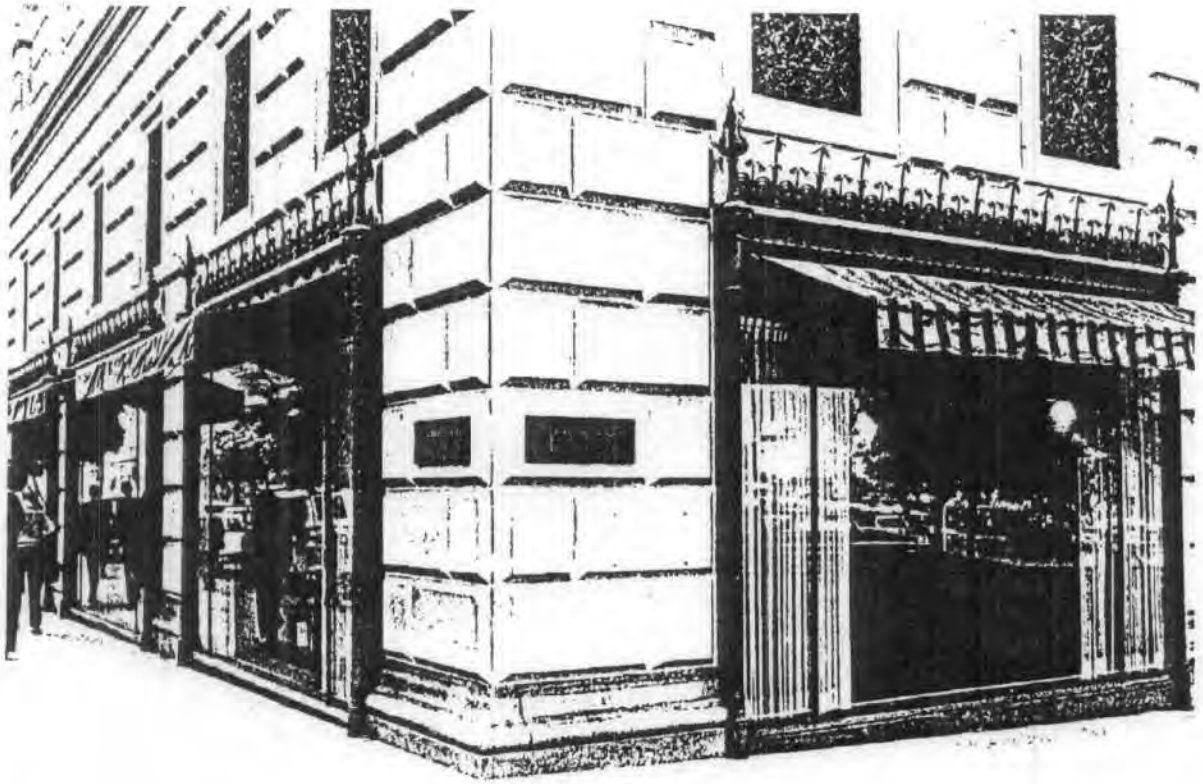
BARKER BROS. FROM WEST
SIDE OF FIGUEROA



BARKER BROS. FROM MIDBLOCK NORTH
SIDE OF SEVENTH, EAST OF FLOWER

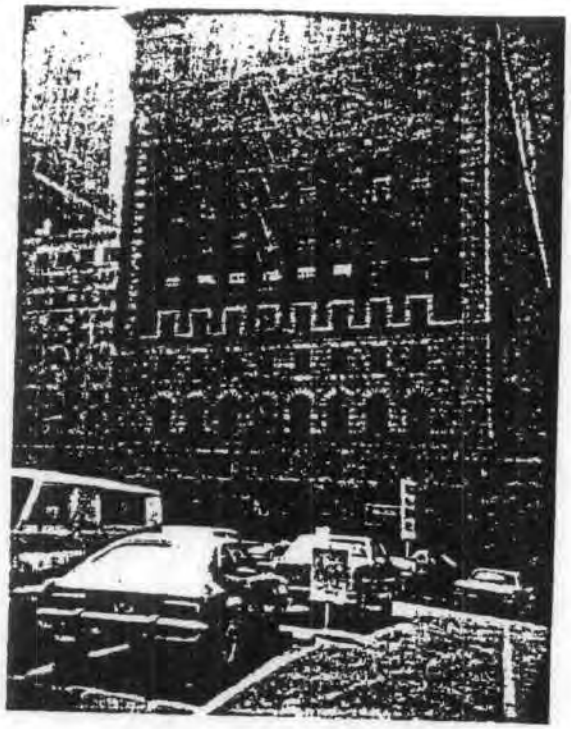


DETAIL OF ENTRANCE TO
BARKER BROS. FROM NORTH
SIDE SEVENTH



DETAIL OF BARKER BROS.
SHOWCASE WINDOWS

19-172123



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 2 SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____

IDENTIFICATION

1. Common name: BARKER BROS. 19-172123 3463
2. Historic name, if known: BARKER BROS.
3. Street or rural address 800 West 7th Street
   City: Los Angeles ZIP: 90017 County: Los Angeles
4. Present owner, if known: Canal-Randolph, Inc. Address: 150 S. Wacker Dr.
   City: Chicago, Ill. ZIP: 60606 Ownership is: Public ☐ Private ☒
5. Present Use: Store and Offices Original Use: Furniture Store, Office
   Other past uses: _____

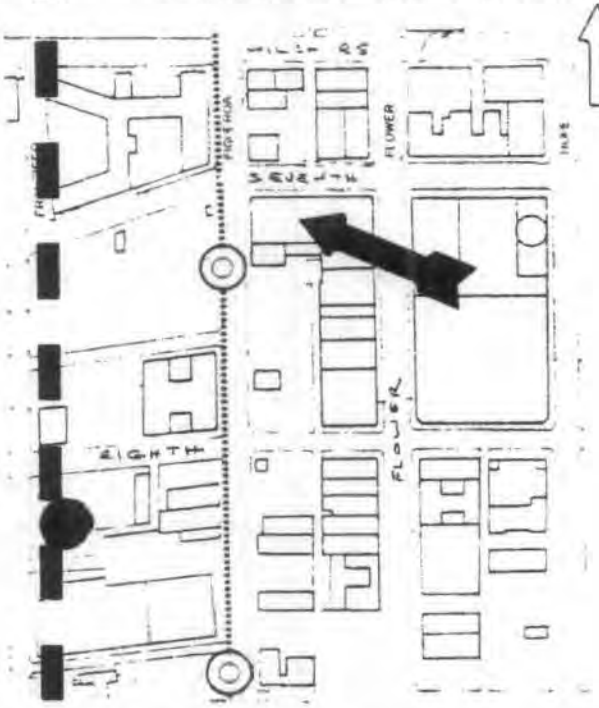
DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

SEE ATTACHED

87

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage _____'
   Depth _____';
   or approx. acreage .833.
9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☒ d. Residential ☐
   e. Commercial ☒ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☐ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☒ see Tech Report

6. DESCRIPTION

The structure consists of a rectangular shaped multi-story building of eleven to thirteen stories, and from one to two basements (the primary structure is of eleven stories only). Construction of the building for the sub-basement is reinforced concrete. Above the sub-basement is a steel frame, concrete floors and stairways, brick curtain walls and hollow tile partitions. Columns of the steel frame rest on reinforced concrete piers in the sub-basement. The exterior of the building is faced with brick and terra-cotta.

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Paired and arched windows band the upper story of the structure, and are surrounded by rusticated stone.

The window openings are both flat and arched, with a combination of double hung sash windows, pivoted windows, and large bronze showcase windows with decorative metalwork.

The main entrance is on Seventh Street. It consists of a large central archway.

Structural details include metal fire escapes, a repeating ram's head motif, and decorative metal grillwork above the first floor windows.

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The design is influenced by the Italian-Renaissance style. Decorate details are applied over a basically utilitarian structure.

19-172123

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone [x] b. Brick [x] c. Stucco [ ] d. Adobe [ ] e. Wood [ ]
f. Other [ ] _____

15. Is the structure: a. On its original site? [x] b. Moved? [ ] c. Unknown? [ ]

16. Year of initial construction 1925 This date is: a. Factual [x] b. Estimated [ ]

17. Architect (if known): Curlett and Beelman

18. Builder (if known): Scofield Engineering

19. Related features: a. Barn [ ] b. Carriage house [ ] c. Outhouse [ ] d. Shed(s) [ ] e. Formal garden(s) [ ]
f. Windmill [ ] g. Watertower/tankhouse [ ] h. Other [ ] _____ i. None [xx]

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

SEE ATTACHED

89

21. Main theme of the historic resource: (Check only one): a. Architecture [ ] b. Arts & Leisure [ ]
c. Economic/Industrial [x] d. Exploration/Settlement [ ] e. Government [ ] f. Military [ ]
g. Religion [ ] h. Social/Education [ ]

22. Sources: List books, documents, surveys, personal interviews, and their dates: LUPAMS; Sanborn Maps; WPA Drawings; Building Permits; Southwest Builder and Contractor, March 14, 1924, 38; October 10, 1924, 53; February 12, 1926, pp. 44-45; Los Angeles Times, January 24, 1926, II, 3; November 6, 1977, IV, 24; Architectural Digest, 1926, pp. 71-73.

23. Date form prepared: June 1979 By (name): Roger G. Hatheway
Address: 727 West 7th St., Ste. 400 City Los Angeles ZIP: 90017
Phone: 688 - 7520 Organization: CRA

(State Use Only)

20. SIGNIFICANCE

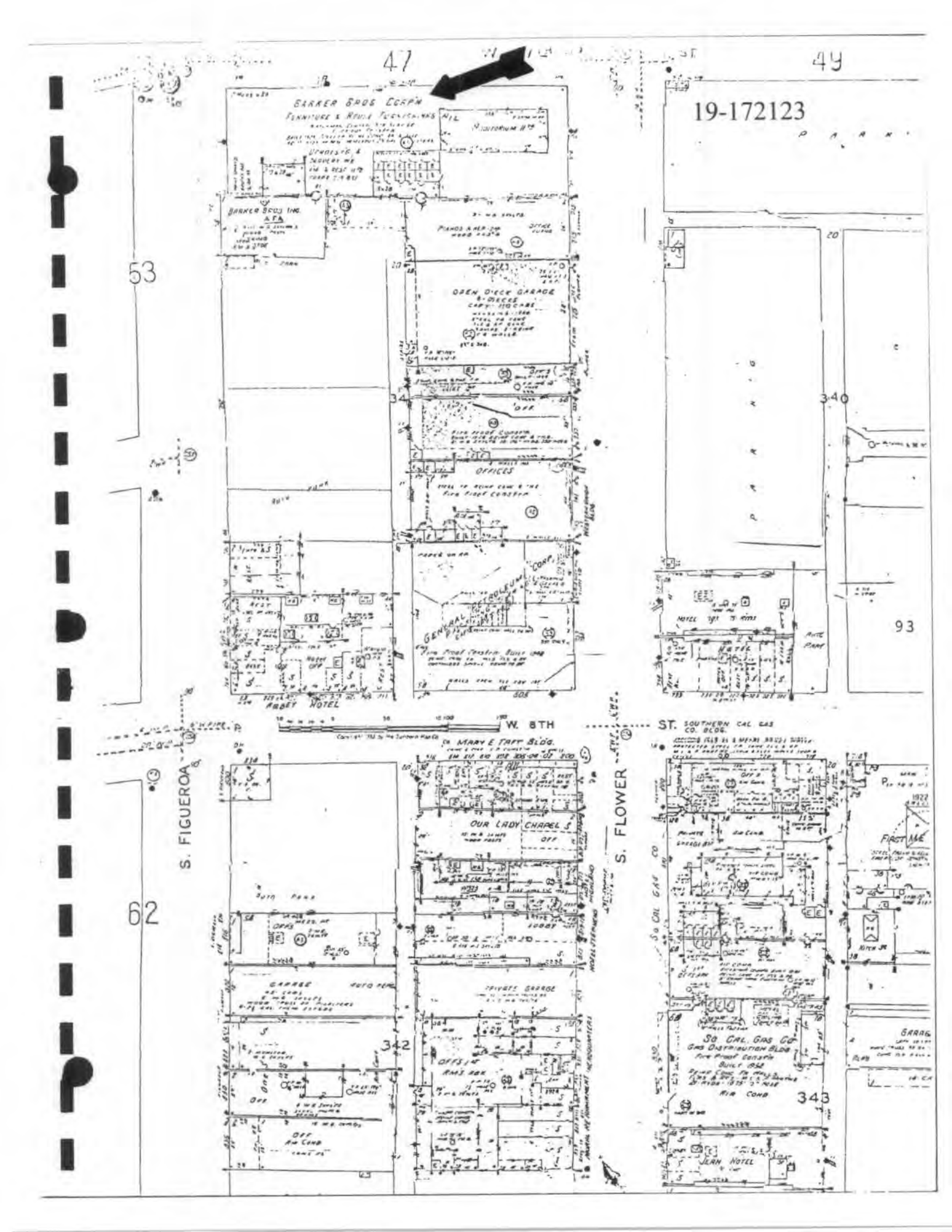
Barker Brothers is one of the oldest operating single family commercial enterprises in the City of Los Angeles. The firm was founded in 1880 and has since grown into a major retail outlet. The present structure was one of the largest furniture stores in America at the time it was first built. It was originally occupied exclusively by Barker Brothers. The building was the fourth location of the firm. Its construction symbolizes not only the growth of the company, but of Los Angeles itself.

The design of the original sales area was created specifically to provide the illusion of individual interior spaces as they would appear in the home. This unique and farsighted approach to sales is carried on today.

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Although the downtown retail business has declined, the building itself is a fully functional unit. This is largely a result of its prime location and the fact that the interior has been remodeled to satisfy the needs of today's corporate enterprise.

The building's condition, history, and currently highly functional ability serve to make it a very significant resource.


19-172123
47
49
53
62
342
340
343
93
W. 8TH ST.
S. FIGUEROA
S. FLOWER
BARKER BROS CORP'N
BARKER BROS INC.
OPEN DECK GARAGE
OFFICES
ABBEY HOTEL
GENERAL PETROLEUM CORP.
Dr. MARY E. TRAFT BLDG.
OUR LADY CHAPEL
GARAGE
PRIVATE GARAGE
OFFICE
LOBBY
SO CAL GAS CO
GAS DISTRIBUTION BLDG
SOUTHERN CAL GAS CO. BLDG.
SO CAL GAS CO
JEAN HOTEL
FIRST M.E.
GARAGE

19-172123

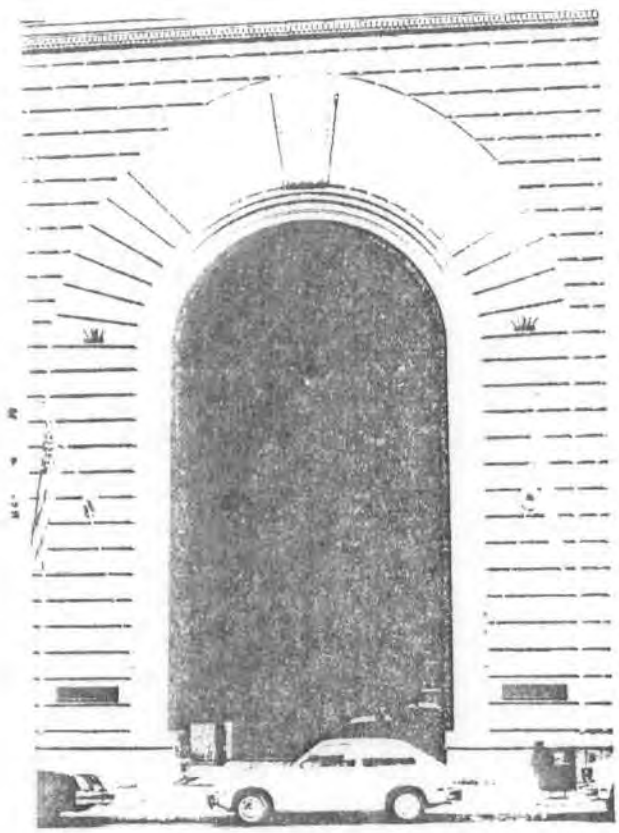
7th Street
Figueroa
Shining white sign GE wi
450 over cor.
T. ON 7th ST., BUILDING SYMMETRIC. ABOUT

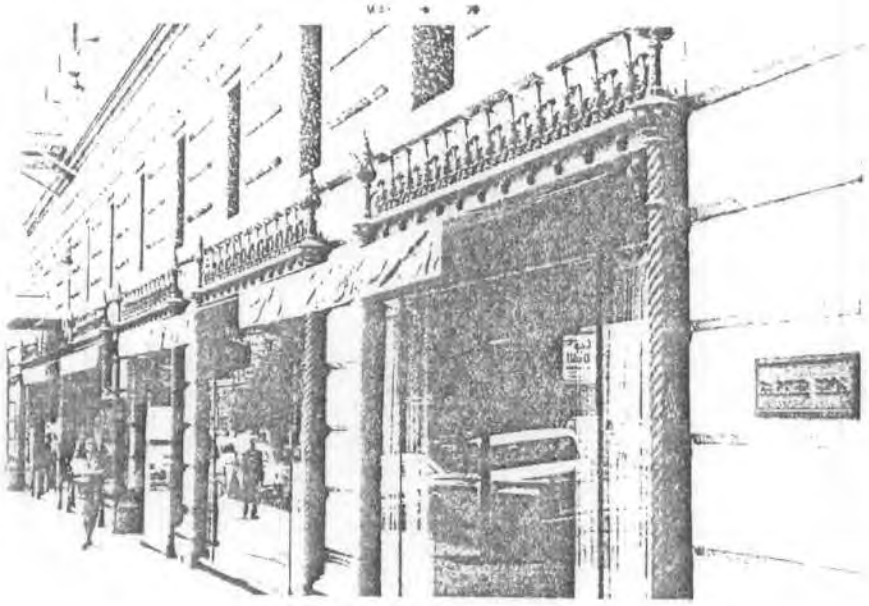
94



BARKER BROTHERS
800 W. 7th St.







State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ___ HAER ___ NR 2 SHL ___ Loc X
UTM: A _____ B _____
C _____ D _____
Zone 11/383760/3768120

IDENTIFICATION

1. Common name: Barker Brothers Building 19-172123359
2. Historic name: Barker Brothers Building
3. Street or rural address: 700 West Seventh Street
   City Los Angeles Zip 90017 County Los Angeles
4. Parcel number: 5144-10-22
5. Present Owner: Cannal-Randolph Figueroa, Inc. Address: 150 S. Wacker Dr.
   City Chicago, IL Zip 60606 Ownership is: Public _____ Private X
6. Present Use: Furniture store and business offices Original use: Furniture store

DESCRIPTION

7a. Architectural style: Italian Renaissance

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Barker Brothers is an eleven story building with a basement and a sub-basement. It is fire-proof steel-framed and reinforced concrete construction, faced with light terra cotta and brick. The first three floors and the eleventh floor have a facing of terra cotta formed into cut-stone; middle levels have brick with terra cotta quoins. The ground floor display windows are sash windows and trimmed with wrought iron. Seventh Street facade is dominated by a three-story arched entryway. Windows on the second and eleventh floors are encased in arched trim. There is a terra cotta decorative band below the eleventh floor. Structural details include metal fire escapes, a repeating ram's head motif, and metal grillwork.

Attach Photo(s) Here

8. Construction date: Estimated _____ Factual 1925
9. Architect Curlett and Beelman.
10. Builder Scofield Engineering Co.
11. Approx. property size (in feet) Frontage 330 Depth 110 or approx. acreage .83
12. Date(s) of enclosed photograph(s) 6/27/82

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: Very minor alterations on exterior; interior entirely remodeled

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Barker Brothers is one of the oldest operating commercial enterprises in Los Angeles. The firm was founded in the 1880s and has since grown into a major retail store for furniture. The present building was one of the largest furniture stores at the time that it was built, and was planned so as to guarantee a minimum of depreciation and upkeep costs. This objective has seemingly been realized. The store has not been appreciably altered since its erection. Only the interior was changed to accomodate business offices (tenants). Barker Brothers now occupies only the bottom four floors. The building's condition, history, and present high functional ability serve to make it a very significant historical resource.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

See also References cited in the report.
L.A. Times 1/24/1926:II,3.
Architectural Digest 6(2), 1926:71-73.
(continued)

22. Date form prepared Re-survey 6/27/82
By (name) R.Hatheway-J.Chase (1978);D.Smith-T.Sitton(1976).
Organization Updated by Westec Services,Inc.
Address: 3211 Fifth Avenue
City San Diego Zip 92103
Phone: (714) 294-9770

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Barker Brothers Building
Continuation Sheet 1

21. Sources:

County of Los Angeles Assessors Office, County of Los Angeles Hall of Administration.

City of Los Angeles Land Use Planning and Management System (LUPAMS files), Planning Department, Los Angeles City Hall.

Gebhard, D. and Robert Winter, A guide to architecture in Los Angeles and southern California. Salt Lake City: Peregrine Smith, 1982.

Los Angeles Public Library, California Room files, Los Angeles.

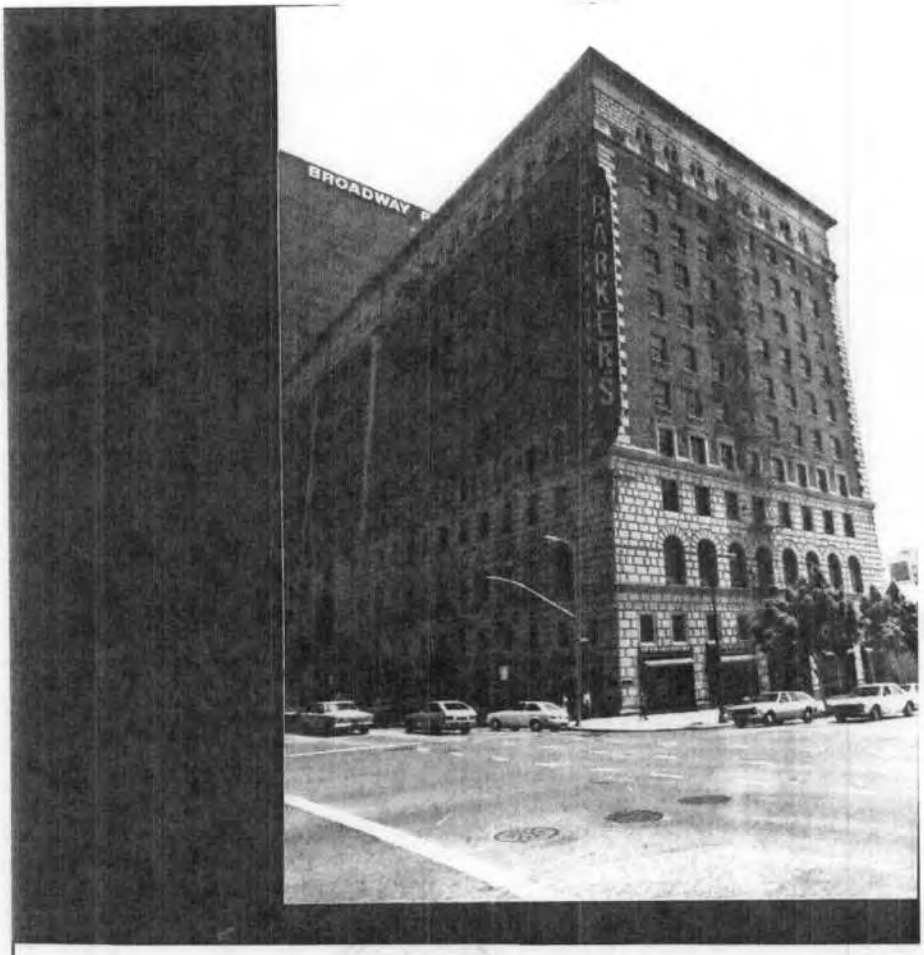
Los Angeles Times, Index, California Room, Los Angeles Public Library.

Map department, Los Angeles Bureau of Engineering, Los Angeles City Hall.

Sanborn Fire Insurance Maps, California State, Northridge, various dates.

Southwest Builder and Contractor 10/10/1924:53; 2/12/1926:44-45.

19-172123





retailers that opened new stores on Seventh Street at this time. Moving into the 1920s, several commercial office buildings were constructed along the corridor, almost all of whose ground stories housed retail stores, and by 1929 every parcel on Seventh Street between Figueroa and Los Angeles Streets was developed. Reflective of retailers' desire to lure in customers and cultivate a tasteful brand, the buildings flanking Seventh Street were architecturally ornate edifices that exhibited high quality design and impeccable attention to detail. Most were designed by esteemed Los Angeles architects including Walker and Eisen, Curlett and Beelman, Dodd and Richards, Morgan Walls and Morgan, and Parkinson and Bergstrom.

Seventh Street's association with upscale retail began to wane after World War II, when department stores and other businesses relocated from central cities to new suburban shopping plazas. By the 1960s and '70s, the corridor entered into a period of decline when most major retailers had moved to other locations. A handful of buildings were demolished and replaced with contemporary edifices around this time, but as a whole the district retains an overwhelming majority of its historic building stock and retains the feel and character of an early 20th century commercial hub.



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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Late 19th and Early 20th Century Architecture, 1865-1950
Sub theme:	Beaux Arts Classicism, 1895-1930
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Beaux Arts and other styles of commercial architecture in Downtown Los Angeles, with high quality design and craftsmanship conveyed by individual buildings.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant for reflecting patterns of early 20th century commercial development and the growth of Los Angeles' central business district.

Contributors/Non-Contributors:



Primary Address:	108 W 7TH ST
Other Address:	100 W 7TH ST 102 W 7TH ST 102 1/4 W 7TH ST 102 1/2 W 7TH ST 104 W 7TH ST 104 1/2 W 7TH ST 106 W 7TH ST 701 S MAIN ST
Type:	Contributor
Year built:	1909
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Commercial, Vernacular

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Primary Address:	111 W 7TH ST
Other Address:	101 W 7TH ST 105 W 7TH ST 107 W 7TH ST 109 W 7TH ST 631 S MAIN ST 637 S MAIN ST 639 S MAIN ST 641 S MAIN ST 643 S MAIN ST 645 S MAIN ST 649 S MAIN ST 655 S MAIN ST 659 S MAIN ST
Type:	Contributor
Year built:	1926
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	140 W 7TH ST
Other Address:	126 W 7TH ST 128 W 7TH ST 130 W 7TH ST 132 W 7TH ST 134 W 7TH ST 136 W 7TH ST 138 W 7TH ST 700 S SPRING ST 702 S SPRING ST 704 S SPRING ST
Type:	Contributor
Year built:	1924
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	212 W 7TH ST
Other Address:	204 W 7TH ST 210 W 7TH ST 701 S SPRING ST 713 S SPRING ST 717 S SPRING ST
Type:	Contributor
Year built:	1913
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism

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Primary Address:	215 W 7TH ST
Other Address:	219 W 7TH ST 221 W 7TH ST 225 W 7TH ST 626 S BROADWAY 634 S BROADWAY 636 S BROADWAY 648 S BROADWAY 650 S BROADWAY 654 S BROADWAY 660 S BROADWAY 639 S SPRING ST 641 S SPRING ST 643 S SPRING ST 647 S SPRING ST 651 S SPRING ST
Type:	Contributor
Year built:	1911
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	219 W 7TH ST
Other Address:	215 W 7TH ST 221 W 7TH ST 225 W 7TH ST 660 S BROADWAY 651 S SPRING ST
Type:	Non-Contributor
Year built:	1915
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	No style

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Primary Address:	314 W 7TH ST
Other Address:	300 W 7TH ST 302 W 7TH ST 304 W 7TH ST 306 W 7TH ST 308 W 7TH ST 310 W 7TH ST 312 W 7TH ST 701 S BROADWAY 703 S BROADWAY 705 S BROADWAY 707 S BROADWAY 709 S BROADWAY 711 S BROADWAY 713 S BROADWAY 715 S BROADWAY 717 S BROADWAY
Type:	Contributor
Year built:	1924
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	316 W 7TH ST
Other Address:	318 W 7TH ST 320 W 7TH ST
Type:	Non-Contributor
Year built:	1910
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	No style



Primary Address:	319 W 7TH ST
Other Address:	636 S HILL ST 638 S HILL ST 640 S HILL ST 642 S HILL ST 646 S HILL ST 650 S HILL ST 652 S HILL ST 654 S HILL ST 658 S HILL ST 660 S HILL ST
Type:	Contributor
Year built:	1907
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism

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Primary Address:	400 W 7TH ST
Other Address:	402 W 7TH ST 404 W 7TH ST 406 W 7TH ST 701 S HILL ST 715 S HILL ST
Type:	Contributor
Year built:	1928
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Gothic Revival, Late



Primary Address:	401 W 7TH ST
Other Address:	411 W 7TH ST 413 W 7TH ST 415 W 7TH ST 417 W 7TH ST 419 W 7TH ST 421 W 7TH ST 651 S HILL ST 653 S HILL ST 657 S HILL ST
Type:	Contributor
Year built:	1921
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	416 W 7TH ST
Other Address:	418 W 7TH ST
Type:	Contributor
Year built:	1917
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism



Primary Address:	420 W 7TH ST
Other Address:	422 W 7TH ST 424 W 7TH ST 426 W 7TH ST 428 W 7TH ST 436 W 7TH ST 700 S OLIVE ST 712 S OLIVE ST
Type:	Contributor
Year built:	1917
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism; Chicago School

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Primary Address:	431 W 7TH ST
Other Address:	425 W 7TH ST 427 W 7TH ST 429 W 7TH ST 433 W 7TH ST 435 W 7TH ST 437 W 7TH ST 648 S OLIVE ST 650 S OLIVE ST 652 S OLIVE ST
Type:	Contributor
Year built:	1911
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	500 W 7TH ST
Other Address:	502 W 7TH ST 504 W 7TH ST 506 W 7TH ST 508 W 7TH ST 510 W 7TH ST 512 W 7TH ST 518 W 7TH ST 705 S OLIVE ST 707 S OLIVE ST 709 S OLIVE ST 711 S OLIVE ST 715 S OLIVE ST
Type:	Contributor
Year built:	1917
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism; Chicago School



Primary Address:	515 W 7TH ST
Other Address:	513 W 7TH ST
Type:	Contributor
Year built:	1922
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Renaissance Revival



Primary Address:	517 W 7TH ST
Type:	Non-Contributor
Year built:	1979
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Other

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Primary Address:	518 W 7TH ST
Other Address:	500 W 7TH ST 502 W 7TH ST 504 W 7TH ST 506 W 7TH ST 508 W 7TH ST 510 W 7TH ST 512 W 7TH ST 705 S OLIVE ST 707 S OLIVE ST 709 S OLIVE ST 711 S OLIVE ST 715 S OLIVE ST
Type:	Contributor
Year built:	1917
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism



Primary Address:	527 W 7TH ST
Other Address:	521 W 7TH ST 523 W 7TH ST 525 W 7TH ST
Type:	Contributor
Year built:	1914
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	529 W 7TH ST
Other Address:	555 W 7TH ST 650 S GRAND AVE 652 S GRAND AVE
Type:	Contributor
Year built:	1926
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	600 W 7TH ST
Other Address:	632 W 7TH ST 707 S GRAND AVE 719 S GRAND AVE 710 S HOPE ST 722 S HOPE ST
Type:	Contributor
Year built:	1915
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Art Deco

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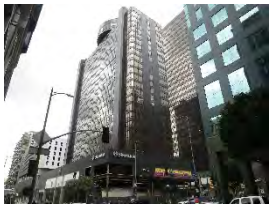
Primary Address:	601 W 7TH ST
Other Address:	603 W 7TH ST 605 W 7TH ST 607 W 7TH ST 609 W 7TH ST 639 S GRAND AVE 645 S GRAND AVE 651 S GRAND AVE 600 W WILSHIRE BLVD 610 W WILSHIRE BLVD
Type:	Non-Contributor
Year built:	1982
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	Modern, Late



Primary Address:	613 W 7TH ST
Other Address:	611 W 7TH ST
Type:	Non-Contributor
Year built:	1936
Property type/sub type:	Commercial-Retail; Retail Store
Architectural style:	No style



Primary Address:	617 W 7TH ST
Other Address:	615 W 7TH ST 619 W 7TH ST 621 W 7TH ST 623 W 7TH ST 625 W 7TH ST 627 W 7TH ST 633 W 7TH ST 635 W 7TH ST 650 S HOPE ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism; Renaissance Revival



Primary Address:	700 W 7TH ST
Other Address:	700 S FLOWER ST 711 S HOPE ST
Type:	Non-Contributor
Year built:	1973
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Moderne, Late

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Primary Address:	727 W 7TH ST
Other Address:	715 W 7TH ST 717 W 7TH ST 719 W 7TH ST 721 W 7TH ST 723 W 7TH ST 729 W 7TH ST 731 W 7TH ST 733 W 7TH ST 735 W 7TH ST 648 S FLOWER ST 650 S FLOWER ST 652 S FLOWER ST
Type:	Contributor
Year built:	1927
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism; Renaissance Revival



Primary Address:	801 W 7TH ST
Other Address:	655 S FLOWER ST 657 S FLOWER ST 659 S FLOWER ST 661 S FLOWER ST
Type:	Non-Contributor
Year built:	1950
Property type/sub type:	Commercial-Finance; Bank/Savings & Loan
Architectural style:	Other



Primary Address:	815 W 7TH ST
Other Address:	807 W 7TH ST 809 W 7TH ST 811 W 7TH ST
Type:	Contributor
Year built:	1926
Property type/sub type:	Commercial-Office; High Rise
Architectural style:	Beaux Arts Classicism; Romanesque Revival

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Primary Address:	818 W 7TH ST
Other Address:	800 W 7TH ST 802 W 7TH ST 804 W 7TH ST 806 W 7TH ST 808 W 7TH ST 812 W 7TH ST 816 W 7TH ST 828 W 7TH ST 838 W 7TH ST 848 W 7TH ST 868 W 7TH ST 870 W 7TH ST 878 W 7TH ST 888 W 7TH ST 898 W 7TH ST 706 S FIGUEROA ST 709 S FLOWER ST 711 S FLOWER ST
Type:	Contributor
Year built:	1925
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism; Renaissance Revival



Primary Address:	831 W 7TH ST
Other Address:	827 W 7TH ST 829 W 7TH ST 871 W 7TH ST 654 S FIGUEROA ST 660 S FIGUEROA ST 655 S LEBANON ST
Type:	Non-Contributor
Year built:	1987
Property type/sub type:	Commercial-Office; High Rise
Architectural style:	Other



Primary Address:	641 S BROADWAY
Other Address:	307 W 7TH ST 309 W 7TH ST 311 W 7TH ST 639 S BROADWAY 643 S BROADWAY 647 S BROADWAY 651 S BROADWAY 659 S BROADWAY
Type:	Contributor
Year built:	1906
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism

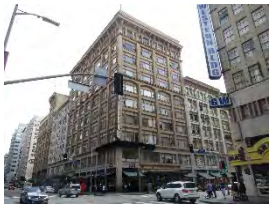
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Primary Address:	700 S BROADWAY
Other Address:	216 W 7TH ST 218 W 7TH ST 220 W 7TH ST 222 W 7TH ST 224 W 7TH ST 226 W 7TH ST 228 W 7TH ST 230 W 7TH ST 232 W 7TH ST 700 1/2 S BROADWAY 702 S BROADWAY 702 1/2 S BROADWAY 704 S BROADWAY 704 1/2 S BROADWAY 706 S BROADWAY 706 1/2 S BROADWAY 708 S BROADWAY
Type:	Non-Contributor
Year built:	1992
Property type/sub type:	Commercial-Auto Related; Parking Structure
Architectural style:	Other



Primary Address:	700 S GRAND AVE
Type:	Contributor
Year built:	1912
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	638 S HILL ST
Other Address:	319 W 7TH ST 636 S HILL ST 640 S HILL ST 642 S HILL ST 646 S HILL ST 650 S HILL ST 652 S HILL ST 654 S HILL ST 658 S HILL ST 660 S HILL ST
Type:	Contributor
Year built:	1928
Property type/sub type:	Commercial-Retail; Department Store
Architectural style:	Beaux Arts Classicism

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Primary Address:	706 S HILL ST
Type:	Contributor
Year built:	1922
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Renaissance Revival



Primary Address:	714 S HILL ST
Other Address:	322 W 7TH ST 324 W 7TH ST 708 S HILL ST 710 S HILL ST 712 S HILL ST 714 1/2 S HILL ST 716 S HILL ST
Type:	Contributor
Year built:	1922
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Beaux Arts Classicism



Primary Address:	651 S HOPE ST
Type:	Non-Contributor
Year built:	1964
Property type/sub type:	Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style:	Modern, Late



Primary Address:	649 S OLIVE ST
Other Address:	505 W 7TH ST
Type:	Contributor
Year built:	1923
Property type/sub type:	Commercial-Finance; Bank/Savings & Loan
Architectural style:	Beaux Arts Classicism; Neoclassical



Primary Address:	650 S SPRING ST
Type:	Contributor
Year built:	1928
Property type/sub type:	Commercial-Finance; Bank/Savings & Loan
Architectural style:	Beaux Arts Classicism

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S;3CS;5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 5 ***Resource Name or #:** Air Raid Siren No. 10 (Map Reference No. 4-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Southeast corner of West 8th and South Los Angeles streets

***P3a. Description:**

The subject resource is Air Raid Siren No. 10, a Federal Model SD-10 siren located at the southeast corner of West 8th and South Los Angeles streets in downtown Los Angeles. Cylindrical in shape the "wire spool" type siren is housed in metal protective housing with a conical top. It is mounted on a freestanding steel pole measuring an estimated 30' in height. Metal pole steps begin at about 10' above ground level and lead to a service platform with steel rails and a steel-grate floor. The resource does not appear altered and is in good condition.

***P3b. Resource Attributes:** HP29. Other (air raid siren)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Air Raid Siren No. 10; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1956 (Cold War: LA 2013; Air Raid Sirens Wiki 2019; *LAT* 3/10/1956)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

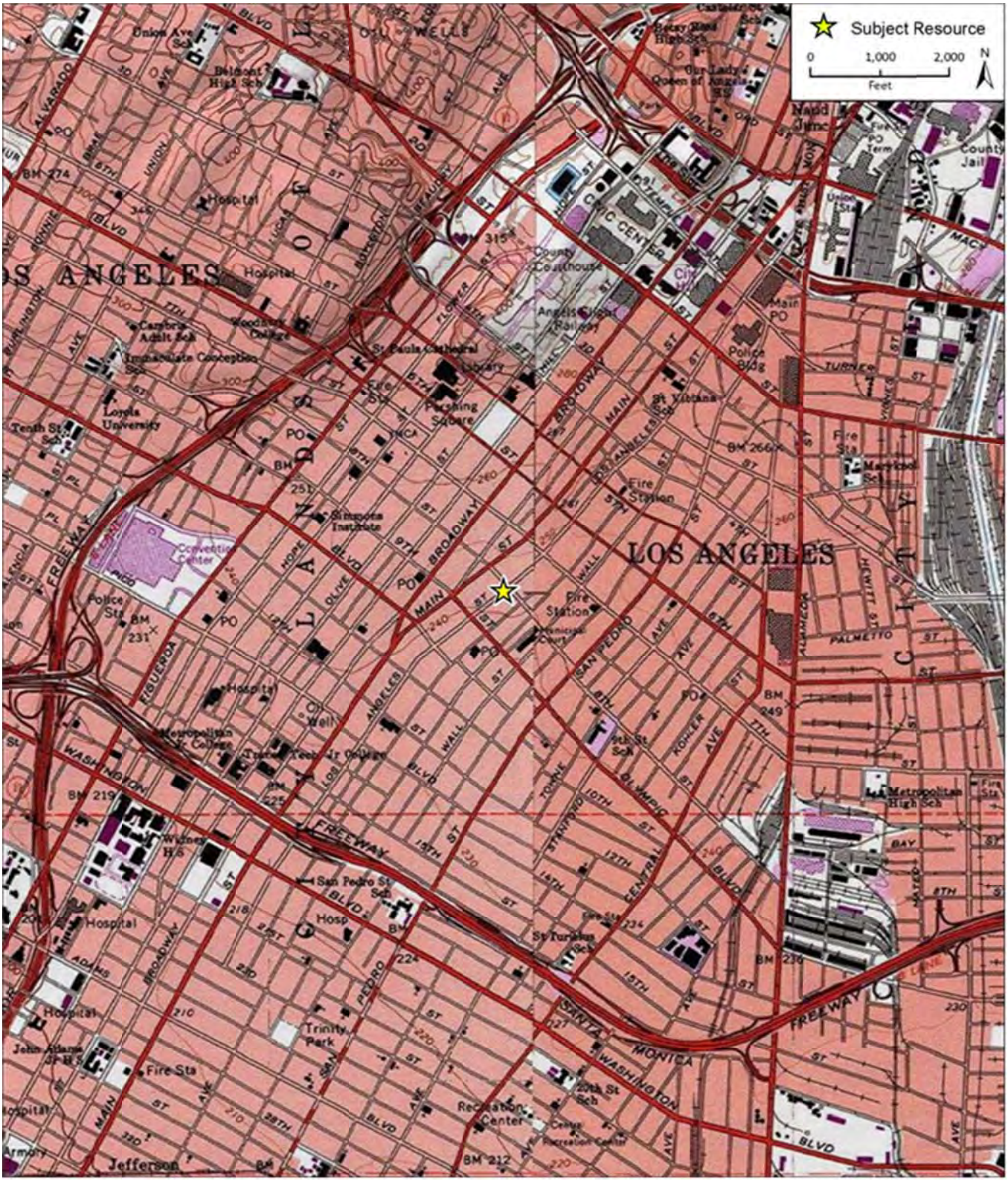
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Air Raid Siren No. 10 (Map Reference No. 4-001)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Air Raid Siren No. 10 (Map Reference No. 4-001) ***NRHP Status Code** **3S;3CS;5S3**

B1. Historic Name: Air Raid Siren No. 10
B2. Common Name: N/A
B3. Original Use: Air-raid siren B4. Present Use: Air-raid siren
***B5. Architectural Style:** N/A
***B6. Construction History:**

Air Raid Siren No. 10 is of a type manufactured by Federal Sign and Signal Corporation starting ca. the 1950s and was likely installed ca. 1956 (Cold War: LA 2013; FAEEM 2012).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Air Raid Sirens and Civil Defense, 1939-1960 **Area** Central City Community Plan Area
Period of Significance ca. 1956-1985; ca. 1956 **Property Type** Air Raid Siren **Applicable Criteria** A/1/1; C/3/3

The subject resource is Air Raid Siren No. 10, a Federal Sign and Signal Corporation (FSSC) Model SD-10 warning siren manufactured and erected ca. 1956. The Chicago-based company was founded in 1901 as the Federal Electric Corporation, a manufacturer of electric signs. In 1915, the firm began manufacturing sirens for police and fire departments and in the 1930s adopted the FSSC name (Encyclopedia of Chicago 2005). The market for outdoor warning sirens grew during World War II and the Cold War, after the federal government expanded civil defense measures to preserve lives in the case of airborne military attacks on the United States. In anticipation of American participation in World War II, local officials in Los Angeles installed the city's first air-raid sirens by May 1941 (*LAT* 5/2/1941). In January 1942, following the United States' entry into the war, local officials formulated a plan to install as many as 370 sirens on public buildings and traffic signal poles throughout the city and outlying areas (*LAT* 1/15/1942). That month, the City placed orders totaling $47,000 for 204 sirens supplied by the Federal Electric Corporation and the American Fire Equipment Company. In March 1942, the *Los Angeles Times* reported sirens had been installed in the city at a rate of eighteen per day over an unspecified period (*LAT* 1/15/1942; 1/17/1942; 3/5/1942).

(See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Air Raid Siren Wiki. "SD-10." https://wiki.airraidsirens.net/SD-10. 2019. Accessed April 2019.

Cohen, Wilbur J. and Evelyn F. Boyer. N.d. Federal Civil Defense Act of 1950: Summary and Legislative History. [electronic document.] https://www.ssa.gov/policy/docs/ssb/v14n4/v14n4p11.pdf.

Cold War: L.A. "L.A.'s Civil Defense Sirens." [web site.] 2013. http://www.coldwarla.com/sirens.html. Accessed April 2019.

Encyclopedia of Chicago. "Federal Sign and Signal Corp." [electronic document.] 2005. http://www.encyclopedia.chicagohistory.org/pages/2661.html

Fire Apparatus and Emergency Equipment Magazine (FAEEM). "Remanufacturing Sirens Economically Extends Long History of Service." [electronic document.] July 1, 2012. https://www.fireapparatusmagazine.com/articles/print/volume-17/issue-7/features/remanufacturing-sirens-economically-extends-long-history-of-service.html. Accessed April 2019.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 15, 2019



(This space reserved for official comments.)

B10. Significance (continued):

Following the conclusion of World War II, the city's civil-defense warning system was turned off. However, the detonation of the Soviet Union's first atomic weapon in August 1949 renewed concerns about preparedness. The Federal Civil Defense Administration (FDCA) was established in 1950 to coordinate and subsidize civil defense measures that included educational campaigns and grants for the construction of civil-defense infrastructure (*LAT* 4/29/2007; Cohen and Boyer n.d.). Because federal subsidies for the construction of sirens and other civil-defense infrastructure were delayed, Los Angeles Mayor Fletcher Bowron directed the City to act on its own. As an interim measure, local authorities revived the city's World War II-era warning system, reactivating 80 sirens that had been installed across Los Angeles in the 1940s (*LAT* 12/2/1950; 2/21/1951). In 1956, the City received its first state and federal grants for the expansion of Los Angeles's civil-defense siren system. Under the $491,000 program, 1966 sirens mounted on 30-foot freestanding metal poles were erected. A metal housing was mounted over each siren as protection from tampering inclement weather. Fifty existing sirens were modified to produce the two-tone alarm required by the FDCA. Sirens across the system could be triggered simultaneously over the telephone lines. Contracting firm Fischbach and Moore installed the new sirens (*Valley News* 3/11/1956; *LAT* 3/10/1956).

FSSC began producing the Model SD-10 siren in the 1950s, when the model was commonly installed as civil defense air raid siren (FAEEM 2012). Its widespread use was partially attributable to its dual-tone capability, which met civil defense regulations enacted by the federal government in 1954 (Cold War: LA 2013; Air Raid Sirens Wiki 2019). The subject resource is presumed to have been erected in the 1950s, although its construction date is cited elsewhere are 1940 (SurveyLA 2016).

Los Angeles's air-raid sirens remained in operation through the mid-1980s. For about three decades, the sirens were sounded in regular tests that took place at 10:00 AM on the final Friday of every month. However, by the early 1980s, some local officials regarded the sirens as "virtually useless" (*LAT* 1/261982; 4/29/2007). Not only did many residents not understand what the signals were intended for, but also maintenance had become impractical due to the loss of federal grants and the increasing difficulty of finding replacement parts. In addition, new capabilities for launching missiles from submarines so reduced warning times such that a safe evacuation had become unfeasible. Moreover, a 1982 study found that about 30 percent of the city's sirens were not functional. The warning system was switched off countywide in 1983. Although some structurally unsound units were removed, officials deemed a system-wide removal too expensive and left most sirens in place (*LAT* 1/26/1982; 4/2/1989; 4/29/2007).

The subject resource, Air Raid Siren No. 10, was recorded and evaluated in 2016 as part of SurveyLA, a citywide historic resources survey for the City of Los Angeles. SurveyLA recommended Air Raid Siren No. 10 eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Los Angeles Historic-Cultural Monument. Evaluated under the thematic group Military Institutions and Activities, 1850-1980/Air Raid Sirens and Civil Defense, 1939-1960/Air Raid Siren, the subject property was recommended eligible under Criteria A/1/1 for its associations with World War II and Cold War military infrastructure and C/3/3 as an example of a wire-spool-type siren on a freestanding pole (SurveyLA 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, as a result of the survey and research conducted for this study, Air Raid Siren No. 10 is recommended eligible for listing in the NRHP, CRHR, and designation as an HCM. Under Criteria A/1/1, it is significant for its association with the operation of Los Angeles' Cold War-era civil-defense warning system. Its period of significance begins ca. 1956 with the subject resource's construction and concludes in 1985 when monthly testing of sirens ceased and the system was deactivated. Under Criteria C/3/3, it is significant as a good, intact example of a civil-defense warning siren. Character-defining features include the freestanding metal pole and "wire-spool"-type siren and housing. Its period of significance under these Criteria is ca. 1956, its estimated date of construction. The resource's boundary is coextensive with its footprint. This boundary encompasses the entire structure and excludes all nearby areas, which do not contribute to its historical significance. Located in a densely developed section of downtown Los Angeles, the building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles Times (*LAT*)

1941. "Council Balks at Raid Sirens to Advertise Airport Bond Issue." May 2.
1942. "City May Be Blanketed by 370 Air-Raid Sirens." January 15.
1942. "First Air-Raid Sirens Here." January 17.
1942. "'Short' in Cable Causes Raid Alarm." March 5.
1950. "Mayor, Impatient, Acts to Speed L.A.'s Defense." December 2.
1951. "Bowron Seeks $54,000 for Air Raid Sirens." February 21.
1956. "First Siren Installed for New System." March 10.
1982. "30% of County Air Raid Sirens Inoperative." January 26.
1989. "Relics of cold War Era: Silent Air Raid Sirens Unwanted." April 2.
2007. "Long Silenced Air-Raid Sirens Are Relics from a Jittery Past." April 29.

Valley News. 1956. "Civil Defense Installs First 'Woofer' in Van Nuys Area." March 11.

Non-Parcel Resources



Address: Los Angeles St and 8th St, southeast corner
Name: Air Raid Siren No. 10
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.



Address: Broadway and Olympic Blvd, southwest corner
Name: Air Raid Siren No. 11
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 309 East 8th Street (Map Reference No. 4-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 309 East 8th Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-003-009

***P3a. Description:**

The subject property is a large rectangular parcel located at the corner of East 8th and Santee Street in Downtown Los Angeles. It includes one six-story mixed-use building that occupies the entire parcel. Constructed in 1914, the exterior walls of the masonry building feature painted brick laid in decorative design creating a vertical emphasis on the end bays and horizontal emphasis on the interior bays; the ground story walls have been clad in non-original stucco. The upper stories of the building's northwest and southwest elevations are symmetrically divided with openings, windows sit on brick sills and occur in pairs. Its ground-story commercial space is lined with openings including bay doors and storefront windows. Visible alterations include window replacement throughout and the application of stucco cladding on the ground story.

***P3b. Resource Attributes:** HP7.-3+ story commercial building; HP3.-Multiple Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northwest and southwest elevations; east-facing. 9/10/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1914 (LADBS 1914)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

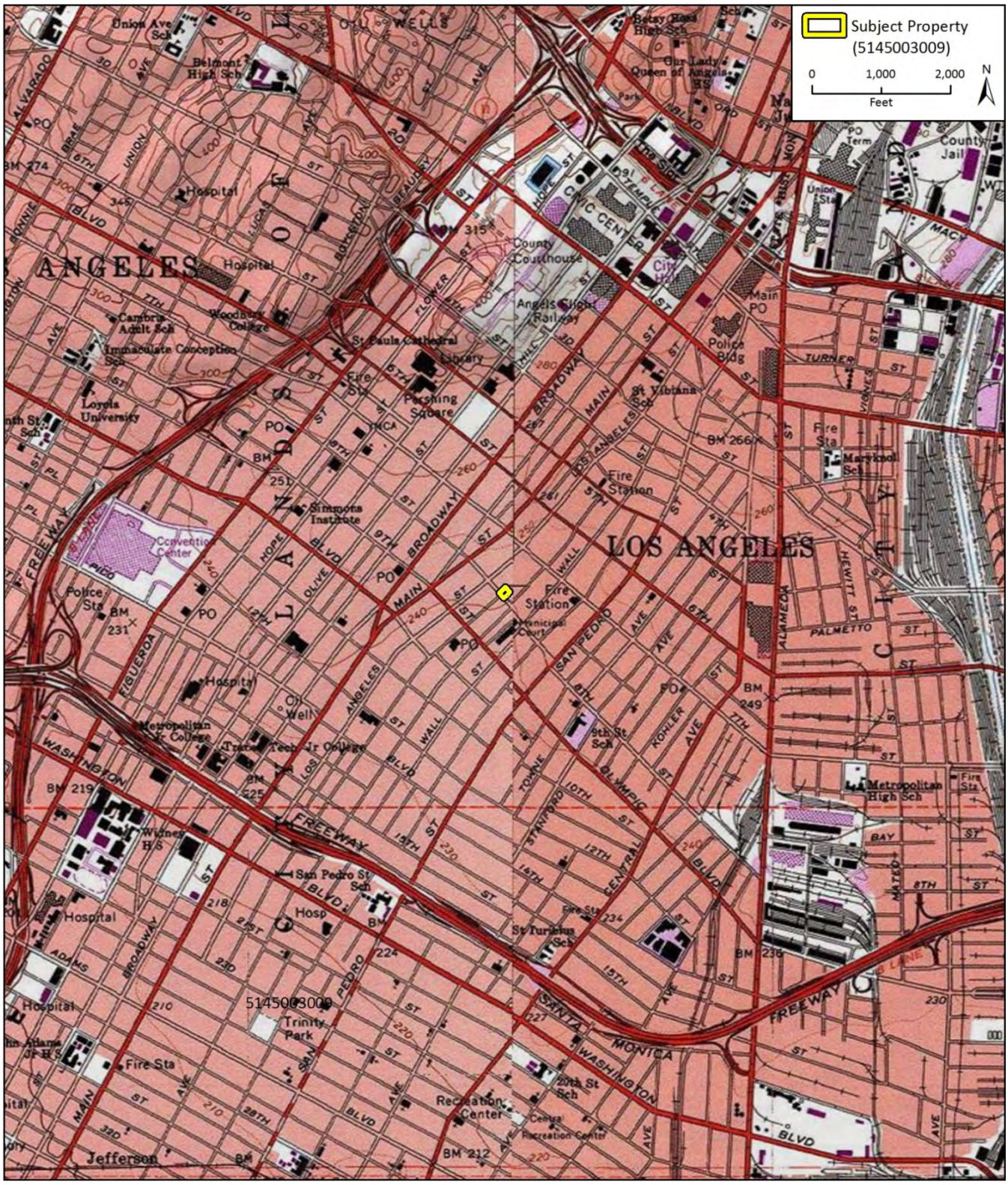
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 309 East 8th Street (Map Reference No. 4-002)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 309 East 8th Street (Map Reference No. 4-002) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Lofts and office building B4. Present Use: Mixed use (commercial and residential)
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The building on the subject property was constructed in 1914 (LADBS 1914). A review of building permits and visual observations indicate that all windows on the primary elevations have been replaced and that stucco cladding has been applied to the ground-story.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R.M. Synder (Engineer) b. Builder: R.M. Snyder (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a six-story building that was constructed as a loft and office building in 1914 for the Western Electric Company (LADBS var.). In 1922, the building was being utilized as an office building by the Southern California Telephone Company (LAPL-Los Angeles City Directory 1922). The property housed industrial uses into the 1950s, but has since been rehabilitated into a mixed use commercial/residential building (Newspapers.com var.).

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any of the Context/Theme/Property Type combinations included in the SurveyLA Historic Context Statement due a loss of integrity of materials, workmanship, feeling, and association, stemming from the complete replacement of windows and the application of stucco cladding to the ground story. Although it is an example of an early 20th century loft property, it is not a very early or rare example. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a ubiquitous property type in downtown Los Angeles. It does not exemplify the industrial loft property type; it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

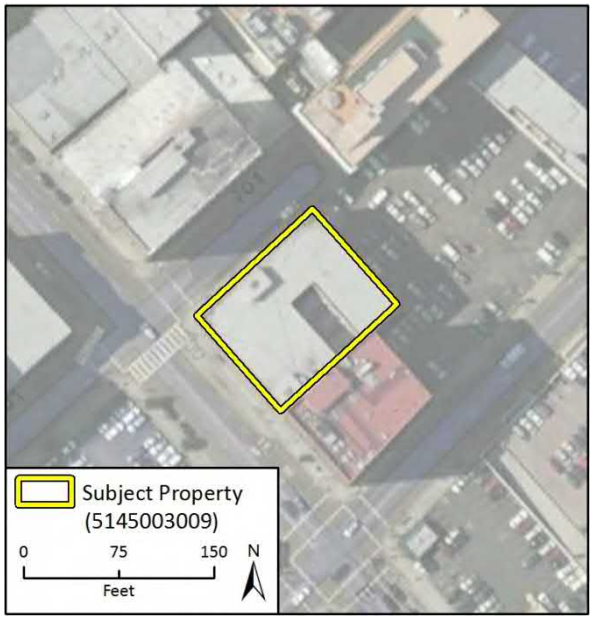
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. November 2016

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 16, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 214 East 8th Street (Map Reference No. 4-003)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 214 East 8th Street City: Los Angeles Zip: 90013

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-013-004

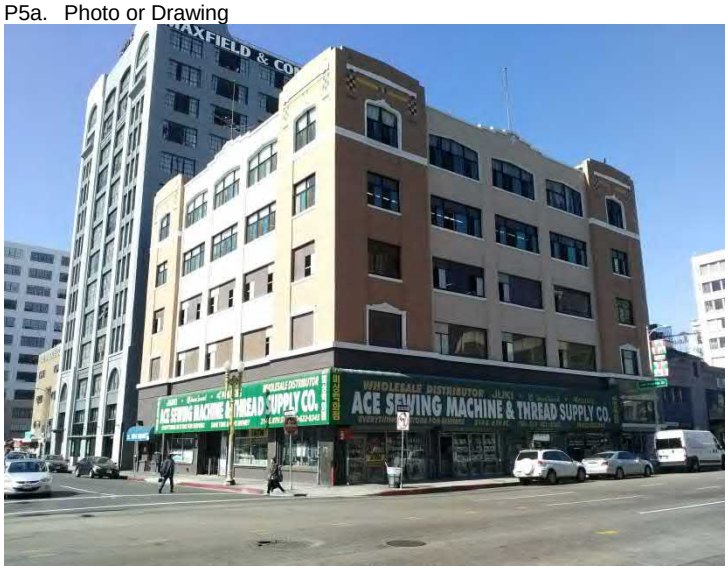
***P3a. Description:**

The subject property is a large square parcel located at the intersection of East 8th and Santee Street in Downtown Los Angeles. It includes one five-story building that occupies its entire parcel. The board-formed concrete building is square in plan and topped with a flat roof surrounded with a decorative parapet. Its primary, street –facing elevations are symmetrically divided among three bays with openings, some of which include decorative arched surrounds. Cladding includes smooth-finished stucco on upper stories and stone tile on the ground floor. Commercial storefronts line the ground level and are sheltered with a quarter-round awning. Alterations include the replacement or infill of windows and doors throughout and the application of stucco cladding. The property appears in good condition.

***P3b. Resource Attributes:** HP7. 3+ story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; southwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (LADBS 1923)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 29, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

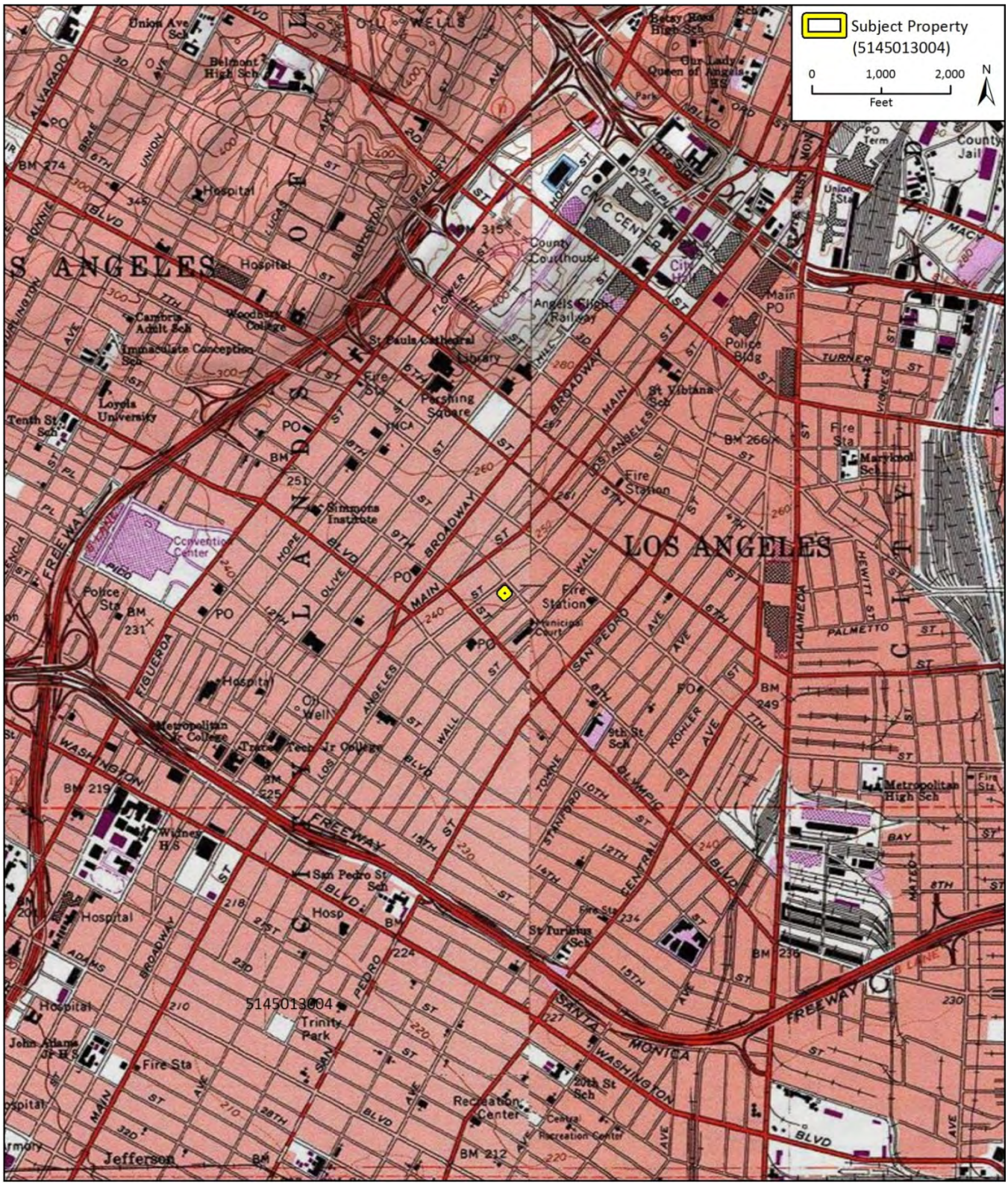
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 214 East 8th Street (Map Reference No. 4-003)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
(5145013004)
0 1,000 2,000
Feet
N
5145013004
LOS ANGELES
S ANGELES
Hospital
Fire Station
Police Bldg
Police Sta
Fire Sta
Trinity Park
Recreation Center
Jefferson
Pershing Square
Convention Center
Metropolitan High Sch
Metropolitan Jr College
Belmont High Sch
Hospital
County Courthouse
Main PO
Union Sta
County Jail
Fire Station
Fire Station
Fire Station

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 214 East 8th Street (Map Reference No. 4-003) ***NRHP Status Code** 6Z

B1. Historic Name: Stewart Dawes Shoe Co.
B2. Common Name:
B3. Original Use: Industrial Lofts (Stewart Dawes Shoe Co.)
B4. Present Use: Commercial (Ace Sewing Machine & Thread Supply Co.)

***B5. Architectural Style:** No discernible style (Previously Renaissance Revival)
***B6. Construction History:**

The building on the subject property was constructed in 1923. Permit research and visual observation suggest that all original windows and doors have been replaced; stucco and stone tile cladding has additionally been added.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: John M. Cooper b. Builder: John M. Cooper (contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was developed in 1923 as an industrial loft building by J.M. Cooper, architect and contractor, for Stewart Dawes Shoe Co. The company occupied the upper levels of the building until the mid-1930s, at which time it transferred to the Harry Shapiro Shoe Company. Since this time the building has been occupied by various commercial tenants, resulting in the removal and infill of original windows and doors and the alteration of the ground levels.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Although the subject property is an early 20th century industrial loft, it is not a rare or an intact example as its windows and doors have been replaced and storefronts altered, resulting in a loss of integrity of materials, design, workmanship, feeling, and association. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building was originally designed in the Renaissance Revival style of architecture; however, it has been extensively altered and it no longer embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

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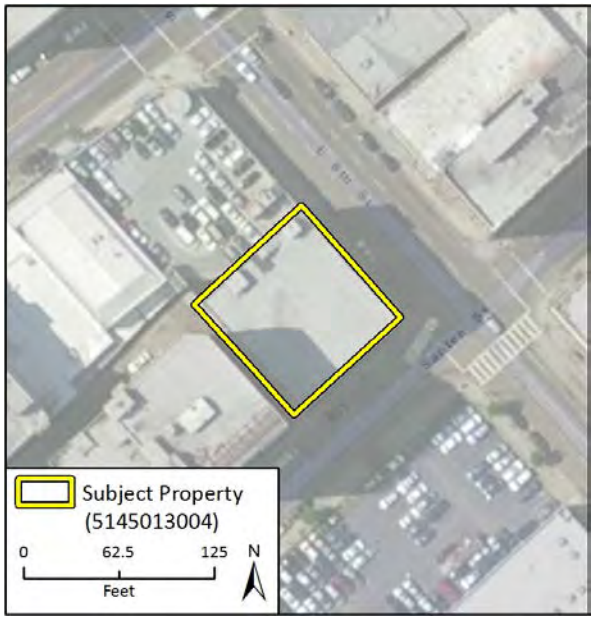
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ProQuest. "Digital Sanborn Maps", 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel Rincon Consultants
***Date of Evaluation:** November 16, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 401 East 8th Street (Map Reference No. 4-004)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 401 East 8th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-004-037

***P3a. Description:**

The subject property is a large rectangular parcel located at the corner of East 8th Street and Maple Avenue in Downtown Los Angeles. Although it is primarily occupied with a paved parking lot, it also encompasses two small buildings, a commercial building sited in its southwest corner (1951) and a food-service building (1947) in its northwest corner.

Constructed in 1947 as a hot dog stand, the roughly 300 square foot food-service building is rectangular in plan and features stucco and tile-clad walls and a flat roof. Its south and west elevations, facing East 8th Street and Maple Avenue are dominated with openings including pass through windows for serving food in addition to large commercial windows. A green quarter round awning shelters windows. Alterations include the application of stucco and tile cladding.

Constructed in 1951, the one-story commercial building features a rectangular plan. It is constructed of concrete block and features a brick veneer on its primary (south) elevation. The west elevation includes no openings while the north and south are divided symmetrically with large openings. The building is topped with a flat roof and surrounded with a parapet. Alterations include the installation of large sliding doors in the primary elevation bays.

***P3b. Resource Attributes:** HP8-Commercial Building (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations of building sited in the southwest corner of the parcel; northeast facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1951 (Los Angeles County Office of the Assessor 2018) & 1947 (LADBS 1947)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

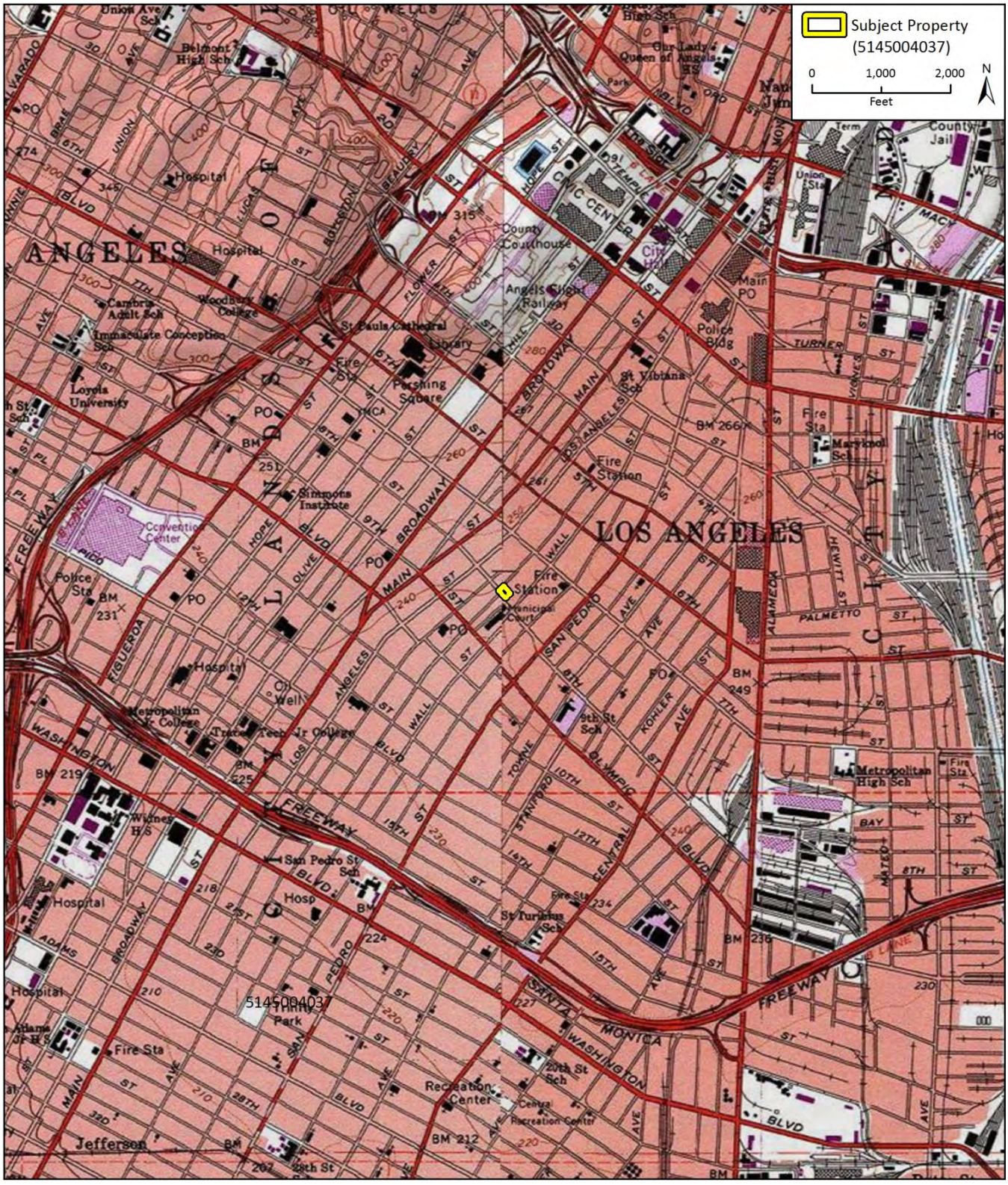
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 401 East 8th Street (Map Reference No. 4-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 401 East 8th Street (Map Reference No. 4-004) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown and 'hot dog stand' (LADBS 1947)
B4. Present Use: wholesale flower sales and doughnut shop

***B5. Architectural Style:** nondescript/utilitarian
***B6. Construction History:**

The buildings on the subject property were constructed in 1947 and 1951. Visual observations indicate that alterations to the food service building include the application of stucco and tile cladding. Alterations to the commercial building include the replacement of original bay doors on primary elevation with contemporary sliding glass doors.

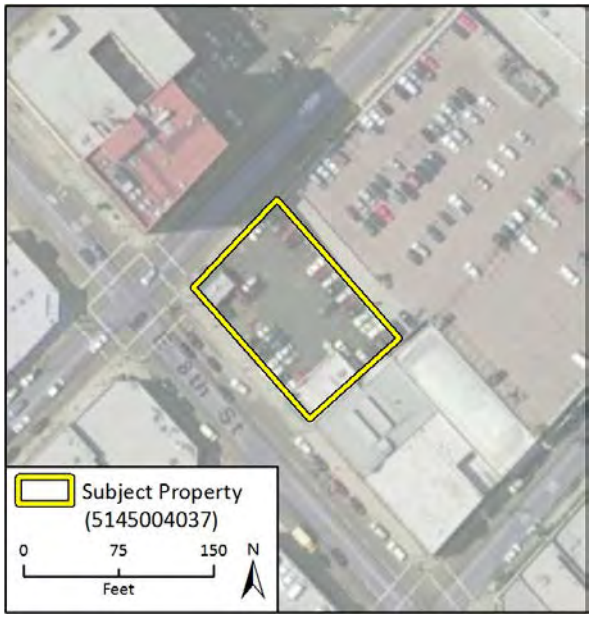
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a large corner parcel that includes two buildings, a roadside food stand constructed as a hot dog stand in 1947 and a brick commercial building constructed in 1951. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2).The buildings on the subject property include a utilitarian mid-20th century commercial building and roadside food stand. Neither of the buildings embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 15, 2018.

(This space reserved for official comments.)



401 East 8th Street-primary elevation of food-service building located in the northwest corner of the parcel; northeast-facing.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 767 Wall Street (Map Reference No. 4-005)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 767 Wall Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-004-029

***P3a. Description:**

The subject property is a small rectangular parcel that features one roughly 10,400 square foot warehouse building constructed in 1924. The two-story building is capped with a truss roof and designed in a simple, utilitarian style with little applied ornament. It features a rectangular plan and is sited with a minimal setback from the sidewalk lining Wall Street. The building's walls are clad in a combination of exposed brick and stucco, including painted brick on the primary elevation (northeast) and non-original stucco on the secondary elevations. The primary elevation is symmetrically divided with openings, two bay doors on the ground story and five windows openings on the second. Door and window openings are limited on secondary elevations. Alterations include the infill of one window, removal of two window sash, installation of window security bars, and the addition of a metal awning sheltering ground story bay door openings. The building appears in fair condition.

***P3b. Resource Attributes:** HP6. Commercial Building, under 3 stories

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Southeast elevation; northwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

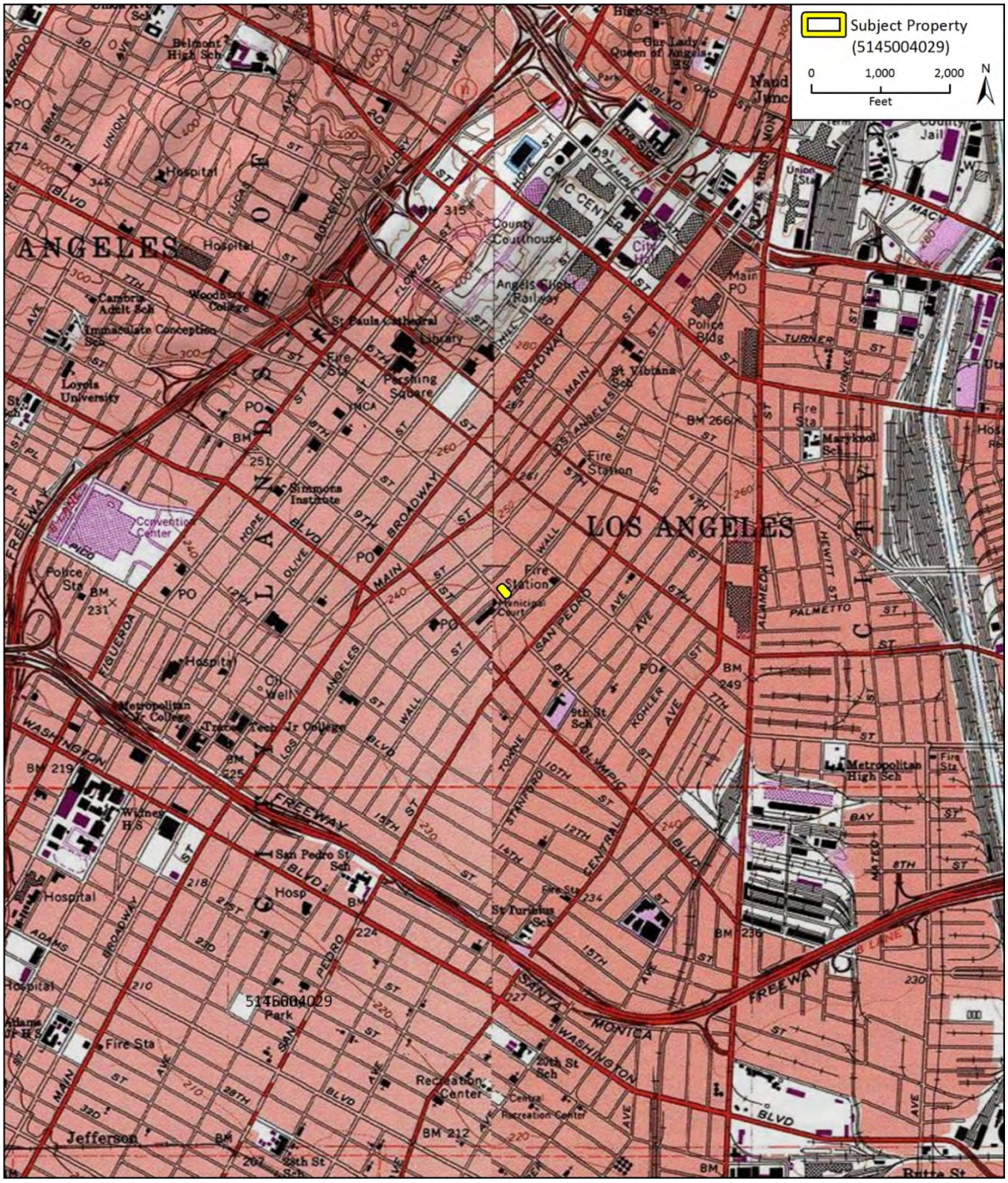
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 767 Wall Street (Map Reference No. 4-005)

***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 767 Wall Street (Map Reference No. 4-005) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Loft B4. Present Use: Wholesale Florist
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
The subject property was constructed in 1924. A review of building permits in combination with visual observation indicate that alterations to the building include the infill of one window opening, removal of at least two window sash and the application of the extant metal awning (LADBS var).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: L.A. Smith b. Builder: Ray DeCamp (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Designed by architect L.A. Smith, the subject property was constructed in 1924 for owner C. Orlands by contractor Ray DeCamp (LADBS). The purpose listed on the original permits is 'loft.' A review of historic newspapers indicates that that property has been used a s a wholesale florist since 1927 (Newspapers.com var.). A review of Los Angeles City Directories reveals an association with S. Murata & Co. from 1927 through the 40s and with United Wholesale Florists of California Inc. beginning in the 1950s. S. Murata & Co. was one of Los Angeles' first Japanese-owned flower wholesalers.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Although associated with the flower industry, the property has been altered and does not appear to meet the eligibility standards outlined in the Wholesale Flower Market Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and Criteria B/2/2). The building on the subject property is a utilitarian example of an early-20th century warehouse building constructed on the cusp of the established period of significance for such resources. Its windows have been infilled or replaced and it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate" that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 15, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 771 Wall Street (Map Reference No. 4-006)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 771 Wall Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-004-038

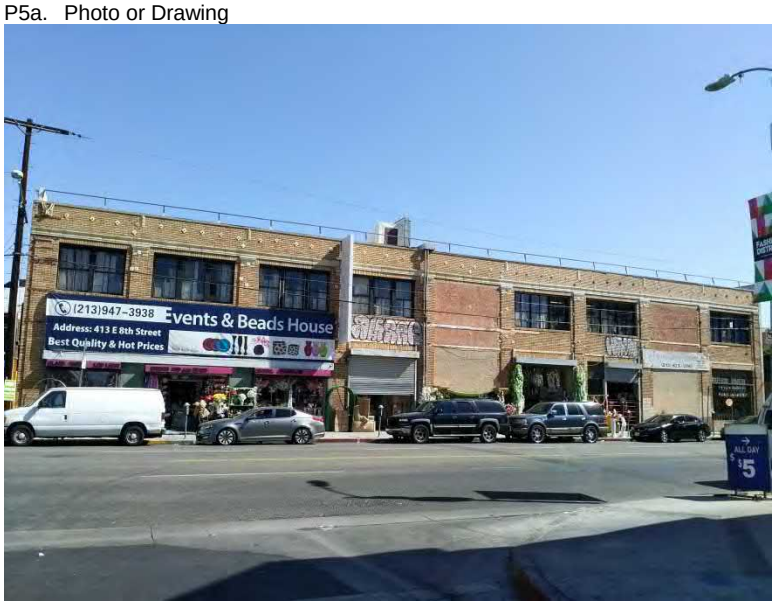
***P3a. Description:**

The subject property is a rectangular parcel located at the corner of East 8th and Wall Streets in Downtown Los Angeles. It includes a single two-story, two-part commercial block rectangular-planned building constructed in 1920. Setback minimally from the 8th and Wall Street sidewalks and sharing a common wall with 767 Wall Street to the north, the building occupies the entirety of the subject property. The primary elevations of the building are divided symmetrically into bays with engaged brick piers alternating with large openings. The ground story is lined with bay door openings and the second story with windows. The building is capped with a flat roof. Alterations include the application of stucco cladding to secondary elevations, the infill of several bays and the replacement of original window sash throughout. The building appears in fair condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; north-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1920 (Los Angeles Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

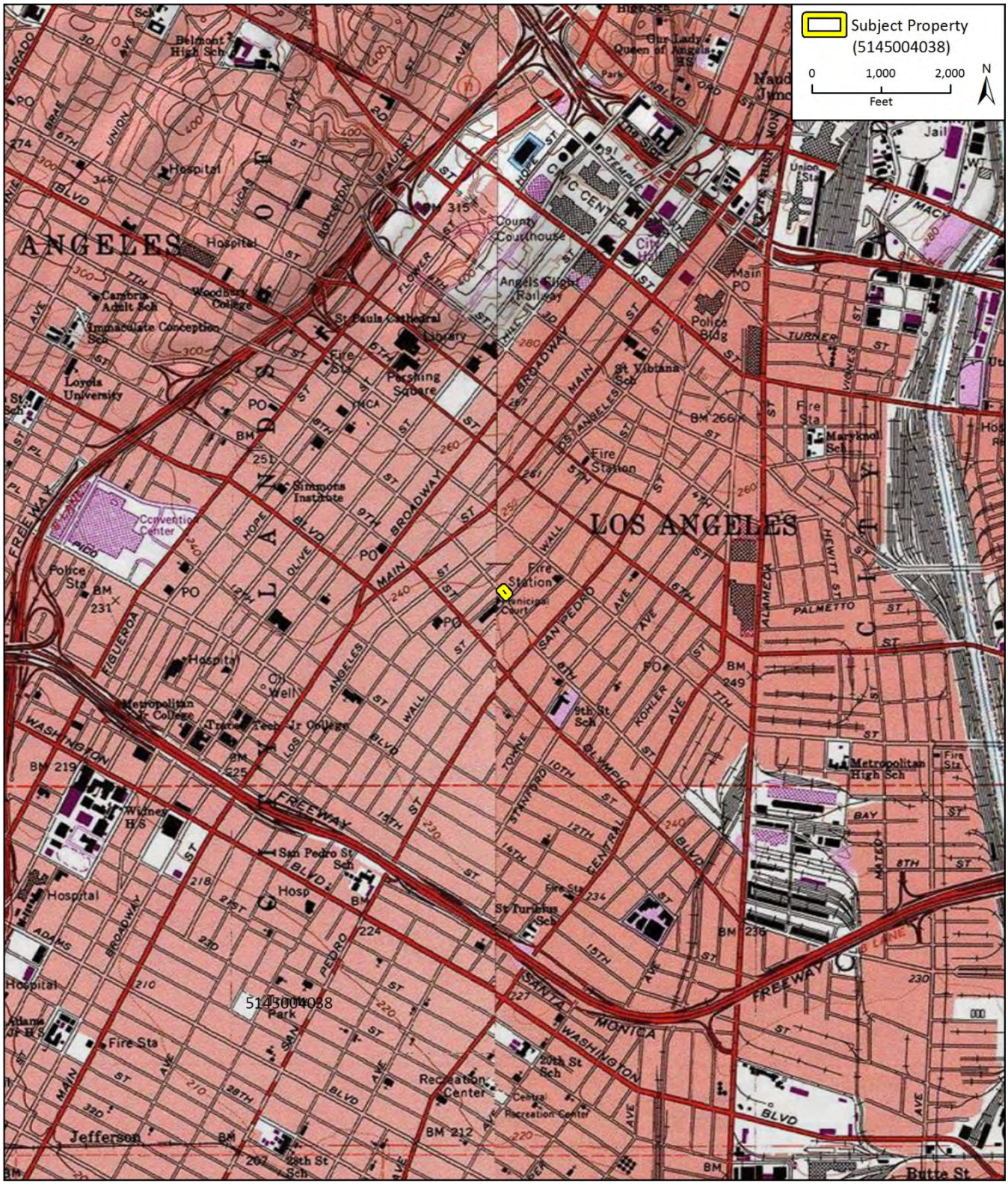
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 771 Wall Street (Map Reference No. 4-006)
***Map Name:** *Los Angeles*
***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 771 Wall Street (Map Reference No. 4-006) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: commercial
***B5. Architectural Style:** Two-part commercial block
***B6. Construction History:**
According to the Los Angeles County Office of the Assessor, the subject property was constructed in 1920 (Los Angeles Office of the Assessor 2018). Visual observations and a review of permit history indicate that alterations include the application of stucco cladding to secondary elevations, the infill of several formally open bays and the replacement of original window sash throughout.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a small rectangular parcel that includes one two-story brick commercial building. No permits for the building's original construction are on file with the City of Los Angeles. However, a 1933 permit, the earliest available, indicates that at that time the property was owned by the Hauerwass Company. Also by 1933, at least some of the building was being used by Biltmore Florists. The property appears associated with the wholesale flower industry from that time through the 1940s. Archival research failed to identify any additional consequential information about its former owners or occupants.

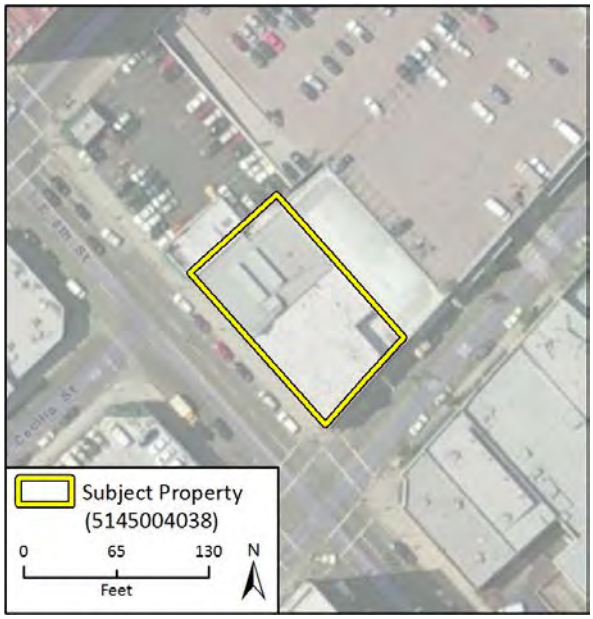
The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Although associated with the flower industry, due to extensive alterations including most notably the infill of serval bays on the primary elevation, the property does not appear to meet the eligibility requirements outlined in the Wholesale Flower Market Context Statement (Criteria A/1/1). Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 20, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 508 East 8th Street (Map Reference No. 4-007)

P1. Other Identifier: The Walter Building and the Dairy Supply Building

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: 508-514 East 8th Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN 5145-010-027

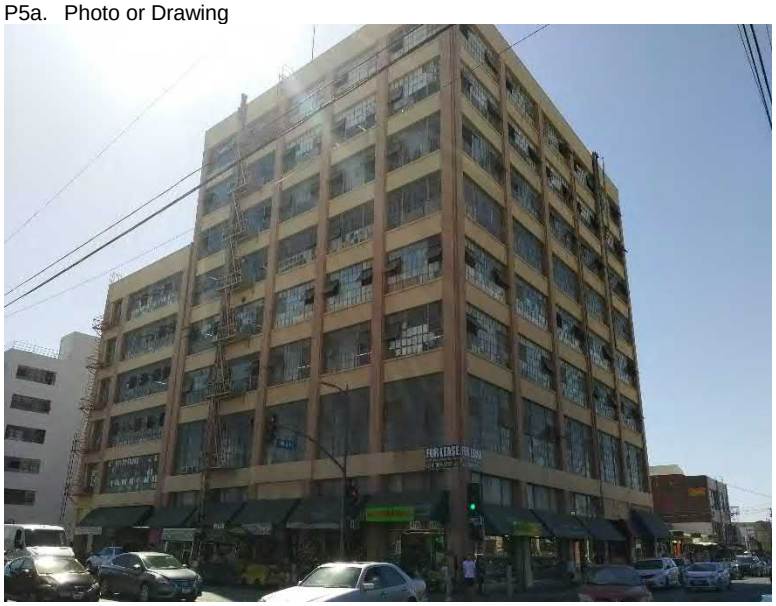
***P3a. Description:**

The subject property includes two adjoining multi-story utilitarian industrial loft buildings, which possess similar designs. Located at the southeast corner of East 8th and Wall streets is the eight-story Walter Building (508 East 8th). Adjacent to the east is the Dairy Supply Building (514 East 8th), which is six stories tall. Forming an overall L plan, the buildings sit on concrete foundations and are both capped by a flat roof concealed by a parapet. Smooth stucco or plaster sheathes their reinforced concrete structural systems, except on the south elevation of the Walter Building, where the board-formed concrete construction is apparent. Windows are generally steel industrial sashes, but several display windows are present on the street-facing north and west elevations. Entrances are located on the north and west elevations and feature glazed aluminum commercial entries. Structural columns are visible on the exterior of the Walter Building, giving it a vertical emphasis. The property is located level parcel without landscaping. Alterations consist chiefly of storefront modifications on both buildings and the removal of decorative elements dating to the Walter Building's original construction.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations, with the Walter Building in foreground; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

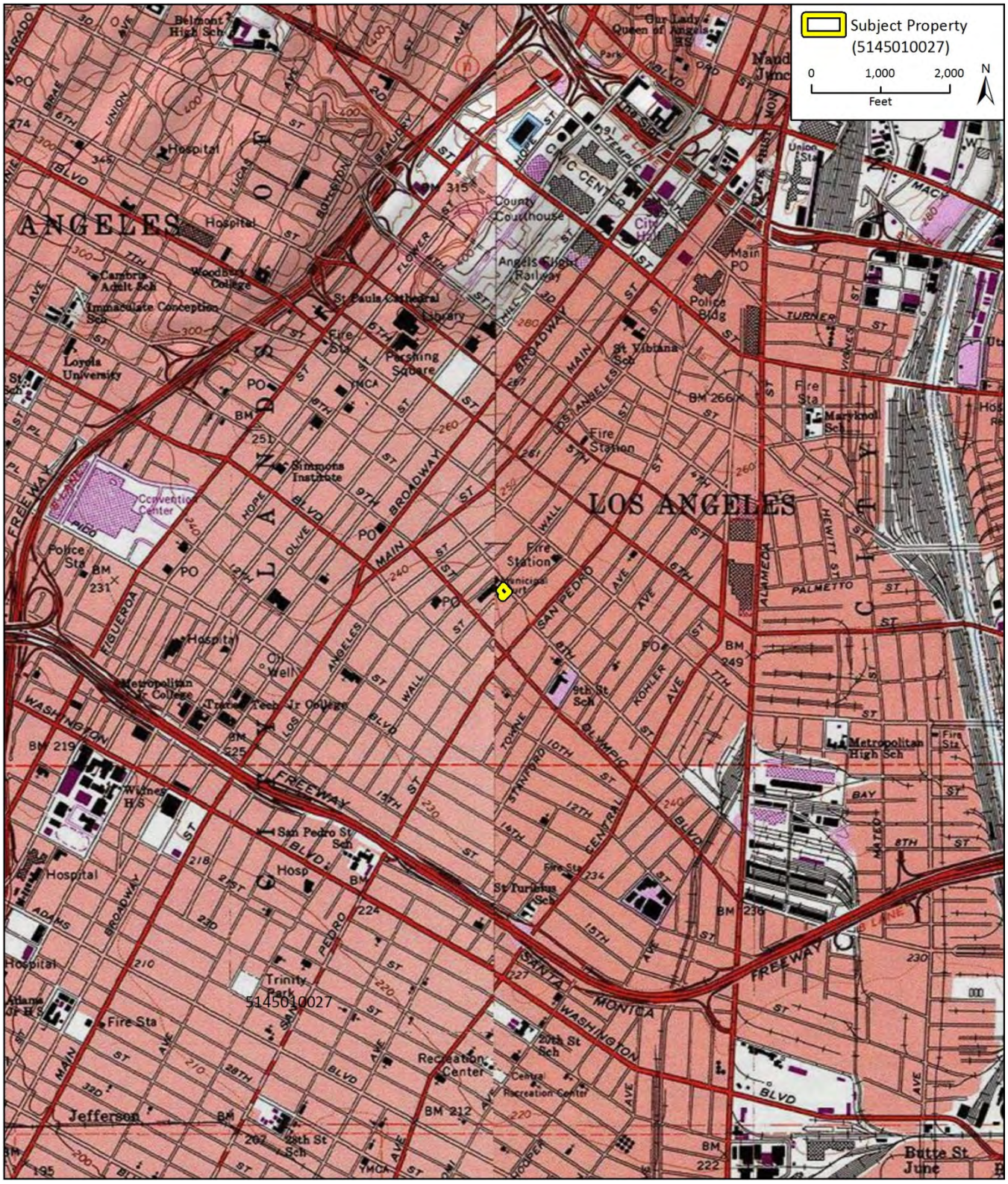
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 508 East 8th Street (Map Reference No. 4-007)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 508 East 8th Street (Map Reference No. 4-007) ***NRHP Status Code 3S; 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: Walter Building, Dairy Supply Building
B2. Common Name: N/A
B3. Original Use: Warehouses and offices B4. Present Use: Warehouse and retail
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Sanborn Fire Insurance Company maps and City of Los Angeles building permits indicate both buildings on the subject property were completed in 1924 (ProQuest 2019; LADDB 1924). Two additional stories were added to the Walter Building in 1929, and gunite concrete cladding was applied to an unspecified portion of the building's exterior, though it could not be determined whether it remains. Cornices depicted in a 1924 photo of the Walter Building have since been removed (Newspapers.com 2019). The storefronts of both buildings appear to have incurred modifications, mostly in the form of remodeled commercial entryways.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Russell and Ellison (Walter Building) b. Builder: H.M. Baruch (Walter Building)
***B10. Significance: Theme** Industrial Design and Engineering, 1887-1965 **Area** Architecture
Period of Significance 1924 **Property Type** Industrial loft **Applicable Criteria** C/3/3

The subject property includes two industrial loft buildings constructed on separate parcels in 1924, the Walter Building and the Dairy Supply Building (Newspapers.com 2019; ProQuest 2019). The architectural firm Russell and Ellison designed the Walter Building to house the Los Angeles branch of D.E. and N. Walter Company, a San Francisco-based furnishings importer. Contractor H.M. Baruch completed the building at a cost of $300,000. In 1929, two additional stories were constructed on the Walter Building, bringing it to its current eight-story height (LADBS 1929). Research conducted for the present study did not uncover details regarding the designer and builder of the Dairy Supply Building. City directories reveal that during the 1920s and 1930s, several businesses with livestock and farming interests occupied the Dairy Supply Building. The D.N. and E. Walter Company acquired the building in 1941, and the properties were eventually tied into a single parcel (LADBS 1964; Newspapers.com 2019). The firm Bruk, Markoff, and Neiman, Inc. was among the property's subsequent owners (LADBS 191963, 1967).

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

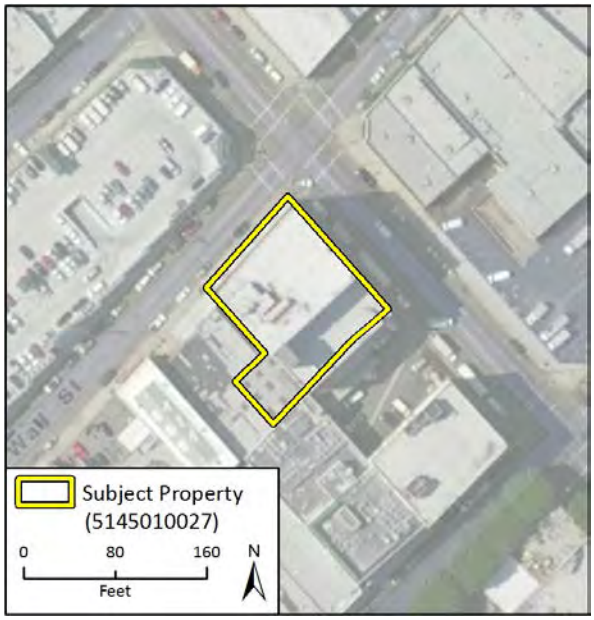
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019. (See continuation sheet)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The subject property was previously identified in 2016 as part of SurveyLA, the citywide historic resources survey completed by the City of Los Angeles Office of Historic Resources. At that time the property was identified as eligible for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria C/3/3 and the Context/Theme/Property Type combination Industrial Development, 1850-1980/ Industrial Design and Engineering, 1887-1965/ Industrial Loft. It was cited as an excellent, intact example of the industrial loft property type in Los Angeles.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation. In concurrence with previously findings, the current study recommends the property eligible for listing in the NRHP, CRHR and as a city HCM under Criteria C/3/3.

The subject property does not appear to meet eligibility standards under the any remaining criteria or any additional Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is not eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

P5a. Photographs (continued):



Photograph 2. North and east elevations with Dairy Supply Building in foreground; view to the northwest.



Primary Address: 808 S WALL ST

Other Address: 500 E 8TH ST
508 E 8TH ST
510 E 8TH ST
512 E 8TH ST
514 E 8TH ST
516 E 8TH ST

Name: Walter Building

Year built: 1924

Architectural style: Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Industrial Loft
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of an industrial loft, which was designed to maximize available factory space on a minimum amount of land. Exemplifies the distinctive design features of its type including emphasis on verticality, rectangular massing, and regular bays of industrial sash windows. This building was constructed for the D.N. and E. Walter Company, which distributed carpets, rugs, draperies, and other types of upholstered goods.



Primary Address: 600 W WILSHIRE BLVD

Other Address: 601 W 7TH ST
603 W 7TH ST
605 W 7TH ST
607 W 7TH ST
609 W 7TH ST
639 S GRAND AVE
645 S GRAND AVE
651 S GRAND AVE
610 W WILSHIRE BLVD

Name: Wilshire Grand Building

Year built: 1980

Architectural style: Modern, Late

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Late Modernism, 1966-1980
Sub theme:	Sculptural (Glass Skin), 1966-1980
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: No Address, San Julian Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-008-019

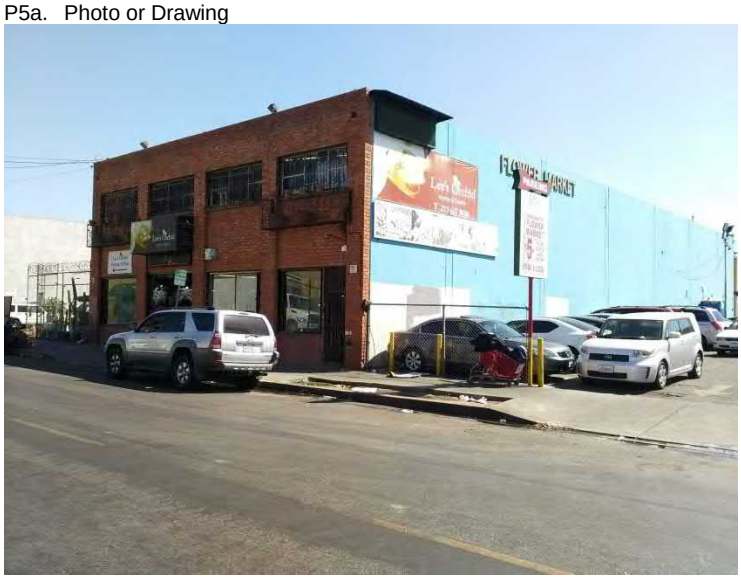
***P3a. Description:**

The subject property is a narrow rectangular parcel that features one two-story commercial building constructed in 1957. Capped with a trussed roof, the vernacular light industrial building exhibits a rectangular-shaped plan and is constructed of concrete. The primary north-facing elevation exhibits four bays and is clad in a brick veneer. Fenestration is limited to the primary elevation includes two large picture windows and entrances on the lower level, and multi-light windows on the upper level covered by metal security screens. Door types were not visible at the time of survey. The building is located mid-block on a level parcel and features an open shade structure that extends outward from the southern end of its eastern elevation to the adjacent parcel to the east. The building is in good repair and has few visible alterations.

***P3b. Resource Attributes:** HP6-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1957 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

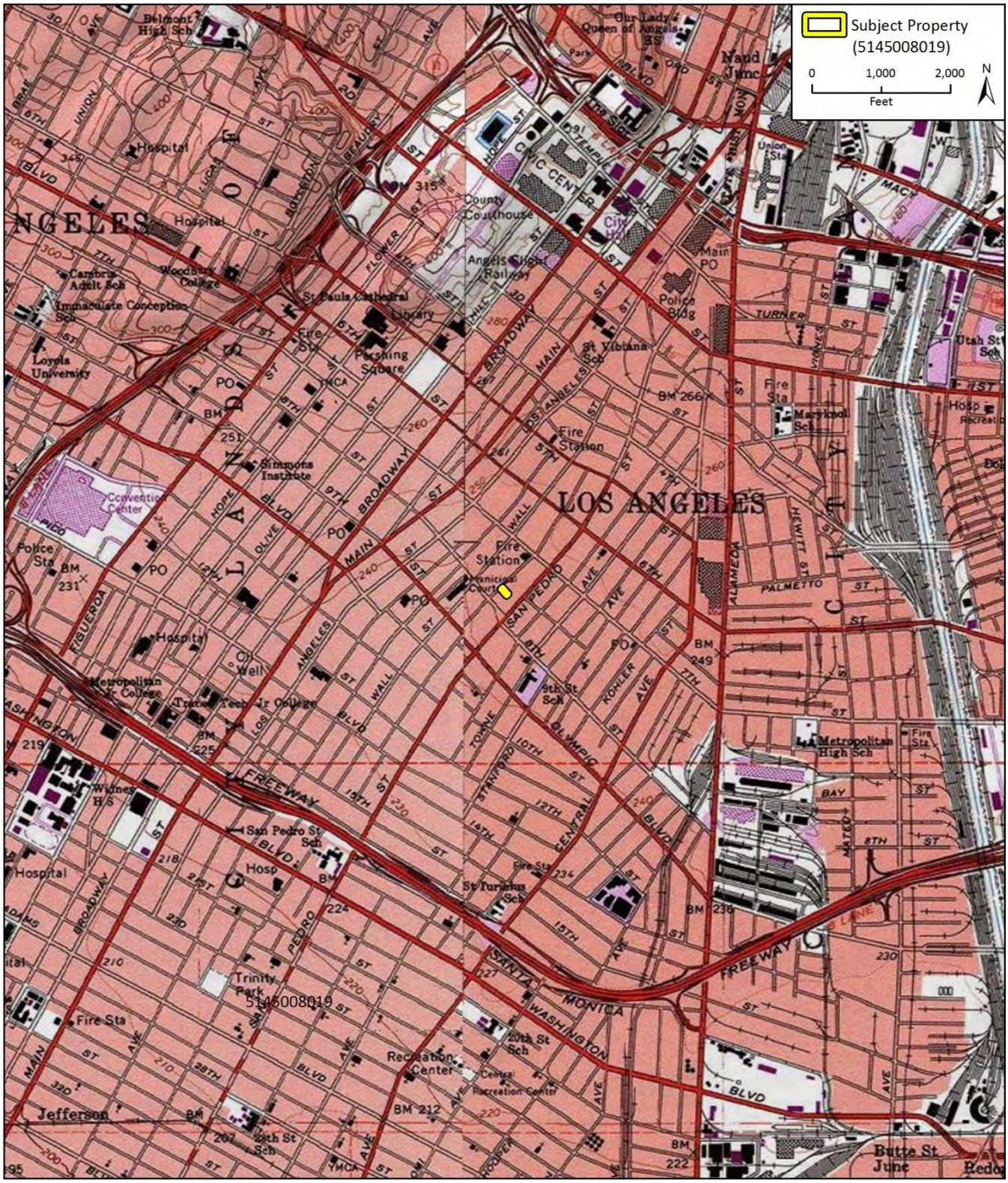
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

Page 2 **of** 3 ***Resource Name or #** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: Commercial
***B5. Architectural Style:** N/A
***B6. Construction History:**

The building on the subject property was constructed in 1957 (Los Angeles County Office of the Assessor).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** Downtown Los Angeles (Center City CPA)
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a narrow rectangular parcel that includes one two-story commercial building. There are no building permits that pertain to the subject property on file with the City of Los Angeles. Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement and research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). It is a vernacular commercial/industrial building that does not clearly represent any of the notable architectural styles established by SurveyLA and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 20, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: No Address, San Julian Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-008-019

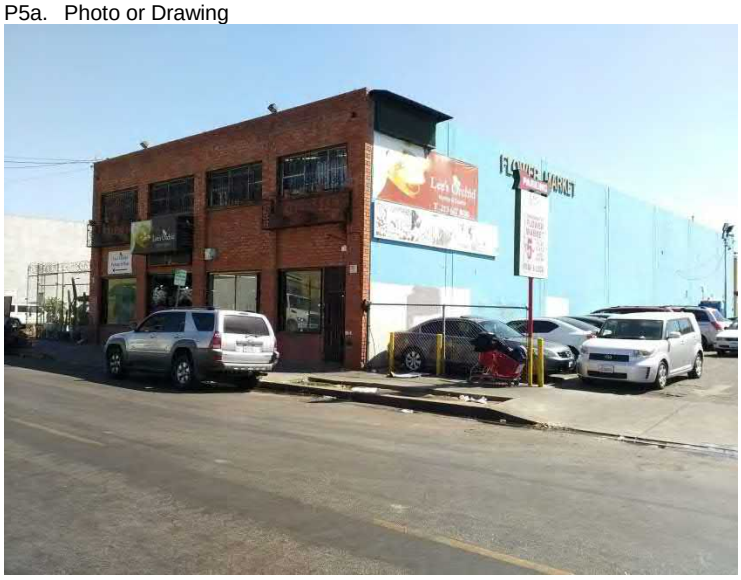
***P3a. Description:**

The subject property is a narrow rectangular parcel that features one two-story commercial building constructed in 1957. Capped with a trussed roof, the vernacular light industrial building exhibits a rectangular-shaped plan and is constructed of concrete. The primary north-facing elevation exhibits four bays and is clad in a brick veneer. Fenestration is limited to the primary elevation includes two large picture windows and entrances on the lower level, and multi-light windows on the upper level covered by metal security screens. Door types were not visible at the time of survey. The building is located mid-block on a level parcel and features an open shade structure that extends outward from the southern end of its eastern elevation to the adjacent parcel to the east. The building is in good repair and has few visible alterations.

***P3b. Resource Attributes:** HP6-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1957 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

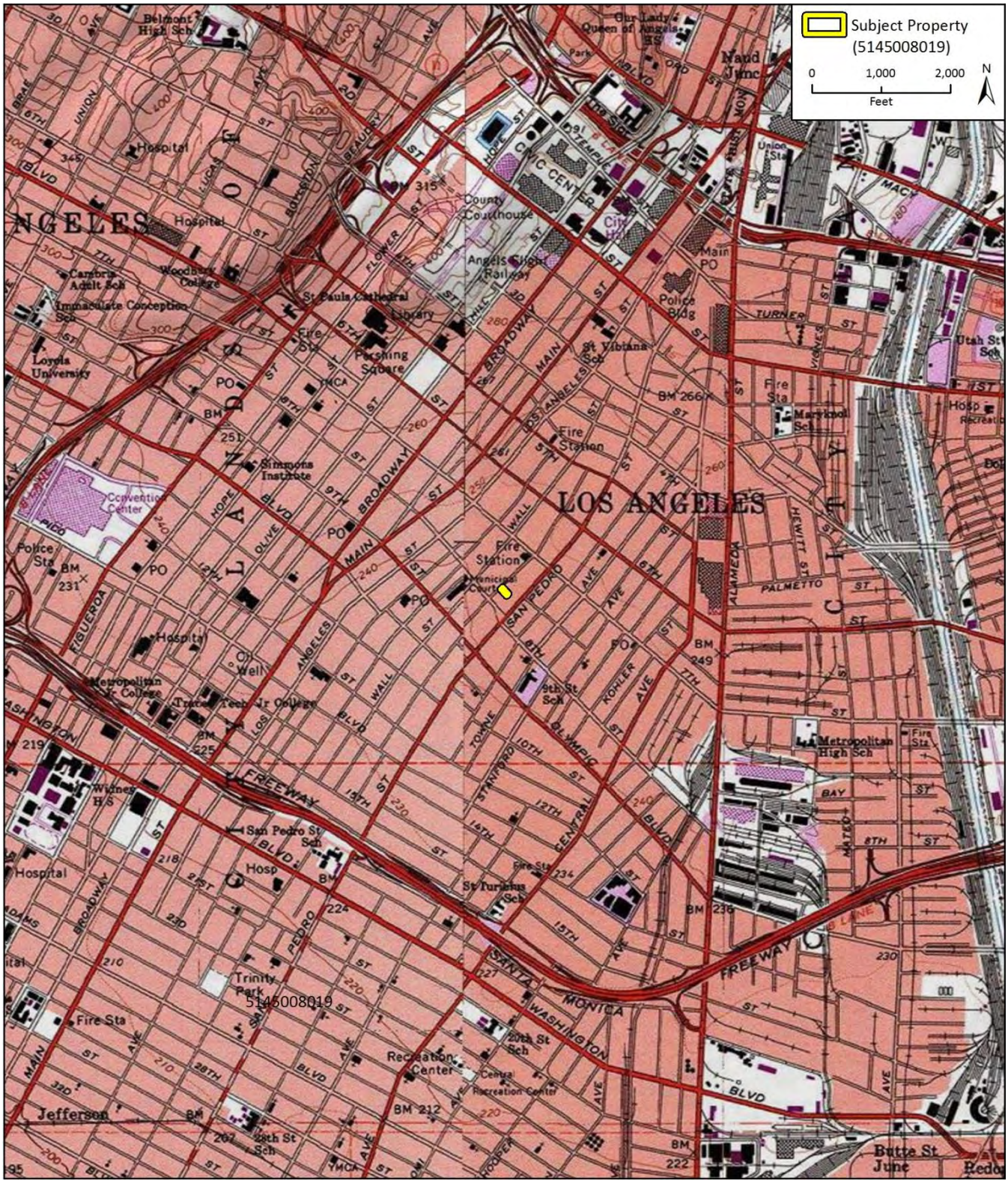
***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

Page 2 **of** 3 ***Resource Name or #** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** No Address, San Julian Street (APN: 5145-008-019) (Map Reference No. 4-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: Commercial
***B5. Architectural Style:** N/A
***B6. Construction History:**

The building on the subject property was constructed in 1957 (Los Angeles County Office of the Assessor).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** Downtown Los Angeles (Center City CPA)
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a narrow rectangular parcel that includes one two-story commercial building. There are no building permits that pertain to the subject property on file with the City of Los Angeles. Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement and research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). It is a vernacular commercial/industrial building that does not clearly represent any of the notable architectural styles established by SurveyLA and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 20, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 767 South San Pedro Street (Map Reference No. 4-009)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 767 South San Pedro Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-008-007

***P3a. Description:**

The subject property is a narrow rectangular parcel occupied by a two-story, two-part commercial block building constructed in 1906. The masonry building faces San Pedro Street with a minimal setback from the sidewalk and shares party walls with adjacent buildings. The utilitarian building displays exposed brick walls. Its front (west) elevation is evenly divided by openings, with bay door openings along the ground story and narrow arched windows along the second story. The building is topped with a shallow, front-gabled roof surrounded with a stepped parapet wall. Alterations include the replacement of original windows, the partial infill of one of the ground-story bay openings and an addition on the building's rear (1909).

***P3b. Resource Attributes:** HP6-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1906 (LADBS 1906)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

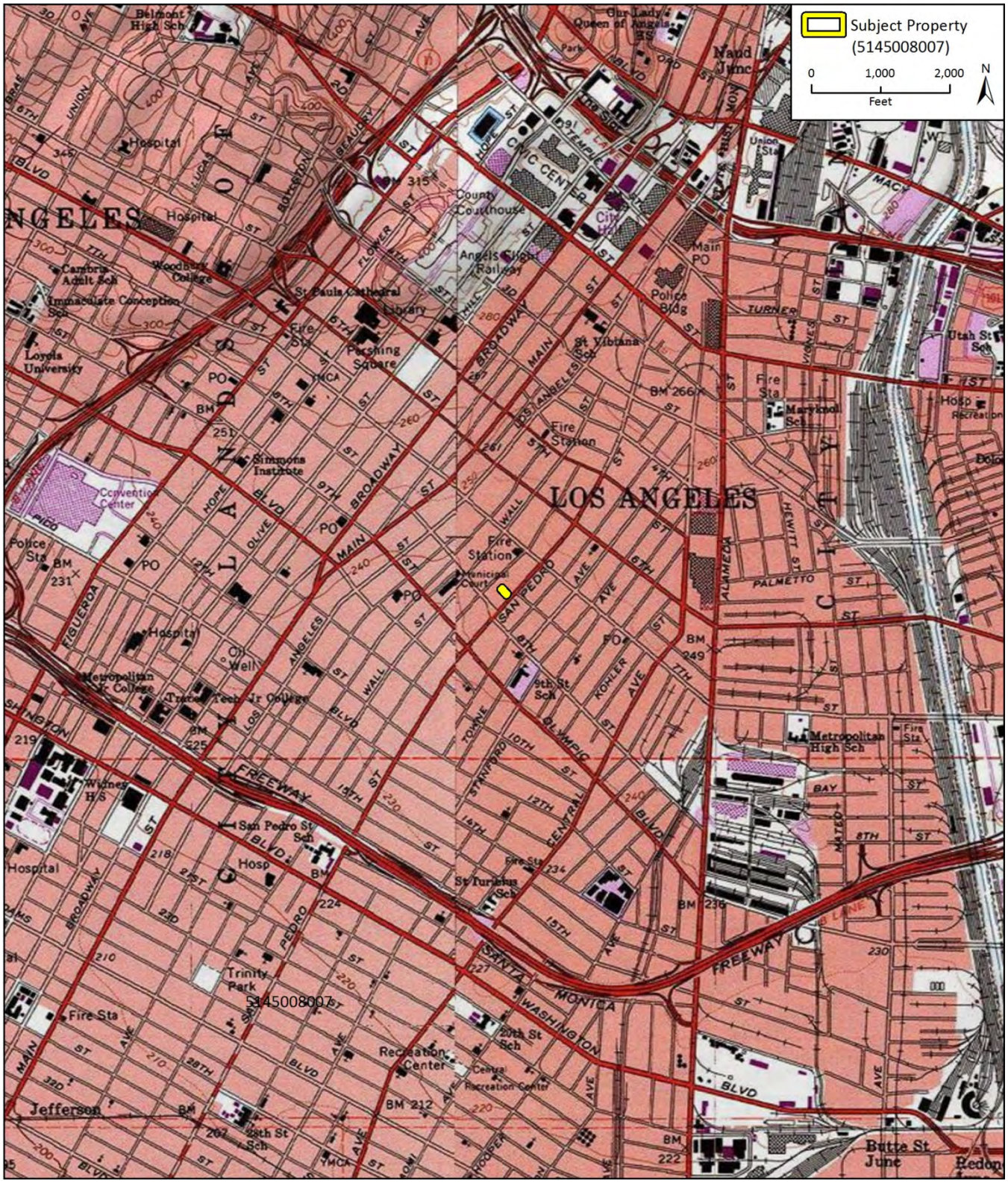
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 767 South San Pedro Street (Map Reference No. 4-009)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 767 South San Pedro Street (Map Reference No. 4-009) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Blacksmith and Paint Shop (LADBS 1906) B4. Present Use: Commercial
***B5. Architectural Style:** Two-part commercial block
***B6. Construction History:**
The building on the subject property appears to have been constructed in 1906 and expanded in 1909 (LADBS var.). Based on visual observation, additional alterations include the replacement of original windows and partial enclosure of one ground-story bay.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Rosecrans Dixon Co. (owner/contractor)
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles (Center City CPA)
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

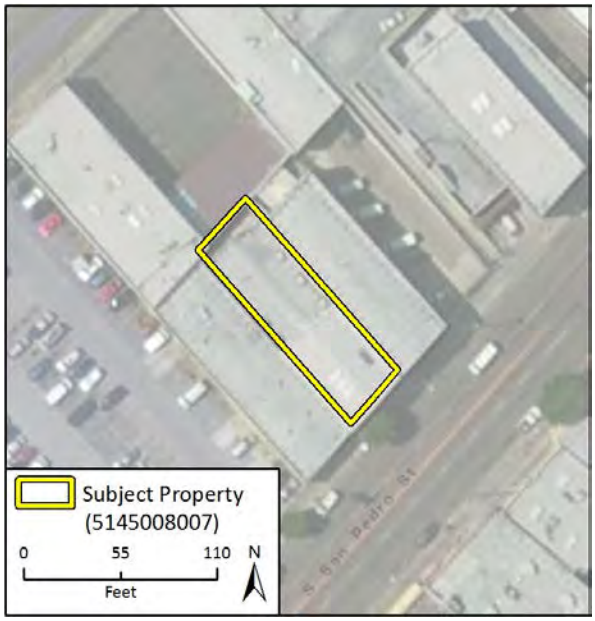
The subject property is a narrow rectangular parcel that includes a two-story commercial building. A review of available building permits suggests that the building on the subject property was constructed by Rosecrans Dixon Co. in 1906 as a blacksmith and paint shop and was expanded in 1909 (LADBS var.). Although it may have functioned as a blacksmith and paint shop for a short period, archival research indicates that, by 1916, the building was in use as an automobile machine shop (Newspapers.com var.). By the 1950s, the subject property was being used for the storage of used machinery (ProQuest 1950). It has since been converted to commercial use.

The property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 B/2/2). It is a common two-part commercial block building that does not clearly represent any of the property types established by SurveyLA. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 20, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 771 South San Pedro Street (Map Reference No. 4-010)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 771 South San Pedro Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-008-008

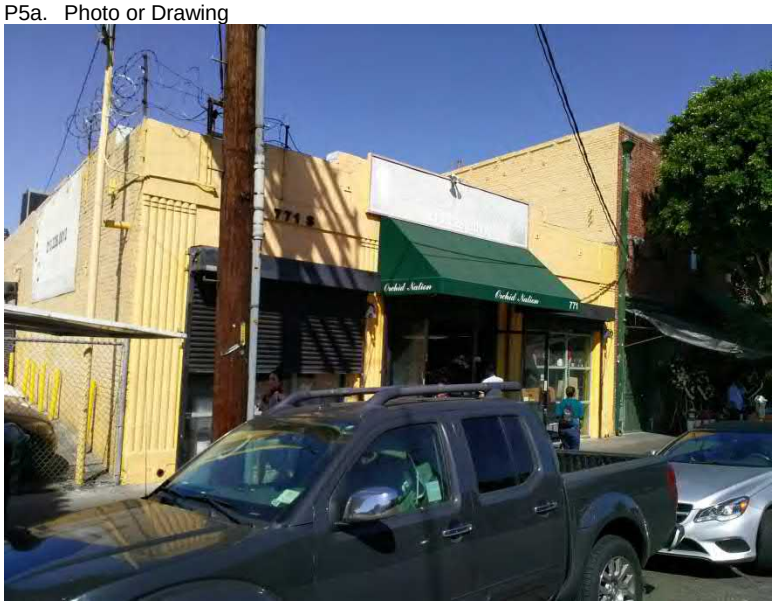
***P3a. Description:**

The subject property is a one single-story commercial building constructed in 1918. The rectangular-planned masonry building occupies its parcel in its entirety, sharing a common wall with 767 San Pedro Street to the north and featuring minimal setback from the sidewalk lining San Pedro Street. Exhibiting minimal elements of Art Deco-style architecture, the primary elevation is divided symmetrically into three bays with alternating engaged decorative piers and large openings, a door at center flanked with windows. Secondary elevations do not possess architectural detailing and consist of exposed brick. The building is capped with a trussed roof surrounded with a stepped parapet wall. Alterations include the replacement of original windows on the front elevation, the addition of commercial metal roll-up doors over windows and the replacement of the original primary entry. An awning has additionally been added over the primary entry. The property appears in fair condition.

***P3b. Resource Attributes:** HP-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; northwest facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1918 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

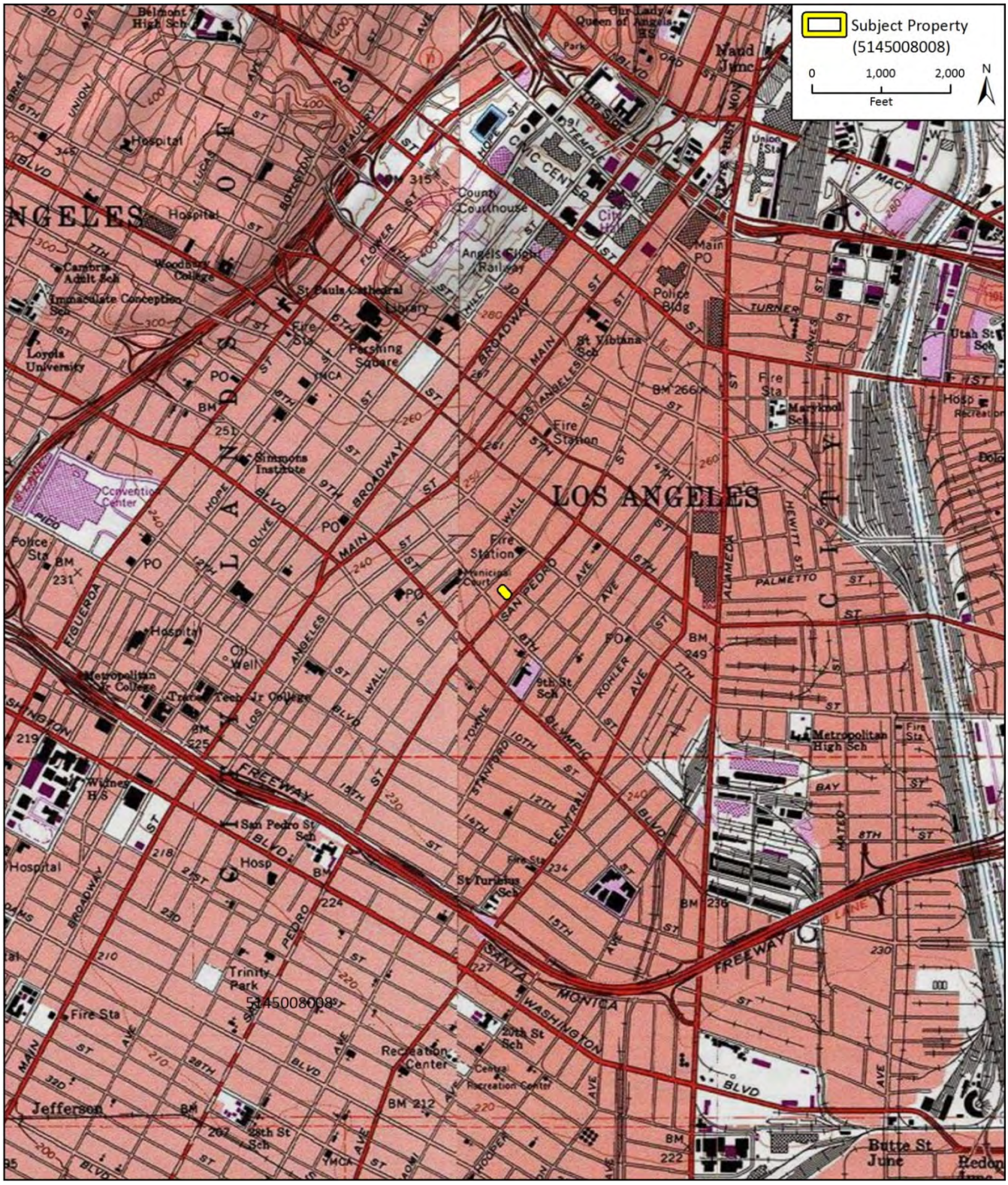
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 771 South San Pedro Street (Map Reference No. 4-010)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 771 South San Pedro Street (Map Reference No. 4-010) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: commercial
***B5. Architectural Style:** Art Deco
***B6. Construction History:**
The subject property appears to have been constructed in 1918 (LADBS). Visual observations indicate that the building's original bay door openings have been infilled with windows.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: John Ecket b. Builder: John Ecket
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is small rectangular parcel that includes one commercial building constructed in 1918 (LADBS var.). The building was designed and constructed at a cost of $4000 as a "truck building" by John Ecket. It was built for Kate Van Nuys Page, daughter of Isaac Newton Van Nuys, founder of Van Nuys in Los Angeles' San Fernando Valley. Born in 1885, Mrs. Page would become a philanthropist and property owner in Los Angeles until her death in 1966 (*LAT* 1966) Although archival research was unable to confirm the original function of the property, it would subsequently be occupied by a wide range of businesses, including the following: a wholesale bakery in the 1930s, a hardware store in the 1940s and an auto service shop in the 1950s. Subsequent owners include: M. Rudof (1932), Albert Heller (1952) Paul Mohileff (1980), and William Mohileff (1989) (LADBS var).

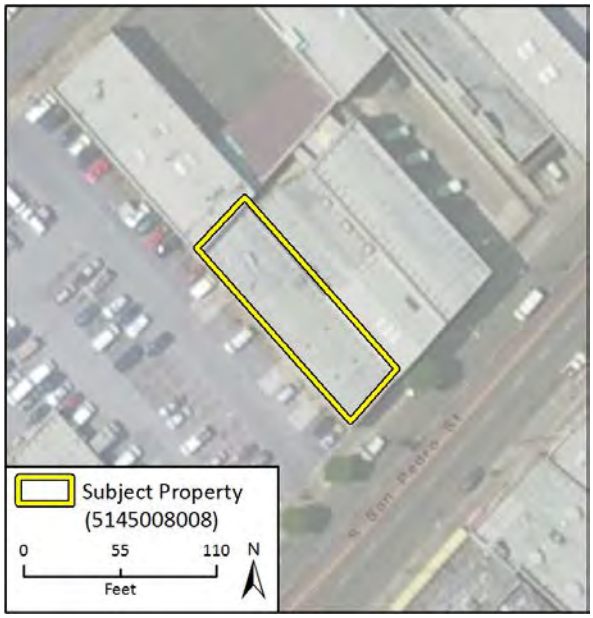
Although the property is associated with Kate Van Nuys Page, it does not appear to have any lasting or notable associations with her productive life as a philanthropist and was constructed after her father's death in 1912. Research failed to identify any associations she had with the building past its initial construction. Further, the property has been altered through the infill and alteration of its storefront openings and is no longer representative of the period during which it was constructed. As a result, the property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or the productive lives of persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a utilitarian example of a late 20th century industrial building. It does not clearly embody any of the property types established by SurveyLA. Due to alterations to its primary façade, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles Times (LAT). "Mrs. Page, Daughter of I.N. Van Nuys, Dies. Los Angeles Times, July 18, 1966.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 20, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 787 South San Pedro Street (Map Reference No. 4-011)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13S Section: 33W S.B.**B.M.**

c. Address: 787 San Pedro Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-008-012

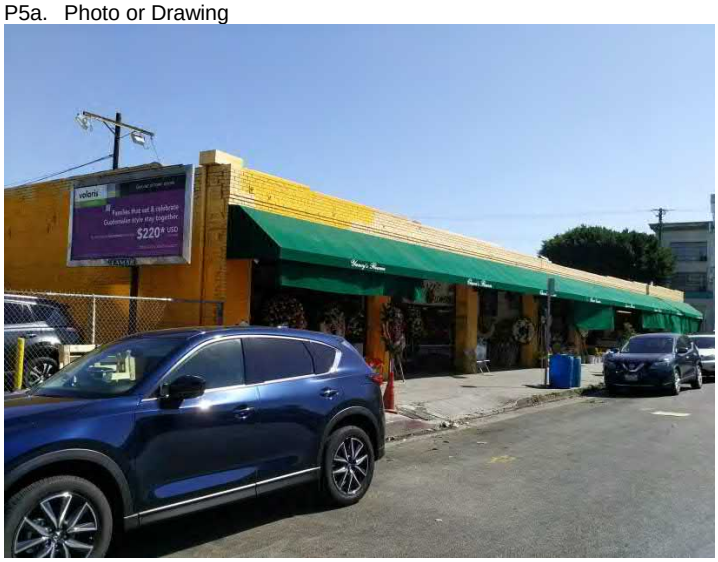
***P3a. Description:**

The subject property is a one-story, one-part commercial block building constructed in 1921. The masonry building has a rectangular plan with a flat roof with slight parapet. It features exposed brick walls divided evenly with alternating open bays and brick piers. The property appears in overall good condition. Fenestration is limited to the south and east elevations and consists of non-original aluminum and vinyl windows and retail shop doors, covered by metal security gates. The building is situated on a level, rectangular corner parcel with minimal setback and faces south towards South San Pedro Street.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (LADBS 1921)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

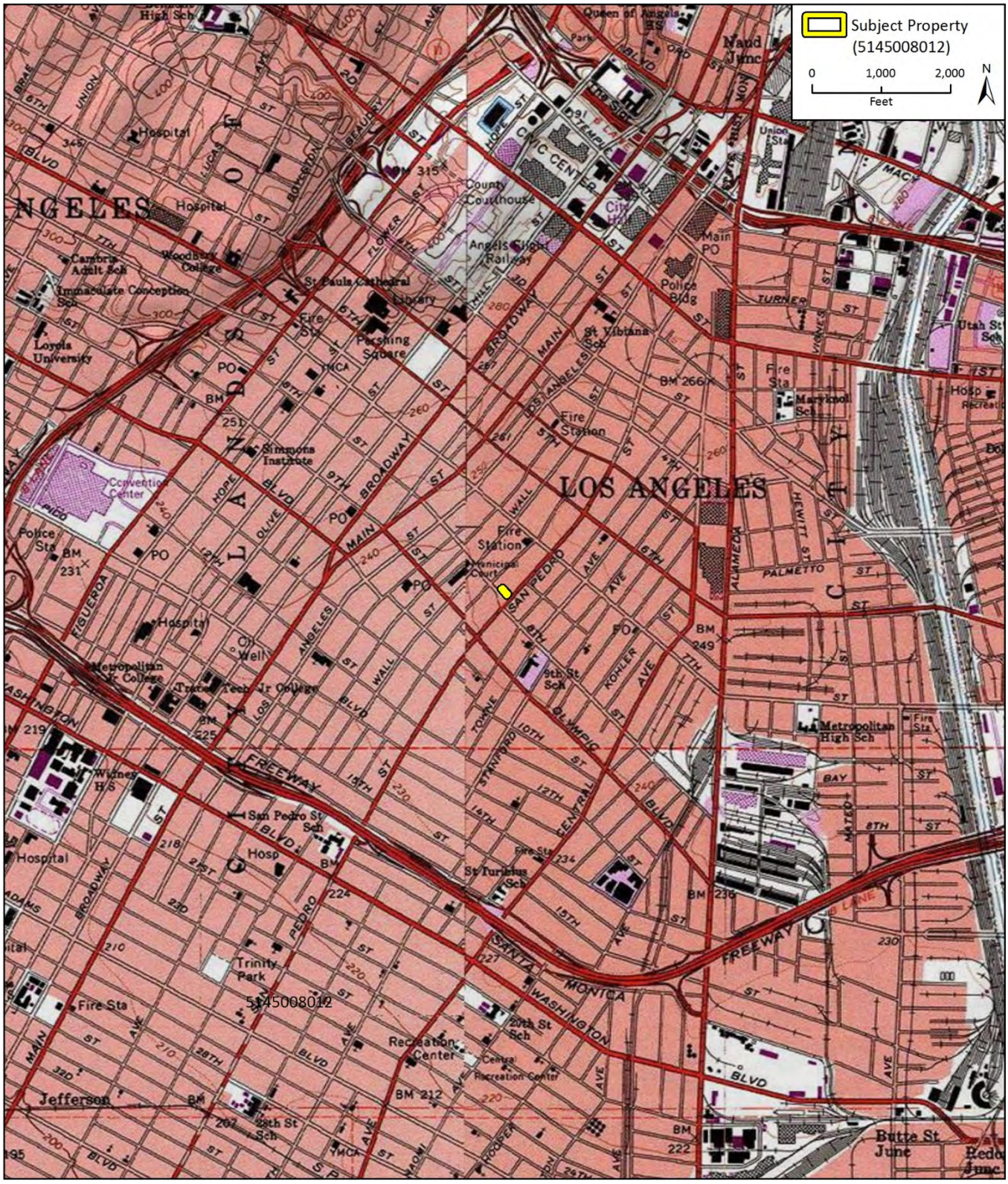
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 787 South San Pedro Street (Map Reference No. 4-011)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 787 South San Pedro Street (Map Reference No. 4-011) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** One-part commercial block
***B6. Construction History:**

According to permits on file with the Los Angeles Department of Building and Safety (LADBS), the building on the subject property was constructed in 1921 to house stores for building materials (LADBS 1921). The following alterations (dates unknown) were noted: the building's exposed brick walls have been painted and a full-length awning applied to its façade; the north elevation has been clad with non-original stucco. The original windows and doors have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Edward Cray Taylor b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single-story masonry commercial building. The building was designed by Edward Clay Taylor for owners L.J. Woos and A. L. Miller to house several stores for building materials (LADBS 1921). A review of historic-era newspapers indicated that in the late 1940s-early 1950s the building was used by the United States Employment Service as a center to fill labor jobs in the Los Angeles area. Archival research did not provide additional consequential information about the property's former owners or occupants.

As a result of this study, the subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Archival research did not indicate that it is associated with any events or persons significant in the history of the city, region, state or nation (Criteria A/1/1 and B/2/2). While Edward Cray Taylor is a known early-mid 20th century architect, the subject property does not appear to best exemplify his work. It is an ordinary commercial building that does not clearly represent any of the property types established by SurveyLA. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Archival research and a records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

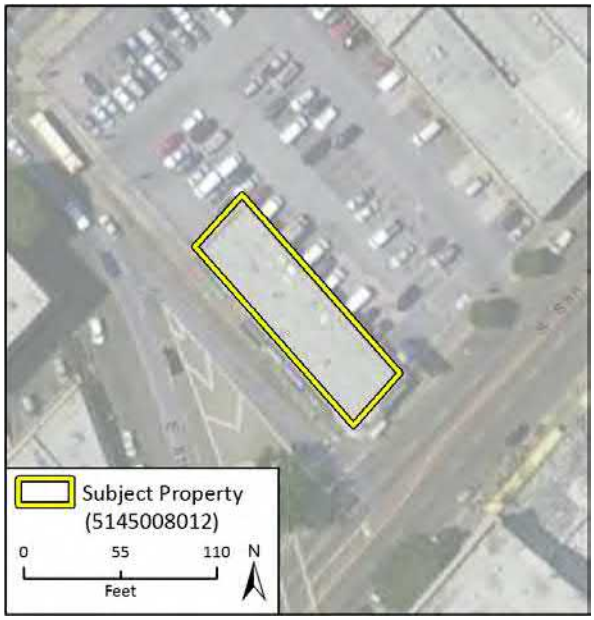
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 13, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 757 South Crocker Street (Map Reference No. 4-012)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 757 South Crocker Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-026-032

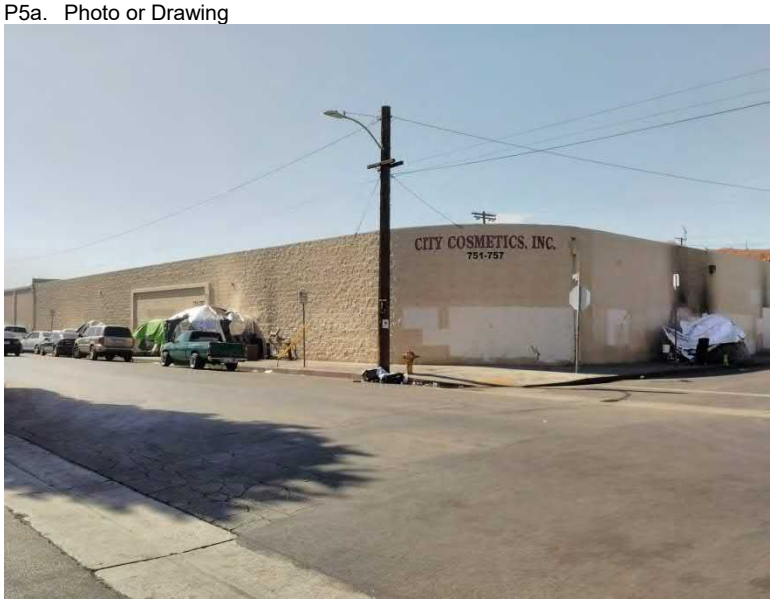
***P3a. Description:**

The subject property is a single-story industrial building constructed as a warehouse in 1976. The building maximizes its parcel, setback minimally from the sidewalks lining Crocker and Agatha Streets and sharing a common wall with 733 South Crocker Street to the south. Capped with a trussed roof surrounded with a parapet wall, the building features a rectangular footprint with a rounded northeastern corner. The rusticated concrete block building includes minimal openings; there is a single door on the primary elevation and one loading bay door opening at the rear. Alterations to the building appear minimal and the property appears in good overall condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northeastern corner; southwest-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1976 (LADBS 1976)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

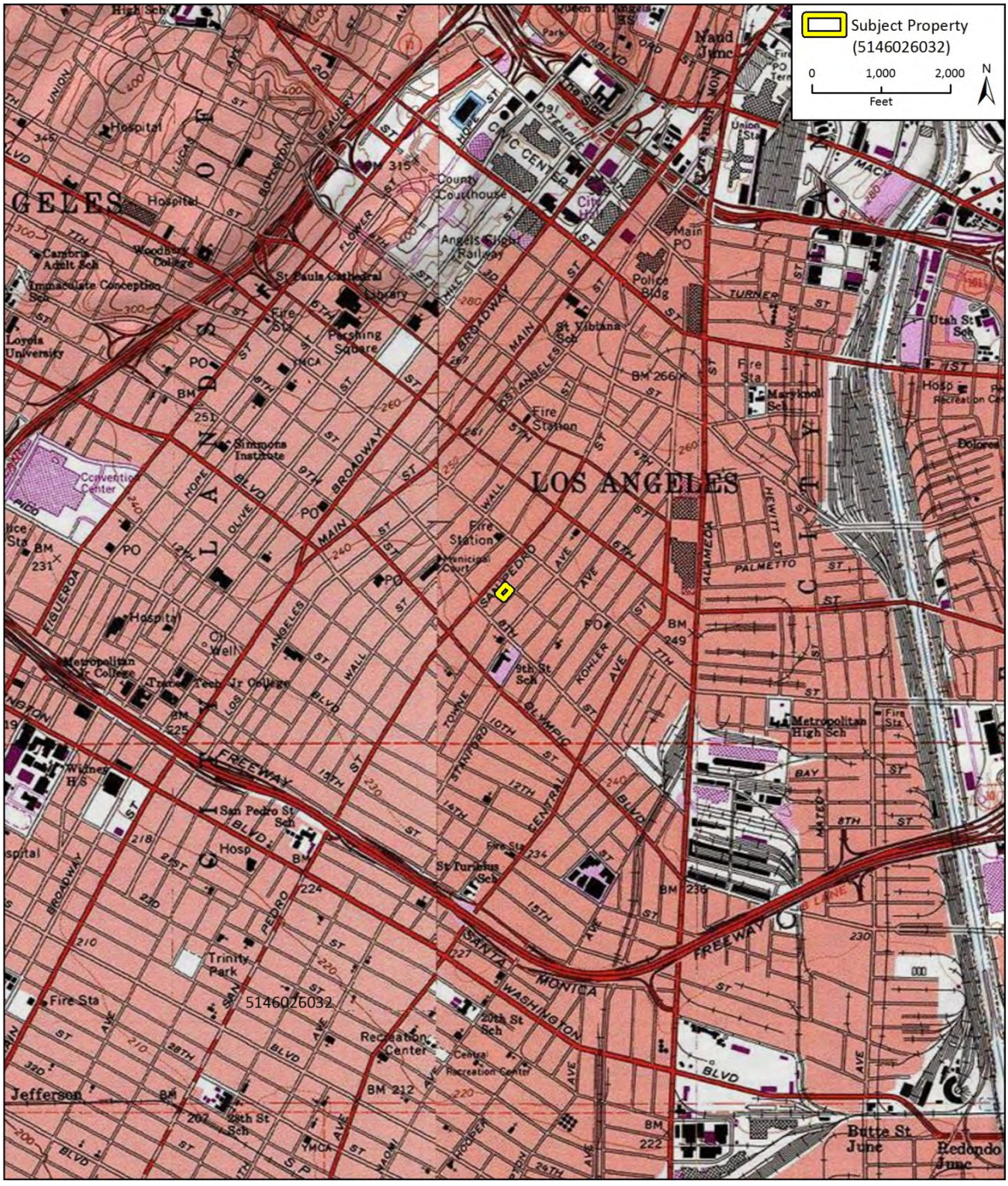
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 757 South Crocker Street (Map Reference No. 4-012)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 757 South Crocker Street (Map Reference No. 4-012) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: warehousing, distribution, storage (fabric importer/distributor)

***B5. Architectural Style:** N/A
***B6. Construction History:**
According to building permits of file with the City of Los Angeles, the building on the subject property was constructed in 1976 as a warehouse (LABDS 1976). The building appears unaltered.

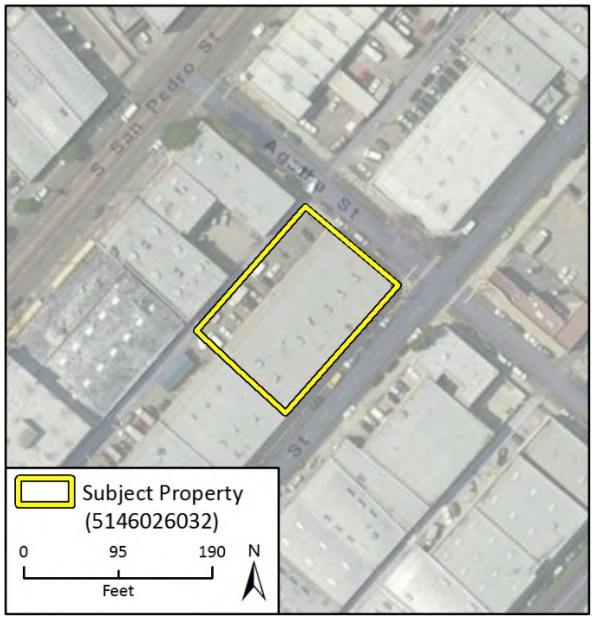
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: H.L. Standefer (Engineer) b. Builder: George-Thomas Enterprises (owner)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property includes one single-story rusticated concrete block-constructed warehouse building constructed in 1976. The building was engineered by H.L. Standefer and constructed by George-Thomas Enterprises. Archival research failed to provide consequential information regarding the property's successive owners or occupants.

As a result of this study, the subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any of the Context, Theme, Property Type combinations included in the SurveyLA Historic Context Statement. Archival research did not indicate that it is associated with events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Archival research and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LABDS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 13, 2018



(This space reserved for official comments.)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 734 Towne Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-032-047 (745 Towne) and 5146-032-049 (747 Towne)

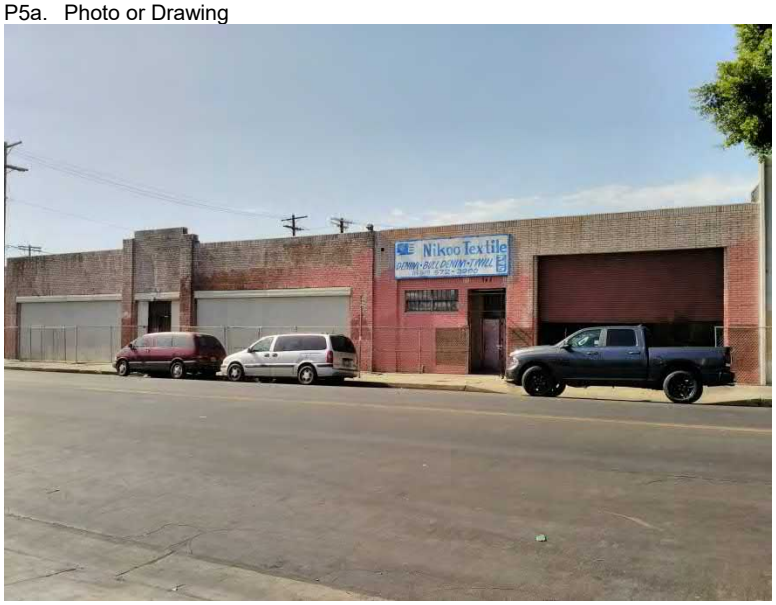
***P3a. Description:**

The subject property is a large single-story light industrial building which was constructed in three phases beginning in 1936. The original portion the building is located at the southwest corner of the property, with a 1953 addition to the northeast, and a final 1967 addition to the northeast of the 1953 addition. Collectively, the building is generally rectangular in plan and capped by truss and flat roof systems sheathed in asphalt roll. Exterior cladding on the 1936 and 1953 portions of the building is brick; the 1967 addition features concrete walls. Walls are interrupted with large openings, many of which have been enclosed or covered. Windows are limited to the west elevation and consist of multi-pane steel sash. Visible doors include metal roll ups. The property is in fair condition and has been altered through two large additions and the infill of window and door openings.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation of 743 Towne Avenue; southwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1936; 1953; and 1967 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 21, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

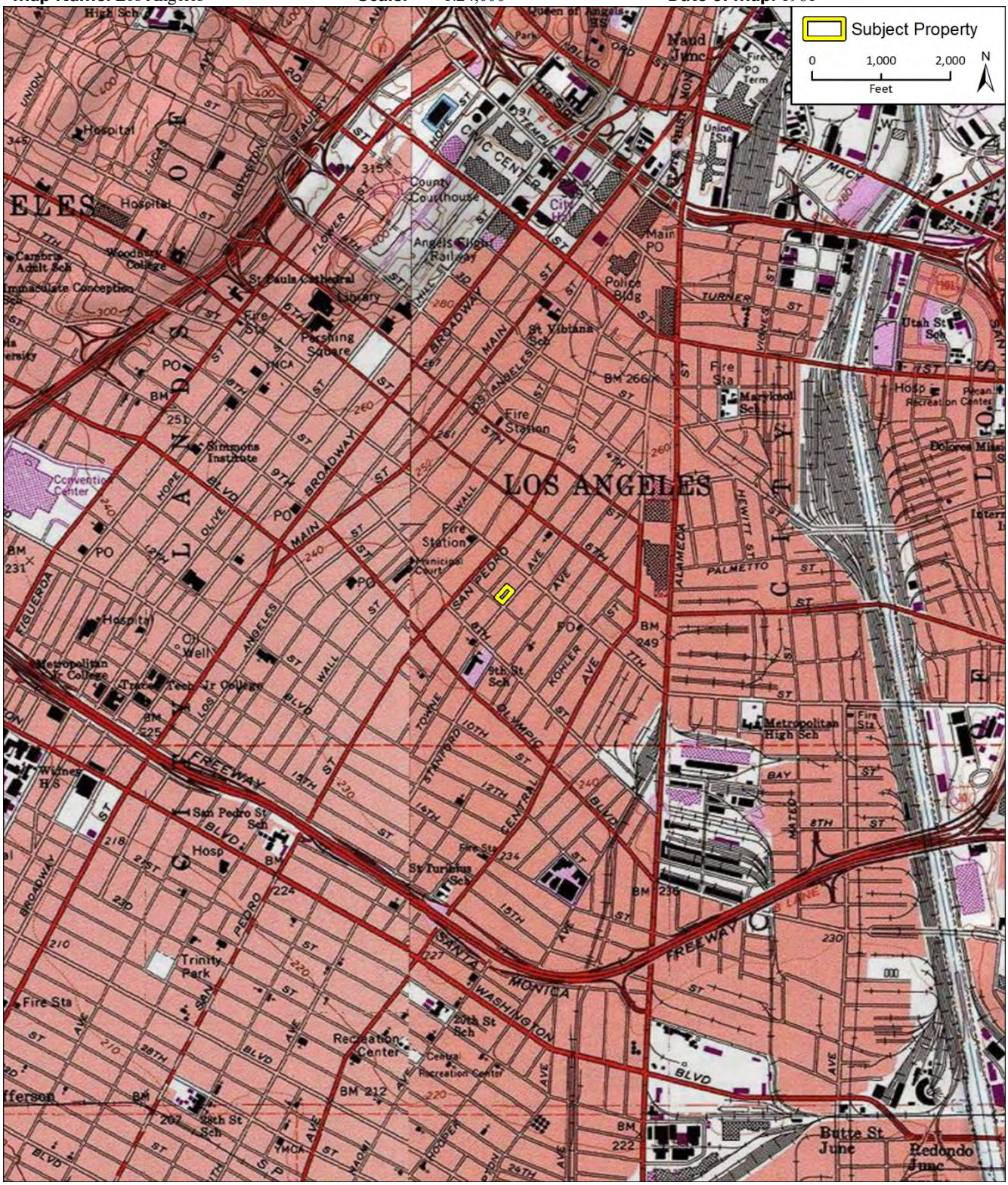
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 743-747 Towne Avenue (Map Reference No. 4-013)

***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 743-747 Towne Avenue (Map Reference No. 4-013) ***NRHP Status Code 6Z**

B1. Historic Name: Cash Wholesale Tobacco Company
B2. Common Name: N/A
B3. Original Use: Store; tobacco warehouse B4. Present Use: unknown
***B5. Architectural Style:** utilitarian (743); Modern–influenced (747)
***B6. Construction History:**

The building was initially constructed in 1936. In 1953 it was substantially added onto to the north and again in 1967. Permit history research and visual observation indicate that may of the building's original openings have been enclosed or covered over. (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Various b. Builder: The Ted R. Cooper Co. Inc. (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was initially constructed by Max Part, owner of the Cash Wholesale Tobacco Company, and contractor Ted R. Cooper Co., as a store in 1936 (LADBS 1936). In 1953 a sizeable addition was added to the north of the building to serve as a warehouse for the Cash Wholesale Tobacco Co. (LADBS 1953). In 1967 an additional building was added to the property, with the address of 747 Towne Avenue. The addition was also constructed by Ted R. Cooper Co to serve as additional warehouse and office space for the Cash Wholesale Tobacco Company (LADBS 1967). The Cash Wholesale Tobacco Company appears to have been active on the property through the 1960s. Following this period, the property was used by Symmar Inc. in the 1970s and Shelly's Tall Girl Shops in the 1980s. It appears to have most recently been used by Nikoo Textile.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The Ted R. Cooper Co. is a construction engineering firm that was active in the Los Angeles area, primarily in the 1960s and 1970s. While the buildings on the subject property are associated with the firm, they do not appear exemplary of their work. The buildings vary in their style and date of construction and as a property do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

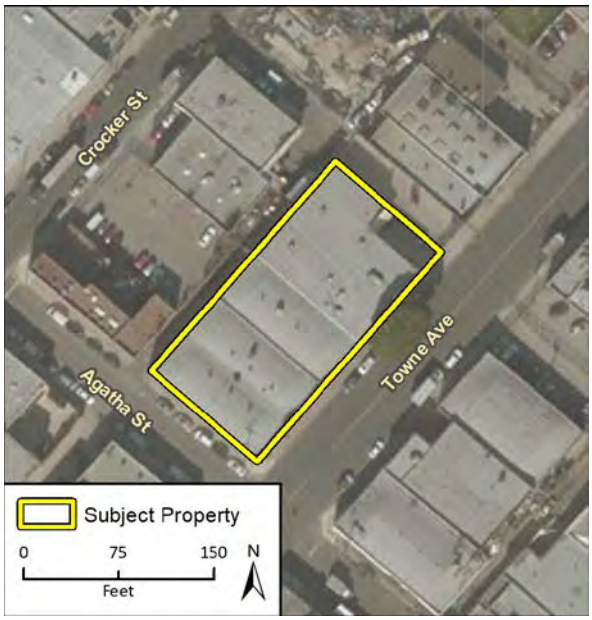
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 21, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 768 South San Pedro Street (Map Reference No. 4-014)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 768 South San Pedro Street City: Los Angeles Zip: 90014

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-026-031

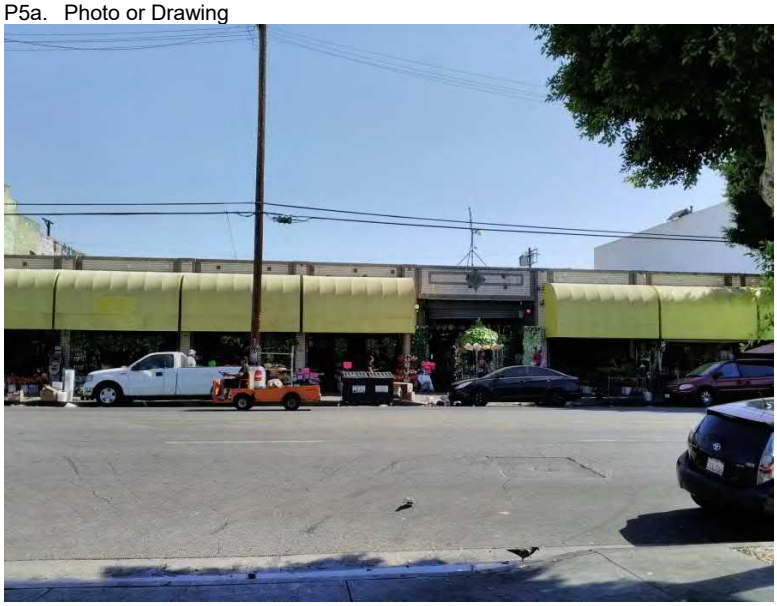
***P3a. Description:**

The subject property is rectangular-planned, single-story commercial building designed in no discernible style. The southern two-thirds of the building contains a warehouse space and exhibits a truss roof, while the northern one-third contains storefronts capped by a flat roof; both are sheathed in asphalt roll. The primary South San Pedro Street-facing elevation is clad in decorative glazed white and brown brick and divided into nine bays, with large rectangular openings divided by engaged brick piers. Archival research confirmed these openings originally housed individual storefronts, which were removed in their entirety at an unknown time. Presently, the openings feature no windows and are enclosed by metal roll-up doors. Large canopy awnings shelter all but the center bay. The property is in fair condition.

***P3b. Resource Attributes:** HP6-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; east-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

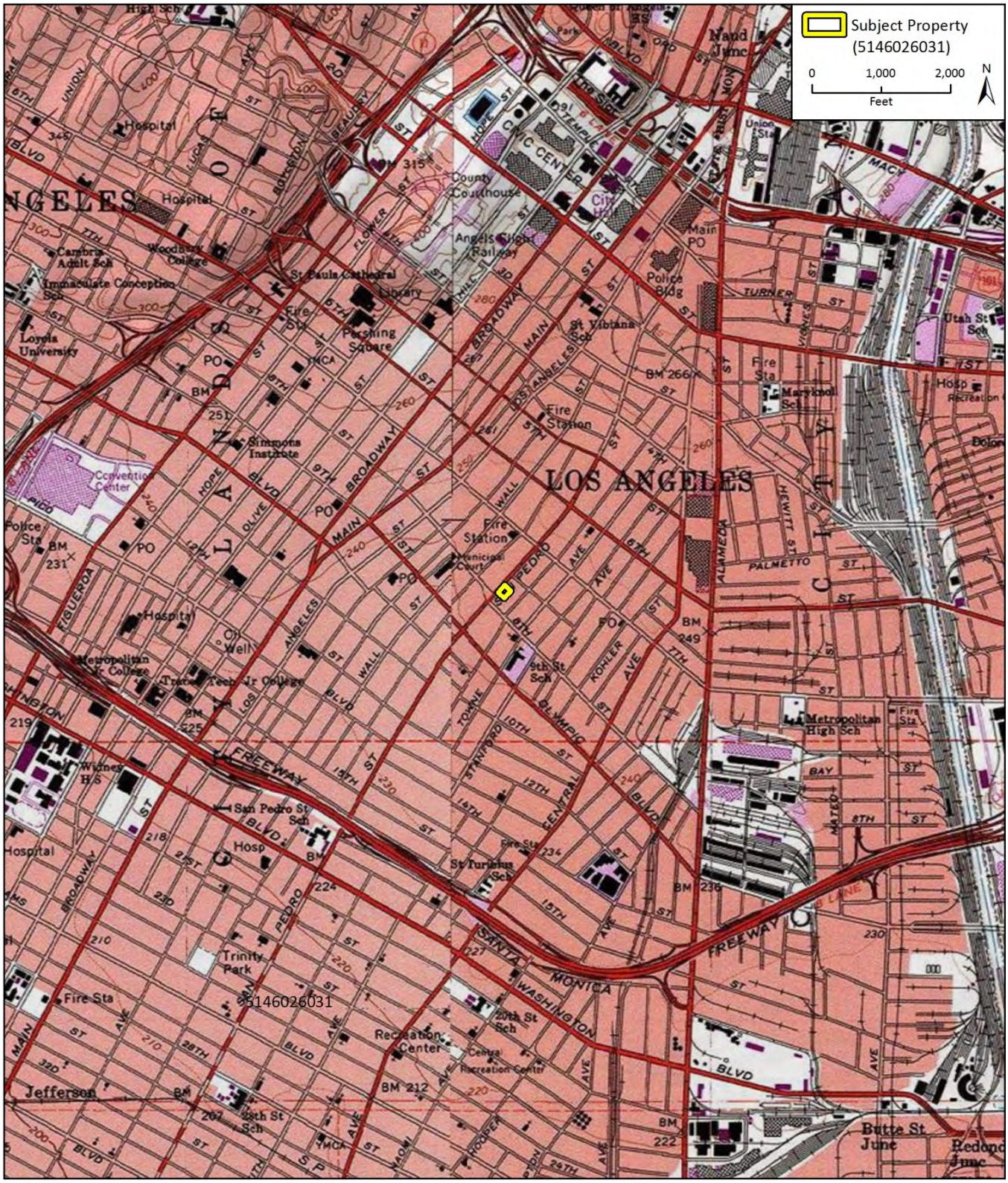
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 768 South San Pedro Street (Map Reference No. 4-014)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 768 South San Pedro Street (Map Reference No. 4-014) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Garage and stores B4. Present Use: Commercial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
Constructed in 1924 (LADBS). Building permits and visual observations indicate the original storefronts were altered multiple times due to frequent changes in occupants. All windows and doors appear to have been removed with large awnings added at an unknown date.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Jeffery & Schafer b. Builder: unknown
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single-story masonry building constructed in 1924 as a garage and commercial space. Early Sanborn Fire Insurance Maps and building permits indicate the front of the building housed several divided commercial spaces and the rear was used as a warehouse for the Western Union Telegraph Company. Ownership and occupants frequently changed in the following decades and the individual storefronts were removed at an unknown time. The building currently operates as a wholesale and retail flower business.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Due to extensive alterations, specifically the removal of all of the building's original storefronts, the property does not meet the eligibility requirements for any of the Context, Theme, Property Type combinations included in the SurveyLA Historic Context Statement. Archival research failed to indicate that it is not associated with events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Archival research and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

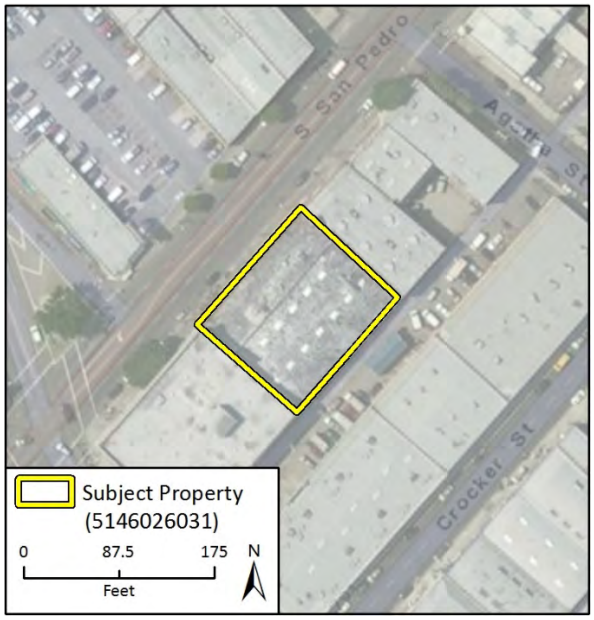
Los Angeles, City of: Department of Building and Safety (LABDS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 13, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 721 South Stanford Avenue (Map Reference No. 4-015)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 721 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-030-056

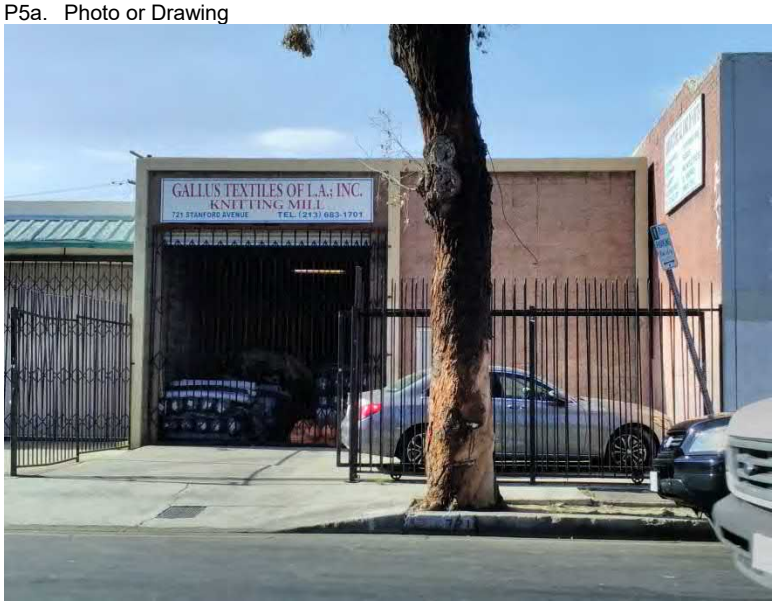
***P3a. Description:**

The subject property is a small rectangular parcel that includes one rectangular-planned industrial building. The building is set back several feet from the sidewalk lining South Stanford Avenue behind a paved and gated parking area. An additional gated parking area is located to the rear of the building. The single-story building was designed in a simple utilitarian style with little ornament applied. Its exterior walls are constructed of rusticated concrete block. Due to the building's close proximity to adjacent properties, the north and south elevations are not visible. The primary (east) elevation includes one large opening with a metal roll-up door and an additional single entry door. The rear elevation (west) includes one centrally placed oversized door opening. The building appears void of window openings. It is topped with a flat roof with a slight parapet. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (LABDS 1968)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

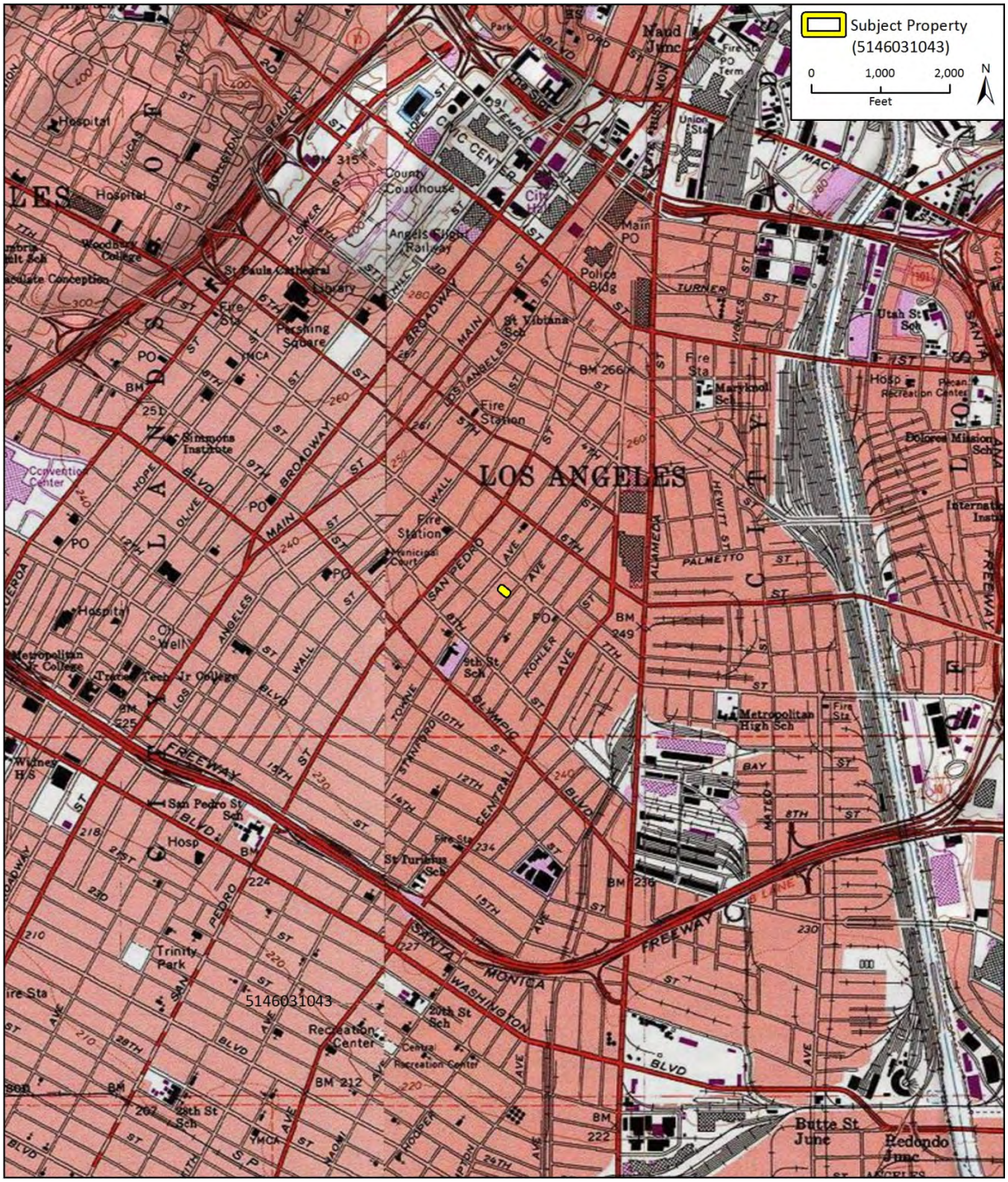
Trinomial

***Resource Name or #** 721 South Stanford Avenue (Map Reference No. 4-015)

***Map Name:** *Los Angeles*

***Scale:** 1:24,000

***Date of Map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 721 South Stanford Avenue (Map Reference No. 4-015) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

Prior to the 1960s, the subject property appears to have been occupied with a single residence (ProQuest 1950). In 1962, a permit was issued for the demolition of the residence. In 1968, the current building was constructed. (LABDS var.) It appears unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: West Coast Engineering
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single- story concrete block warehouse building constructed in 1968 for Max Rather. Archival research indicates that Rather used the building as a warehouse and office from 1968 to at least 1989 (LADBS var.). It was used by Sunrise Trading Co., now located in an adjacent property, in 1987 (LAPL-Los Angeles City Directory 1987). It is currently in use by Gallus Textiles of L.A. Inc. Knitting Mill. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

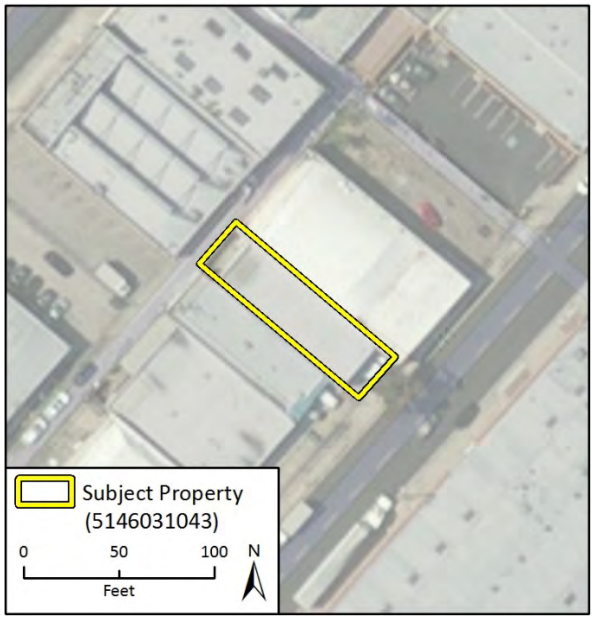
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 734 Towne Avenue (Map Reference No. 4-016)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 734 Towne Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-031-031

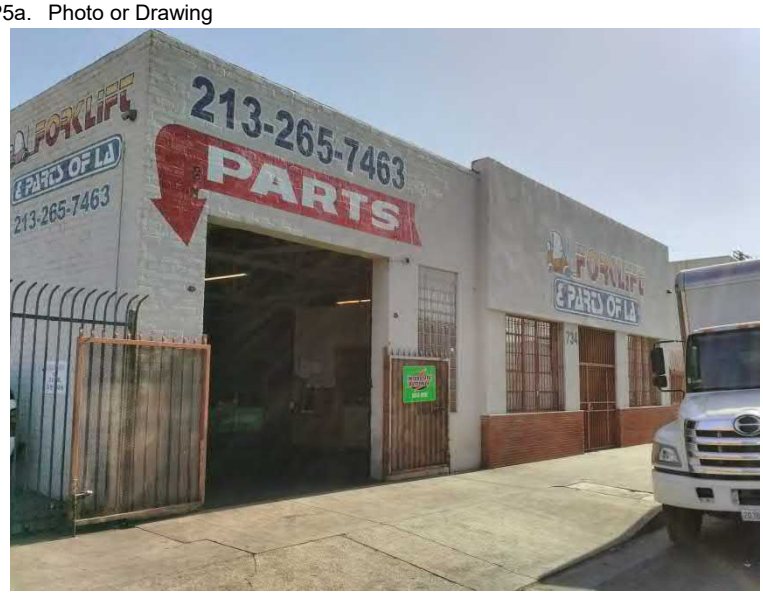
***P3a. Description:**

The subject property is a tall one-story light industrial building that is rectangular in plan. It is capped by a truss roof system that is clad in asphalt roll roofing material. Exposed and painted brick masonry sheathes its structural system, with the exception of the western half on the primary (northwest) elevation, which is clad in stucco with a brick masonry base. The building exhibits limited architectural ornament and has no discernible architectural style. The primary elevation is symmetrically divided with the western half extending slightly outward from the building envelope to create an articulated storefront entrance composed of three bays, a recessed entryway flanked by openings with steel sash windows (all of which are covered by metal security screens). Additional fenestration includes a large rectangular window opening filled with glass block and a large rectangular vehicular opening which presumably has a metal roll door. With the exception of a centrally located bay door on the rear (southeast) elevation, there is no additional fenestration on the building. Located mid-block on a level parcel, the building shares a common wall with the building to the southwest and a surface parking lot to the northeast. The building is in good condition and has no visible alterations.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations of 734 Towne Avenue; southeast-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1949 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

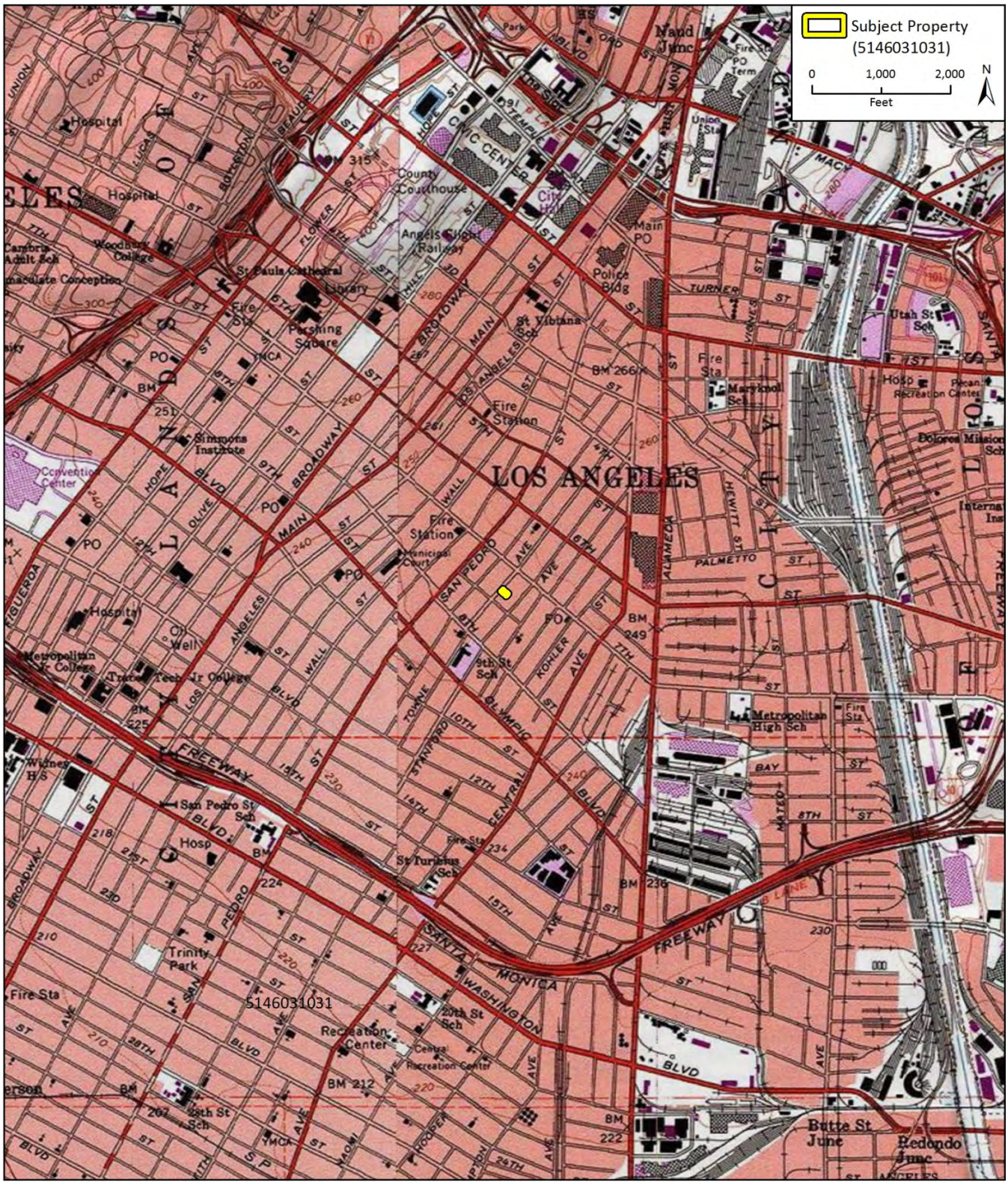
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 734 Towne Avenue (Map Reference No. 4-016)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 734 Towne Avenue (Map Reference No. 4-016) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: die cutting factory B4. Present Use: commercial/industrial (Forklift & Parts of LA)
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The building on the subject property was constructed in 1949 (LADBS 1949). It appears relatively unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: L.W. Phelps (Engineer) b. Builder: The Ted R. Cooper Co. Inc. (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was constructed in 1949 for Thomas and Laura Seebaldt. Archival research indicates that the property was used by Acme Die Cutting Service from 1953-1973. As a result of the research conducted for this study, the subject property is recommended ineligible for individual listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a mid-twentieth century industrial building with limited architectural ornament. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The subject property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

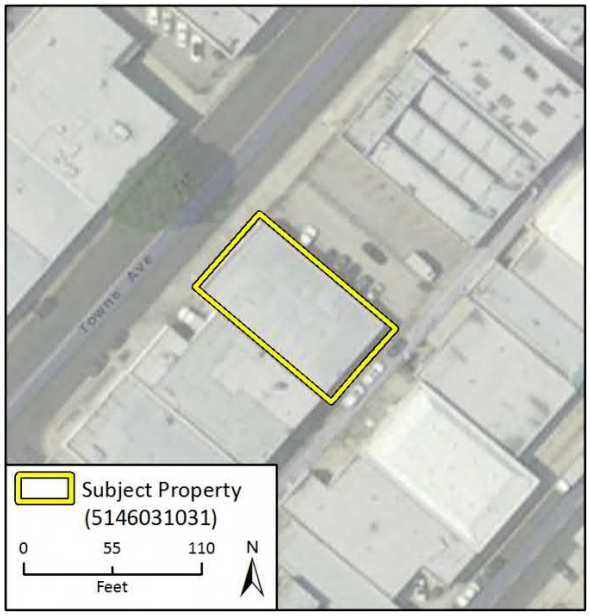
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 9, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 723 South Stanford Avenue (Map Reference No. 4-017)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 723 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-031-043

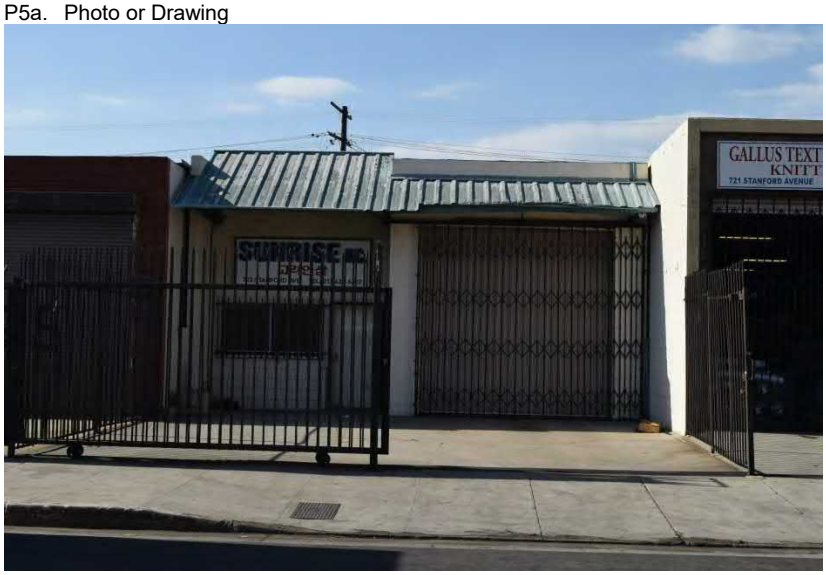
***P3a. Description:**

The subject property is a small rectangular parcel that includes one rectangular-planned industrial building. The building is set back several feet from the sidewalk lining South Stanford Avenue behind a paved and gated parking area. The single-story building was designed in a simple utilitarian style with little ornament applied. Its exterior walls are constructed of concrete block. Due to its close proximity to adjacent buildings, the north and south elevations are not visible. The primary (east) elevation is lined with three openings including one large door covered with a metal roll-up door, an additional single entry door, and one window. The east elevation is covered with a metal awning that appears non-original. The rear elevation (west) includes one oversized door opening and one single entry door. The building is topped with a flat roof with a slight parapet. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1965 (LABDS 1965)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

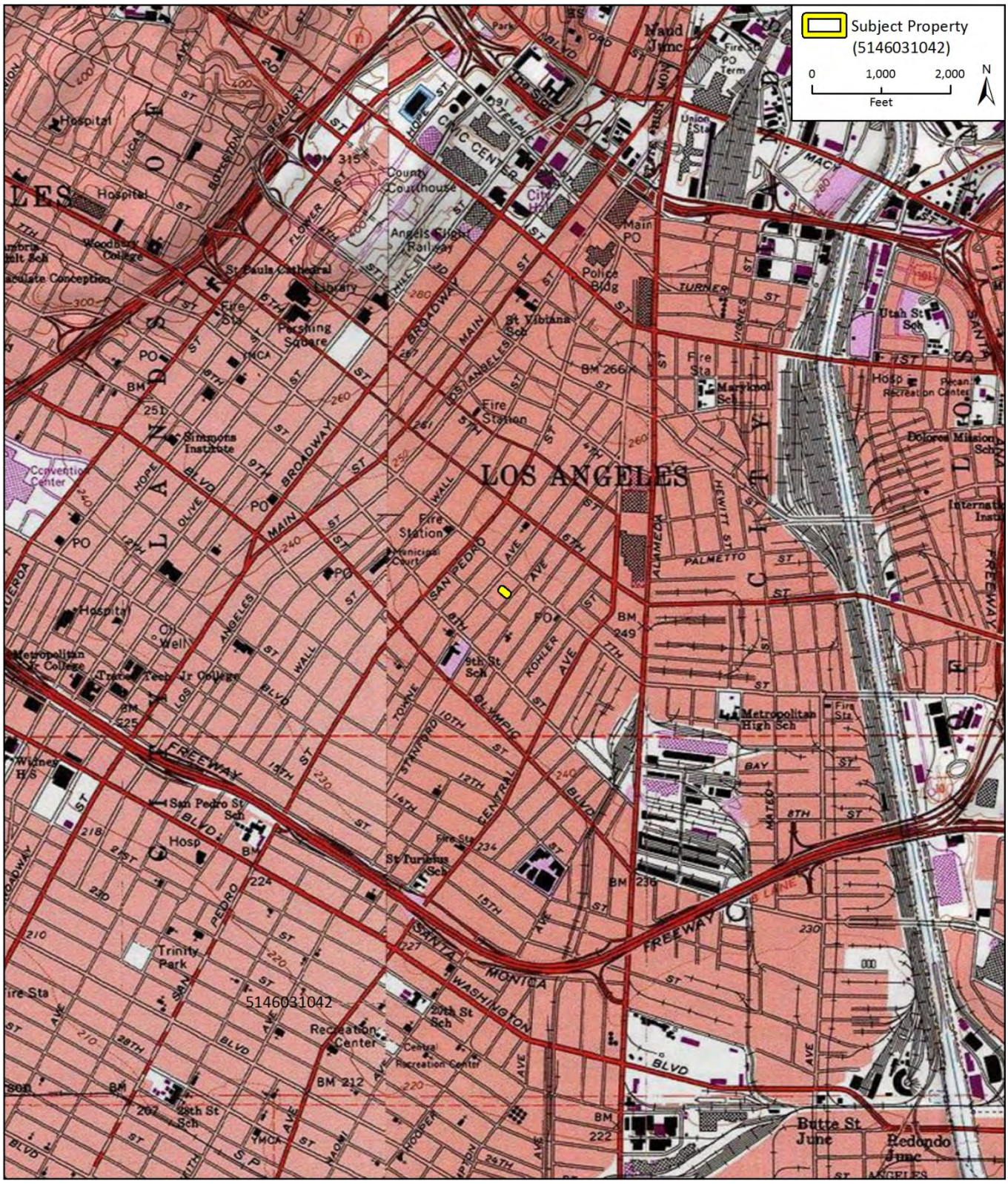
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 723 South Stanford Avenue (Map Reference No. 4-017)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 723 South Stanford Avenue (Map Reference No. 4-017) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

Prior to the 1960s, the subject property appears to have been occupied with a single residence (ProQuest 1950). In 1962, a permit was issued for the demolition of the residence and in 1965, the current building was constructed (LADBS var.). Aside from the addition of a metal awning over the front elevation, the building appears unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: West Coast Engineering
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single- story concrete block warehouse building constructed in 1965 for Max Rather. At the time of its construction, the building's use was not further specified beyond 'industrial' (LADBS 1965). Archival research indicates that the property was used by American KGP Inc., a food import and distribution company, in 1987 (LAPL 1987). It is currently in use Sunrise, Inc., a seller of wholesale health foods. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

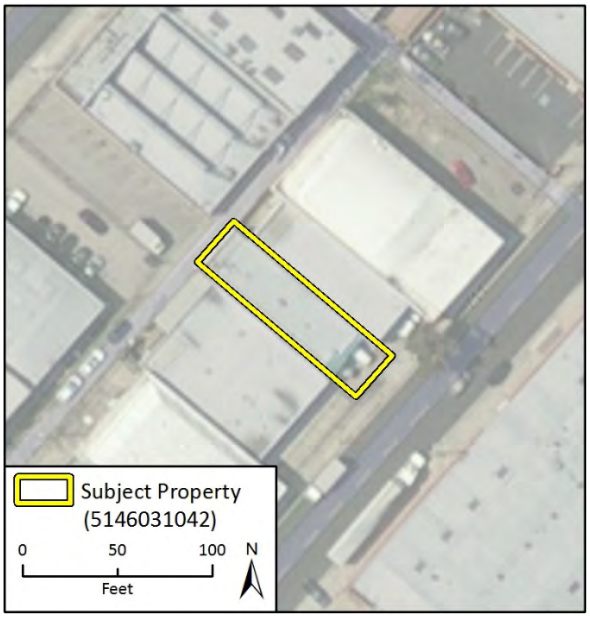
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 760 South Crocker Street (Map Reference No. 04-018)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 760 South Crocker Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-027-018

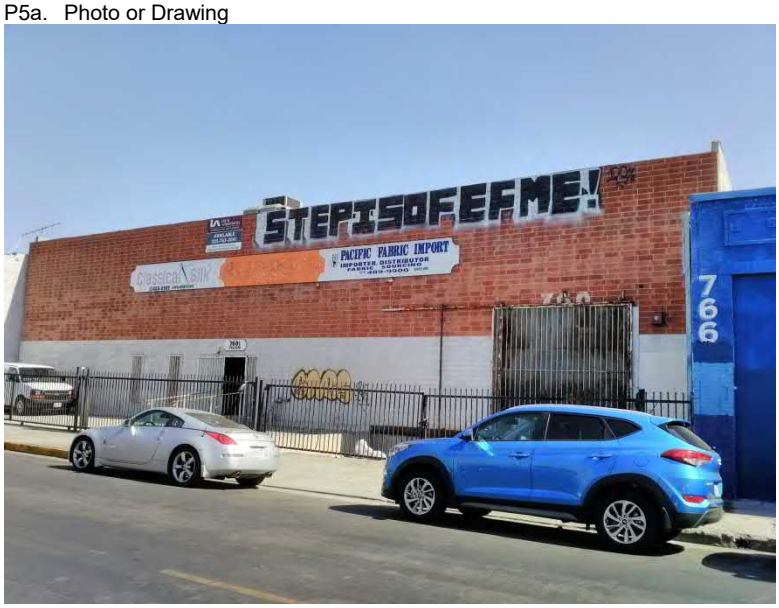
***P3a. Description:**

The subject property is a single-story vernacular industrial building. Constructed of precast concrete, the west façade is clad in brick veneer (LADBS 1960). The building has a trussed roof surrounded with a slight parapet. The façade is lined with four asymmetrically placed openings covered in metal security gates; they include a loading bay, a single pedestrian entrance and two narrow windows. The rear east elevation also features a single loading bay. The structure appears to be minimally altered and in fair condition. The building is sited several feet from the sidewalk lining Crocker Street behind a paved and fenced parking lot. It shares common walls with 750 Crocker to the north and 766 Crocker to the south. The property is in fair condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1960 (LADBS 1960)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

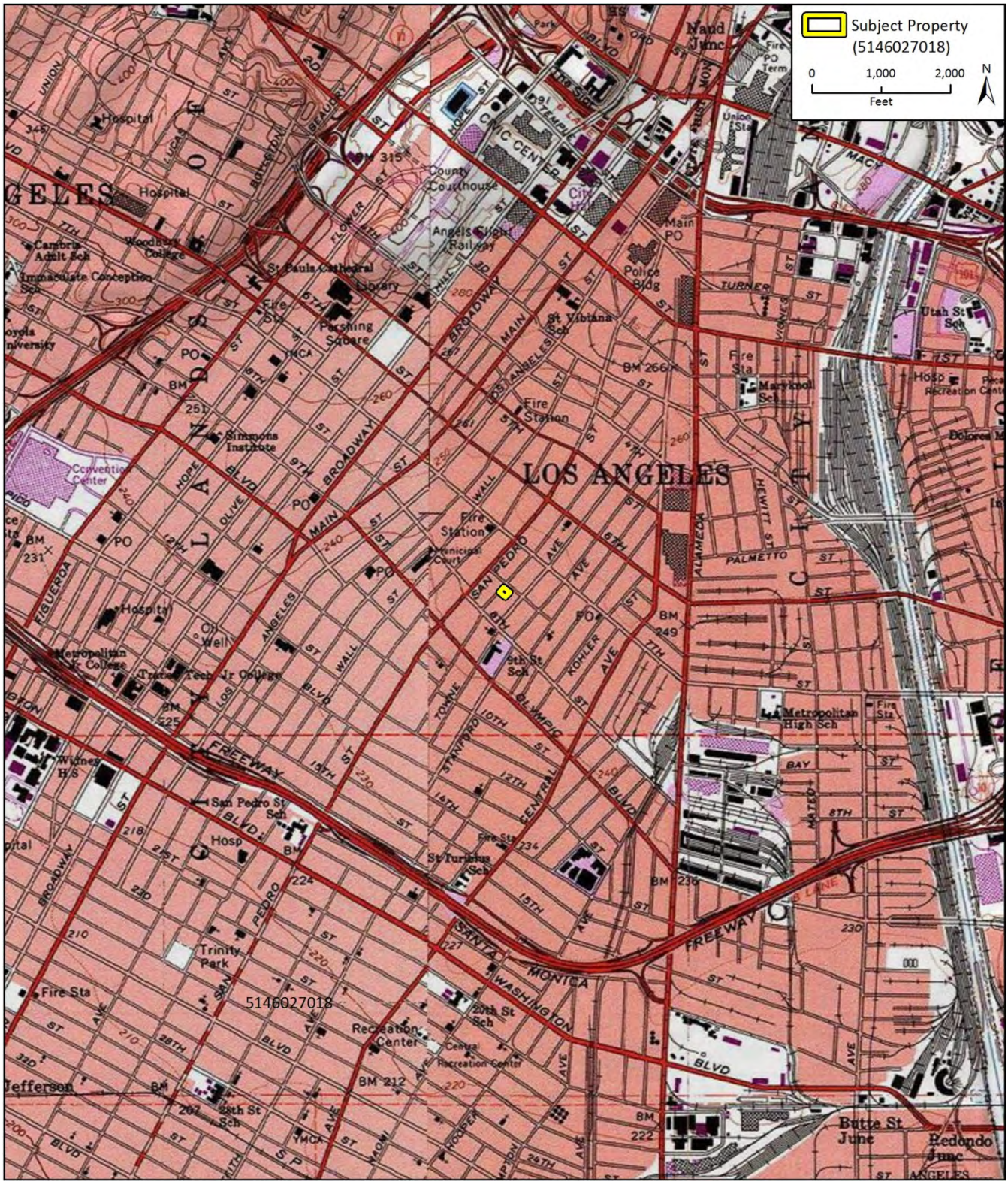
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 760 South Crocker Street (Map Reference No. 04-018)
***Map Name:** *Los Angeles* **Scale:** 1:24,000 ***Date of Map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 760 South Crocker Street (Map Reference No. 04-018) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
Original Use: Ribbon & floral decoration Warehouse B4. Present Use: Warehouse, distribution, storage (fabric importer/distributor)
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
According to building permits of file with the City of Los Angeles, the building on the subject property was constructed in 1960 as a warehouse for the storage of ribbon and floral decorations (LABDS 1960). The building appears unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: George J. Fosdyke-Rains McClellan Corp.(contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single-story precast concrete warehouse building constructed in 1960. The building was engineered by George J. Fosdyke and constructed by Rains McLellan Corporation for Pacific Coast Ribbon Mills. Pacific Coast Ribbon Mills was a manufacturer and distributer of faux flowers primarily used for decoration and appearing in print advertisement in the early 1960s (Newspapers.com var.). According to Los Angeles City Directories, prior to its location on the subject property, Pacific Coast Ribbon Mills was located at 740 Wall Street in Los Angeles (LAPL-City of Los Angeles Directory 1940). Archival research failed to provide consequential information regarding the property's successive owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. It does not meet the eligibility requirements for any of the Context, Theme, Property Type combinations included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although associated with Engineer George J. Fosdyke, the subject property is utilitarian in design and does not appear to be a representative example of Fosdyke's contributions to the built environment. The property type and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LABDS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

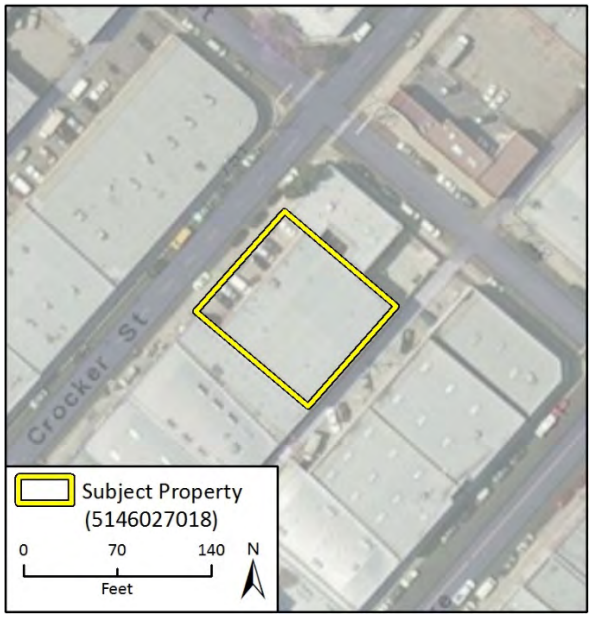
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 13, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 784 South San Pedro Street (Map Reference No. 04-019)

P1. Other Identifier: United States Rubber Company Warehouse

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S, Range 13W, Section 11 S.B.**B.M.**

c. Address: 784 South San Pedro Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-026-019

***P3a. Description:**

The subject property is a three-story industrial warehouse building designed. The roughly rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on composition cladding. Smooth stucco sheathes its reinforced concrete structural system, though bands of exposed brick cross parts of the second and third stories. Windows generally display steel industrial sashes, though fixed steel sashes of varied design appear in places on the ground level. Public entrances to the building are located on the street-facing south and west elevations and feature non-original glazed commercial doors. Three metal roll-up loading bay doors open on the east elevation. Architectural detailing includes a dentil cornice that runs along the top of the parapet and a less elaborate cornice located above the first floor. A steel fire escape is located on the east elevation. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and small shrubs. Alterations include the enclosure of several first-floor windows and the application of decorative tile cladding around the main entry.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (SurveyLA 2016)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

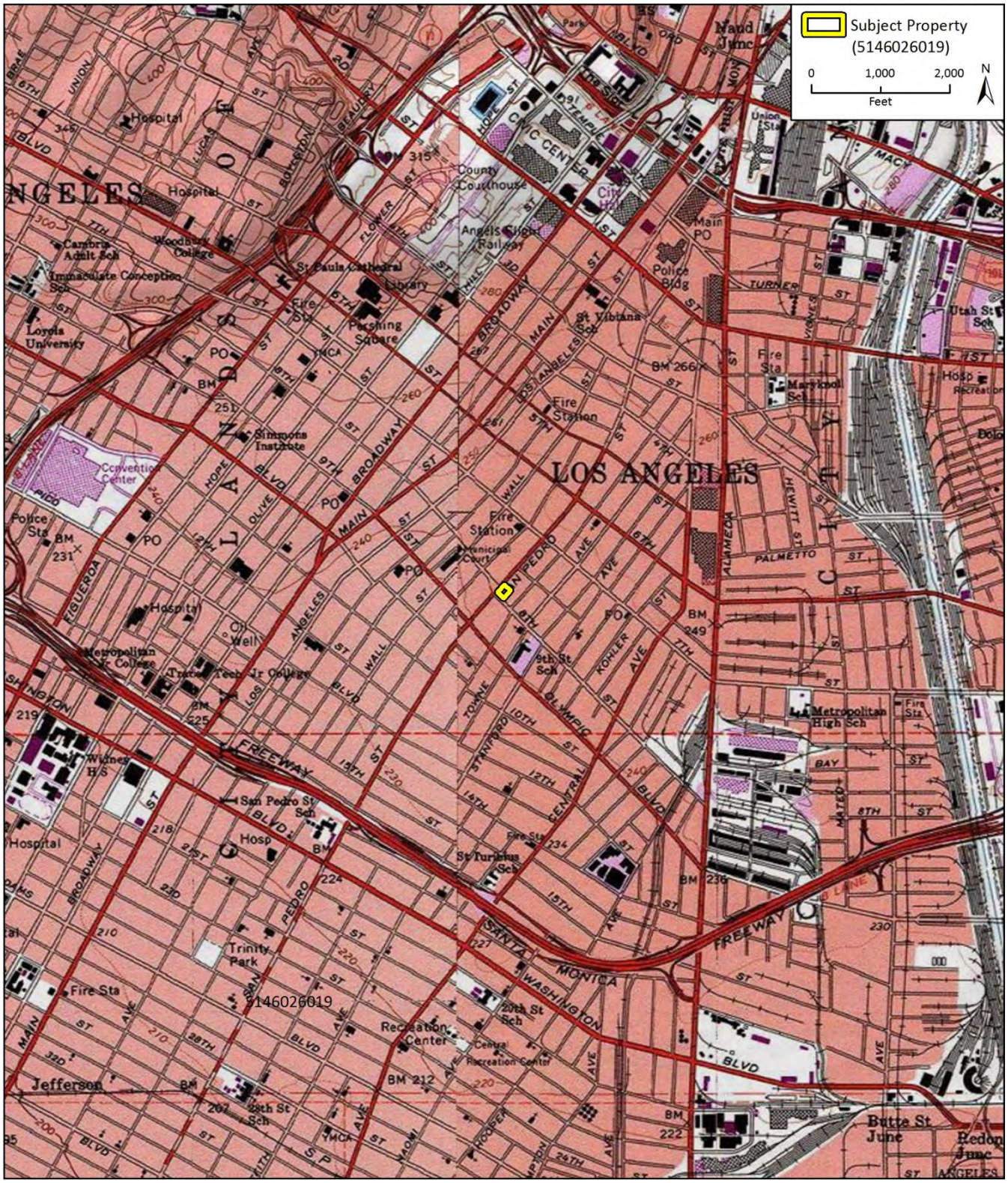
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 784 South San Pedro Street (Map Reference No. 04-019)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 784 South San Pedro Street (Map Reference No. 04-019) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse, sales B4. Present Use: Warehouse
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The subject building was completed in 1923. Alterations include the removal of bulkheads beneath some display windows (LADBS 1941), bracing of the parapet on the west elevation (LADBS 1954), application of new stucco on the south and east elevations (LADBS 1994), and replacement of doors and windows.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The United States Rubber (USR) Company (later Uniroyal), a tire manufacturer, constructed the subject building in 1923. Founded in 1892, USR quickly became a leading footwear manufacturer and, in 1896, was made one of the twelve original components of the Dow Jones Industrial Average (Encyclopedia.com 2019; Schaefer 2011). In 1905, USR entered the growing automotive tire market. In 1923, the firm constructed the subject property as for use as a tire warehouse and showroom (LADBS 1924). USR acquired the Southern California-based Sampson Tire and Rubber Company in 1931, and within four years had begun to use the subject building as a warehouse for its subsidiary (Places Earth 2019; LADBS 1994). City of Los Angeles building permits suggest the building once again became a USR location by 1937 (LADBS 1937). USR retained possession of the property until the 1950s (LADBS 1954). Subsequent owners and occupants include Leag, Inc., textiles manufacturer Dan River Mills, Owen P. Rafferty, Handel and Sons, Bill Forman, and Rag Finders of California, a textiles wholesaler (LADBS various).

(See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Encyclopedia.com. 2019. [web site.] "United States Rubber Company." https://www.encyclopedia.com/history/encyclopedias-almanacs-transcripts-and-maps/united-states-rubber-company. Accessed April 2019.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (OHR). 2016. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September.

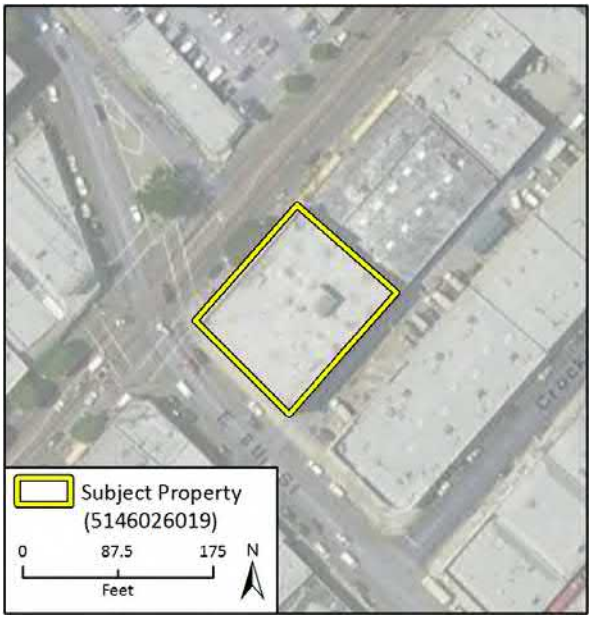
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

(See continuation sheet)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019

(This space reserved for official comments.)



B10. Significance (continued):
The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. The property was recommended eligible for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria A/1/1 and within the Context/Theme/Property Type Combination Industrial Development, 1850-1980/Early Industrial Development, 1880-1945/Industrial. It was cited as an excellent example of a 1920s industrial warehouse in downtown Los Angeles (OHR 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. The present study disputes the previous finding that the subject property is eligible for listing in the NRHP and CRHR and for designation as an HCM as an excellent example of a warehouse associated with industrial development in downtown Los Angeles. Research conducted for this study found no evidence that the property is significant in this context or in the context of any other important events or trends. An ordinary commercial and industrial building used by businesses in the automotive and textile industries, it was used for sales and warehousing and played no important role in the development of those industries. The property is, therefore, recommended ineligible under Criteria A/1/1.

While the subject building's first owner, USR, is arguably significant as a major American industrial firm in the late nineteenth and twentieth centuries, the building was completed well after the company's rise to prominence. Further, as an ordinary warehouse and showroom, is unlikely to have contributed to the company's later success. It likewise does not derive significance from associations with any subsequent owners or occupants and is recommended ineligible under Criteria B/2/2. Architecturally, the building is a substantially altered warehouse with applied Classical elements that include dentils and full-width cornices. In recent years the building was subject to numerous alterations that impaired its integrity of design and materials. These modeifications include the application of non-original stucco, boarding over of several ground-level windows, removal of multiple bulkheads, and remodeling of the primary entrance with non-original doors and tile surround. In light of this, the subject building is recommended ineligible under Criteria C/3/3.There is no reason to believe it may yield important information about prehistory or history and is recommended ineligible for listing under Criteria D/4. It also does not appear eligible as a contributor to any existing or potential historic districts.

B12. References (continued):
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

Place Earth. 2019. "Samson Tire Company/Uniroyal Tire/Citadel." [web page.] https://www.placesearth.com/usa/california/los_angeles/sam_uni_cit/sam_uni_ct.shtml. Accessed April 2019.

Schaefer, Steve. 2011. Forbes. [web site.] "The First 12 Dow Components: Where Are They Now?" https://www.forbes.com/sites/steveschaefer/2011/07/15/the-first-12-dow-components-where-are-they-now/#241958a6b032. Accessed April 2019.

P3a. Photographs (continued):



Photograph 2. West elevation detail, depicting non-original entryway elements and boarded-over windows. Camera facing northeast.

Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development to the east of Los Angeles' central business district.



Primary Address: 784 S SAN PEDRO ST

Other Address: 709 E 8TH ST
711 E 8TH ST
786 S SAN PEDRO ST
790 S SAN PEDRO ST
792 S SAN PEDRO ST
796 S SAN PEDRO ST

Name: United States Rubber Company Warehouse

Year built: 1923

Architectural style: Vernacular; Beaux Arts Classicism

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s industrial warehouse building in Downtown Los Angeles; most examples from this period do not retain integrity. This building was constructed as a warehouse and offices for the United States Rubber Company, a manufacturer of automobile tires and other rubber goods. The company was later re-branded as Uniroyal.

Copyright © 2011

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 725 South Stanford Avenue (Map Reference No. 4-020)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 725 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-031-045

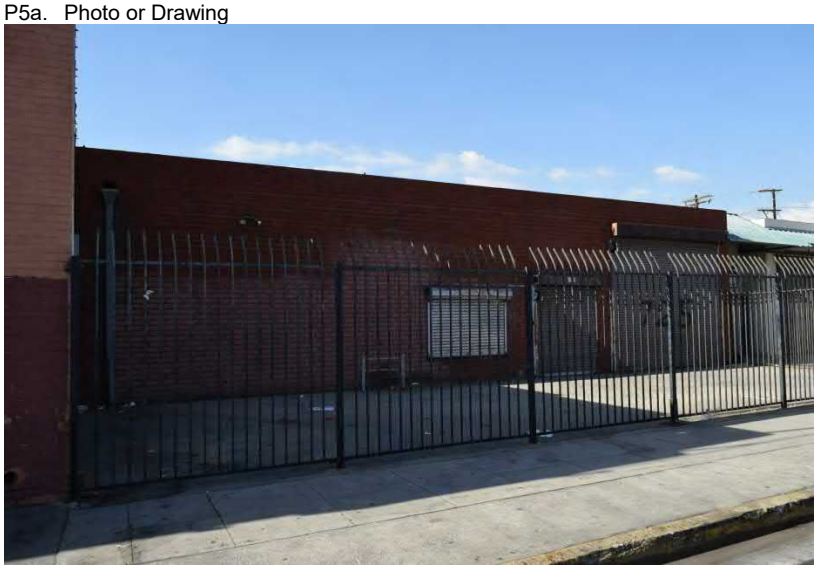
***P3a. Description:**

The subject property is a small rectangular parcel that includes one rectangular-planned industrial building. The building is set back several feet from the sidewalk lining South Stanford Avenue behind a paved and gated parking area. The single-story building exhibits little architectural ornament and does not have a discernible architectural style. Its exterior walls are constructed of exposed brick. Due to its close proximity to adjacent buildings, the north and south elevations are not visible. It appears to share a common wall with 731 South Stanford Avenue, to its south. The primary (east) elevation is lined with three asymmetrically placed openings of varying size, all covered with metal roll-up doors. The building is topped with a flat roof with a slight parapet. Alterations include the addition of a metal shade structure that extends to partially cover the rear elevation. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; northwest facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (LABDS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

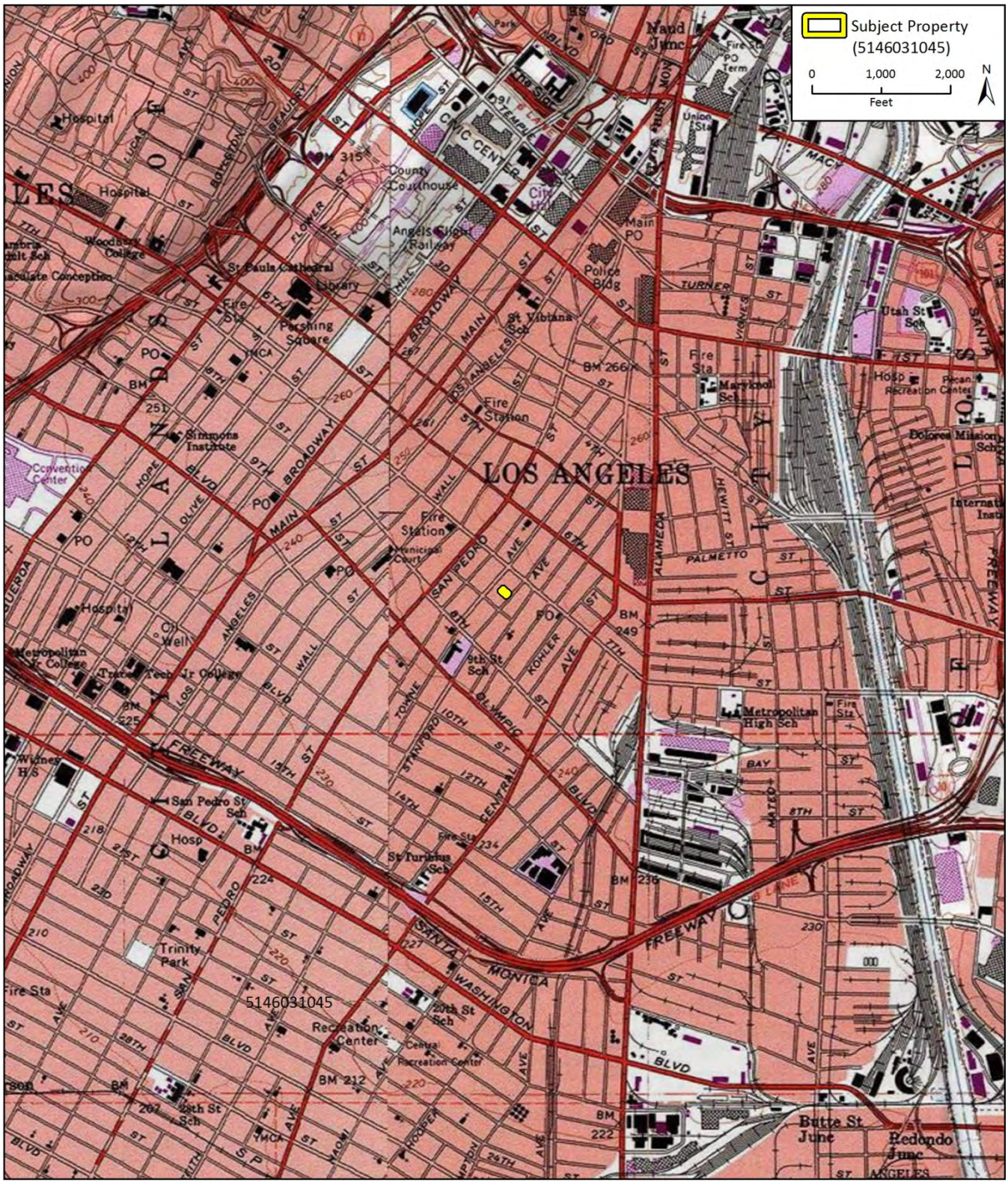
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 725 South Stanford Avenue (Map Reference No. 4-020)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 725 South Stanford Avenue (Map Reference No. 4-020) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Food products manufacturing/processing B4. Present Use: Commercial/industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

Building permits indicate the current building was constructed in 1964. (LABDS var.) Aside from the addition of a metal shade structure to the rear of the building, it appears unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: R. Grey
***B10. Significance: Theme** Industrial Development **Area** Downtown Los Angeles (Center City CPA)
Period of Significance 1850-1980 **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single- story brick building constructed in 1964 for C.T. Cornelius for the purpose of food manufacturing and processing (LADBS 1964). Archival research indicates that the property was used by Helms Beverages Inc. in 1987 (LAPL-Los Angeles City Directory 1987). It is currently in use by Ace Distributing Co. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and utilitarian example of a brick industrial building. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

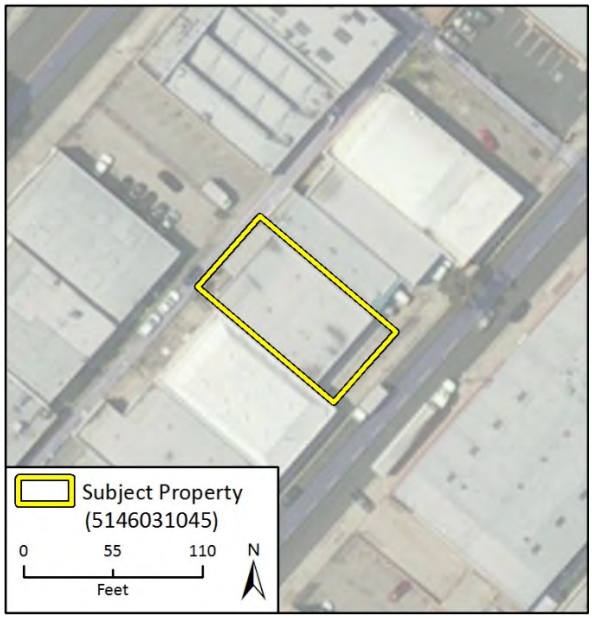
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 740-746 Towne Avenue (Map Reference No. 4-021)

P1. Other Identifier: Gust Picoulas & Co.

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1 Range: 13 Section: S.B.**B.M.**

c. Address: 740-746 Towne Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-031-047 (740 Towne) & 5146-031-034 (746 Towne)

***P3a. Description:**

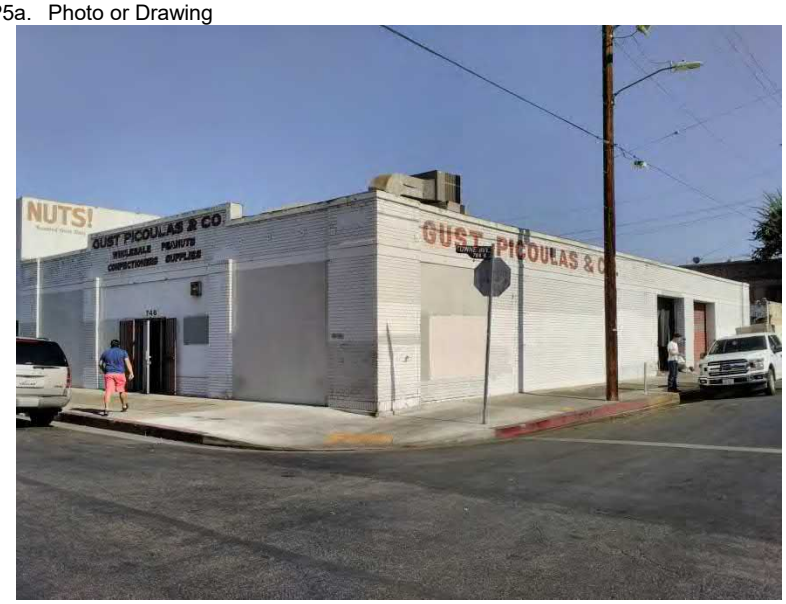
The subject property is a wholesale nut distribution and retail center in downtown Los Angeles. The property consists of two interconnected buildings constructed in 1929 and 1971 respectively. The 1929 building at 746 Towne Avenue is situated at the corner of Towne Avenue and Agatha Street with no setbacks and is a single-story and rectangular in plan. Capped by a truss roof with a short parapet rolled asphalt roofing, the building exhibits exterior walls constructed of exposed brick. Its primary (west) elevation is symmetrically divided into three bays by engaged brick piers. The primary entry, a single metal commercial door flanked on both sides with narrow sidelights, is centrally placed. Above the central bay, three rows of letters are mounted ('Gust Picoulas & Co,' 'Wholesale Peanuts,' 'Confectioners Supplies'). The south elevation includes two warehouse doors which are used to accommodate vehicle loading. The rear elevation features no openings. Alterations include the enclosure of several large window openings on the south and west elevations. Although altered, the building appears in fair condition.

Sharing a common wall to the north is 740 Towne Avenue, which was constructed in 1971 as warehouse and office. It is a tall-one story building with a flat roof and exhibits an L-shaped plan organized around a paved parking area at the front of the parcel. This portion of the building is raised, sitting on piers, to accommodate parking beneath it. Its exterior walls are stucco-clad while the remainder of the building's walls feature exposed, rusticated concrete block. Openings on the primary elevation include an oversized warehouse entry and a single door; at the rear a single warehouse entry. The building appears minimally altered and is in fair condition.

***P3b. Resource Attributes:** HP8-Industrial Building (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations of 746 Towne Ave; northeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1929 & 1971 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

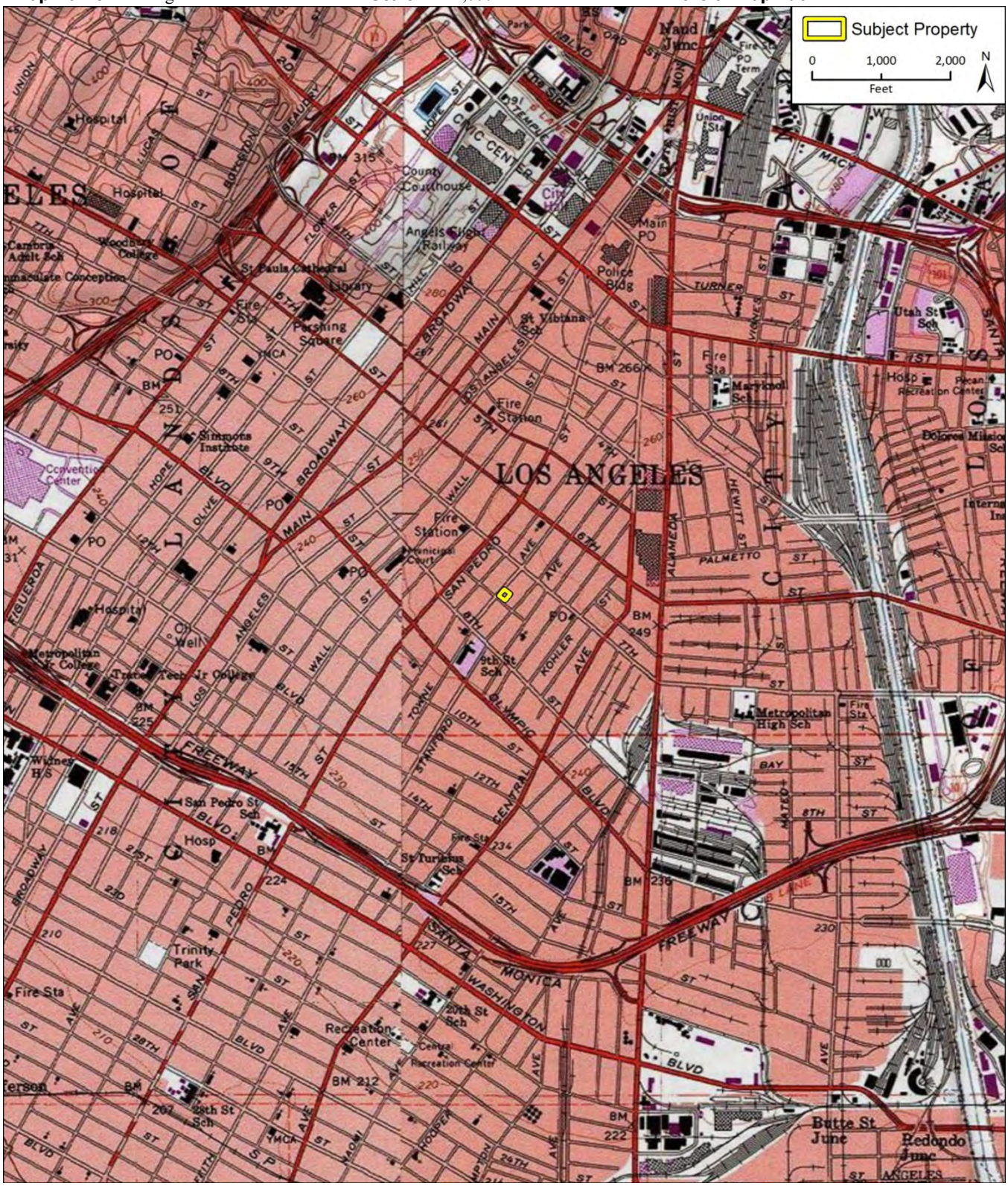
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 740-746 Towne Avenue (Map Reference No. 4-021)
***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 740-746 Towne Avenue (Map Reference No. 4-021) ***NRHP Status Code** 5S3

B1. Historic Name: Gust Picoulas & Co.
B2. Common Name: N/A
B3. Original Use: nut roasting and distribution B4. Present Use: warehousing and distribution
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

746 Towne Avenue was constructed in 1929 as a warehouse (LADBS 1929). Visual observation suggests that many of the buildings original openings have been infilled and its primary entry door replaced. 740 Towne was constructed in 1971 as a warehouse and office building (LADBS 1971). It appears relatively unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: C.W. Wilson & Sons Inc. (746) / Hanson & Dietrick (Engineer-740) b. Builder: C.W. Wilson & Sons Inc. (746) / David Demski (Contractor-740)
***B10. Significance: Theme** Commercial Identity **Area** Downtown Los Angeles (Center City CPA)
Period of Significance 1929-1980 **Property Type** Commercial **Applicable Criteria** N/A

Since its initial development in 1929, the subject property has been continually operated by the Gust Picoulas & Company business. Greek immigrant Gust Picoulas arrived in Los Angeles in 1905, having landed on Ellis Island two years prior. Picoulas was part of a small but notable influx of Greek immigrants to Los Angeles in the first decades of the twentieth century. This growing community established its first church in 1912 on San Julian Street, in an area not far from the subject property, and its members began to open fruit stands, meat markets, and cafes. Picoulas was part of this growth and became a peanut wholesaler after investing in roasting equipment, soon supplying the "Greek Fleet" of street cart operators selling peanuts in downtown Los Angeles (*Los Angeles Times* 2008). City directories identify Gust Picoulas & Company at other locations in downtown as early as 1915 (LAPL, var.). The subject property was developed and opened by Picoulas in 1929, who would operate the business until his death in 1934. The business remained in his family over the following decades, eventually expanding into the heath food industry with trail mix and other products. The business was eventually purchased in 1996 but continues to operate under the Picoulas & Company name. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. [digitized archive]. Immigration and federal census records. Various by name-Gust Picoulas. https://www.ancestry.com/. Accessed December 2018.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed December 2018.

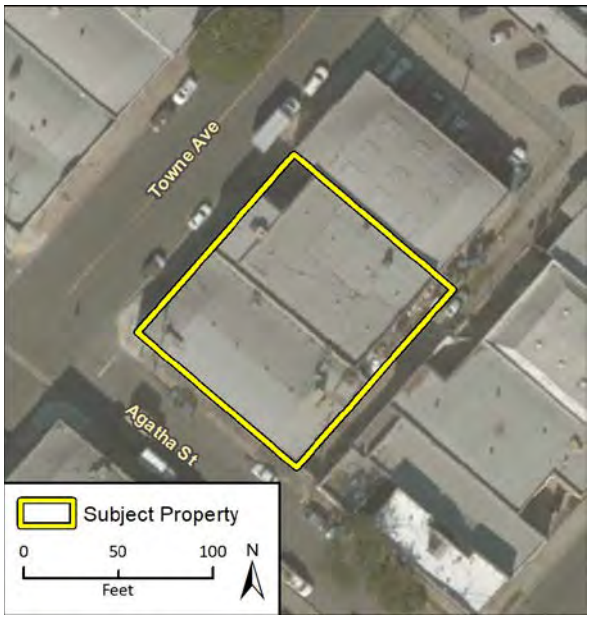
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles Times, "Greek Groups Celebrate 100 Years in L.A." May 27, 2008.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed December 2018.

Saint Sophia Greek Orthodox Cathedral. "About Us-History." http://www.stsophia.org/about/history.html. Accessed December 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 17, 2018.

(This space reserved for official comments.)

The subject property is recommended eligible for listing as a City of Los Angeles Historic-Cultural Monument under Criteria 1 as the long-term location of a business important to the commercial identity of Downtown Los Angeles and as a rare surviving example of a commercial establishment linked to the early Greek American community of Los Angeles. According to SurveyLA, properties eligible under this theme may be significant in the areas of ethnic heritage. The subject property is one of the last remaining long-term businesses associated with the early Greek community in Los Angeles and has continually operated at its current location since 1929 (*Los Angeles Times* 2008). Although the building and property have been altered since their initial development, these changes were completed during the Picoulas family's operation of the business and have acquired significance in their own right. The period of the significance of the building is defined as 1929 through 1980, corresponding with the construction of the building and the end date period established by SurveyLA.

While eligible for local designation, the subject property is recommended ineligible for listing in the National Register of Historic Places or the California Register of Historical Resources under any significance criteria. SurveyLA recognizes that properties eligible under this theme may only be eligible for local designation. At this time, there is limited historical context on the history of Greeks in southern California and the subject property does not appear to meet the significance thresholds required for listing in the National or California registers under any applicable criteria.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 737 South Stanford Avenue (Map Reference No. 4-022)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 737 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-031-046

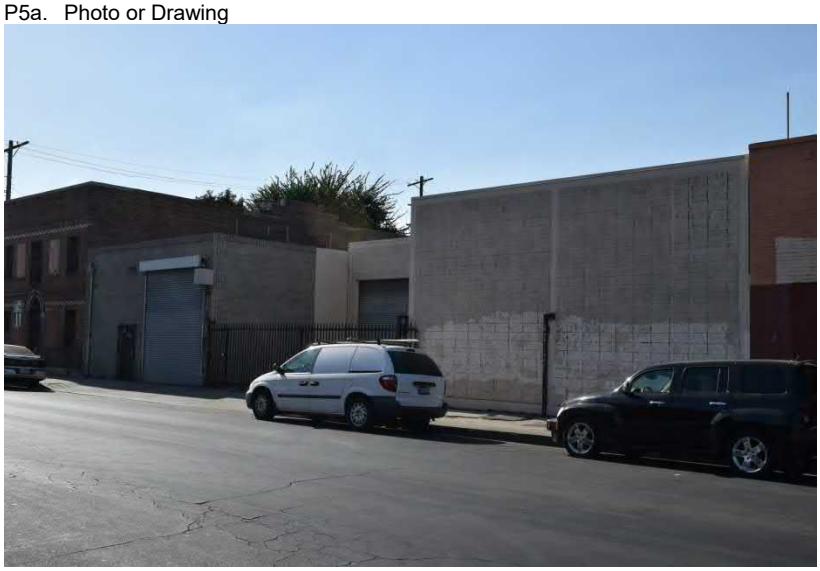
***P3a. Description:**

The subject property is a rectangular parcel that includes one single-story, industrial building with an irregular footprint. The building was designed in a simple utilitarian style with little ornament applied. Its exterior walls are constructed of exposed, rusticated concrete block. Due to its close proximity to adjacent buildings, the north and south elevations are not visible. The building is void of window openings but features a variety of door openings of varying size and style, asymmetrically arranged. The building is topped with a flat roof with a slight parapet. The property includes two small paved parking areas, one at the front and one at the rear. It appears in overall good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; southwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (LABDS 1967)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

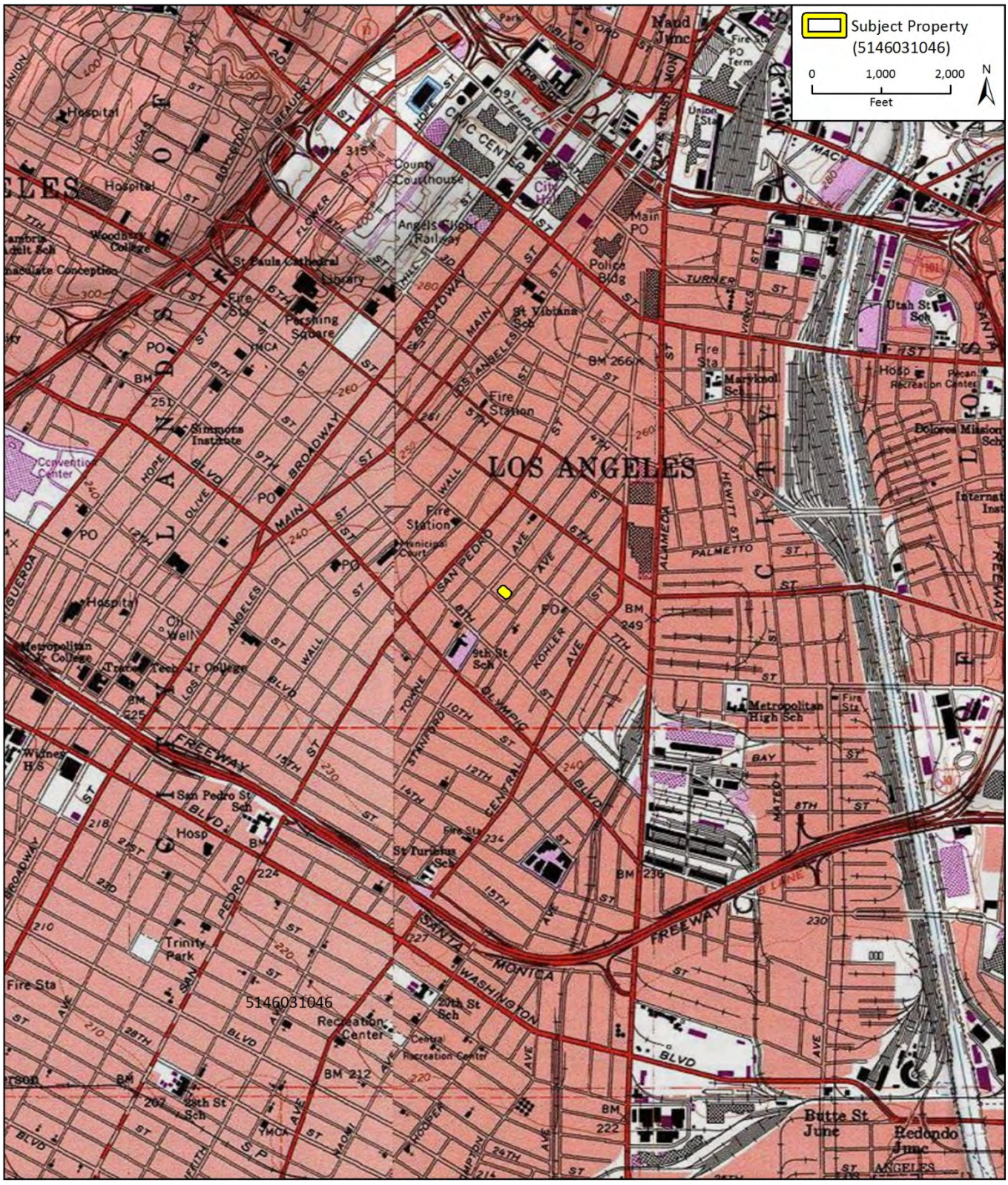
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 737 South Stanford Avenue (Map Reference No. 4-022)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 737 South Stanford Avenue (Map Reference No. 4-022) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

Prior to the 1960s, the subject property appears to have been occupied with a single residences (ProQuest 1950). In 1962, a permit was issued for the demolition of the residence and in 1967, the current building was constructed (LABDS var.). The building appears unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: R. Grey
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single- story concrete block industrial building. It was constructed in 1967 for Hal N. Trifon to be used as an office/warehouse (LADBS 1967). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The subject property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 722 South Stanford Avenue (Map Reference No. 4-023)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 722 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-030-056

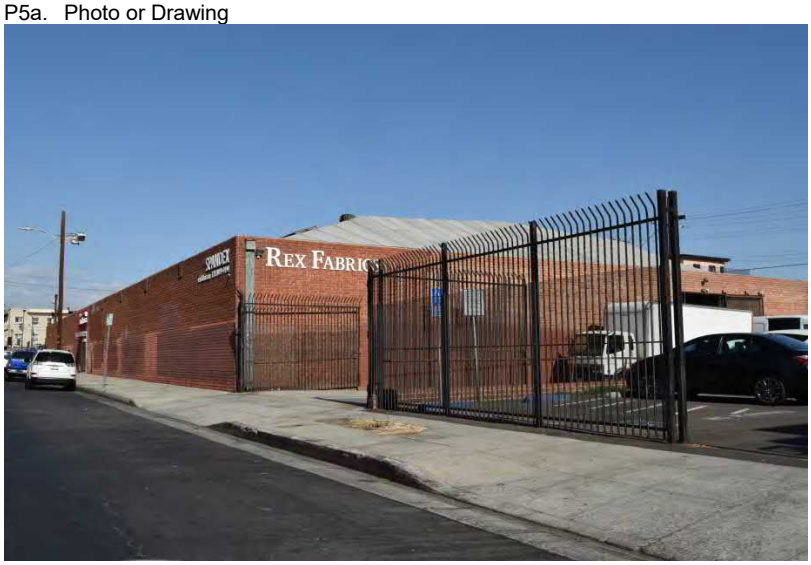
***P3a. Description:**

The subject property is a long rectangular parcel that includes one single-story commercial/industrial building and an associated enclosed parking lot to its south. The building is sited with a minimal setback from the sidewalk lining South Stanford Avenue. The rectangular-planned building features brick wall cladding and minimal window and door openings. Its primary entry, which is centered on the west elevation, is composed of a contemporary commercial glass door and adjacent glass panel. It is sheltered by a narrow overhang containing a metal roll-up door and surrounded with brick in decorative geometric patterning. Above the entry, wall mounted letters display the company name 'Rex Fabrics.' A loading dock extends from the south elevation. The building is capped with a trussed roof covered with rolled asphalt. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (LABDS 1963)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

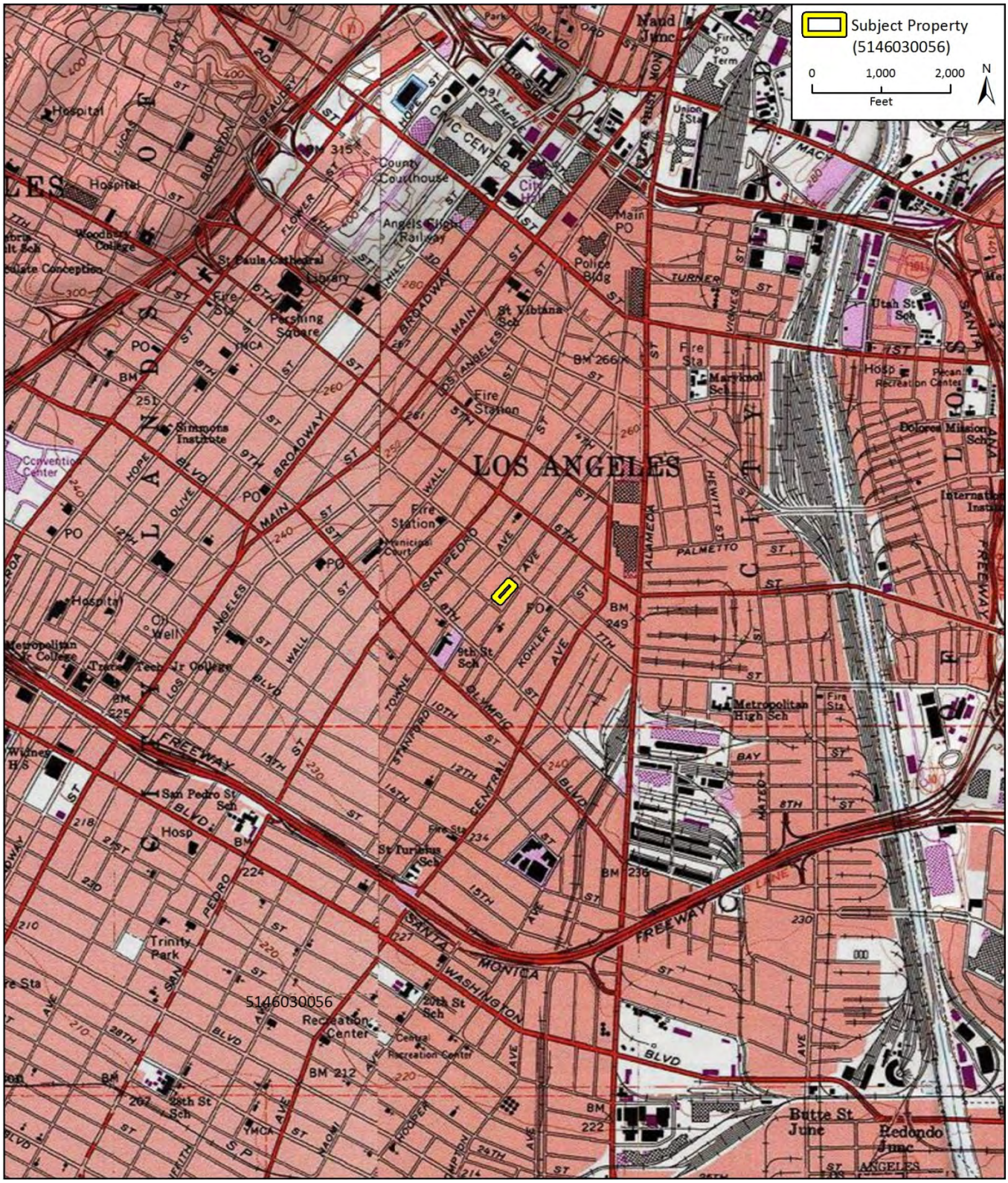
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 722 South Stanford Avenue (Map Reference No. 4-023)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 722 South Stanford Avenue (Map Reference No. 4-023) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse/industrial B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

The building on the subject property was constructed in 1963 (LABDS 1963). Visual observation suggests that alterations since the time of its construction are minimal.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: John A. Erickson
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single-story industrial brick warehouse building constructed in 1963 for Sid Turner (LADBS 1963). Turner used the property as a warehouse. Archival research indicates that the building was successively used as a commercial/office building for the Pacific Spice Co. from at least 1987-1993 (LAPL 1987; LADBS 1993). It is currently in use by Rex Fabrics. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The subject property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

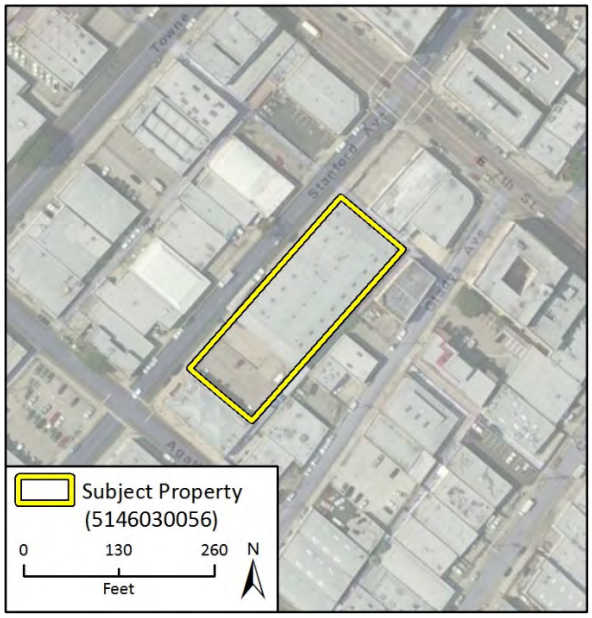
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 1010 East 7th Street (Map Reference No. 4-024)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 1010 East 7th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-002

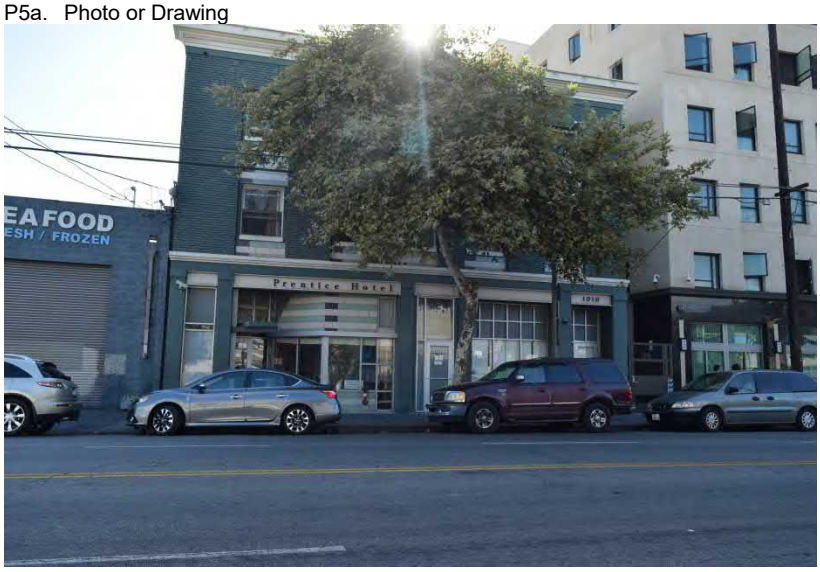
***P3a. Description:**

The subject property is rectangular parcel that includes one 13,312 square foot three-story building with a rectangular plan. The building contains commercial use on its first story and residential, 45 single occupancy housing units, on the second and third. Capped by a flat roof, the vernacular building is clad in exposed brick with its elevations symmetrically divided with linteled windows. While window openings on the primary (north) elevation are rectangular, those on secondary elevations (south and east) are arched. The primary elevation is further distinguished with a decorative cornice not present on other elevations. The ground story of the primary elevation is lined with storefronts. Alterations include the replacement of original windows and storefronts and the addition of incompatible tile cladding in particular locations on the primary elevation.

***P3b. Resource Attributes:** HP5. Hotel/Motel

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1913 (LABDS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

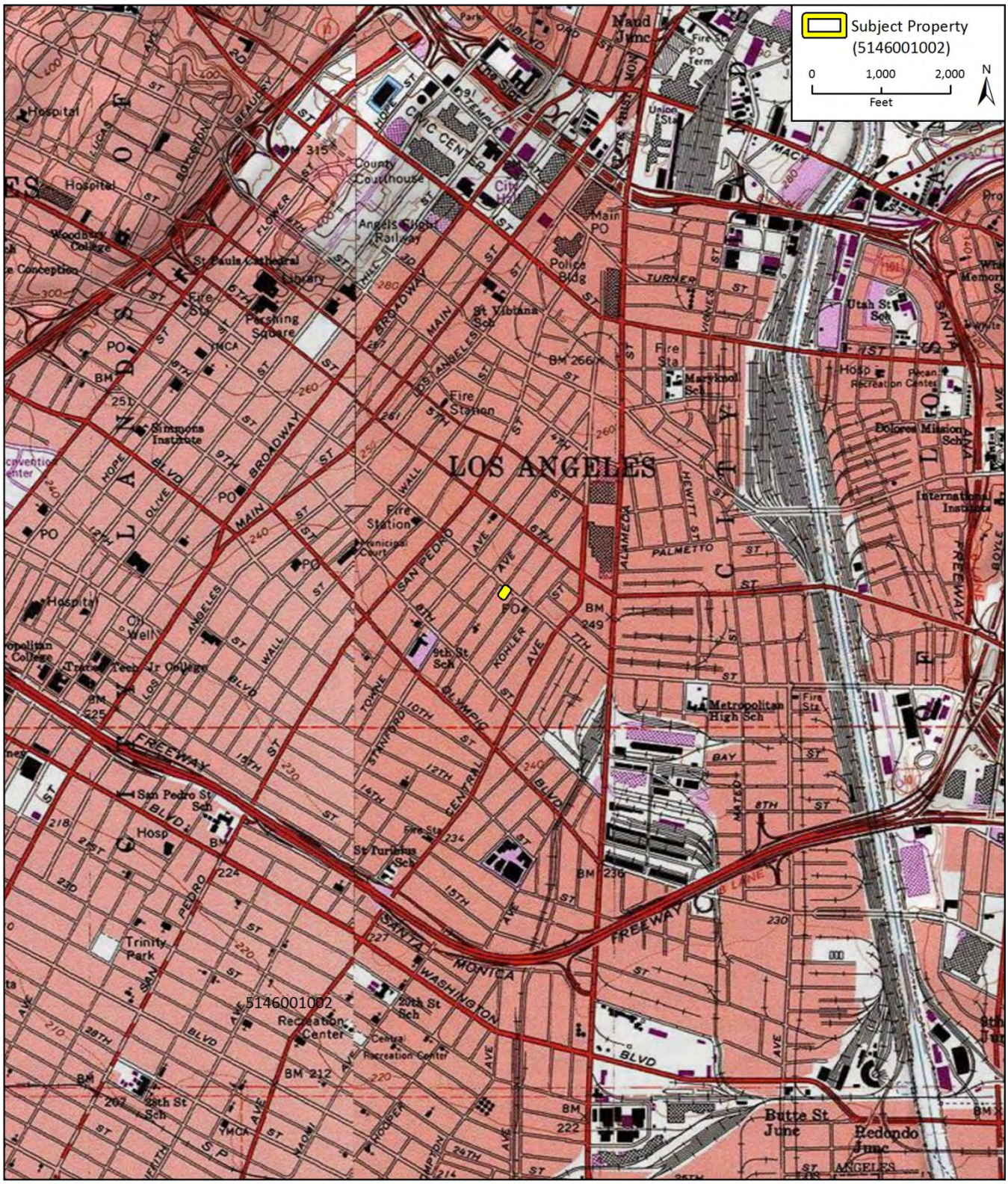
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1010 East 7th Street (Map Reference No. 4-024)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1010 East 7th Street (Map Reference No. 4-024) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Hotel (SRO) B4. Present Use: Hotel (SRO)
***B5. Architectural Style:** N/A
***B6. Construction History:**

In 1913 a permit was issued for the current three-story brick building (LADBS var.). Visual observations indicate that many original windows and all original storefronts have been removed and replaced. In addition, non-compatible tile cladding has been added on the primary (north) elevation.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Joseph F. Rhodes b. Builder: Joseph F. Rhodes
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one three-story commercial/multi-family residential building developed in 1913 for use as SRO hotel with commercial function on the ground story. The property was developed by Joseph D. Simpson, who was active in the produce business in Los Angeles in the early 20th century. According to City of Los Angeles building permits, the subject property was successively owned by a Mr. Lauder from 1922 through the mid-1950s, Robert Gluckstein from the late 1950s though the mid-1970s. Following the 1970s ownership of the property appears to have changed frequently.

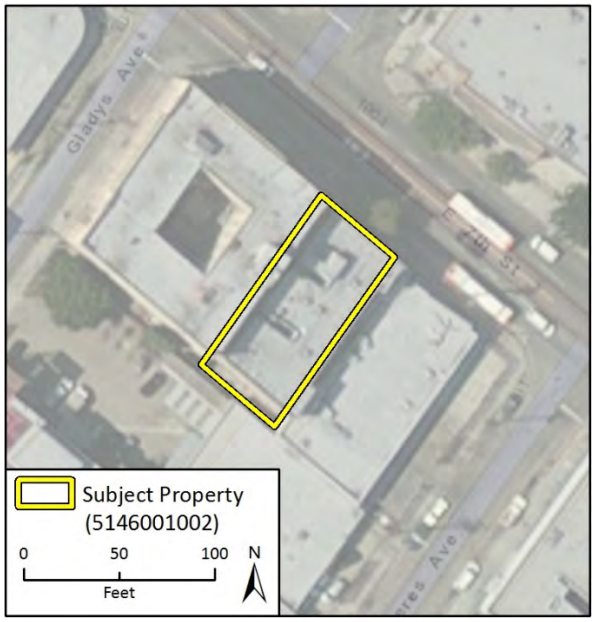
The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The development of the subject property is consistent with the patterns of multi-family residential development that impacted Downtown Los Angeles in the first few decades of the 20th century. The subject property is an example of the SRO hotel property type. The SurveyLA-established integrity considerations for the SRO property type specify that eligible examples retain integrity of design, materials, feeling, location and association. While the subject property retains integrity of feeling, location and association, its integrity of design and materials has been diminished by the replacement of historic materials including windows and storefronts. It does not meet the integrity thresholds for eligible SROs and is therefore recommended ineligible for historic designation under Criteria A/1/1. (See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.
Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 7, 2018.

(This space reserved for official comments.)



Research did not suggest Simpson was demonstratbly important within the history of Los Angeles; further, any potential noteworthy activities in which he was involved were related to produce and the agriculture business and would not be represented in a commercial/residential property, likely owned as an investment. Research also did not indicate that the property is associated with any other important persons significant in the history of the city, region, state, or nation (Criteria B/2/2). While the subject property does embody the distinctive characteristics of a SRO, a property type identified by SurveyLA, its integrity has been considerably reduced due to alterations and itdoes not represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the subject property may yield important information about prehistory or history (Criteria D/4). The property is additionally recommeded ineligible as a contributor to any existing or potential historic districts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 651 Kohler Street (Map Reference No. 4-025)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 651 Kohler Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-032-032

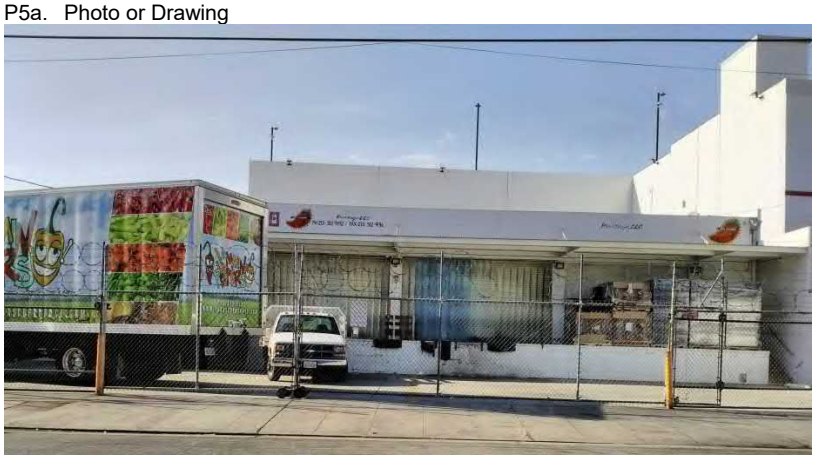
***P3a. Description:**

The subject property is a rectangular parcel that includes one 8,382 square foot warehouse building. Constructed in 1964, the building is set back from the public right-of-way lining Kohler Street behind a paved and gated parking lot. Although sited in close proximity to neighboring buildings, it does not appear to share any common walls. The single-story rectangular-planned building was designed in a utilitarian style and features little ornament. Its exterior walls are composed of precast concrete (tilt-up concrete walls). Minimal window openings are featured. The front (east) elevation is lined with large door openings covered with metal rollup doors. A metal awning shelters a concrete loading dock. The building is capped with a flat roof. The subject property is completely enclosed with a combination of concrete block and chain-link fencing. The property appears is good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

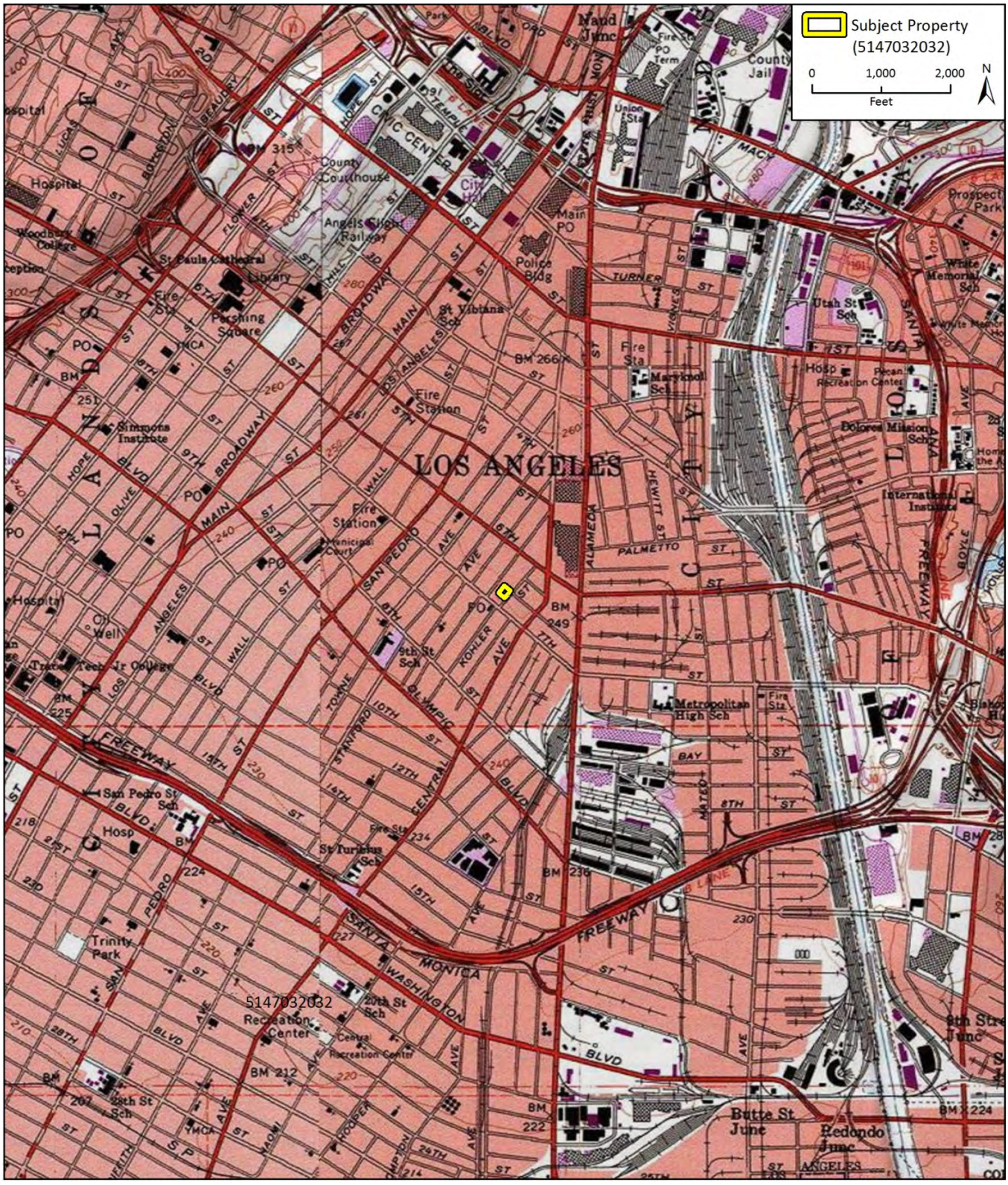
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 651 Kohler Street (Map Reference No. 4-025)

***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 651 Kohler Street (Map Reference No. 4-025) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/warehouse B4. Present Use: warehousing, distribution, storage (industrial)
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
The building on the subject property was constructed in 1964 as a vegetable warehouse. The building was earthquake retrofitted in 1997 and otherwise appears unaltered. (LADBS var.)

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Denver Markwith, Jr. (Architect)/ Raymond L. Smullins (Engineer) b. Builder: Buttress, McClellan & Markwith
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a .32-acre parcel that includes one industrial building constructed in 1964. Building permits on file with the City of Los Angeles indicate that the building was constructed for Sommers, Bartnof & Kozek by Buttress, McClellan & Markwith, as a vegetable warehouse. Archival research failed to provide consequential information about Sommers, Bartnof & Kozek. Buttress, McClellan & Markwith, Inc. was a partnership that included three design professionals, most notably Denver Daniel Markwith Jr. While the three were additionally active as individuals, the partnership was active in the Los Angeles area from 1959 through 1990.

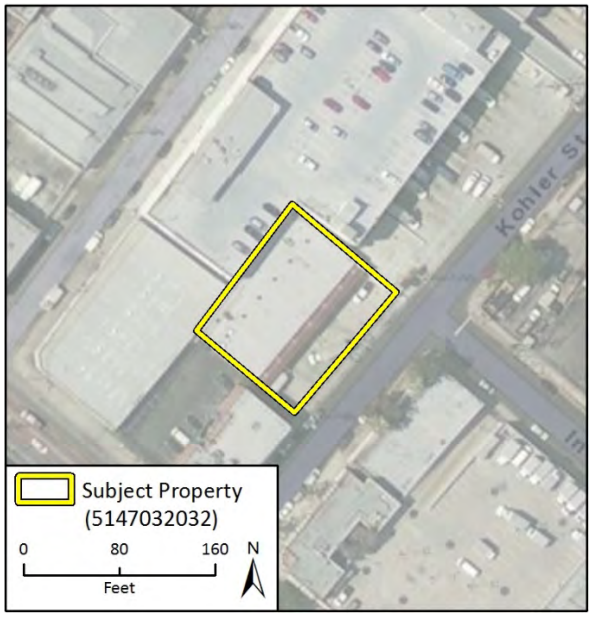
The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 5, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1207 Industrial Street (Map Reference No. 4-026)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 1207 Industrial Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-033-012

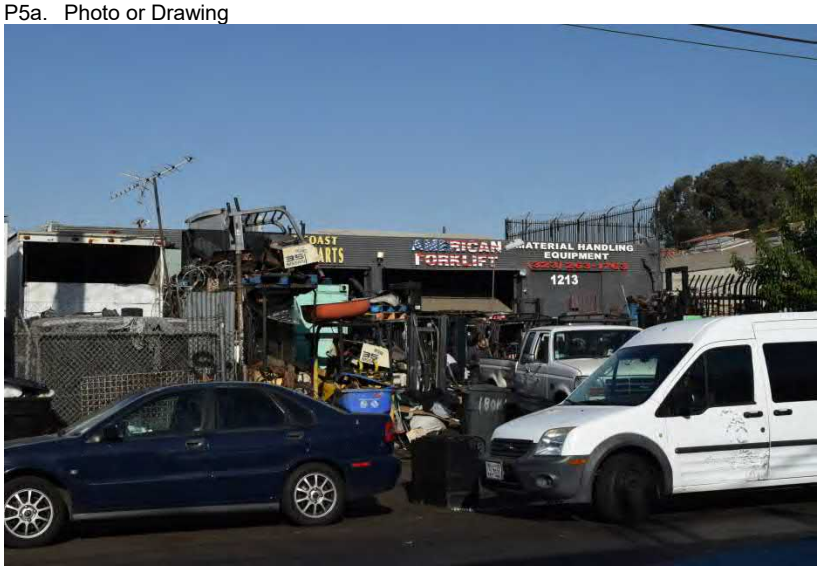
***P3a. Description:**

The subject property is a rectangular parcel occupied by an expansive commercial building. Constructed in 1948, the single-story building exhibits a utilitarian design, built to serve as an auto service shop. It features a rectangular plan and is significantly set back from Industrial Street behind a large paved parking lot. The building shares common walls with 1215 Industrial Street, to the east, and 1020 Wilde Street, to the north. The building's walls are composed of exposed concrete block, portions of which are clad in corrugated metal. Its west elevation includes no window or door openings while the south (front) elevation is dominated with four evenly spaced oversized openings, one of which has been enclosed with concrete block. Above the entries, several signs are affixed. The building is capped with a flat or slightly vaulted roof surrounded with a parapet. The property is fully enclosed with a tall metal fence. It appears in fair condition.

***P3b. Resource Attributes:** HP6-Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; northeast facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1948 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

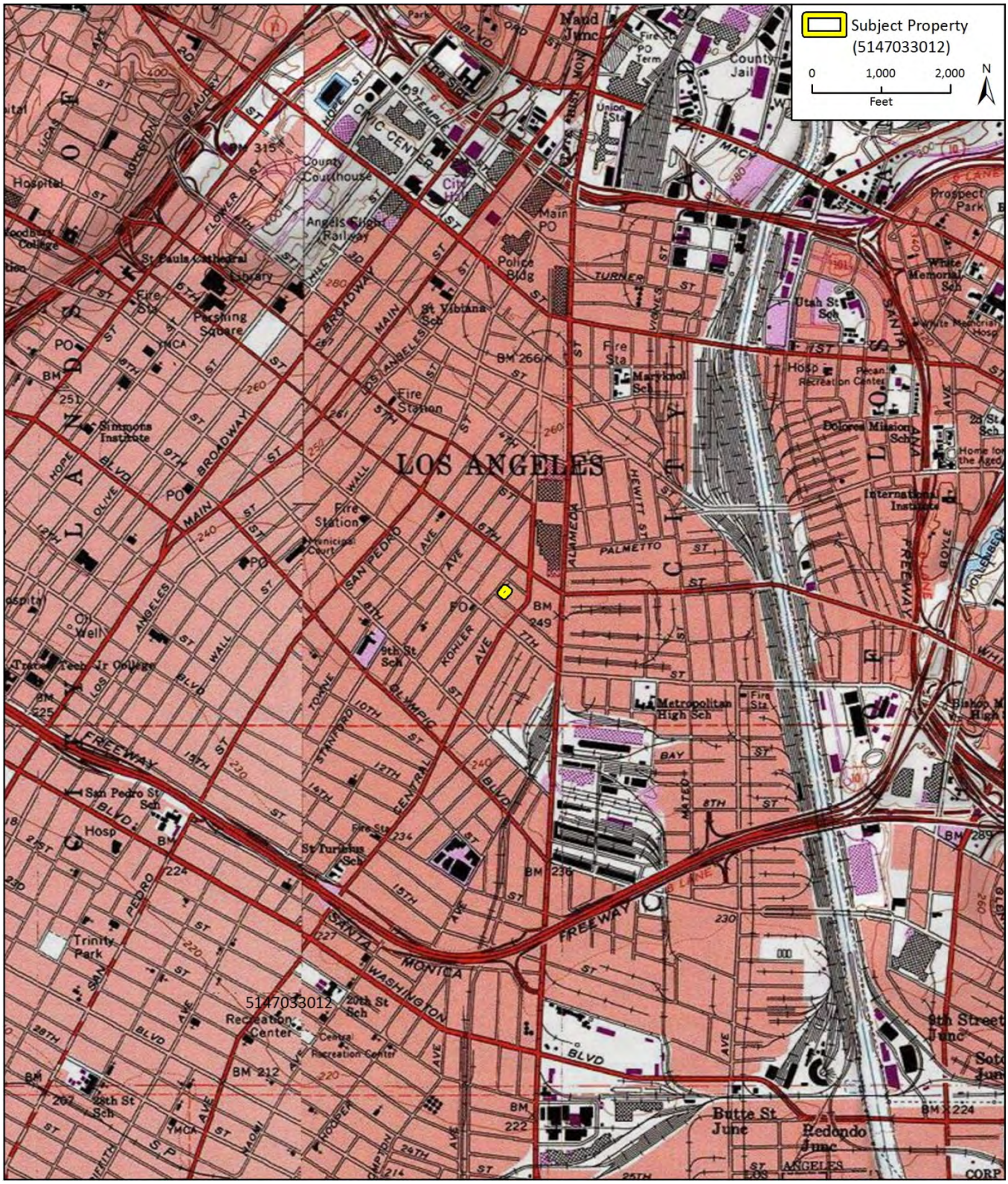
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1207 Industrial Street (Map Reference No. 4-026)

***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1207 Industrial Street (Map Reference No. 4-026) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Auto garage and repair B4. Present Use: commercial/ industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Prior to 1948, the subject property appears to have contained one or two dwelling units, demolished circa 1947 (Netronline var.) The building on the subject property was constructed in 1948. There are no building permits that correspond to the subject property on file with the City of Los Angeles. Visual observations indicate that one of the four openings that dominate its south (front) facade has been infilled. No other alterations are visible.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a .25-acre parcel that includes one commercial building, a car repair shop, constructed in 1948. It is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian commercial property and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

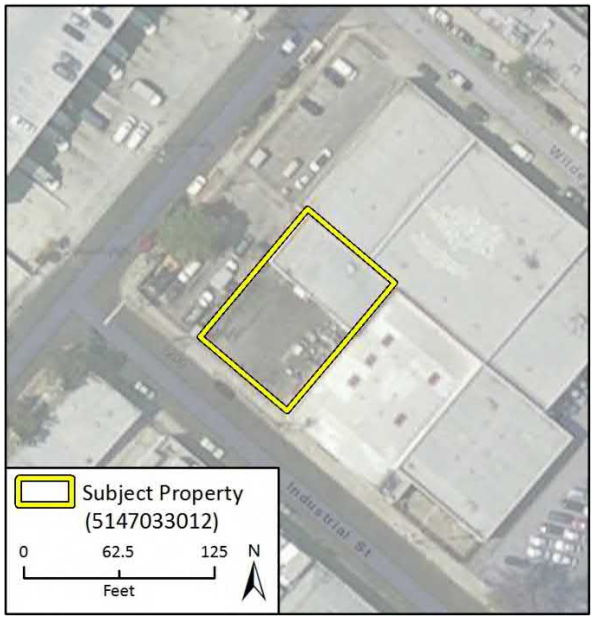
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 2, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1018 East 7th Street (Map Reference 4-027)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1985 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 1018 East 7th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-027

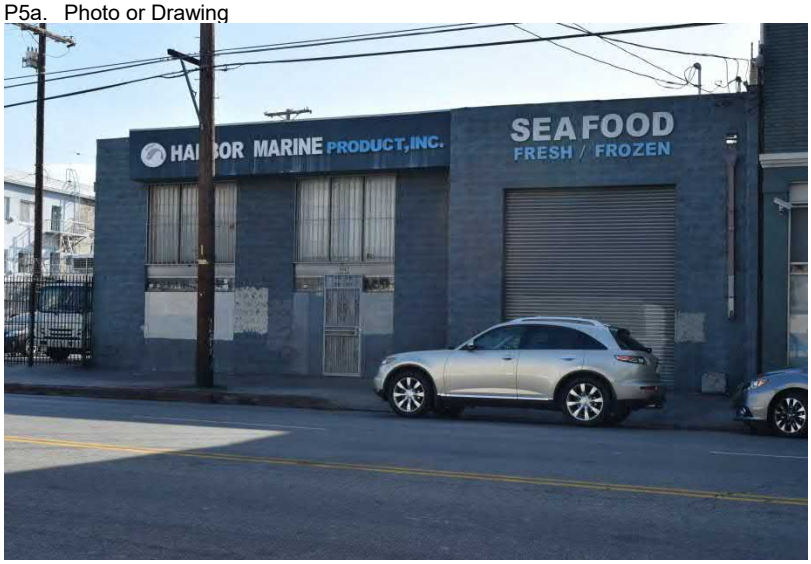
***P3a. Description:**

The subject property is an L-shaped parcel located at the intersection of East 7th St. and Ceres Avenue in Downton Los Angeles. It includes one 26,910 square foot, single-story commercial/industrial building constructed in 1968. The building is sited with minimal setback from the public right-of-way lining East 7th St. While the building does not appear to share any common walls, it is located in close proximity to 1010 7th street, to its west, and 711 Ceres Ave., to its south. The rectangular-planned building was designed in a utilitarian style with little ornament. It has concrete block walls. Both visible elevations of the building include an oversized opening covered with a roll-up metal door, a single entry and two windows (those on the front elevation are much large than those on the east). The building is capped with a flat roof. A narrow overhang extends partially over the north elevation. Signs indicating the name ('Harbor Marine Product, Inc.') and function ('Seafood', 'Fresh/Frozen') of the business are affixed to both visible elevations. A rectangular paved parking lot surrounded with a tall metal fence is located adjacent (to the east) to the building. The property appears in good condition.

***P3b. Resource Attributes:** HP-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; south facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

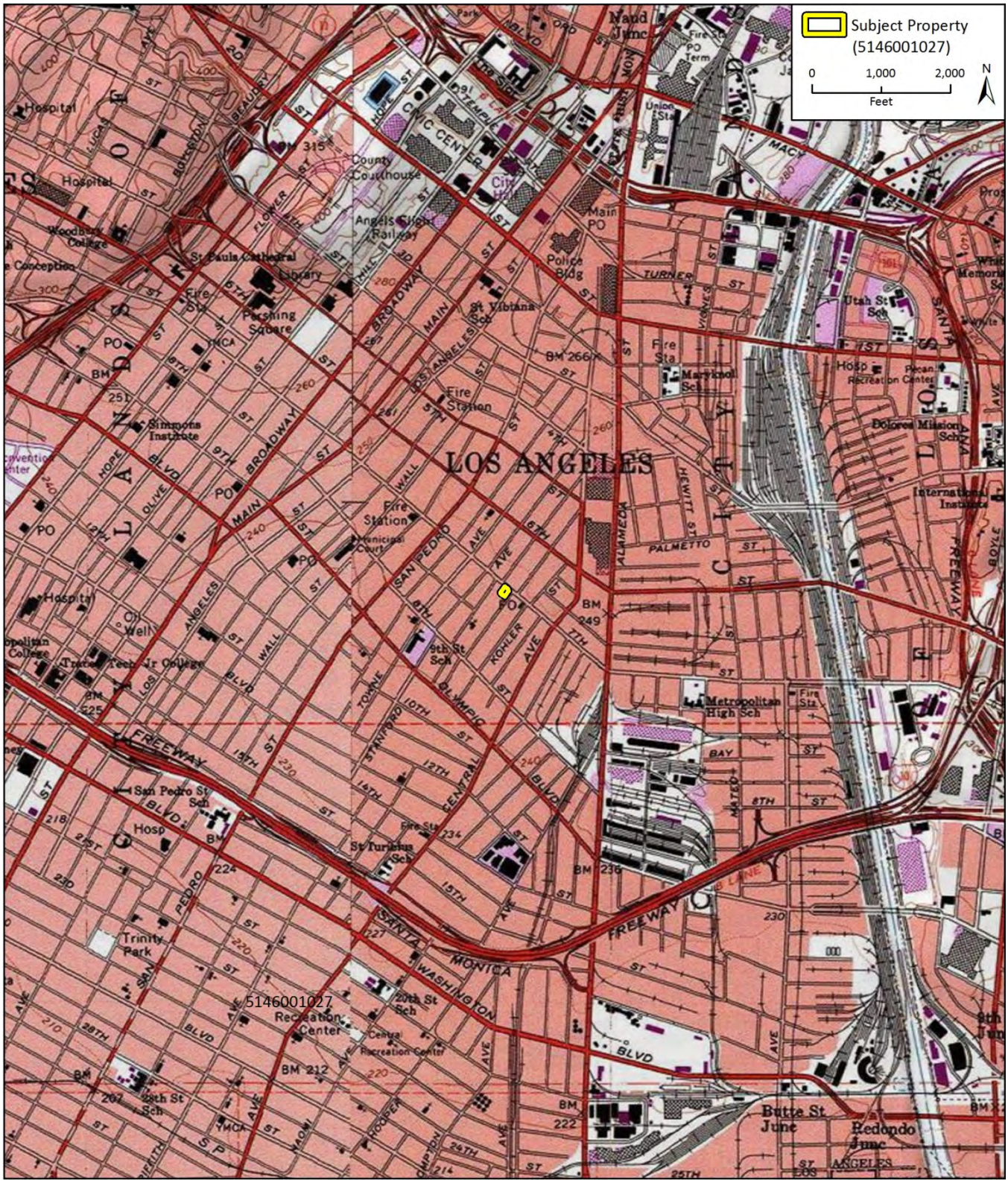
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 1018 East 7th Street (Map Reference 4-027)
***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1018 East 7th Street (Map Reference 4-027) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: manufacturing B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
In 1968, a permit was issued for the construction of the current building (LADBS 1968). Visual observation indicates that some of the openings on the building's north (primary) elevation may have been modified; otherwise the building appears to have been relatively unaltered since the time of its construction.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Paul A. Davis (Architect)/ Joe Castler (Engineer) b. Builder: Maurice Lenac (owner)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a corner lot that includes one commercial/industrial building developed by Maurice Lenac in 1968 to be used for manufacturing. Archival research failed to identify any additional consequential information about its former owners or occupants.

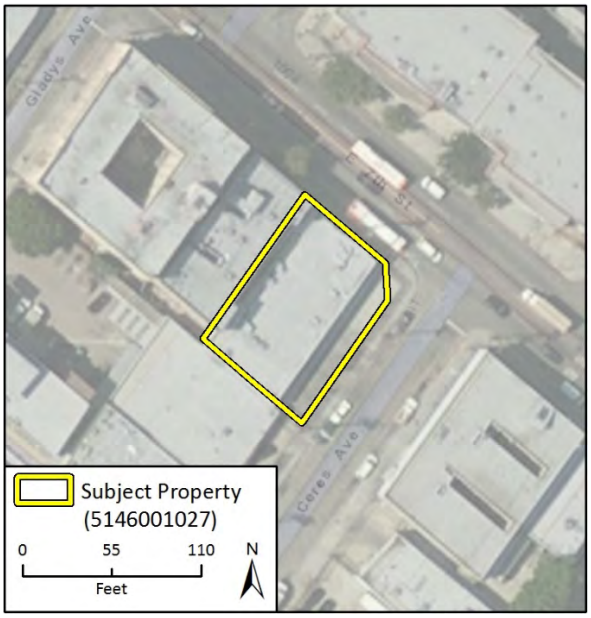
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 6, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1107 East 7th Street (Map Reference No. 4-028)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 1107 East 7th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-032-038

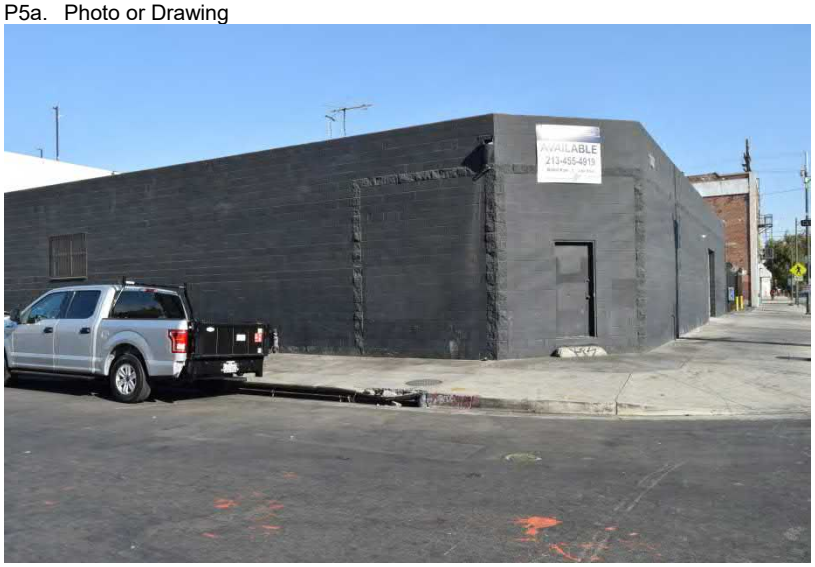
***P3a. Description:**

The subject property is an L-shaped parcel located at the intersection of East 7th St. and Ceres Avenue in Downton Los Angeles. It includes one 13,823 square foot, single-story industrial building constructed in 1976. The building is sited with minimal setback from the public right-of-ways lining East 7th St. and Ceres Avenue. The rectangular-planned building was designed in a utilitarian style with little ornament. It displays concrete block walls; window and door openings are minimal throughout. Its western corner is canted and contains the primary public entry, a single door and concrete stoop, located centrally. The building is capped with a flat roof. A large paved rectangular parking lot is located to the rear (southeast) of the building.

***P3b. Resource Attributes:** HP-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northwest and southwest elevations; north facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1976 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

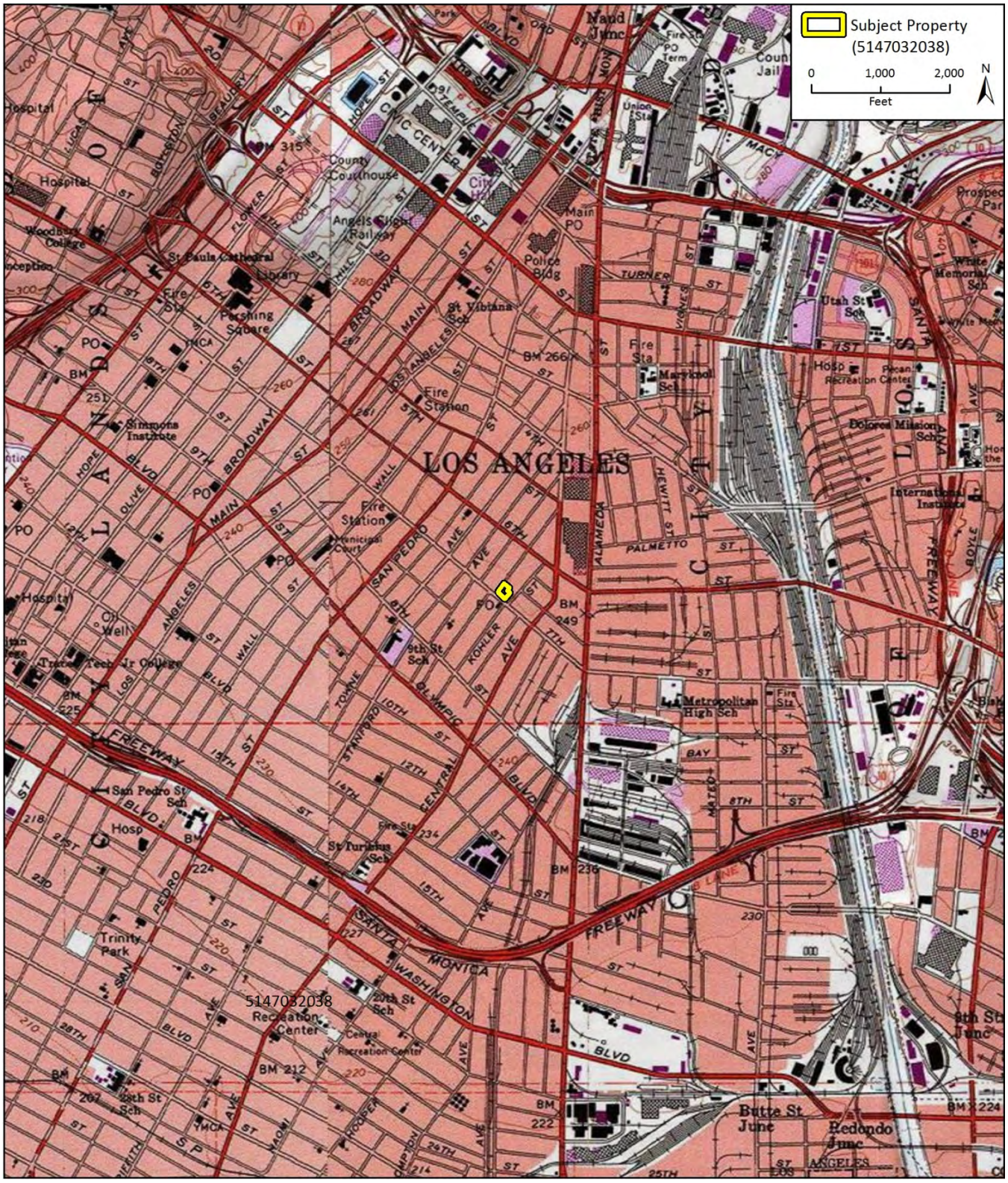
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 1107 East 7th Street (Map Reference No. 4-028)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1107 East 7th Street (Map Reference No. 4-028) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: manufacturing B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

Prior to the mid-1970s the subject property was used for a variety of purposes including as a used car lot (newspapers.com var.). The building on the subject property was constructed in 1976 (LADBS var.). There are no permits on file with the City of Los Angeles that correspond to modifications following its construction and visual observation suggests that it is unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Paul A. Goldstein (Architect)/ Eugene E. Schader (Engineer) b. Builder: Donald Blahut (owner)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an L-shaped corner parcel that includes one industrial building constructed in 1976. Building permits on file with the City of Los Angeles indicate that the building was constructed by Donald Blahut to serve a manufacturing function. Archival research failed to provide consequential information about its early owners or occupants. A review of Los Angeles City Directories and newspapers indicates that it was used as A.T.S. Warehouse from at least 1980-1984 and as Collating House (printing services) from at least 1987 to the current.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed October 2018.

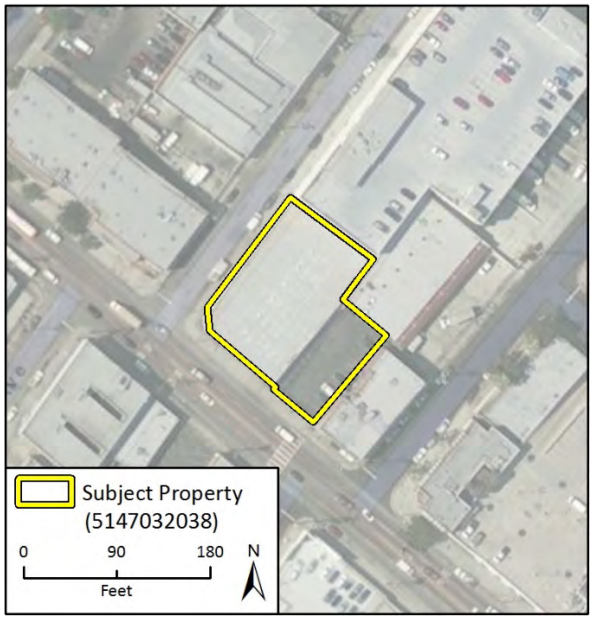
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 6, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 718 Gladys Avenue (Map Reference No. 4-029)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 718 Gladys Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-030

***P3a. Description:**

The subject property is rectangular parcel that includes one three-story, three-part commercial block building and an associated rectangular paved parking lot to its north. The building, rectangular in plan, was designed in a simple, utilitarian style. It is clad in brick, its elevations symmetrically divided with window openings. While window openings on the primary (west) elevation are rectangular, those on secondary elevations (north, south and east) are arched. The primary elevation is articulated below the roofline with a simple brick cornice not present on other elevations. The building features a flat roof. Its primary entrance is centrally located on the west elevation, inset in an alcove flaked with two large openings that have been partially infilled. Alterations to the building include the replacement of original windows on the primary elevation, the infill of window and/or door openings on the north and west elevations and the addition of two metal staircases on the exterior of the north elevation.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; northeast facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1911 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

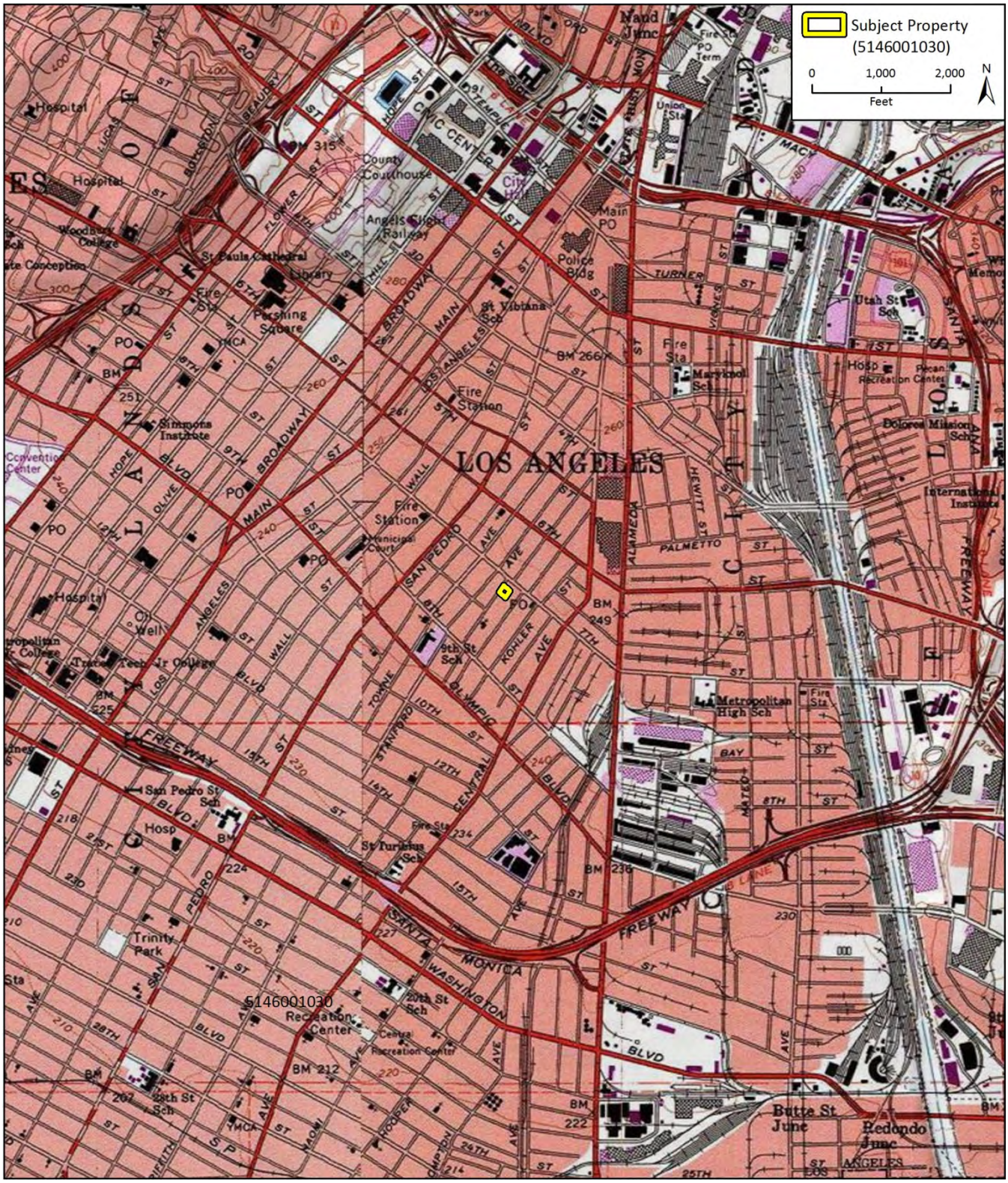
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 718 Gladys Avenue (Map Reference No. 4-029)
***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 718 Gladys Avenue (Map Reference No. 4-029) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Manufacturing B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** Three-part commercial block
***B6. Construction History:**

The building on the subject property was constructed circa 1911 and by 1914 was in use as a manufacturing facility for St. Elmo Cigar Company (Newspapers.com var.). Visual observations indicate that original windows on the building's primary elevation have been replaced and two large openings on the primary elevation have been infilled. Two exterior mounted staircases have been added to the building's north elevation.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one three-story brick building constructed circa 1911. The building was historically used by the St. Elmo Cigar Company, an importer of Havana leaf tobacco and manufacturer of cigars, as a 'cigar factory' (LADBS 1921). The St. Elmo Cigar Company was headquartered in Los Angeles and, incorporating in 1903, appears to have been active in the market in the first few decades of the 20th century (Newspapers.com var.). A review of historic newspapers indicates that the company advertised its location, at 216 Central Avenue in Los Angeles, as its primary manufacturing facility. However, activities undertaken at the Gladys Street location appear to include 'tobacco stripping and bunching' and 'cigar rolling.' The Gladys Street factory building was sold in 1923, following which the property was used by Chotiner Brothers, a wholesale furniture business. A review of City Directories indicates that following that early period, the property was used in various manufacturing and warehousing capacities, with a fairly regular turn over in ownership (LADBS var.; LAPL var.). Archival research did not identify any additional consequential information about the property's former owners or occupants. See Continuation Sheet

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2018.

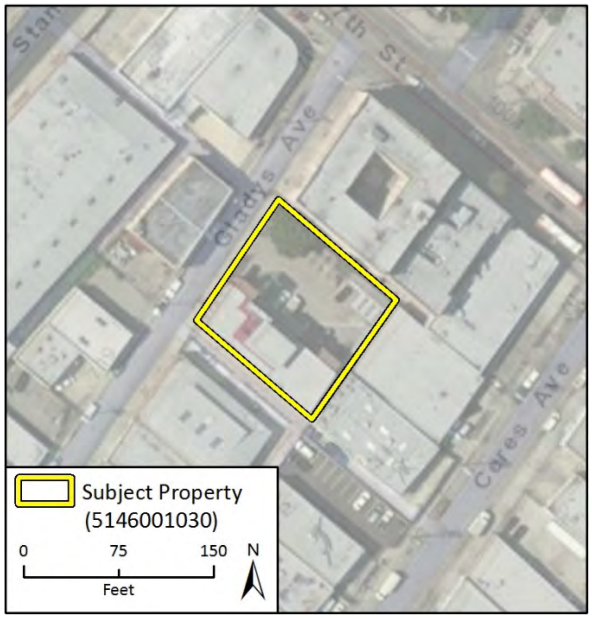
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 7, 2018.

(This space reserved for official comments.)

The subject property includes one industrial building constructed in 1911. According to SurveyLA, eligible industrial buildings in Los Angeles should date from the period of significance (1875-1925), represent a very early phase of industrial development, and be a rare surviving example of the type in the neighborhood or community in which it is located.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a three-part commercial block building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 711 Ceres Avenue (Map Reference No. 4-030)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 711 Ceres Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-029

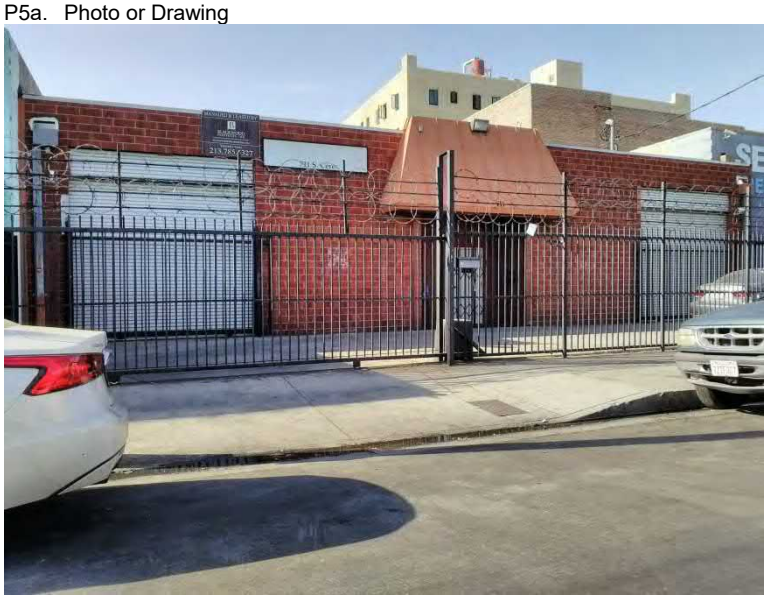
***P3a. Description:**

The subject property is a rectangular parcel that includes a single-story, utilitarian commercial/industrial building. The building is set back several feet from the sidewalk lining Ceres Avenue behind a gated, paved parking lot. It shares a party wall with 719 Ceres Avenue, to its south, and is located in close proximity to 1018 Ceres Avenue, to its north. The rectangular plan building is constructed of concrete block and features a brick veneer on its east (front elevation). It is capped with a flat roof surrounded with a slight parapet. The east elevation is evenly divided by three openings, a single entry door at center flanked with two oversized doors covered with metal roll-up doors. The entry door is setback in an alcove that is covered with an oversized decorative metal awning. Current doors and the awning appear non-original.

***P3b. Resource Attributes:** HP-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; northwest facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1970 (LABDS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

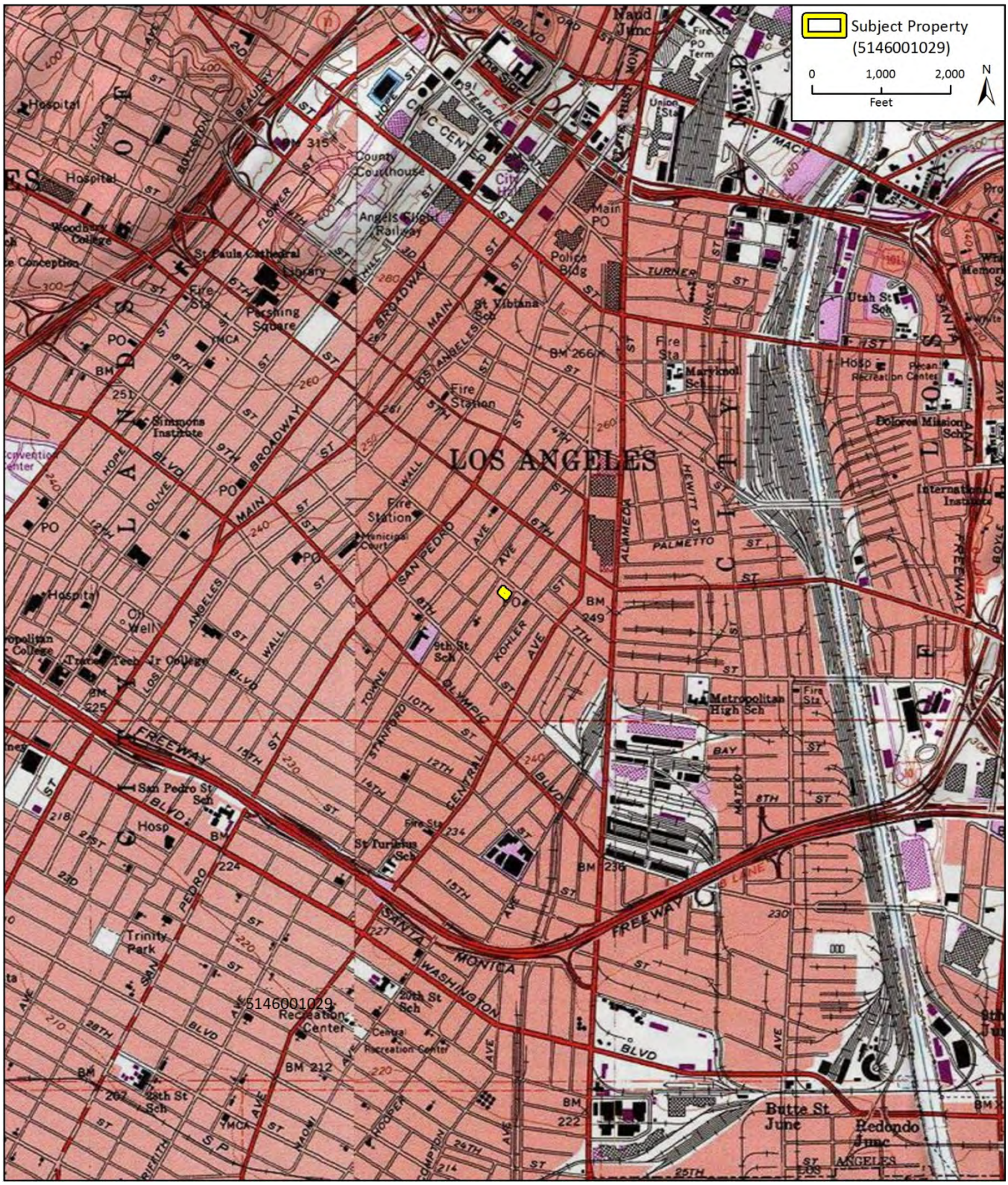
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 711 Ceres Avenue (Map Reference No. 4-030)
***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 711 Ceres Avenue (Map Reference No. 4-030) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
Prior to 1962, the subject property appears to have been occupied with residential use (ProQuest 1950). In 1962, the extant dwelling was demolished and in 1969 the current building was permitted for construction. (LADBS var.) Visual observation indicates that the three doors and the awning extant on the east elevation are non-original.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Joe Bernard Brown (Architect)/ James S. Lai (Engineer) b. Builder: Carl Braverman (owner/contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one commercial/industrial building developed by Carl Braverman in 1968 to be used as a warehouse. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

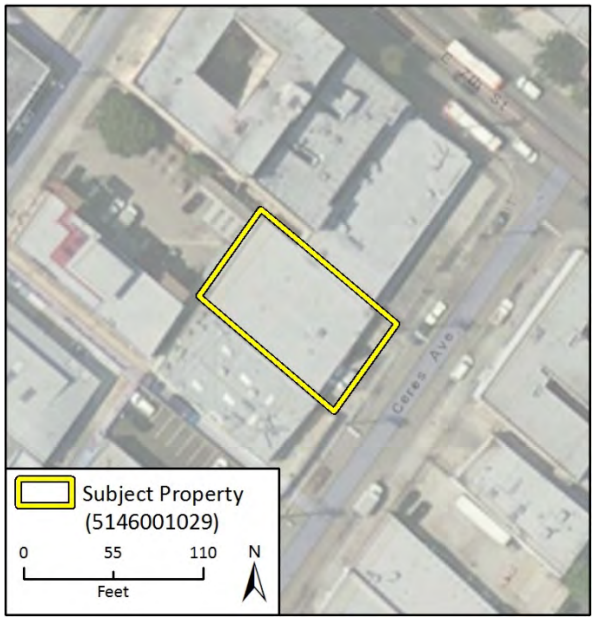
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 6, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1200 Industrial Street (Map Reference No. 4-031)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 1S; Range 13W; Section 33 S.B.**B.M.**

c. Address: 1200 Industrial Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-034-012

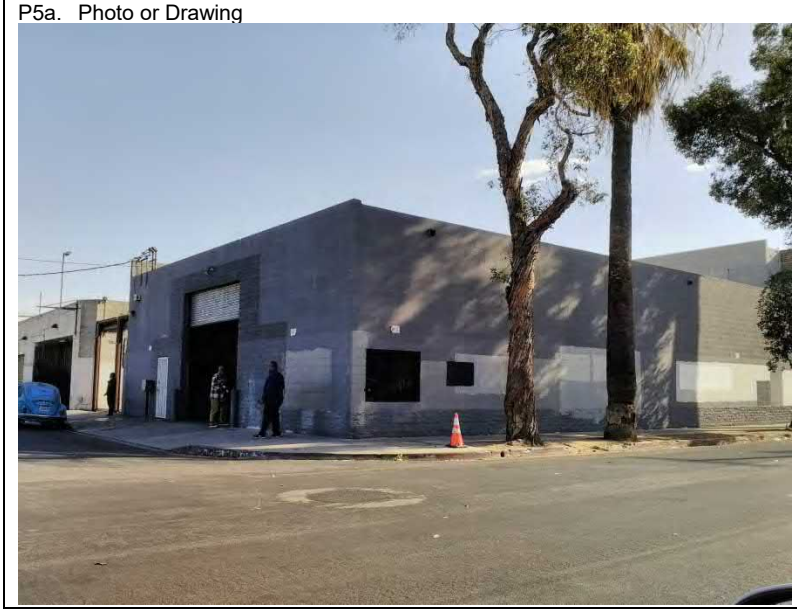
***P3a. Description:**

The subject property is a rectangular .13-acre corner parcel that features one roughly 6,000 square foot warehouse building constructed in 1978. The single-story building was designed in a simple, utilitarian style with little ornament. It features a rectangular plan and is sited with a minimal setback from the sidewalks lining Industrial and Kohler Streets. It shares a common wall with 1208 Industrial Street, to its east. The building's walls are clad in a combination of brick and concrete block, primarily painted a dark grey. Door and window openings are limited throughout. The north (front) elevation features a centrally placed oversized opening covered with a metal rollup door that is flanked to the east by a single entry door. The building is capped with a trussed roof surrounded with a slight parapet. The property appears in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1978 (LADBS 1978)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

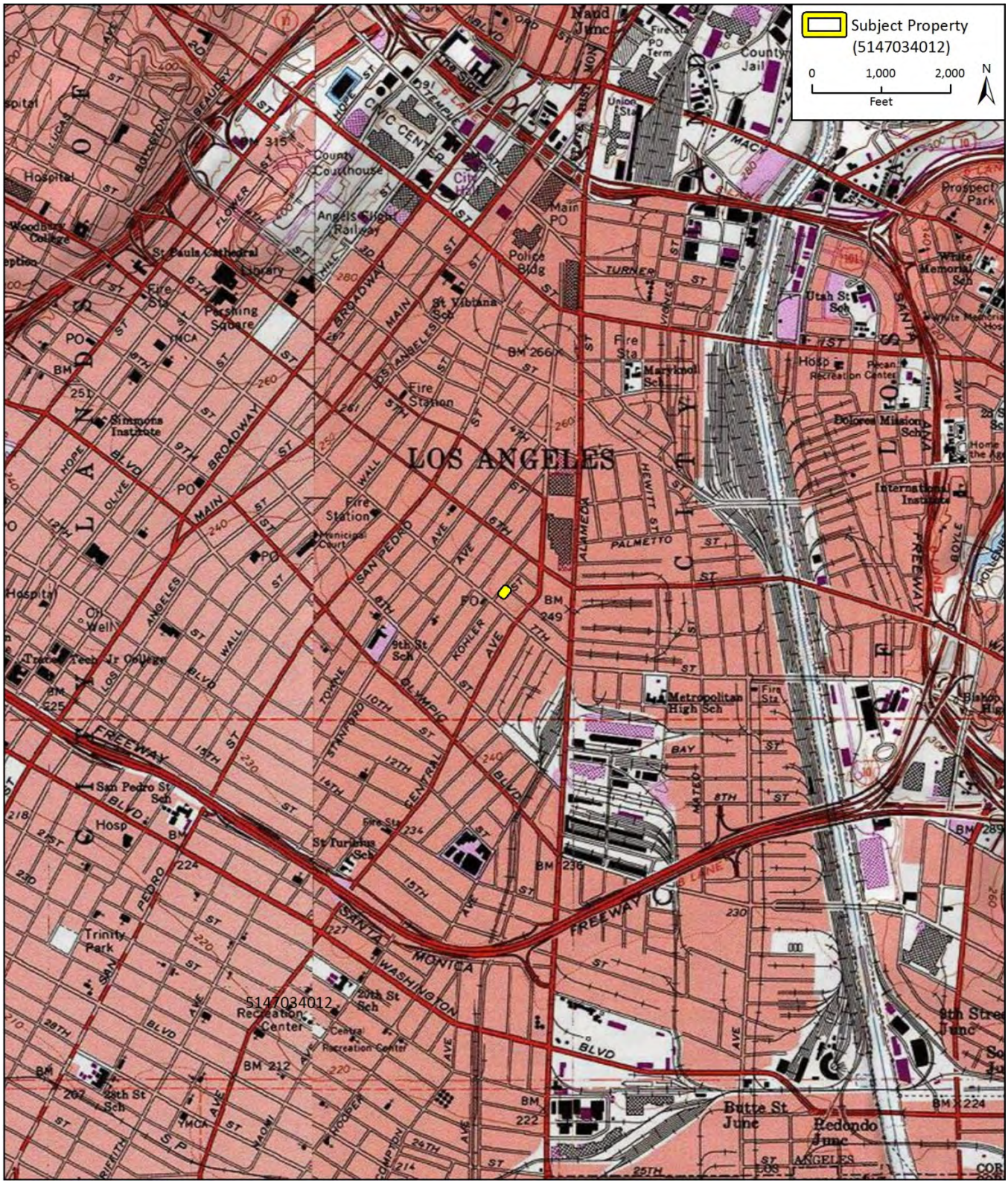
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 1200 Industrial Street (Map Reference No. 4-031)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1200 Industrial Street (Map Reference No. 4-031) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial; candy factory
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Prior to 1952, the subject property appears to have been developed with two duplex dwelling units (ProQuest 1950, UCSB 1952). At some time between 1952 and 1960, the duplexes were demolished (UCSB 1960) and the property served as a parking lot until the construction of the extant building, in 1978 (LADBS 1978). Visible alterations to the building since the time of its construction appear minimal.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Richard Burinn & Associates (Engineer) b. Builder: Glen F. Coleman (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was constructed in 1978. The building was constructed by Sid Lesser as a warehouse for the storage of packaged foods. The engineer and contractor associated with the building are Richard Burinn & Associates and Glen F. Coleman. The building appears to have been used as a warehouse until it was converted to a candy factory in 2012 (LADBS var.).

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 2, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 675 Kohler Street (Map Reference No. 4-032)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 675 Kohler Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5147-032-001

***P3a. Description:**

The subject property is a rectangular .13-acre parcel located at the corner of East 7th and Kohler Streets in Downtown Los Angeles. It includes one rectangular-planned, three-story building sited with minimal setback from the sidewalks lining East 7th and Kohler Streets. Constructed in 1922, the building is mixed use with commercial space on the ground floor and residential on the second and third stories. The building sits on concrete footings and is capped by a flat roof surrounded with a slight parapet. Exterior walls feature exposed brick cladding, some of which have been painted with a mural. Windows are abundant on three of the building's elevations while the west features minimal openings. Window openings on the north and west elevation are arched. Commercial entrances line the building's ground story on the south and east elevations. The building occupies much of the subject property and no landscaping is featured. Alterations include the replacement original exterior doors and windows throughout. The property appears to be in good condition.

***P3b. Resource Attributes:** HP6. Commercial Building; HP3. Multiple Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1922 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

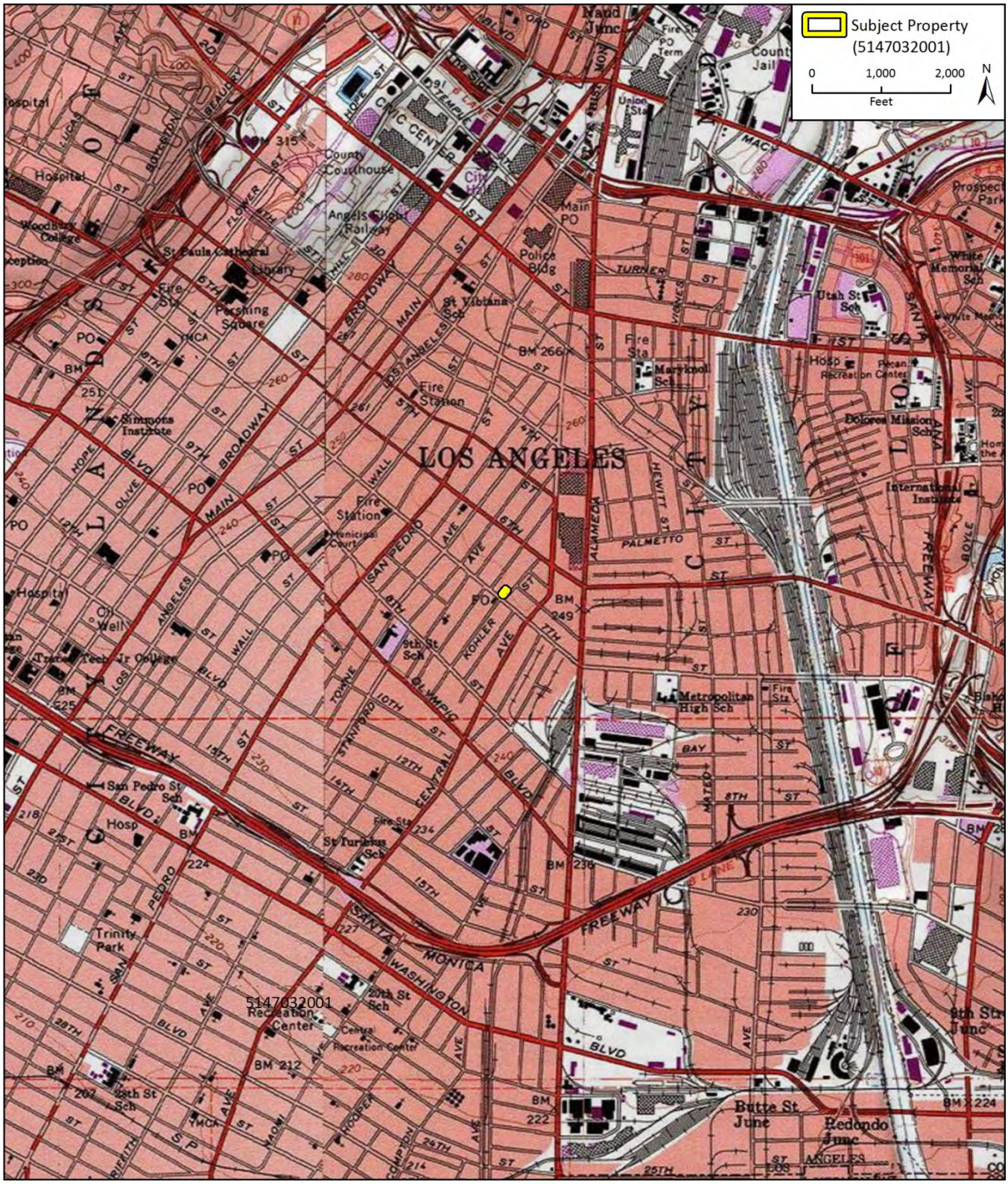
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 675 Kohler Street (Map Reference No. 4-032)
***Scale:** 1:24,000 ***Date of Map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 675 Kohler Street (Map Reference No. 4-032) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial (ground story) and Hotel B4. Present Use: Commercial (ground story) and Multi-Family Residential
***B5. Architectural Style:** N/A
***B6. Construction History:**

According to building permits of file with the City of Los Angeles, the building on the subject property was constructed in 1922 to contain 6 storerooms and a hotel (LABDS var.). Visual observations indicate that many of the original exterior doors and windows, including all ground-level commercial entrances, have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: F. L. Froley
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a small corner parcel that features one three-story, mixed-use brick building. Constructed in 1922 for Ms. Julia Mackie, the building historically accommodated a 'hotel and stores' (LADBS 1922). Archival research failed to identify consequential information about Ms. Julia Mackie or any of the property's successive owners or occupants. The subject property is an example of the SRO hotel property type. Integrity considerations for SRO Hotels, determined by Survey LA, indicate eligible examples should retain integrity of design, materials, feeling, location, and association.

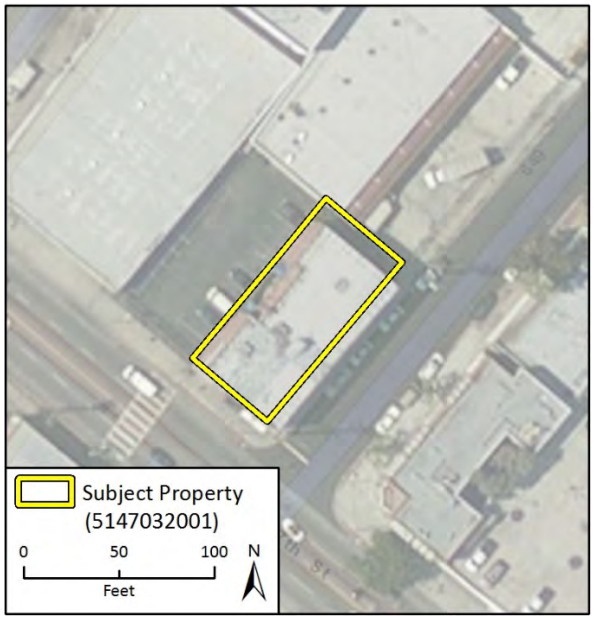
The subject property is recommended ineligible for individual listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance Criteria. Research did not indicate that the property is associated with events or individuals significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a simple example of the SRO hotel property type and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. Its integrity of design and materials has been reduced due to the replacement of its original windows and all ground-level commercial entries, such that it does not meet the eligibility requirements for significant examples for the SRO property type as defined by SurveyLA (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LABDS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 5, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1104 East 7th Street (Map Reference No. 4-033)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 1104 East 7th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-004-034

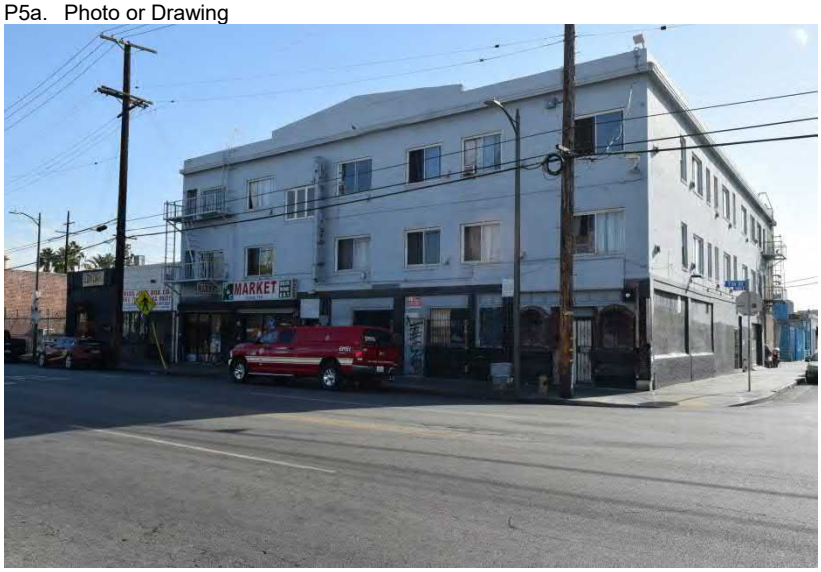
***P3a. Description:**

The subject property is a three-story, two part commercial and hotel building that features minimal elements of the Classical Revival style. The rectangular plan building is capped by a flat roof that features a simple cornice and central, gable-shaped parapet on its primary (north) elevation. Smooth stucco sheathes its exterior with the exception of the lower storefronts, which feature non-original tile. Windows are largely symmetrical and feature replacement aluminum sliders; metal fire escapes are located on the north and west elevations. Lower level storefronts on the north elevation have been altered through infill and the installation of modern metal-framed windows and doors. Centered on the façade, the main entrance provides access to the upper levels through a set of stairs behind a metal security gate. A vertical blade sign extends outward from the north elevation in addition to an illuminated box sign above the western storefront. The property is located a level, corner parcel and extends to the edges of its lot lines. The building is in moderate condition and has been substantially altered.

***P3b. Resource Attributes:** HP5. Hotel/motel

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west facades; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1924 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Steven Treffers
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

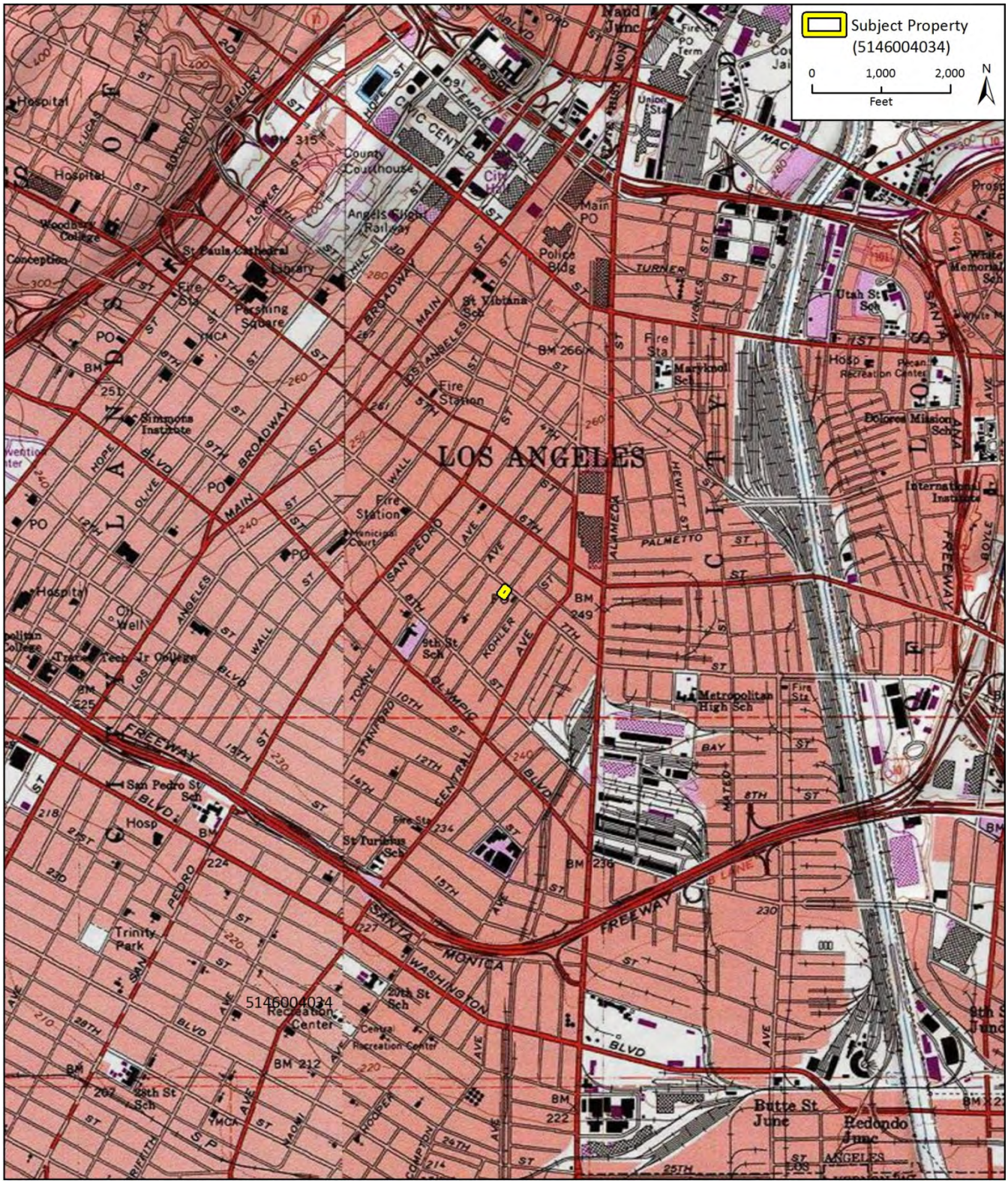
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*

***Resource Name or #** 1104 East 7th Street (Map Reference No. 4-033)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1104 7th Street (Map Reference No. 4-033) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Hotel, commercial B4. Present Use: Residential, commercial
***B5. Architectural Style:** Classical Revival-influenced
***B6. Construction History:**
The building was constructed ca. 1924. Documented alterations include the replacement of original awnings (1938, 1941), application of tile to the ground level exterior walls (1945), alteration of the front and rear parapet walls (1954), and removal of brick coping (1955) (LADBS).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

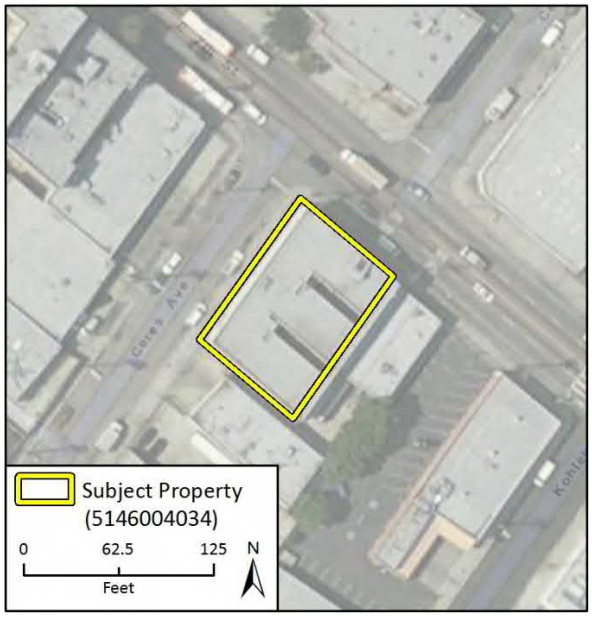
The subject property is a two-part commercial block with storefronts on the ground floor and a hotel located on the two upper levels. Since its construction in around 1924 it has housed a variety of businesses on the ground levels, including pharmacies, grocers, tailors, laundry, tailors, and restaurants, none of which appear to have occupied the building for extensive periods of time. The Hotel Hampton initially occupied the upper levels but was renamed the Ohio Hotel by the mid-1930s and has continued to operate under this name through the present. The subject property is best classified as a Downtown Working Class/Single Room Occupancy (SRO) Hotel. According to SurveyLA this property type represents an important housing type developed in the eastern part of Downtown Los Angeles to provide low-cost accommodations to transient workers. Eligible examples of this property type should retain integrity of design, materials, feeling, location, and association.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Although the subject property is associated with the subtheme of Downtown Working Class/SRO Hotels under the SurveyLA Commercial Development/Hotels, 1870-1980 context, it does not retain sufficient integrity due to the substantial alteration of the lower levels and the replacement of all window. It is not associated with any other important events or persons significant in our past (Criteria A/1/1 and B/2/2). Due to the alterations noted above, the property also does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed December 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed December 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed December 2018.

B13. Remarks: N/A
***B14. Evaluator:** Steven Treffers, Rincon Consultants, Inc.
***Date of Evaluation:** December 7, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 722 Gladys Avenue (Map Reference No. 4-034)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:**1981 Township: 1S Range:13W Section: 33 S.B.**B.M.**

c. Address: 722 Gladys Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-035

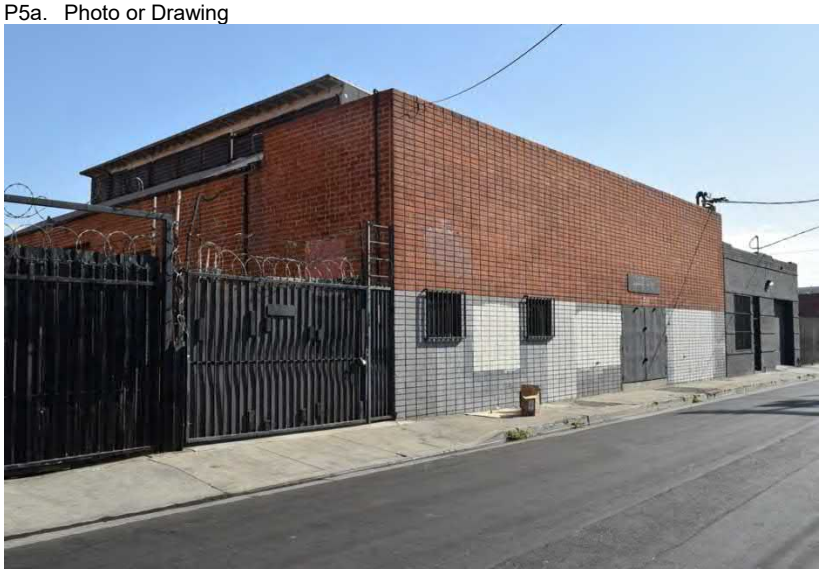
***P3a. Description:**

The subject property is rectangular parcel that includes one commercial/industrial building and an associated paved and enclosed parking lot to its north. The building is sited with a minimal setback from the sidewalk along Gladys Avenue. The single-story, rectangular-planned building features brick wall cladding. The primary elevation features a stacked-bond brick veneer. Window and door openings are placed asymmetrically throughout. Doors and windows appear to be steel The building is capped with a trussed roof with integrated skylight. Alterations to the building include what appear to be small shed roofed additions on its north and east elevations. Otherwise, the building appears to be minimally altered and in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

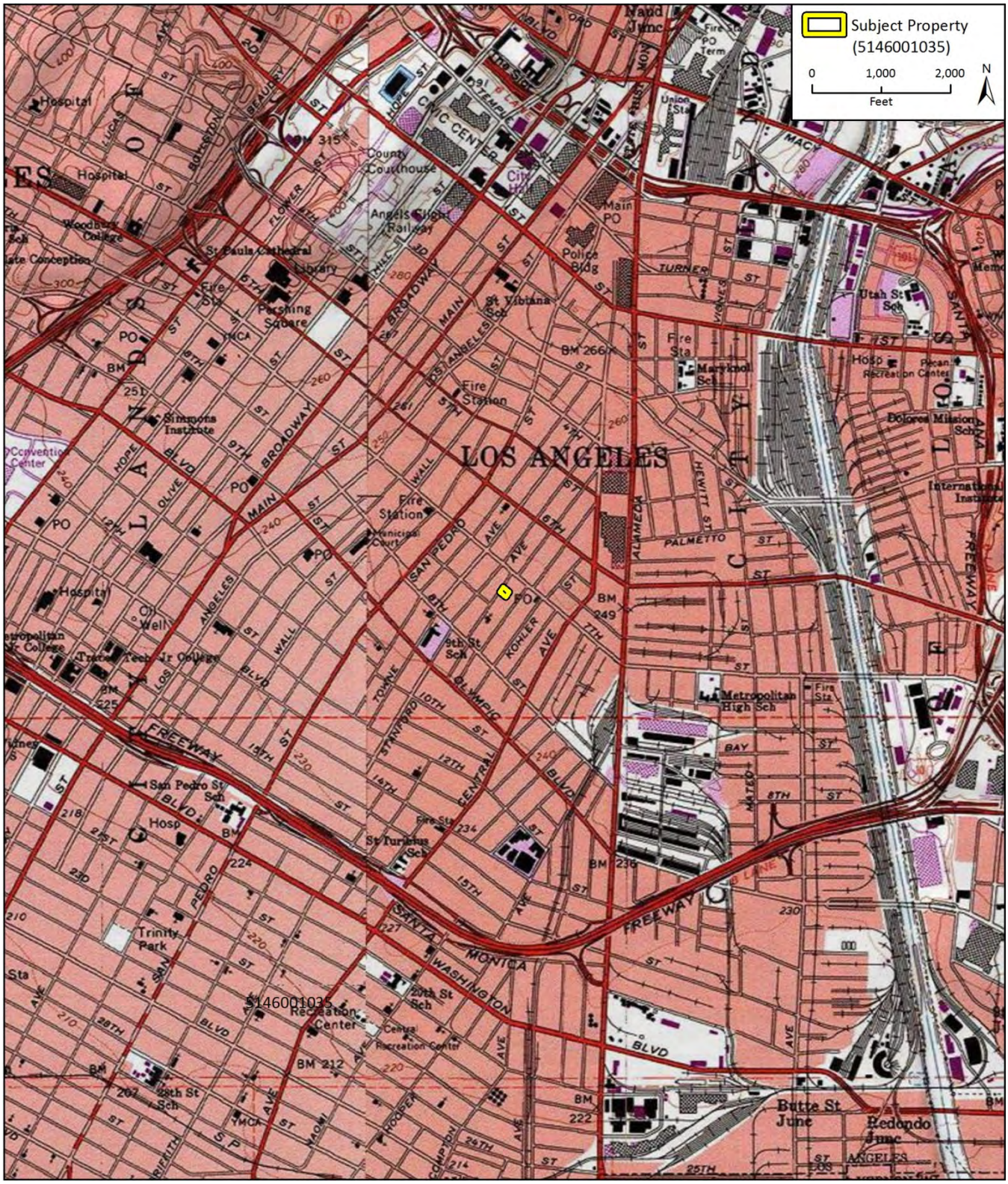
LOCATION MAP

Trinomial

***Resource Name or #** 722 Gladys Avenue (Map Reference No. 4-034)

***Map Name:** *Los Angeles*

***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 722 Gladys Avenue (Map Reference No. 4-034) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse/Industrial B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**

The building on the subject property was constructed in 1961 (LABDS 1961). Visual observations indicate that three small, shed roofed additions have been added to the building's secondary elevations.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: J.A. Montgomery
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one single-story brick warehouse constructed in 1961 for the Los Angeles Sheet Metal Company. Archival research failed to identify any additional consequential information about its former owners or occupants. The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed November 2018.

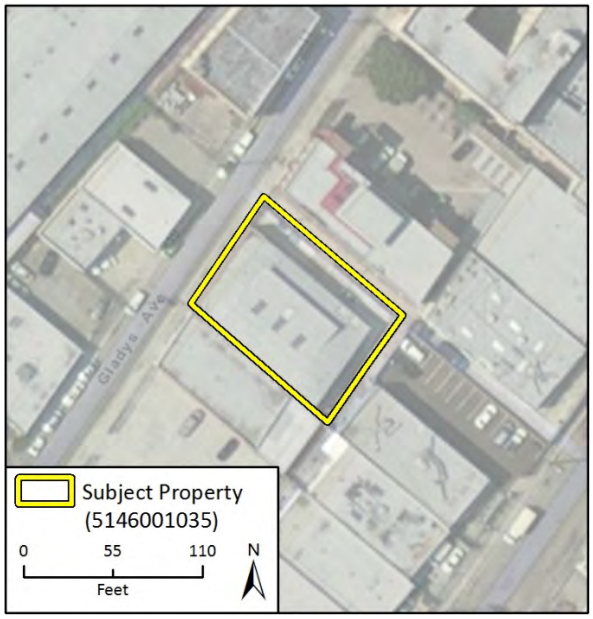
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 7, 2018.

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 748 South Stanford Avenue (Map Reference No. 4-035)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 748 South Stanford Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-030-046

***P3a. Description:**

The subject property is a rectangular parcel located on the corner of Stanford Avenue and Agatha Street in Downtown Los Angeles. The subject property features a single building that was originally designed in the Gothic Revival-style of architecture; Spanish Colonial Revival style elements were applied to this building at a later date. The building is sited with minimal setback from the Stanford Avenue and Agatha Street sidewalks, occupying the property in entirety. Constructed in 1906 as a Methodist church, the two-story, rectangular-planned building features stucco-clad walls and abundant arched and rectangular window and door openings on its primary, street-facing elevations. Security grates cover many of the wall openings. Door openings are sheltered in alcoves. The building is topped with a flat roof that includes what appear to be large skylights, at center. Alterations include the replacement of original windows and doors.

***P3b. Resource Attributes:** HP13-Community Center/Social Hall

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevation; northeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1906 (LADBS 1906)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

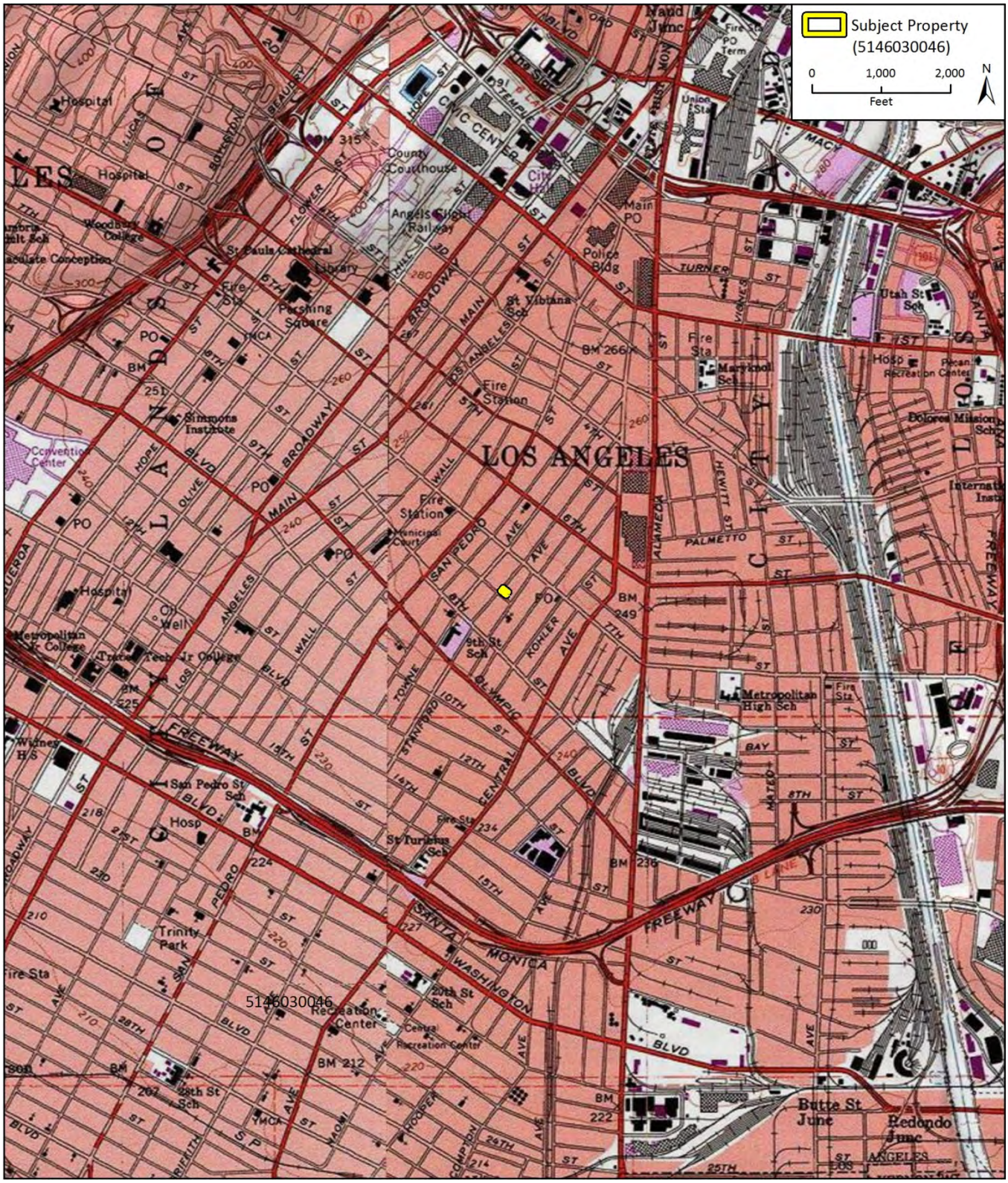
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 748 South Stanford Avenue (Map Reference No. 4-035)
***Map Name:** Los Angeles ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 748 South Stanford Avenue (Map Reference No. 4-035) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Episcopal Church B4. Present Use: Teamsters Union Hall
***B5. Architectural Style:** Gothic Revival/Spanish Colonial Revival
***B6. Construction History:**
The building on the subject property was constructed as Newman Methodist Episcopal Church between 1906 and 1910 (*Los Angeles Times* var.). Alterations include the apparent application of patterned stucco-cladding to the buildings original rusticated block walls, removal of decorative cornice and tower in the southwest corner, and the replacement of all original windows and doors.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Marsh & Russell b. Builder: Empire Stone; E.E. Haman, Charles W. Walker
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property includes one two-story stucco-clad building constructed between 1906 and 1910. The building was originally constructed as Newman Methodist Episcopal Church to serve as a place of worship. The original design, completed by Marsh & Russell, featured Gothic arches, a stained-glass window, and a bell tower in the northwest corner. While initiated in 1906, construction was not completed until 1910. (*Los Angeles Times* var.) A review of Los Angeles City Directories indicates that following its use as Newman Methodist Episcopal Church, the property was home to El Bethel Mission Church. By 1940, its use appears to have changed from a religious property to a Union Hall. While a variety of unions are listed in City Directories as associated with the property over the decades, archival research indicates that its primary association is with its current occupant, Teamsters Local 640. (LAPL var.). See continuation sheet

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed December 2018.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles Times. "New Church is Model Edifice." July 22, 1906. Accessed at Newspapers.com. December 2018.

Los Angeles Times. "Ground Broken for Church." May 10, 1906. Accessed at Newspapers.com. December 2018.

Los Angeles Times. "He's Builder and Preacher." January 2, 1908. Accessed at Newspapers.com. December 2018.

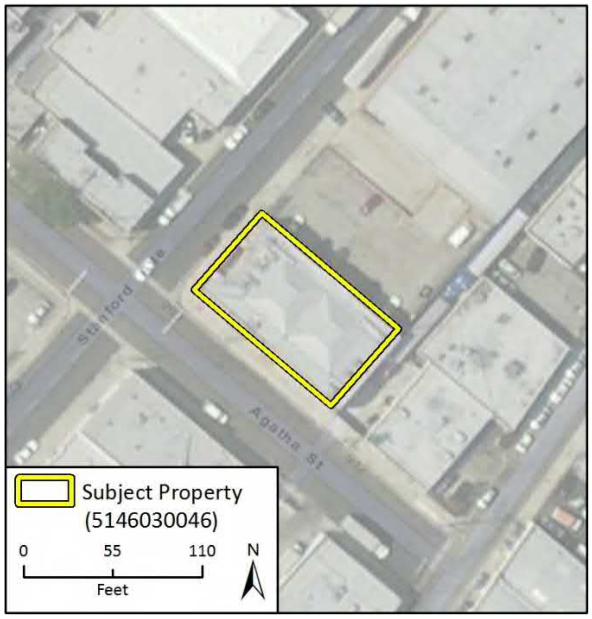
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed December 2018.

Teamsters Local 630. http://www.teamsters630.org/. Accessed December 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Available at: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 8, 2018.

(This space reserved for official comments.)



The subject property is reccomended ineligible for individual listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is heavily altered and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is additionally recoomended ineligible as a contributor to any existing or potential historic districts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 719 Ceres Avenue (Map Reference No. 4-036)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B.**B.M.**

c. Address: 719 Ceres Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-001-028

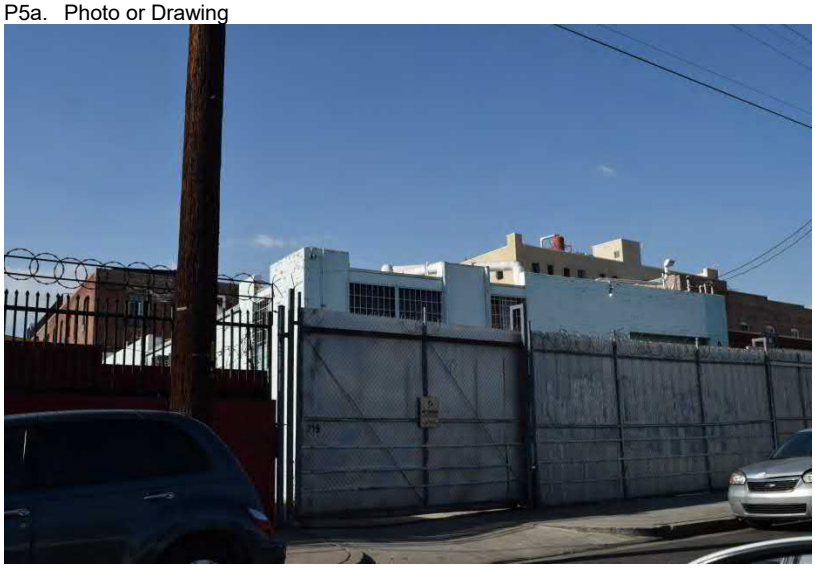
***P3a. Description:**

The subject property is a rectangular parcel that includes one 4,435 square foot single-story commercial/industrial building constructed in 1963. The building is set back several feet from the sidewalk lining Ceres Avenue behind a gated, paved parking lot. It shares a common wall with 711 Ceres Avenue, to its north. The rectangular plan building features exposed brick cladding. It is capped with a flat roof surrounded with a slight parapet. Windows vary in their form and placement throughout and include an oversized door covered with a metal roll-up door on the east (front) elevation.

***P3b. Resource Attributes:** HP-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; northwest facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (LABDS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

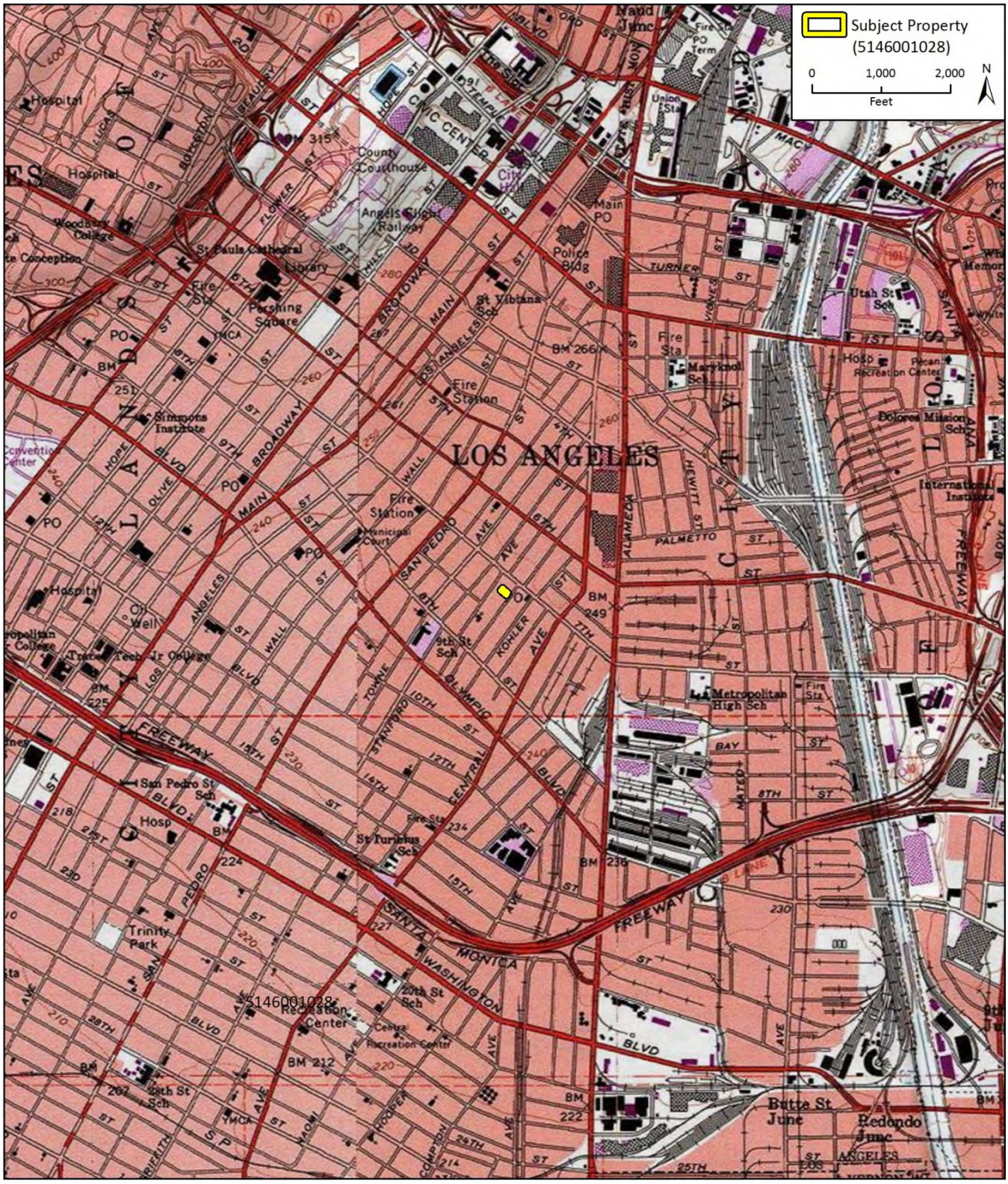
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *Los Angeles*

***Resource Name or #** 719 Ceres Avenue (Map Reference No. 4-036)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 719 Ceres Avenue (Map Reference No. 4-036) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
Prior the early 1960s, the subject property appears to have been occupied with residential use (ProQuest 1950). In 1963, a permit was issued for the demolition of then then-existing residence; in the same year a permit was issued for the construction of the 50' x 88' warehouse building extant (LADBS var.)

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R. F. Carter b. Builder: Los Angeles Sheet Metal Co. (owner/contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one commercial/industrial building constructed as a warehouse for Los Angles Sheet Metal Co. in 1963. The building appears to have been utilized in various industrial function over the decades and appears in newspapers and City Directories as associated with a Capacitor Manufacturing Facility in 1971, Medipax (medical packaging company) in 1973 and Mr. DE Sportswear in 1987. Archival research failed to identify any additional consequential information about its former owners or occupants.

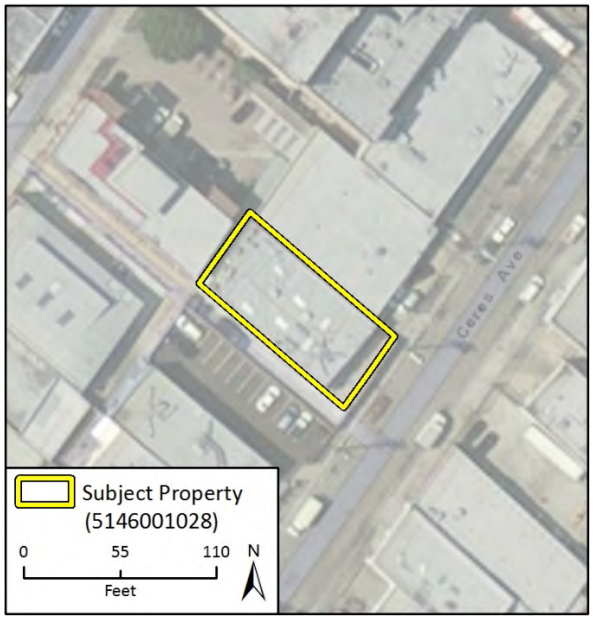
The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a utilitarian example of a mid-20th century industrial building that does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed October. 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October. 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October. 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October. 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 6, 2018.

(This space reserved for official comments.)



MR 4-037

48

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

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 Textile Center Building

other names/site number N/A

2. Location

street & number 315 E. Eighth Street N/A ☐ not for publication

city or town Los Angeles N/A ☐ vicinity

state California code CA county Los Angeles code ~~039~~ 37 zip code 90015

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.)

Stephen D. Mikesell DSHPO 12/29/04
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): _____

for Edson H. Beall
Signature of the Keeper

2/15/05
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] 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)

INDUSTRIAL/Manufacturing facility – garment

Current Functions
(Enter categories from instructions)

INDUSTRIAL/Manufacturing facility - garment

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th Century & 20th Century Revival

Late Gothic Revival, Renaissance Revival

Materials
(Enter categories from instructions)

foundation Concrete

roof Concrete

walls Concrete and brick

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.

Areas of Significance
(Enter categories from instructions)

Architecture
Social History

Period of Significance

1926-1930

Significant Dates

1926 Constructed

Significant Person
(Complete if Criterion B is marked above)

Casler, Florence

Cultural Affiliation

N/A

Architect/Builder

Lee, William Douglas

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
- n previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of repository:

_____

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	384600	3767200	3			
2				4			

☐ See continuation sheet.

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

Lots 29 and 30 of the re-subdivision of the widow Botiller Tract

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

The boundary includes the land area historically associated with the building.

11. Form Prepared By

name/title Teresa Grimes

organization N/A date May 16, 2004

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 MJW Investments, attn. Mark Weinstein

street & number 1640 Fifth Street, Suite 112 telephone 310-395-3430

city or town Los Angeles state CA zip code 90401

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.0. Box 37127, Washington, DC 20013-7127; and the Office of

Narrative Description: Located on the northwest corner of E. Eighth Street and Maple Avenue in the Fashion District of downtown Los Angeles, the Textile Center Building is a twelve-story loft building with ground floor retail shops. The steel-frame and concrete building is rectangular in plan. The design of the south and east elevations combine the organizational ideas of the Renaissance Revival style with the decorative programme of the Gothic Revival style.

Typical of the Renaissance Revival style, the Eighth Street (south) and the Maple Avenue (east) elevations are vertically and horizontally organized. The Eighth Street elevation is four bays wide, while the Maple Street elevation is five bays wide. The elevations are organized horizontally into three parts. Cast concrete piers define the two-story base of the building. A small canopy, ornamented by pendants and finials, marks the entry to the upper floors, and is located in the westernmost bay on Eighth Street. The frieze surrounding the canopy has a fishbladder pattern, while the soffit is coffered with rosettes.

The storefronts along the ground level have centrally located, recessed doorways, flanked by display windows. It appears that the bulkheads and the pier at the corner were once clad with cast concrete panels. Now they are plain painted concrete. A narrow metal frieze between the storefronts and the transoms is barely visible amidst the plethora of storefront signage, but is very much intact. It consists of a pattern of repeating finials.The transoms above the frieze are mostly hidden by signage. Between the transoms and the segmented tripartite arched windows along the mezzanine is another cast concrete frieze. This time the pattern is a stylized fish bladder. The transom and mezzanine windows have wood frames. Glass is missing from a few panes, but the frames are intact. The shaft, or middle part, of the building consists of floors three through ten. There are three, multi-paned, steel sash windows in each bay. On the third story the windows have arched headers and cast concrete surrounds. Cast concrete is also used to wrap the piers and divide the windows. On the tenth story cast concrete panels with pointed arches are positioned between the windows and at the top of the piers. The fourth through the ninth stories are unadorned. The multi-colored brick, which clads most of the primary elevations is set in a running bond pattern.

The capital, or upper part of the building, includes the eleventh and twelfth stories. The capital echoes the design of the base, with tripartite segmental arched windows in the top story bays. Brick in the spandrel panels is laid in a herringbone pattern. Cast concrete surrounds the windows. A parapet with fish bladder tracery caps the design. The north and west elevations are utilitarian in design. The piers and spandrel panels are painted concrete. Industrial steel sash windows are square in shape and set individually and in groups of two. The interior appears to be mostly intact. Past the lobby, however, it is rather utilitarian.

The Gothic Revival ornamentation on the exterior is continued in the lobby. The main door is topped by a transom with a pointed arch header. Between the door and the transom is a metal panel with the words "Textile

Center" in raised letters. The pointed arch design is also repeated in the lobby at the elevators, a display window, and the passageway to the stairwell. The elevator doors and cabs have been replaced. The floor and wainscot of the lobby are covered with stone. The coffered ceiling has an alternating pattern of squares and hexagons. Unfortunately it is obscured by an exposed fire sprinkler system and modern light fixtures. On the upper floors of the building are large open loft spaces used for the manufacturing of textiles and garments. The building retains a high level of physical integrity. The only significant changes to the exterior are those associated with the storefronts. The upper stories are intact. Many of the windows have been painted from the interior and some panes are missing, but the frames remain.

Narrative Statement of Significance:

The Textile Center Building is eligible for listing in the National Register under Criterion B for its association with Florence Casler. As a leading real estate developer and contractor during the 1920s, Casler is significant in the social history of Los Angeles as a woman who achieved a great deal of success in a nontraditional profession. The building is also eligible under Criterion C for its significance in the context of industrial architecture.

The Textile Center Building is identified with an historic personage Florence Casler, a leading real estate developer and contractor during the 1920s. Her achievements are all the more remarkable considering the fact that she was one of the very few women in a business that is male-dominated to this day. Casler's office was located in the Textile Center Building during the height of her career.

Construction on the Textile Center Building was begun on March 28, 1925, and was completed in January of 1926. The estimated construction cost amounted to $300,000. The structure was one of several ventures of Lloyd & Casler, owners and builders. The firm was a partnership, which included Jesse K. Lloyd and Florence C. Casler. Lloyd and Casler was formed in 1923. Between 1924 and 1928 they constructed seven industrial buildings east of downtown Los Angeles. All were designed by architect, W. Douglas Lee. Their first building, called the Lloyd & Casler Building, was constructed on East Pico Boulevard in 1924. In 1925, they began construction on two more buildings - the Allied Crafts Building and the Textile Center Building.

The year of Casler's birth is unknown. She was born to Hugh and Harriet Sherk in Welland County Canada. At some point in time she moved to Buffalo, New York, where she married John H. Casler, a plumber. When her husband ran off "to join the Gold Rush," Florence took over his small plumbing business. While John was gone she raised their two daughters, became a licensed plumber, and developed the company. When John returned penniless eight years later, he found Florence in charge of a flourishing business employing twelve men. Under Florence's management, the company had installed the plumbing in many important buildings in Buffalo including the Queen Victoria Building.

In 1912, John died and Florence moved to Los Angeles with her two daughters. She entered the real estate business almost as soon as she arrived. She purchased a large tract of land on Catalina Street between Third and Sixth Street and built sixty residences. It should be noted that the residences have since been demolished. In 1916, she joined J.K. Lloyd & Company. She continued to work there until 1920. The two continued to associate with each other until they formed Lloyd & Casler in 1923. Between 1920 and 1923, Casler and Lloyd shared an office on Spring Street. What they owned or built during these early years is unknown.

While it was Casler who joined Lloyd in business, she seemed to have surpassed him in stature. In the 1927-28 edition of *Who's Who in Los Angeles*, Casler is identified as the president of Lloyd & Casler. While she is featured in several other biographical reference books, no information was found on Lloyd. In 1931, Casler was the subject of an article in the *Los Angeles Times*. Not only was Lloyd not mentioned, Casler stated "I always play a lone hand...No partners for me." Casler's business acumen led to her appointment to the Board of Directors of the People's National Bank of Los Angeles, thereby becoming the first woman bank director in Los Angeles. Casler was also a director of the Pico Street Association and a member of the Los Angeles Chamber of Commerce.

Casler definitely played a more significant role in the development of the Textile Center Building than Lloyd. Casler reportedly traded some of her buildings for 360 acres of land in the San Fernando Valley. Later she made a trade of 160 acres of that land for the site at Eighth and Maple where the Textile Center Building was constructed. The following year, Lloyd & Casler constructed the Garment Center Building a block away at Eighth and Santee. Lloyd & Casler moved their offices to the Textile Center Building. From there Casler managed the firm's growing real estate portfolio. Between 1927 and 1929, the firm constructed three more buildings in the area, including the Furniture Exchange Building at 1200-10 Santee Street, the Printing Center Building at 1216-28 South Maple Avenue, and the Merchants Exchange Building at 713-725 South Los Angeles Street. Although Lloyd & Casler retained ownership of the buildings they had erected, it appears that they had parted ways by 1928. In that year Casler formed her own construction company. Her first client was Bendix Aviation, one of the nation's leading manufacturers of airplanes. Casler Construction Company began erecting the Bendix Building at 1206 South Maple Avenue in 1928. Casler clearly played a major role in the development of the building. It was located on the same block as three buildings owned by Lloyd & Casler and was designed by Casler's preferred architect, W. Douglas Lee.

It can be surmised that the Great Depression brought an end to Casler's real estate empire. The Bendix Building is the last documented building constructed by the Casler Construction Company. Casler is not listed in the City Directory after 1930. Los Angeles County Tax Assessor records indicate that all of the aforementioned buildings were sold by Lloyd & Casler during the Depression. To this day, the buildings constructed, developed, owned, and/or managed by Florence Casler dominate the skyline of the Fashion District east of downtown Los Angeles.

The Textile Center Building is also significant in the context of industrial architecture. Industrial buildings and structures can be categorized by type, relating to their specific function, and architectural treatment.

The major industries that have played key roles in the history and economy of the Los Angeles area include agriculture such as milling, viticulture, citriculture, and produce; petroleum refining and well equipment; film, television and entertainment; aircraft, aerospace, and related equipment and research businesses; automobile and rubber; food, beverage, and consumer products such as bakeries, canning, and meat packing; wholesaling; garment and textile; and shipping. Among the dominant factors which determined the location of industrial development in the region were proximity to the Los Angeles River, access to water and electricity, location of other natural resources such as oil, and most significantly, access to transportation, at first to the railroads and later to freeways.

Agriculture was the first industry in the area east of downtown Los Angeles. Early crops, which needed no irrigation were grapes and wheat. Related buildings included mills and wineries. The wholesaling industry first located in the area to take advantage of the railroad lines and remain in the area to this day because of the proximity to the freeways. Related buildings include cold storage buildings, warehouses, and produce market buildings. These buildings were usually long low structures of concrete construction. The Los Angeles Union Terminal Market was one of the two main wholesale produce markets in the city. The facade along Central Avenue is a quarter of a mile long.

The garment and textile industries are the largest in the country after New York City. Originally individual companies carried out all aspects of garment production from design, cutting, sewing, and distribution. The buildings these companies constructed and occupied usually resembled traditional multi-story office buildings, except for the expansive steel-framed sash windows. The upper floors of these buildings typically had unfinished spaces with high ceilings and open plans to accommodate large cutting tables and multiple sewing machines.

In terms of the architectural treatment of industrial buildings, they fall into two categories: those clothed in the revival and popular styles of the late nineteenth and early twentieth centuries, and those purely functional and utilitarian. In the Los Angeles area, the use of eclectic revival styles in the design of industrial buildings survived well into the twentieth century. Buildings such as the Moorish Spraklett's Bottling Plant in Eagle Rock, Dutch Revival Van De Kamp's Bakery in Atwater, and the Assyrian Samson Tyre and Rubber Factory in the City of Commerce employed styles, which were chosen to promote a corporate image and make reference to the product manufactured within. The Churrigueresque Revival of the Gray Building on South Los Angeles Street attempted to make connections to California's not to distant Spanish past. It is noteworthy that the application of the decorative style was often limited to the facade or the front office portion of the building. The Gerry

Building on South Los Angeles Street is a case in point. The building is completely utilitarian except for its dramatic Streamline Moderne facade.

In the second type are the purely functional, unadorned, utilitarian structures, which derive their beauty from the expression of the technology employed in their construction. The creators of these structures made no attempt to design in a particular style but, in the process, produced structures which clearly represented their specific era and use. The Los Angeles Union Wholesale Terminal Warehouses are excellent examples of early reinforced concrete buildings impressive for their shear size and structural integrity. Many factory buildings with their large expanses of industrial windows demonstrate an elegance obtained from technological innovations of their age.

The Textile Center Building is an excellent example of an industrial building clothed in a facade inspired by Gothic and Renaissance Revival styles. From E. Eighth Street or Maple Avenue, the building might be mistaken as an office building; however, the steel sash windows belie the industrial use on the interior. On the secondary facades, the windows are even more expansive. The influence of the Renaissance Revival can be seen in the formal organization of the two primary facades, as well as the segmented arched windows at the base and capital. The pointed arch of the Gothic Revival is used repeatedly in the cast concrete ornamentation. In contrast to industrial buildings, which were designed and occupied by a single company, the Textile Center Building was designed and constructed by a developer who marketed the building to numerous textile companies. Accordingly each floor was divided by a central north-south corridor, which extended from a small elevator lobby. In some cases this corridor was removed by companies who occupied an entire floor. The unadorned spaces off the corridors simply had concrete floors and tall unfinished ceilings.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

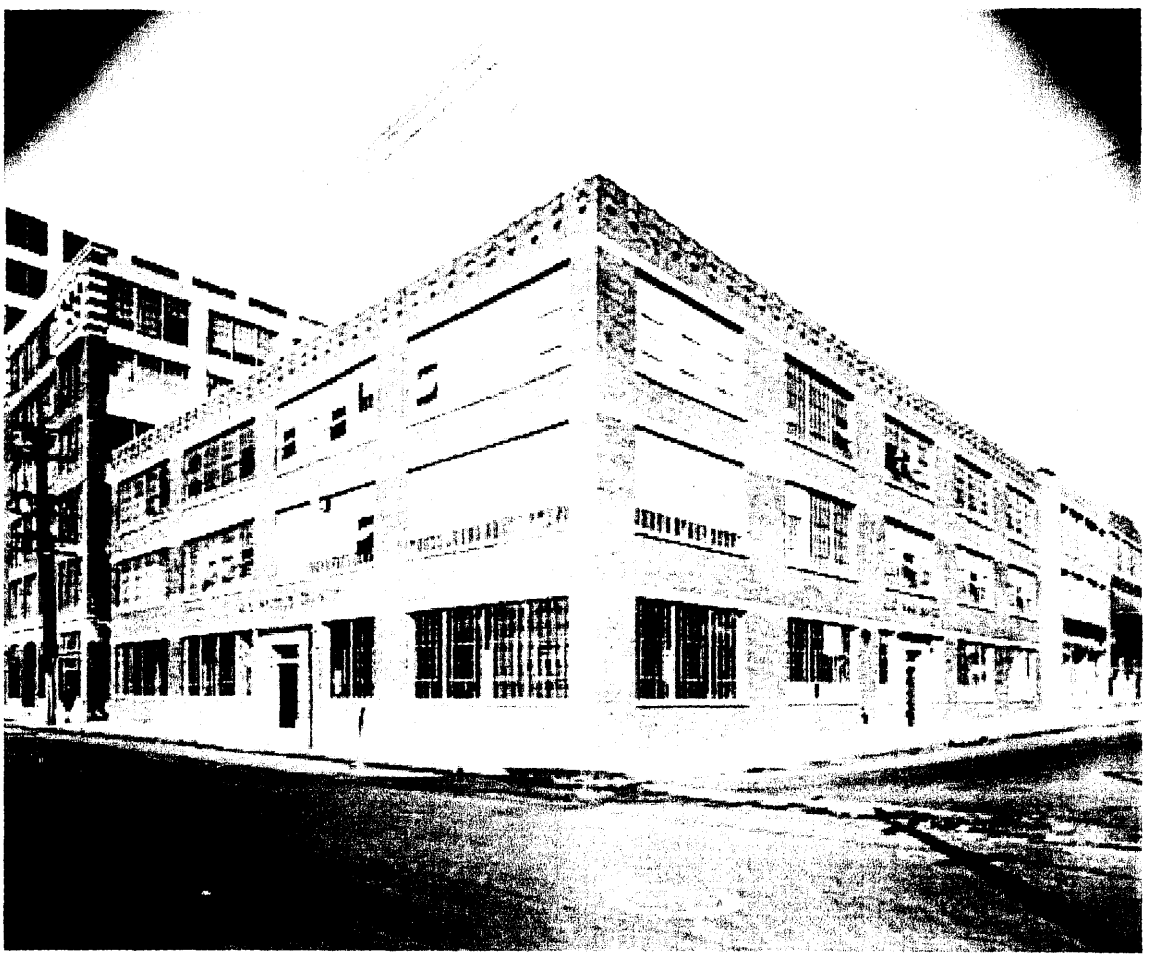
Name: Textile Center Building
Date of Construction: 1925-26
Developer and Contractor: Lloyd & Casler
Date of Photograph: Unknown
Architect: W. Douglas Lee



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name: Corner of Wall and Pico, Lloyd & Casler Building to the west (right)
Date of Construction: 1924
Developer and Contractor: Lloyd & Casler
Date of Photograph: 1927
Architect: W. Douglas Lee



Name: From north to south (left to right) Bendix Building, Printing Center Building, and Allied Crafts Building
Date of Photograph: Unknown
Architect: W. Douglas Lee



Name: Bendix Building
Date of Construction: 1928-30
Date of Photograph: 1929
Contractor: Casler Construction Company
Architect: W. Douglas Lee



Name: Bendix Building - Printing Center Building is located to the south (right)
Date of Construction: 1928-30
Date of Photograph: 1952
Contractor: Casler Construction Company
Architect: W. Douglas Lee

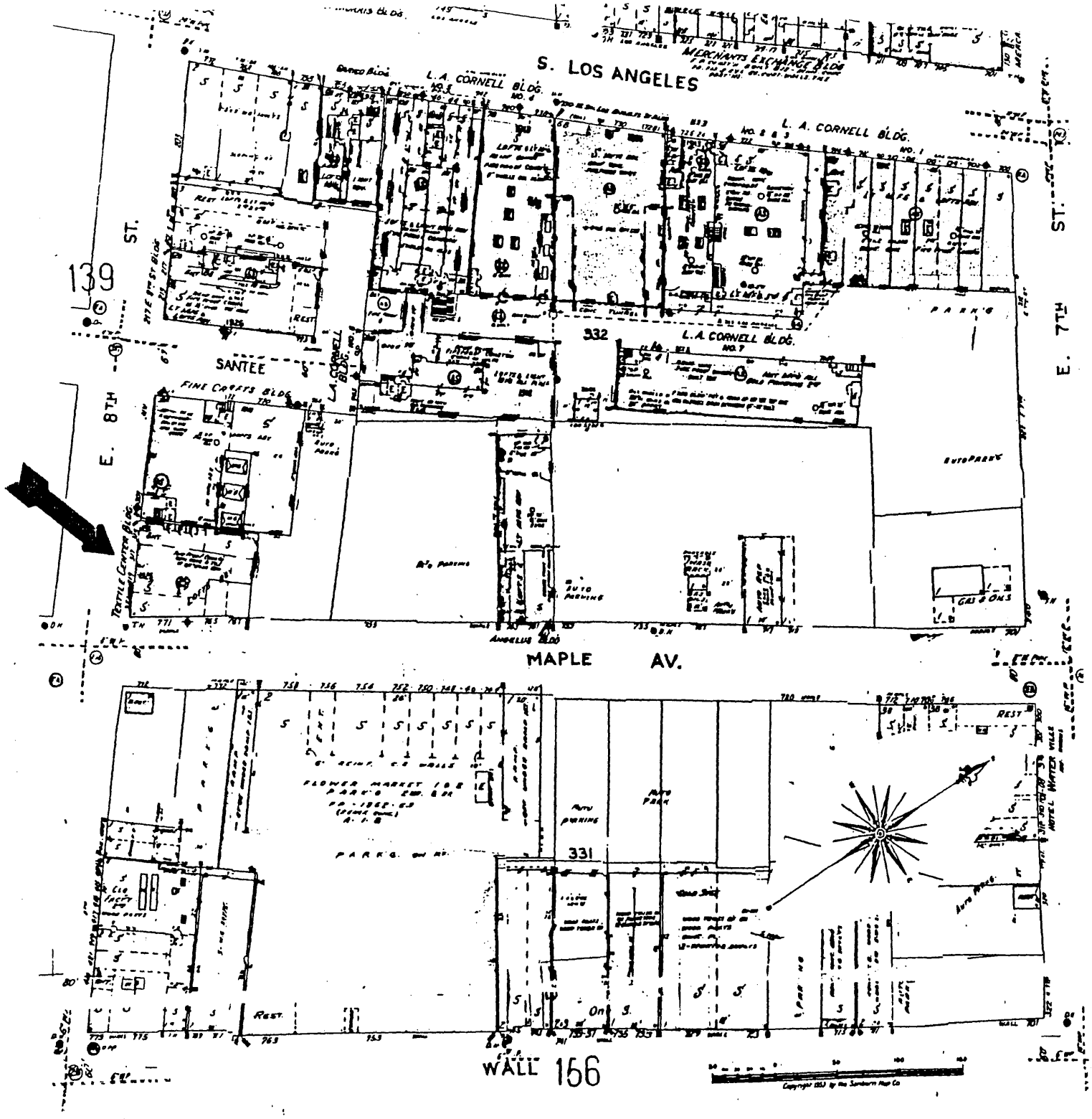


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Date of Construction: 1926
Developer and Contractor: Lloyd & Casler
Date of Photograph: Unknown
Architect: W. Douglas Lee

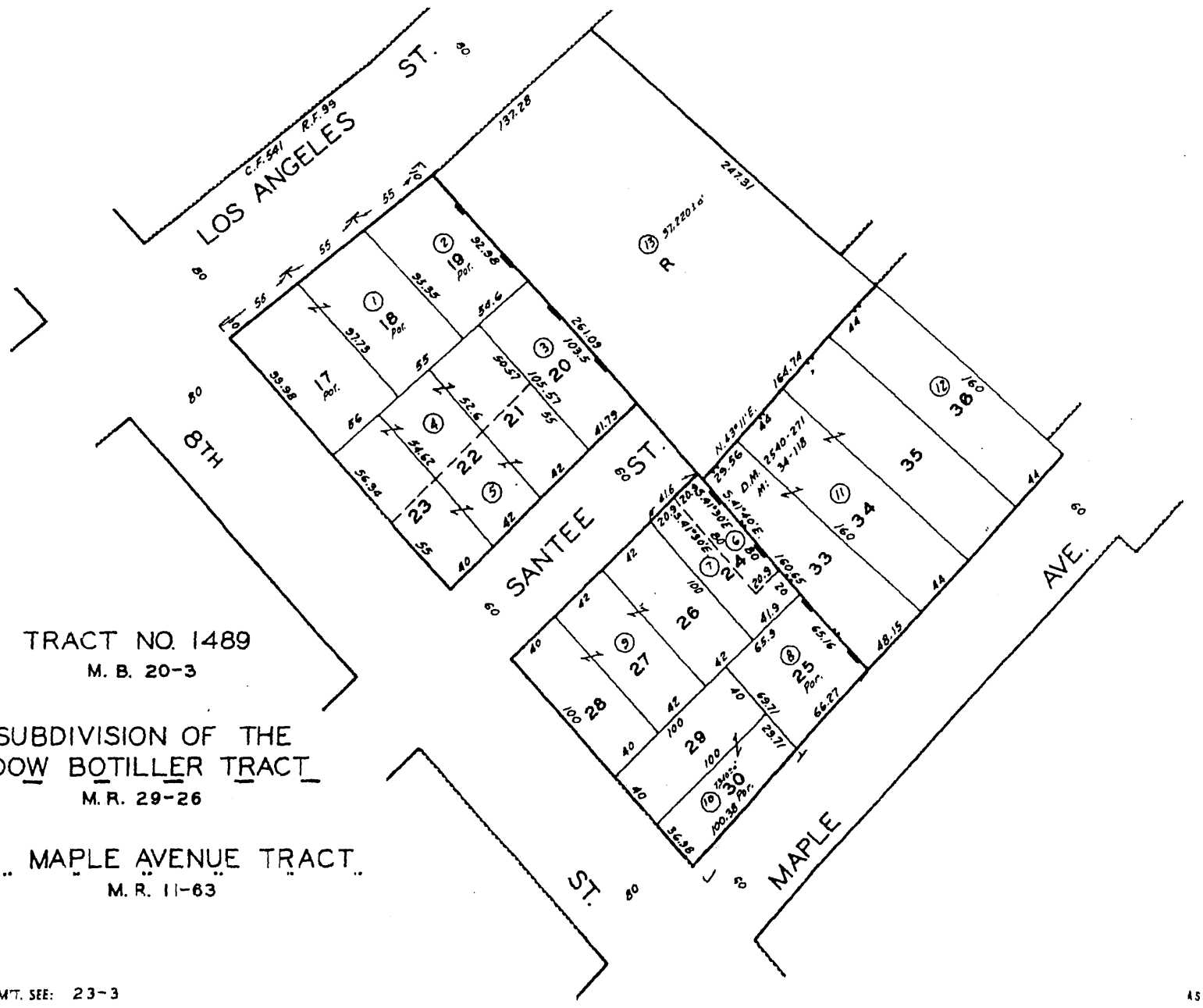



S. LOS ANGELES
L. A. CORNELL BLDG.
L. A. CORNELL BLDG.
L. A. CORNELL BLDG.
L. A. CORNELL BLDG.
MERCHANTS EXCHANGE BLDG.
139
332
331
SANTEE
FINE CRAFTS BLDG.
TEXTILE CENTER BLDG.
E. 8TH ST.
E. 7TH ST.
MAPLE AV.
WALL
166
AUTO PARKING
PARKING
REST

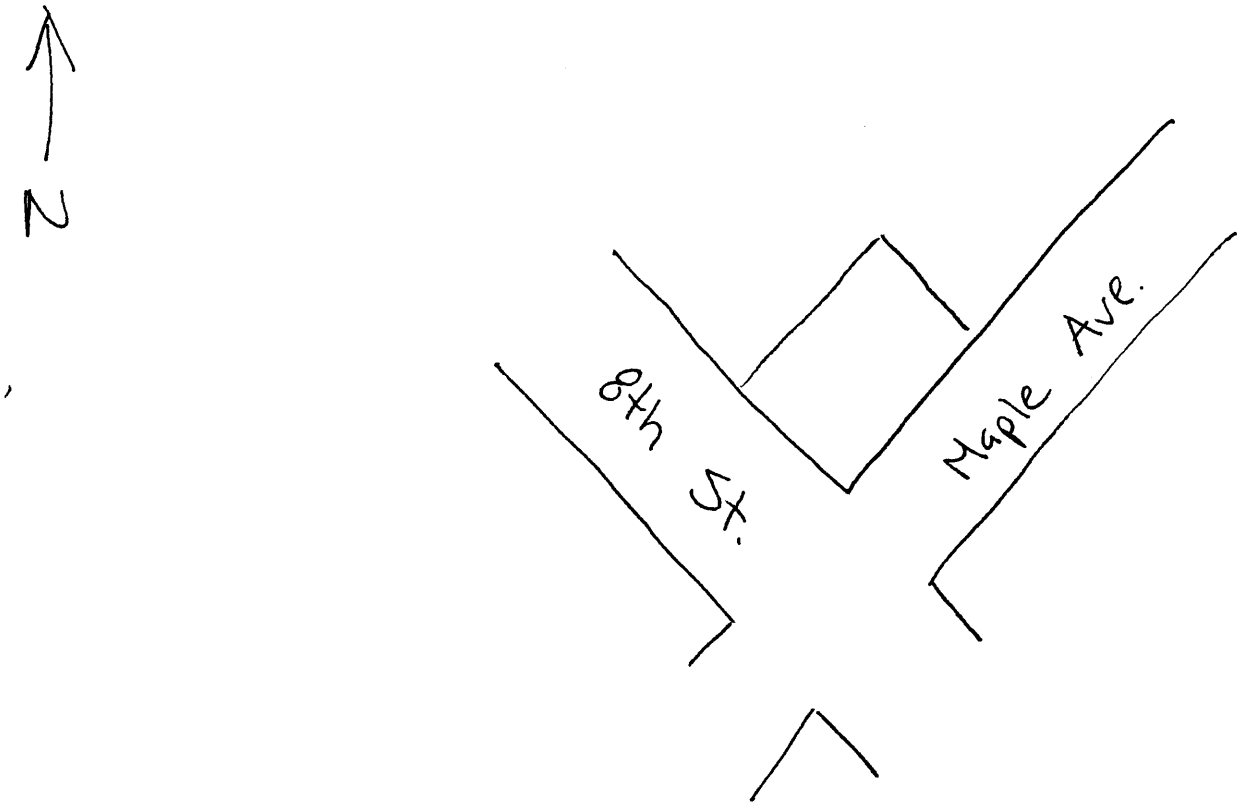
5145 | 3

SCALE 1" = 60'

730706
731226


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C.F. 5611 R.F. 99
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247.91
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110
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55
92.96
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261.09
103.5
50.57
105.57
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41.73
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164.74
44
160
36
35
34
160
44
N. 43°11' E.
25.56
2540-271
34-118
D.M.
M.
S. 41°30' E.
20.9
20.9
S. 41°30' E.
4.16
80
24
160.65
120.9
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33
41.9
65.9
65.16
48.15
44
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100
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100.38 Por.
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100
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69.71
23.71
66.27
56.36
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8TH
SANTEE
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18 Por.
17 Por.
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25 Por.
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32.73
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52.6
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Textile Center Building
315 E. 8th St., LA



MR 4-038


LOS ANGELES
Hollywood, CA
USGS 7.5' Quad
Garment Capitol Building
217 E 8th St.
Los Angeles, CA
LACO
19-173240

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
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025691	19-171680	1008 E 83RD ST		LOS ANGELES	P	1930	HIST.SURV.	0053-3095-0000		7R	
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065247	19-173479	1316 E 83RD ST	RESIDENCE	LOS ANGELES	U		PROJ.REVW.	HUD870622P	07/14/87	6Y	
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							HIST.SURV.	0053-4604-0000		3S	
027310	19-173242	315 E 8TH ST	TEXTILE CENTER BUILDING	LOS ANGELES	P	1925	HIST.RES.	NPS-05000048-0000	02/15/05	1S	BC
							NAT.REG.	19-0454	05/27/04	3S	BC
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027321	19-173251	1401 E 8TH ST	LOS ANGELES UNION TERMINAL BUILDIN	LOS ANGELES	P	1917	HIST.SURV.	0053-4617-0000		3S	

March 19, 2010

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, or E-mail: <Edson_Beall@nps.gov> This and past Weekly Lists are also available here: http://www.nps.gov/history/nr/nrlist.htm

Our physical location address is:

National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

Celebrate Women's History Month with the National Register:
http://www.nps.gov/history/nr/feature/wom/index.htm

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 3/08/10 THROUGH 3/12/10

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, LOS ANGELES COUNTY,
Garment Capitol Building,
217 E. 8th St.,
Los Angeles, 10000053,
LISTED, 3/08/10

19-173240

STATE OF CALIFORNIA - THE RESOURCES AGENCY
Arnold Schwarzenegger, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov

January 21, 2010

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Garment Capitol Building**
Los Angeles, Los Angeles County, California
National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the **Garment Capitol Building** nomination to the National Register of Historic Places. This property is located in Los Angeles, Los Angeles County, California. On October 30, 2009, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criterion C at the local level of significance.

The property is nominated on behalf of the property owner, 217 E. 8th Street, LLC.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-653-8936.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures

Garment Capitol Building
City of Los Angeles
Los Angeles County
Staff Report

The Garment Capitol Building is a steel framed 12 story building constructed in 1926, located at the corner of East 8th Street and Santee Avenue in the city of Los Angeles. Designed in the Gothic Revival style by architect William Lee, its exterior is decorated with terra cotta and ruffled brown brick. The building's interior is very utilitarian, reflecting its original purpose as garment factory space.

The building was constructed by the firm of Lloyd and Casler Incorporated, a company that specialized in industrial high-rise buildings in Los Angeles during the period. The building is eligible for listing in the National Register under Criterion C at the local level of significance as an excellent example of a high-rise industrial building influenced by Gothic Revival architecture. The firm of Lloyd and Casler also built the Textile Center Building, at 315 East 8th Street in Los Angeles, also designed by Lee, a building currently listed on the National Register.

The Garment Capitol was constructed to house businesses related to the garment industry, and the building is still used for that purpose today. The building exterior still reflects its original 1926 appearance, other than window replacements done after a 1930 explosion and minor modifications to the first floor storefronts in 1952. The lobby is the most ornate portion of the interior of the building, and the original lobby ceiling is intact underneath a drop ceiling and bank of fluorescent lights. The other building floors are very utilitarian due to their purpose as industrial space, featuring open floor plans with no partitions, load-bearing concrete columns in the center of each floor, and five-sided concrete pilasters on the southeast and northwest sides of the building.

The property is being nominated on behalf of the building owner. Staff supports the nomination as written.

Staff recommends the State Historical Resources Commission determine that the Garment Capitol Building meets National Register Criterion C at the local level of significance and recommends the State Historic Preservation officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

William Burg
State Historian I
September 24, 2009

19-173240

NPS Form 10-900 OMB No. 10024-0018

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 determination for individual properties and districts. See instruction 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 an 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 Garment Capitol Building

other names/site number 217 East 8th Street Building, Anjac Building

2. Location

street & number 217 East 8th Street ☐ not for publication N/A

city or town Los Angeles ☐ vicinity N/A

state California code CA county Los Angeles code 037 zip code 90014

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

[signature] wayne choen, State Historic Preservation Officer - 2/-10
Signature of certifying official/Title Date

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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ 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
  - ☐ See continuation sheet.
- ☐ other, explain
  - ☐ See continuation sheet.

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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 Function
(Enter categories from instructions)

COMMERCE/business

Current Functions
(Enter categories from instructions)

COMMERCE/business

7. Description

Architectural Classification
(Enter categories from instructions)

Gothic Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK and TERRA COTTA
roof BUILT-UP ROOF
other NONE

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.

[X] **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 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.

Areas of Significance
(Enter categories from instructions)

PEOPLE
ARCHITECTURE

Periods of Significance
1926

Significant Dates
1926

Significant Person(s)
(Complete if Criterion B is marked above).

Cultural Affiliation
N/A

Architect/Builder
Lee, William Douglas

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

9. Major Bibliographical References

Bibliography
(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

#_____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☐ Other

Name of repository:

10. Geographical Data

Acreage of Property approximately 0.16 acres

UTM References
(Place additional UTM references on a continuation sheet.)

1.	11	383560	3767280
	Zone	Easting	Northing
2.	Zone	Easting	Northing
3.	Zone	Easting	Northing
4.	Zone	Easting	Northing

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 Andrea Galvin, Principal Architectural Historian and Ben Taniguchi, Historian II

organization Galvin Preservation Associates date October 8, 2007

street & number 1611 South Pacific Coast Highway Suite 104 telephone 310-792-2690

city or town Redondo Beach state CA zip code 90277

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 SHPO or FPO.)

name 217 E. 8th Street LLC

street & number 2447 Pacific Coast Highway #201 telephone (310) 796-1484

city or town Hermosa Beach state CA zip code 90254

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 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 Projects (1024-0018), Washington, DC 20503.

DESCRIPTION

Overall Description

General

The Garment Capitol Building was constructed in 1926 in the Gothic Revival style. The steel framed 81,484 square foot industrial building sits on a northwest-southeast axis at the corner of East 8th Street and Santee Avenue in the City of Los Angeles, Los Angeles County. The façade faces southwest onto East 8th Street and is 55 feet wide. The elevation facing Santee Street measures 125 feet wide and faces southeast. The Garment Capitol Building is constructed up to the property lines, and therefore has no landscaping features.

The building has a full basement. The lobby is accessed from 8th Street. There are two storefronts on the façade and two on the southeast elevation; the storefront on the right side of the southwest elevation is on the southeast corner of the building with a secondary storefront on the southeast elevation. The second to twelfth stories are used for garment manufacturing.

Exterior

The Garment Capitol Building is a 12-story building designed in the Gothic Revival style that has a rectangular floor plan. The building measures approximately 150 feet from the sidewalk level to its tallest point. There are three bays on the southwest elevation and seven bays on the northwest elevation. The southwest elevation is symmetrical and the building sits on a concrete foundation. The building has a poured reinforced concrete structural system with a southwest and southeast elevation that is clad with 70,000 ruffled brown bricks (from the third to tenth floors) and Gothic Revival style terra cotta (on the second, 11th and 12th floors); the northwest and southwest elevations have indentations in the concrete made from wood concrete forms. It is covered by a flat roof that is likely clad in rolled asphalt sheeting. The southwest and the southeast elevations have shaped parapets with the area just below the roofline clad with square terra cotta panels with lyres cast into the panels. There is a large metal framed electric roof sign (sans letters), likely installed in 1930s. On the southeast elevation there are two metal fire escapes.

The primary entrance is located on the southwest elevation. It consists of a recessed lobby entrance that is sheltered by a marquee supported by angled metal rods and the sides of the roof are clad with non-original metal sheets. It is likely that the entrance roof is original and was clad in metal sheets sometime around the 1940s. The recessed entry doors consist of circa 1960s double metal framed doors that are surrounded by rectangular glass panes; the entrance is covered by a circa 1980s roll up style metal security shutter. The landing is made of light tan colored terrazzo accented with black bordering. There is a corner storefront, measuring approximately 30' wide and 82' deep on the right side of the southwest elevation, which is currently vacant. The storefront entrance is obscured from view by two roll up style metal security shutters, which were likely the entrances. The northwest facing side of the recessed main entrance contains a display window that is covered by a roll up metal security shutter. The northeast elevation side of the southwest elevation storefront has a display window covered by a roll up style security shutter and the rest of the exterior is covered by multi-paneled metal store signs that appear to covers at least four (likely) original display windows. There are two storefronts on the north side of the southeast elevation with circa 1970s single metal framed glass doors with roll up style metal security shutters; one of the entrances are topped by a canvas awning. The original clerestory windows above the southwest and southeast elevation storefronts have been covered with steel paneling. Above the (covered) clerestory are narrow bands of terra cotta panels depicting monks, with eyes closed, and wearing a hood and a smiling man with eyes open and wearing a floppy cap. The figures are spaced by terra cotta panels with leaves. There is also a third entrance on the southeast elevation that consists of a freight entrance that has a roll up style metal security shutter and is topped by a canvas awning. Other entrances to the building could not be observed.

There are a total of 63 windows on the southwest elevation. They are symmetrically spaced and consist of 58

steel sash windows on the second through 12th story levels with multiple irregularly shaped panes and with double (stacked) awning windows incorporated into the center of the steel casement windows; six windows at the 12th story level are arched. Windows on the second story of both the southwest and southeast elevation consist of sets of large square steel sash fixed windows flanked by primarily circa 1960s louvered glass pane windows or by metal casement windows. There are three sets of second story windows on the southwest elevation and seven sets on the southeast elevation. Metal casings surrounding the second story window sets have decorations pressed into the metal and each set are framed by terra cotta Gothic Revival style paneled bordering. The 12th story windows also have terra cotta Gothic Revival style paneled surrounds.

There are 147 windows on the southeast elevation that are similar to the southwest elevation windows in terms of its type and the window surrounds.

Windows on the northwest elevation consist of 32 steel sash windows stacked in two vertical rows on the right side of the northwest elevation. The windows have 24 square panes and with a single awning window incorporated into the windows. One of the windows has been replaced with a steel sash fixed window. Other northwest elevation windows consist of approximately 41 steel sash awning windows with eight square panes on the center portion of the elevation and approximately 32 paired steel sash windows on the left side of the elevation that have 32 square panes on each paired sets and with single awning windows incorporated into the paired sets. Windows on the northeast elevation consist of 30 paired steel sash windows with 32 square panes on each paired sets; there are single awning windows incorporated into the paired sets.

Other design elements on the building consists of terra cotta Gothic Revival style cladding that covers the entire surface of the southwest and southeast elevation's second and 12th floor levels and there are terra cotta Gothic Revival style panels with tracery, and what appears to be stenciling, below all windows from the second through 10th stories. There are multiple terra cotta oriels and panels containing fleur-de-lys, shields and other figures and designs on the second story. The 11th story windows have Gothic Revival style terra cotta railings in front of the windows and there are several terra cotta shields mounted throughout the building. The southwest and southeast elevation exterior walls of the 11th and 12th story are recessed.

Interior

The building has a below grade full basement where there are electrical and heating systems, as well as storage areas. There are also stairs on the southeast side of the basement that leads to the storefront located on the southeast corner of the building. Storage rooms on the northeast side of the basement contain partitions constructed of cast concrete block with the brick yard name *Caldwell Block M'fg By Wm Smith 9891 Mission Road Alhambra Calif* cast into the blocks. The partitions were likely installed during the 1930s or 1940s.

The first floor lobby is accessed from a set of double doors located at the left side of the southwest (facing E. 8th Street). The walls and floors of the lobby are clad entirely with marble. The off-white marble on the walls and bordering the edge of the floor are not fully polished and thus the surface is textured with shallow dimples and grooves; a dark green marble cladding is used on the baseboard and as a secondary, inner border on the floor. A skin-toned marble that slightly resembles granite is used on the main part of the lobby floor. There are two rows of non-original florescent light fixtures running the length of the lobby ceiling; there are egg crate (drop ceiling), plastic panels covering the light fixtures. The original ceiling is still present underneath the drop ceiling. It consists of a vaulted ceiling with grapevine moldings running length wise on the upper edges of ceiling. There was also stenciling on the rafters, which also have floral molding on the edges. The original stenciling has been painted over and the floral moldings, which originally had either gold leafing or were painted gold, have also been painted over. There is one square stenciled section on the middle rafter that is intact. There are two pedestrian and a freight elevator on the southwest side of the lobby; the freight elevator is located within a corridor located beyond the lobby. The elevator doors are metal, pressed paneled doors, which originally had rosewood (faux) graining. The elevator doors have since been painted over. The elevator car for the freight elevator is the original Otis elevator car and the passenger elevators have circa 1960s elevator cars. On the southeast wall of the lobby

is a brass mail box/receiver for the *Cutler Mail Chute* system. The mail box has a decorative cast brass door and a brass mail slot with a decorative cast brass surround. Also on the southeast lobby wall, towards the southwest end of the lobby, is a message board that is framed by a cast brass frame that has cast lettering which spells out *Garment Capitol Building.* The message board is covered with five, divided, glass panes. On the northwest corner of the lobby are stairs leading to the upper floors. The initial six steps and landing, including the baseboard, are made of the same marble used on the lobby walls. The rest of the stairs are made of concrete, which has been painted. A corridor with one side of the wall clad with white glazed tiles is accessible from the southeast end of the lobby. The corridor angles southeast ward and exists onto Santee Street.

The second to the 12th are occupied by garment manufacturing businesses. These floors are generally distinguished by large open spaces with no partitions and have load bearing rounded concrete columns placed on the center of the rooms. There are also five sided concrete pilasters on all four corners of the floors, including pilasters on the centers of the southeast and northwest sides of the building. The baseboards are wood. The floors are heated by original cast iron radiators ranging in length from approximately 15 feet to three feet. The ceilings are for the most part bare concrete and the interior spaces are illuminated by florescent light fixtures dating from the 1940s to the 1980s. The eighth floor contains original, unpainted, freight elevator doors, an electrical/janitor's closet door and fire hose cabinet door; the closet door and fire hose cabinet door are wood with dark wood staining similar to that of the faux staining on the elevator doors. The rest of the floors contain the original doors, however they have been painted. Restrooms on each floor are located on the northwest corner of the building adjacent to the stair well. The restroom floors are clad with white octagonal ceramic tiles and most of the restrooms have replacement bathroom fixtures. The doors to the restrooms are painted, flush wood doors that appear to be original.

The building retains its integrity of location, setting, association, feeling, design workmanship, and materials. Exterior alterations are limited to the parapet, storefronts and main entrance, which consists of the following: the removal of terra cotta finials from the parapet in 1952 and the replacement of the main entrance and storefront doors. The lobby space and the upper floor space remain relatively intact. Additionally the early 20th century Gothic Revival style building has retained nearly all of its character defining features. Therefore, the Garment Capitol Building retains all aspect of integrity.

SIGNIFICANCE

Summary

Completed in 1926, the Garment Capitol Building is a high-rise industrial building located in what is now known as the Fashion District. The area at the time of construction was being transformed from a primarily residential neighborhood to a commercial and industrial district with the construction of multi-story garment manufacturing buildings. The building was developed and constructed by Lloyd and Casler Incorporated, a company that specialized in such buildings during the 1910s and 1920s. The building is eligible for listing in the National Register under Criterion C as an excellent example of a high-rise industrial building influenced by Gothic Revival architecture. The building is significant in the context of architecture at the local level as one of only a few such buildings in Los Angeles.

Historic Context

The Garment Capitol Building is one of several high-rise industrial buildings that were constructed in downtown from the 1910s through the 1930s. The multi-story industrial manufacturing buildings constructed during this period evolved from long wood or brick one-story utilitarian buildings that were typically on a large plot of land with other similar type buildings; these were located on the east side of downtown near Alameda Street and west of the Los Angeles River. The industries during this period consisted primarily of lumber mills, wineries, granaries and warehouses. Residential areas were being eliminated in downtown by the early 20th century as the population was migrating westward towards areas west of Figueroa Street. The residential areas were thusly

transformed into commercial and industrial areas; the industrial sites were established primarily near the southeast side of downtown. Most of the residential lots were not suited for industrial complexes in terms of its size and thus developers took advantage of the available air space in order to construct the manufacturing plants; this method of creating a self-contained industrial plant eliminated the need for constructing multiple plant buildings on a large parcel. The first multi-story industrial plants consisted of brick buildings that were no more than four to five stories tall and utilitarian in style. By the 1920s the manufacturing plants, primarily garment industries, were beginning to be housed in high-rise building of 10 stories or more; these were built likely in an effort to maximize the usage of space. The high-rise buildings borrowed characteristics from revival style high-rise buildings that were being constructed in commercial areas at the west side of downtown during this period. These included having decorative elements on the street facing elevations, including ground floor retail spaces and a public space such as a lobby, which was usually decorated with various design elements; these lobbies were not as lavish or expansive as those found in commercial buildings. The construction of high-rise industrial buildings of 10 stores or more in downtown peaked during the 1920s and essentially came to an end at the start of the Great Depression in 1929. By the post-war (World War II), when construction of industries began to startup, industries were being established in outlying cities and towns as land in downtown had become relatively scarce.

The Garment Capitol Building is located in an area that has a high concentration of garment manufacturers and merchants. This area, which is widely known as the Fashion District, covers several blocks and is the west coast equivalent of New York's Garment District. During the latter part of the 19th and early part of the 20th century the area consisted largely of single-family residences with a few livery stables, lumber yards and mills. Starting in the early 1910s, the area began to transform to a commercial/light industrial (garment) district due in large part to a general shift of the population of the downtown area westward. By the time the Garment Capitol Building was constructed in 1926, the transformation of the area to a commercial/light industrial area was nearly complete; there were still a few residences in the area in 1926, which were likely gone altogether by the 1970s. The garment industry would grow and expand in the newly transformed area during the next two decades. The largest growth of the industry occurred during an eight year period between 1936 and 1944 when the volume of garment production increased 475 percent and the industry employed 35,000 (mostly female) workers. Additionally, 85 percent of the finished products were sold east of the Colorado Rockies.[1] As the number of workers in the garment industry increased during this period, several labor strikes occurred, which often turned violent. The most significant of the strikes occurred in 1948 when the leaders of the A.F.L. International Ladies' Garment Workers, in an effort to unionize the entire Los Angeles garment industry, called a strike that involved 12,000 union workers and 400 union shops. Picketing outside of 197 non-union shops occurred; the key demonstration area was the 700 block of S Los Angeles Street, located north of E 8th Street.[2]

By the late 1960s and early 1970s, the crime rate of the area began to rise and smaller manufacturers were being driven out by large corporate driven plants. And for these reasons a number of plants were forced to relocate to the suburbs. Wages were also kept low during this period for non-union garment workers due to competition from foreign plants located in Mexico, Hong Kong and South Korea; despite past efforts by the trade union, union workers only comprised of about 20% of the entire workforce. The influx of illegal immigrants in the past two decades has kept wages low and thus the garment industry continues to thrive in the city to this day. In the past decade, there has been a gradual gentrification of the area. Manufacturing plants have vacated a number of the high rise buildings and the available space has been converted into "loft" apartments.

The Garment Capitol Building was constructed by Lloyd and Casler Incorporated. Partners Jesse K. Lloyd and Florence C. Casler were responsible for the construction of several high-rise (150 feet or 12 stories) commercial and light industrial buildings constructed in the area from the late 1910s through the early 1930s. In addition to overseeing the construction of the buildings, the company also managed several of the building that they

[1] An excerpt from McWilliams, Carey. *California the Great Exception*. New York: A.A. Wyn, 1949 published in Caughey, John and LaRee. *Los Angeles Biography of a City*. Berkeley, CA: University of California Press, 1976.
[2] "Pickets Jam Streets in Campaign to Unionize All Garment Workers." *Los Angeles Times*, 18 February 1948, pg. A1.

constructed.
Casler partnered with Jesse K. Lloyd to form Lloyd and Casler Incorporated starting in the late teens. With her partner, Casler constructed numerous high-rise buildings in downtown Los Angeles. Their partnership would last through the early 1930s. By 1931, she had established her own company, the F.C. Casler Construction Company. Both of her daughters were employed at the company, which like her old company, specialized in the construction of high-rise buildings.[3] In addition to running a high-rise construction company, Casler was the director of the Peoples National Bank in Los Angeles, to which she had been appointed in circa 1926.[4] At the time she was the only female bank director in the city and one of a few in the entire country.[5] Additionally she was likely the only woman to be involved in high rise construction in California during this time and one of likely only a few in the nation involved in this profession.

Announcement of the construction of the building came on June 20, 1926. Just over two months prior to the announcement, Lloyd and Casler had opened a 12-story building, the Textile Center Building (listed on the National Register of Historic Places in 2005 under Criterions B and C) located on the northwest corner of East 8th Street and Maple Avenue, just a block west of the proposed building. The planned 12-story building was to be constructed on the northwest corner of East 8th and Santee Streets. Los Angeles architect William Douglas Lee (1894-1965) was commissioned to design the building, which was to cost an estimated $800,000 to construct. Lee had also been the architect for other Lloyd and Casler buildings which included the Allied Crafts Building (1925) and the aforementioned Textile Center Building (1926), both located in the downtown Fashion District.

An article in the ***Los Angeles Times*** dated December 19, 1926 describes the new building…

The building is of reinforced concrete construction. Gray predominates in the color scheme of the 70,000 special mix ruffled brick provided by the Los Angeles Pressed Brick Company for facing exterior walls. Divided into lofts, the structure will be utilized almost entirely by the garment manufacturing industry...

In addition to the ruffled brick cladding, the building was to be heavily embellished with Gothic Revival style terra cotta cladding.[6] The new building, the Garment Capitol Building, was officially opened on New Year's Day 1927.[7] The building however was sold that same year to Olga Riedeburg. It is likely that Riedeburg also managed the building in that her office occupied a floor in the building.

On the morning of October 17, 1930 at approximately 7:23, an enormous explosion occurred on the fifth floor of the building. The building sustained heavy damage and buildings in the vicinity of the explosion received damage from the concussion of the blast; a large number of the windows on the building, including the storefront windows, were blown out. The fifth floor of the building was occupied by a dress manufacturing plant operated by Hyman Schulman. Schulman had unknowingly triggered the blast when he set a burglar alarm that caused a spark which ignited natural gas that had filled an adjoining business.[8]

The building remained under the ownership of Riedeburg until 1946 when it was sold to the 217 Corp, which was likely a management company. It is likely that by this time the building had been renamed the "217 E 8th Street Building." In 1962, Jack Needleman, who owned a dress manufacturing company, Anjac Fashions, purchased the building. Needleman owned 60 primarily older buildings and several parking lots in downtown during the latter part of the 20th century and became a key figure in the Los Angeles garment industry and was noted for being supportive of the preservation of the historic buildings he owned, which included the Orpheum Theater Building located on Broadway.[9] Soon after the sale of the former Garment Capitol Building in 1962, it was then likely

[3] "Woman Makes Buildings Pay." *Los Angeles Times*, 6 July 1931, pg. A5.
[4] Hunt, Rockwell D. *California and Californians*, Los Angeles, CA: Lewis Publishing Company, 1926, pg. 145.
[5] Hunt, Rockwell D. *California and Californians*, Los Angeles, CA: Lewis Publishing Company, 1926, pg. 145.
[6] "Announce Loft Structure." *Los Angeles Times*, 20 June 1926, pg. F1.
[7] "Building to Open About New Year's." *Los Angeles Times*, 19 December 1926, pg. E2.
[8] "Many Buildings Damaged." *Los Angeles Times*, 18 October 1930, pg. 1.
[9] "Obituary; Jack Needleman; Clothing Executive." *Los Angeles Times*, 4 May 1999, pg. 24.

renamed Anjac Fashion Building, which by this time housed approximately 35 garment businesses. A majority of the businesses, which were garment manufacturers, took up entire floors of the building. [10] As of 2007, the name of the building has reverted back to the Garment Capitol Building and the use of the building, although largely vacant, has not changed since its construction in 1926.

The Garment Capitol Building was constructed in the early 20th century Gothic Revival style. The style was initially popular in California from the 1860s through the 1890s. However, starting around the late 1910s, there was a resurgence of this style. It was used predominately in the design of libraries, schools (both public and private) and churches; and to a much lesser extant in the design of residential and commercial buildings. The Gothic Revival style buildings from this period had style elements that were usually of terra cotta, which were used to accent buildings that were usually clad in brick. Additionally, entrances and window opening were characterized by wide, slightly arched openings. The Gothic elements are evident throughout the Garment Capitol Building with the extensive use of terra cotta cladding. Other elements of the style are seen in the slight arching of the 12th story windows, metal casings on the second story windows that have decorations pressed into the metal and metal casement windows throughout the building with metal sash hopper windows incorporated into the windows.

The Garment Capitol Building was constructed in the early 20th century Gothic Revival style. The style was initially popular in California from the 1860s through the 1890s. However, starting around the late 1910s, there was a resurgence of this style. It was used predominately in the design of libraries, schools (both public and private) and churches; and to a much lesser extant in the design of residential and commercial buildings. The Gothic Revival style buildings from this period had style elements that were usually of terra cotta, which were used to accent buildings that were usually clad in brick. Additionally, entrances and window opening were characterized by wide, slightly arched openings. The Gothic elements are evident throughout the Garment Capitol Building with the extensive use of terra cotta cladding. Other elements of the style are seen in the slight arching of the 12th story windows, metal casings on the second story windows that have decorations pressed into the metal and metal casement windows throughout the building with metal sash hopper windows incorporated into the windows.

William Douglas Lee (1894-1965)

Los Angeles architect William Douglas Lee designed the Garment Capitol Building. Lee, who by the age of 17, was hired as a supervisor of a construction project, arrived in Los Angeles in the late 1910s.[11] By 1918, he was a licensed architect and shared an office with local architect John M. Cooper at the Marsh Strong Building located at 112 W 9th Street in downtown Los Angeles. During the 1920s, Lee designed numerous buildings in the downtown Los Angeles area that housed commercial or light industrial plants. Lloyd and Casler commissioned Lee to design several of their downtown garment buildings, including the Textile Center Building (1926), a 12-story loft building located one block southeast of the Garment Capitol Building, and the Allied Crafts Building (1925) constructed on the northeast corner of Maple Avenue and Pico Boulevard.

Over the next four decades Lee designed several buildings throughout Los Angeles, which included the El Royale Apartments, the Guardian Arms Hotel and the Merchants Exchange Building (1929). By around the 1950s, Lee was joined by his architect son Douglas Everett and together they designed the 22-story Lee Building in 1958. It was the first building to have been constructed after the repeal by the Los Angeles City Council of the height limit ordinance in 1957.[12] The building, located on Wilshire Boulevard near Cochran Avenue, was completed in 1961 and was to be the final building designed by Lee. Lee was an accomplished architect who designed several prominent buildings. However, the influence of his work is unclear; therefore he is not considered a master architect.

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[10] *Pacific Telephone and Telegraph Company Los Angeles Street Address Directory* (1956 and 1960).
[11] "Rites Planned Thursday for Architect W.D. Lee." *Los Angeles Times*, 17 August 1965, pg. A2.
[12] "Rites Planned Thursday for Architect W.D. Lee." *Los Angeles Times*, 17 August 1965, pg. A2.

Conclusion

The Garment Capitol Building is eligible under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction. The building is one of only a few high-rise industrial buildings constructed in the early 20th century Gothic Revival style in the Los Angeles area. The Textile Center Building was listed on the National Register in 2005 under Criterions B and C and is similar in design with brick cladding, Gothic Revival style terra cotta trim, arched upper story window openings and steel sash windows with integrated awning windows. The Garment Capitol Building is comparable to the Textile Center Building, and arguably exhibits a more liberal use of terra cotta; this is also true when comparing it to the Allied Crafts Building. For example, the exterior walls of the second, 11th and 12th story levels are clad entirely in terra cotta and multiple terra cotta oriels and panels containing fleur-de-lys, shields and other figures and designs are used on the second story. Other distinguishing features of the Garment Capitol Building include the use of Gothic Revival style terra cotta railings in front of the 11th story windows. Despite alterations to the building, which includes the removal of terra cotta finials from the parapet and the modification of the first floor storefronts and main entrance, the building has retained nearly all of its character defining features.

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"Many Buildings Damaged." *Los Angeles Times*, 18 October 1930.

"New Textile Building." *Los Angeles Times*, 7 October 1923.

"Obituary; Jack Needleman; Clothing Executive." *Los Angeles Times*, 4 May 1999

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"Three New Buildings Projected." *Los Angeles*, 24 January 1925.

"Thunderous Roar Resounds as Buildings Spews Flames." *Los Angeles Times*, 18 October 1930.

"Woman Makes Building Pay." *Los Angeles Times*, 6 July 1931.

www.apparelnews.net: Article on Jack Needleman.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

This building stands at 217 E. 8th Street on a 6,838 square foot parcel located at the west corner of E. 8th Street and Santee Street in Los Angeles, California. It is situated at a northwest-southeast axis and stands on land with less than one acre and with the APN 5145-003-005. The building is 55 feet at the southwest facing East 8th Street elevation and 124 feet at the southeast facing Santee Street elevation.

BOUNDARY JUSTIFICATION

The property's historic and current boundaries are the same.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-__ except as noted:

Photographer: Stephen Schafer
Date of Photographs: November 8, 2007
Negatives Location: Galvin Preservation Associates
Historic Preservation Planning Company
1611 South Pacific Coast Highway
Redondo Beach, CA 90277

Photo No.	Photographic Information
1	View looking northwest at the southeast elevation of the Garment Capitol Building
2	Elevated view looking northeast at the northwest elevation
3	View looking southwest at the northeast elevation
4	Elevated view looking northeast at the upper half of the southwest elevation
5	Elevated view looking northwest at the upper half of the southeast elevation
6	Elevated view looking northwest at the southeast side of the rooftop
7	View looking northeast at the upper right side of the southwest elevation
8	View looking northeast at the second story terra cotta of the southwest elevation
9	View looking northwest at terra cotta figures on the southeast elevation
10	View looking northwest at a terra cotta panel on the southeast elevation
11	View looking northeast at the lobby
12	View looking northwest at a passenger elevator and stairs on the northwest side of the lobby
13	View looking northeast at a brass framed directory board on the southeast wall of the lobby
14	View looking southwest at an intact section of the original lobby ceiling stenciling (color)
15	View looking southwest at a portion of the lobby ceiling molding (color)
16	View looking northwest at the northwest side of the eighth floor at freight elevator doors and a closet door with their original finish
17	General view of the 8th floor looking southeast
18	General view of the 12th floor looking north.
19	View looking northwest at the stair well located adjacent to the passenger elevators
20	Contextual view looking northeast at East 8th Street
21	Contextual view looking northwest at East 8th Street

19-173240











Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
Elevated view looking northwest at the northeast elevation.
Photo No. 3

PHOTOGRAPHER
STEPHEN SCHAFER
NOV 07
VENTURA CA 805 652-1

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
Elevated view looking northwest at the northwest elevation.
Photo No. 2

PHOTOGRAPHER
STEPHEN SCHAFER
NOV 07
VENTURA CA 805 652-1

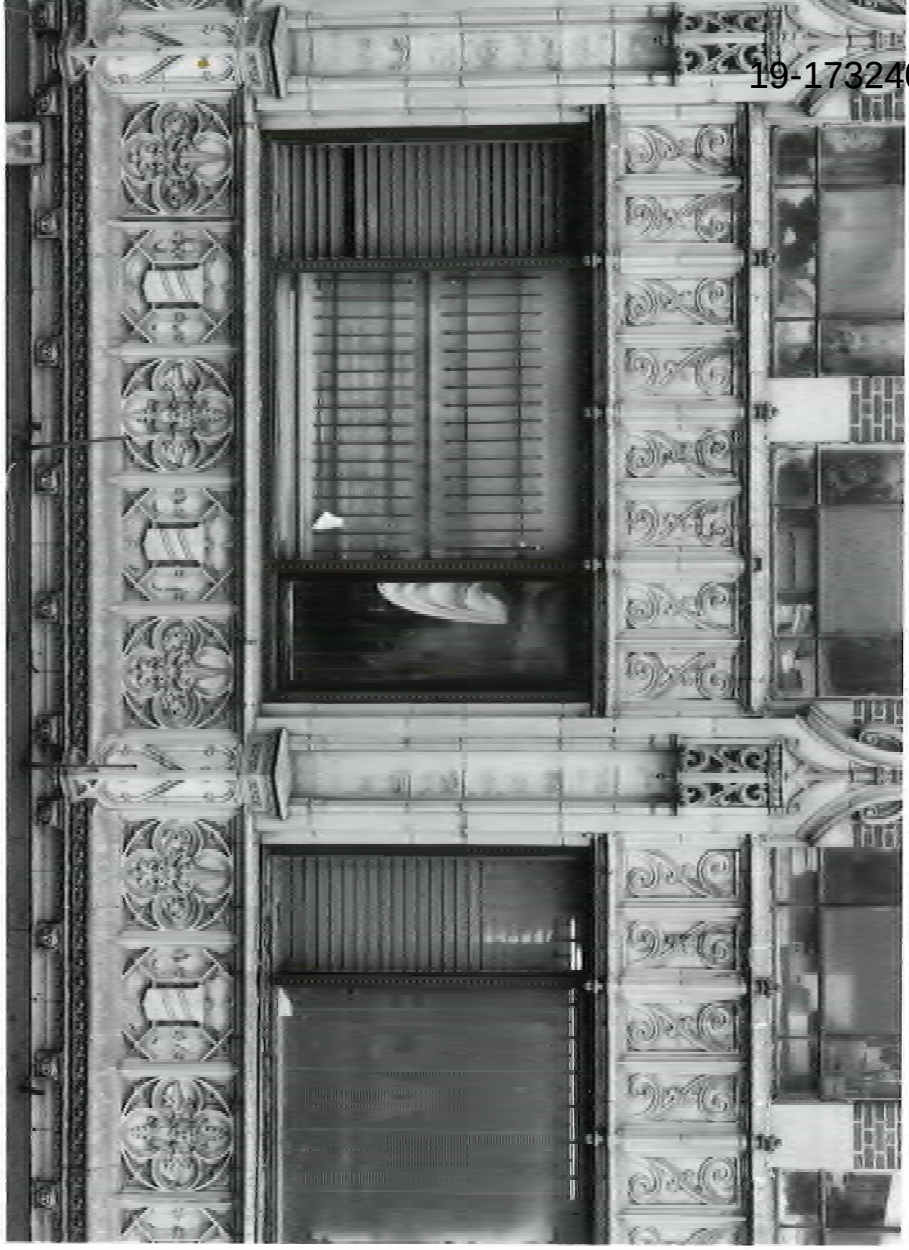
Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
Elevated view looking northwest at the upper half of the southeast

PHOTOGRAPHER
STEPHEN SCHAFER
NOV 07

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
Elevated view looking northwest at the upper half of the southeast
Photo No. 4

PHOTOGRAPHER
STEPHEN SCHAFER
NOV 07
VENTURA CA 805 652-1











PHOTOGRAPHER
STEPHEN SCHAFER

NOV 0 7

VENTURA CA 805 652-1000

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
View looking northeast at the second story terra cotta of the
facade.
Photo No. 8

PHOTOGRAPHER
STEPHEN SCHAFER

NOV 0 7

VENTURA CA 805 652-1000

19-173240

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
View looking northwest at a terra cotta panel on the southeast

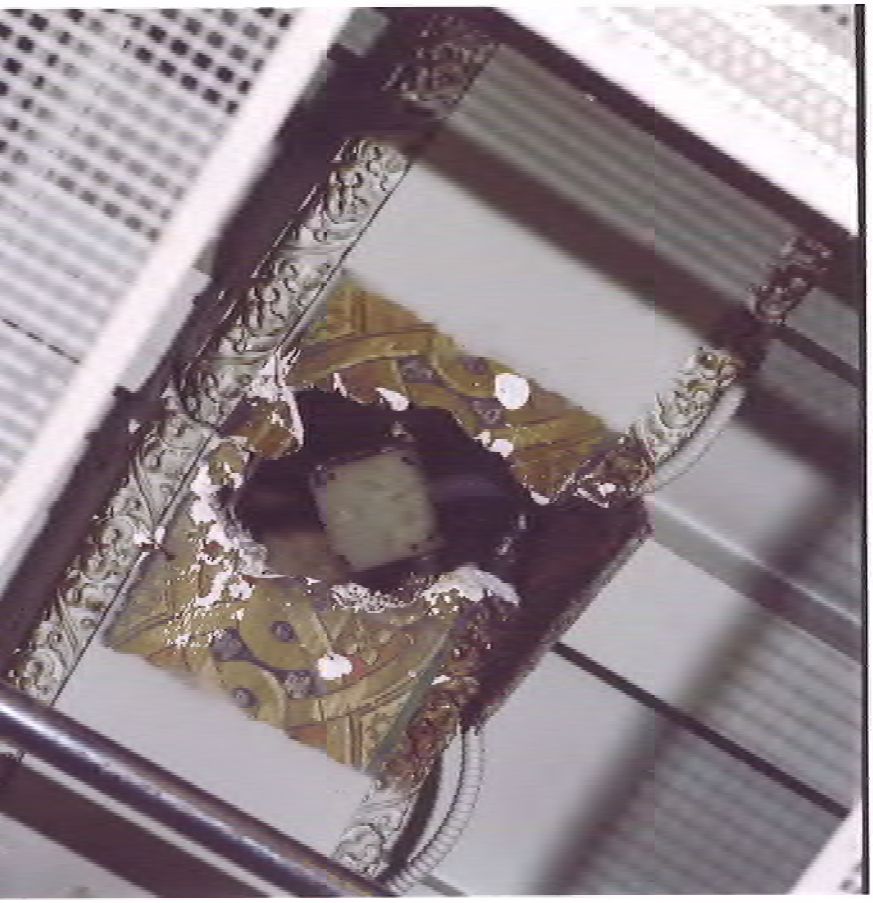
PHOTOGRAPHER
STEPHEN SCHAFER

NOV 0 7

Garment Capitol Building
Los Angeles County, Calif.
Stephen Schafer
November 8, 2007
Ventura, California
View looking northwest at ter
Photo No. 9









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northwest at a passenger elevator and stairs
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PHOTOGRAPHER
STEPHEN SCHAFER
NOV 07
VENTURA CA 805 652-1000

Los Angeles County, Cal.
Stephen Schafer
November 8, 2007
Ventura, California
View looking northeast
Photo No. 11

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STEPHEN SCHAFER
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VENTURA CA 805 652-1000

Garment Capitol Building
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Stephen Schafer
November 8, 2007
Ventura, California
View looking northeast
on the southeast wall o
Photo No. 13











VENTURA CA 805 652-1000

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to No. 16

PHOTOGRAPHER
STEPHEN SCHAFER
NOV 0 7
VENTURA CA 805 652-1000

rment Capitol Building
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neral views of the 12th floor looking north
to No. 18

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
General view of the 8th
Photo No. 17

Garment Capitol Building
Los Angeles County, California
Stephen Schafer
November 8, 2007
Ventura, California
northwest at the stair well located adjacent to
elevators

PHOTOGRAPHER

19-173240


KENPO
BIG SALE
Maple


ITALIAN CORNER
FASHION FOR MEN
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217
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110v DUTY
220v FREE

County, California
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view looking northwest at East 8th Street.
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PHOTOGRAPHER
STEPHEN SCHAFER

NOV 0 7

VENTURA CA 805 652-1000

Los Angeles County, Ca
Stephen Schafer
November 8, 2007
Ventura, California
Contextual view looki
Photo No. 20

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PHOTOGRAPHER
STEPHEN SCHAFER

NOV 0 7

ent Capitol Building
geles County, California

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # P-19-173221
HRI #
Trinomial
NRHP Status Code **3S, 3CS, 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 840 S. Santee Street (Map Reference No. 4-039)

P1. Other Identifier: Santee Public Garage, California Industries for the Blind

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1981 Township: 1S Range: 13W Section: 33 S.B. **B.M.**

c. Address: 840 S. Santee Street City: Los Angeles Zip: 90014

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5145-012-025

***P3a. Description:**

Located on Santee Street slightly southwest of East 8th Street in Downtown Los Angeles, the subject property is an approximately 0.39-acre rectangular parcel containing a six-story building constructed in 1926 as a public garage. The reinforced concrete building has a rectangular footprint and a flat roof with a parapet. Sited at the lot line with no setback, the building has a symmetrical façade featuring commercial storefronts at ground level. Metal roll-up security doors obscured view of several of the storefronts and/or entries. Above are multi-paned transom windows which appear to be steel sash. A wide horizontal belt or sign band with a cornice spans the width of the façade above the transom. The five stories above each feature industrial sash windows which are regularly spaced between pilasters that run from the first floor to the parapet. Prominent on the façade are arched tripartite windows in three bays. Although not clearly visible from the public right-of-way, the tops of the pilasters feature incised decoration which emphasizes the building's verticality, and the parapet features various gables which refer to the pointed arch motif. Other areas of the building feature decorative elements in the Gothic Revival style such as: the ogee arch topped with a finial defining the primary entrance (a large vehicular opening centered on the façade); the central bay and pilasters decorated with ogee arches with reference to tracery or a foil.

The north and south elevations of the building display larger groupings of industrial sash windows. The east elevation was not visible from the public right-of-way. Alterations include the replacement of storefront windows and entry doors, and installation of metal roll-up security doors at the ground level. The scrolled ironwork surrounding the door at the northwest corner is also likely not original. Since the time of the property's last evaluation (by SurveyLA in 2016), fabric awnings that were once mounted above the storefronts have been removed.

***P3b. Resource Attributes:** HP7. 3+ story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northwestern façade, facing southeast, 2/7/2020.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1926 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
02/06/2020

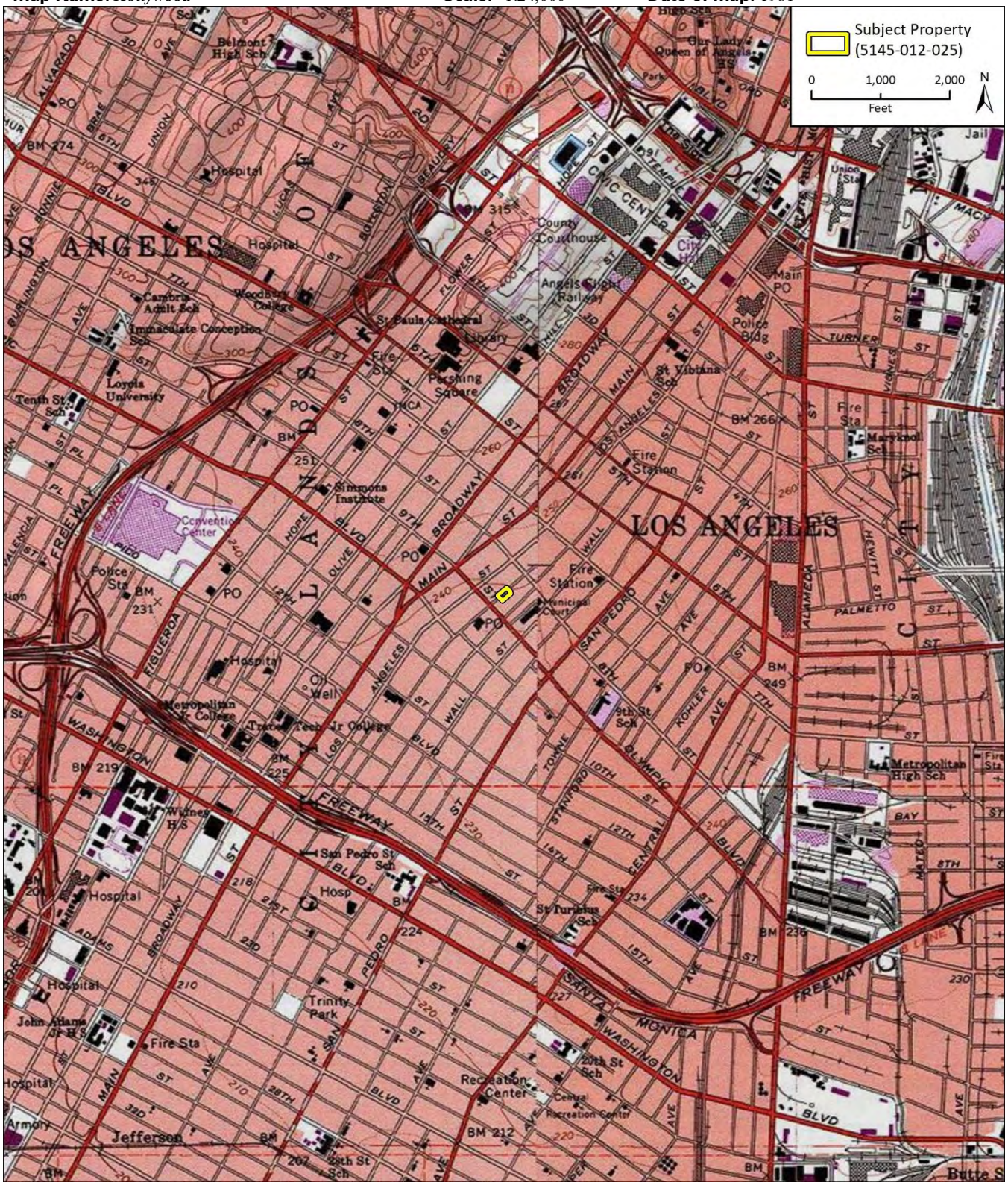
***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary # P-19-173221
DEPARTMENT OF PARKS AND RECREATION HRI#
LOCATION MAP
Trinomial

Page 2 **of** 4 ***Resource Name or #** 840 South Santee Street (Map Reference No. 4-039)
***Map Name:** *Hollywood* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 840 South Santee Street (Map Reference No. 4-039) ***NRHP Status Code** 3S, 3CS, 5S3

B1. Historic Name: Santee Public Garage, California Industries for the Blind
B2. Common Name: N/A
B3. Original Use: Parking garage B4.Present Use: Mixed-use
***B5. Architectural Style:** Gothic Revival
***B6. Construction Historv:**

The building was constructed in 1926 (Los Angeles County Assessor 2020). Building permit records show various interior tenant improvements have been completed over the years including enclosing stairway openings, closing the north penthouse wall, adding and removing interior partitions and adding restrooms. Other permitted work includes building 20 feet of wall to enclose a fire pump room and re-roofing (City of Los Angeles DBS). Visual observation indicates the storefront windows, doors, security doors and scrolled iron around an entry door are not original.

***B7. Moved?** ■ No □ Yes □ Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Burnett and Dodge b. Builder: Pinner Masonry and Construction Co.
***B10. Significance:** **Theme** Commercial Development/Commercial Development & the Automobile **Area** Downtown Los Angeles
Period of Significance 1926-1942 **Property Type** Parking structure **Applicable Criteria** A/1/1 and C/3/3

The subject property contains a 6-story building constructed as a public parking garage in 1926. The construction, undertaken by the business entity Santee Garage, Inc., was valued at $310,000. The garage was designed by architects Burnett and Dodge, and the contractor was Pinner Masonry and Construction Co. (City of Los Angeles DBS 1926). Archival research did not reveal any consequential information on either the architecture firm or the contractor.

In the late 1920s the property owner was listed variably as Santee Garage, Inc., L.A. Transfer Exchange, and F.F. Stetson. Mr. Stetson was a businessman; he and his partner T.J. Spencer had organized the Stetson-Spencer Can Company in 1902 which was later renamed the Los Angeles Can Company. At one time the company plant occupied a full city block located near what is today Lincoln Heights (Hunt 1932).

By the early 1940s the subject property had changed hands, and then-owner Dr. C. W. Castle utilized the building primarily as a storage warehouse. In 1949 the property owners, Leff & Friedman, leased it to the State of California, and the building was converted for use as an industrial workshop for the blind. Permits show the garage was altered to a loft building; work included adding new stairways, rails, elevators, partitions, toilets, a roof shelter for the blind workers, and painting (City of Los Angeles DBS, various). Irving J. Leff and Maurice H. Friedman were involved in Los Angeles area real estate/development, and were once partners in the New Frontier Hotel in Las Vegas (*Reno Evening Gazette* 1955; Radio KIYQ 2014). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

Aronson, Bud. 1964. "California's Blind Workers Show Vision", in *The Blind American*, vol. IV, no. 2, April 1964. Published by The American Brotherhood for the Blind, Berkeley, California. https://www.nfb.org/images/nfb/publications/bm/bm64/ba64-apr.html

California School for the Blind. N.D. "History 1860-1950". Accessed February 7, 2020 at https://www.csb-cde.ca.gov/about/history/

City of Los Angeles Department of Building and Safety (DBS). Building permits on file for 840 S. Santee Street. Accessed at http://ladbsdoc.lacity.org/idispublic/

Hunt, Rockwell. 1932. *California and Californians.* Lewis Publishing Co., Los Angeles

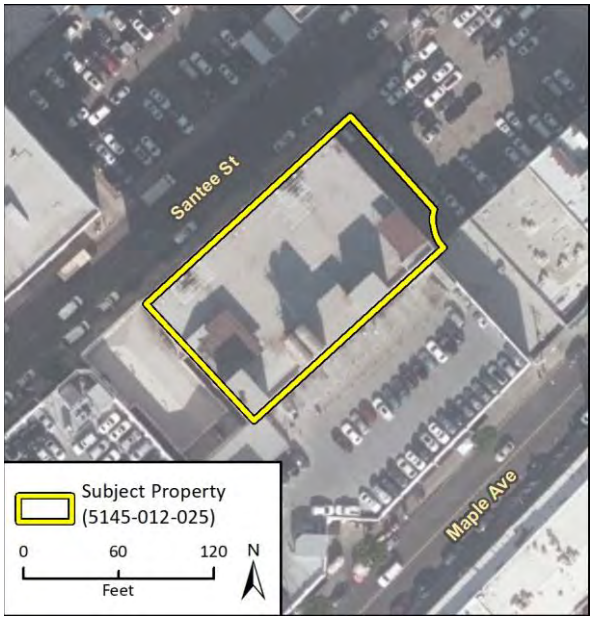
Jenkins, Allen. 1956. "On the Attitudes and Activities of the Organized Blind". Manuscript. University of California, Berkeley.

Los Angeles City Directories. 1926-1948. Ancestry.com. Accessed February 2020.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed February 2020.

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** February 6, 2020

(This space reserved for official comments.)



B10. Significance, continued:

Various institutions and agencies have been established to provide assistance to the blind, beginning in Europe and continuing in the United States. In California, the California School for the Blind was officially created in 1921 but had its beginnings in an organization established in the 1860s (California School for the Blind, N.D.). The California Council for the Blind was established in 1934, and the National Federal of the Blind was established in 1940. California's Bay area in particular supported a strong movement towards the self-organization of blind persons to promote the idea they could become independent and self-supporting given the appropriate training and job opportunities (Jenkins 1956).

California Industries for the Blind, originally overseen by the State Department of Institutions and later the State Department of Education, came to operate several facilities throughout California including in Oakland, San Jose, San Diego, San Francisco, Berkeley and Los Angeles (Jenkins 1956; National Industries for the Blind 1967). The Oakland facility appears to have been established as early as 1886 and the San Diego facility in 1938 (Redkey 1961; U.S. Government Printing Office 1980). Blind individuals employed at these facilities, referred to as sheltered workshops, manufactured various products including brooms and mattresses (*Los Angeles Times* 1949 and 1954; Aronson 1964).

California Industries for the Blind had earlier operated their workshop at 1024 Santee Street but outgrew the facility. Newspaper accounts indicate the State Public Works Board voted to purchase the property at 840 Santee Street in late 1949 while it was being leased and the tenant improvements were being completed. The Board planned to sell its earlier workshop facility (*Los Angeles Times* 1949). California Industries for the Blind continued operating at the 840 Santee Street location until approximately the late 1970s (City of Los Angeles DBS, various). By 1978 the property began being converted to office use. Over the next few years, new owners listed variably as Bill Fox, Rhodes of California and Isaac Cohen completed interior tenant improvements to this end. The building appears to have continued to support office as well as warehouse space for wholesale businesses in the early 1990s. Between the mid-1990s and the early 2000s the property owner was listed as Neal Loeb, or Stanley Loeb and the Jerry Loeb Trust. By 2010 the property had changed hands to EFS Group LLC who utilized the building as an office/retail/ computer supporting facility (City of Los Angeles DBS, various).

Archival research failed to identify consequential information about other previous former owners or occupants. The California Industries for the Blind was a long-term tenant at the property, but the organization operated several other facilities throughout the state. Based on current research, the property does not appear to be significant in this context; it was not the first facility of its kind nor does it appear to have any greater distinction among these facilities. However, additional research may be warranted.

The subject property is listed in the California State Office of Historic Preservation Historical Resources Inventory (HRI) with a status code of 3S ("Appears eligible for the [National Register] as an individual property through survey evaluation"). A records search conducted through the South Central Coastal Information Center did not produce previous documentation associated with the property. The subject property was also previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Evaluated within the thematic group Commercial Development and the Automobile, 1910-1980/The Car and Car Services, 1910-1960s, the property was recommended eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument (HCM) under Criteria A/1/1 and C/3/3. It was cited as an excellent example of a 1920s parking structure in Downtown Los Angeles and one of the earliest known examples of a parking structure in the city.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, the only noticeable alteration has been the removal of fabric awnings over the storefronts. The current study concurs with the previous survey recommendations that the property is eligible for federal, state, and local designation under Criteria A/1/1 as an excellent example of an early parking structure in Los Angeles, and under C/3/3 as it demonstrates the distinctive characteristics of the Gothic Revival style. Research conducted for this study did not indicate the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). Additionally, a review of available evidence and records search results did not indicate that it may yield information important to history or prehistory (Criteria D/4). The property's period of significance is 1926-1942, corresponding with its date of construction and the approximate date when the property is known to have been discontinued being used as a parking garage. The subject property retains integrity of location, association, design, materials, setting, workmanship, and feeling. The historic property's boundary is defined by its legal parcel boundaries, as the building footprint appears to occupy the entire parcel.

B12. References, continued:

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Los Angeles Times. 1949. "Board Decides to Buy Blind Workshop Site", 9 September. Newspapers.com, accessed February 2020.

Los Angeles Times. 1954. "Buena Park Lions Will Sell Brooms as Benefit", 9 May. Newspapers.com, accessed February 2020.

National Industries for the Blind. 1967. Annual Report: 1967. New York, New York. Accessed February 7, 2020 at Archive.org

Radio KIYQ. 2014. "The New Frontier Hotel". 18 June. https://www.kiyq.org/2012-european-shows-announced/ Accessed February 7, 2020.

Redkey, Henry. 1961. "Directory of Workshops for the Handicapped", developed by the Office of Vocational Rehabilitation.

Reno Evening Gazette. 1955. "License Granted Six Hotel Owners", 6 May. Newspaperarchive.com. Accessed February 7, 2020.

U.S. Government Printing Office. 1980. "Hearings before the Subcommittee on Labor Standards of the Committee on Education and Labor House of Representatives 96th Congress, Second Session", Washington, D.C., May 14 and 15, 1980. Accessed on books.google.com

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1614 East 7th Street (Map Reference No. 5-001)

P1. Other Identifier: Greyhound-Los Angeles

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 1S Range: 13W Section: 34 S.B.**B.M.**

c. Address: 1614 East 7th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5166-034-008

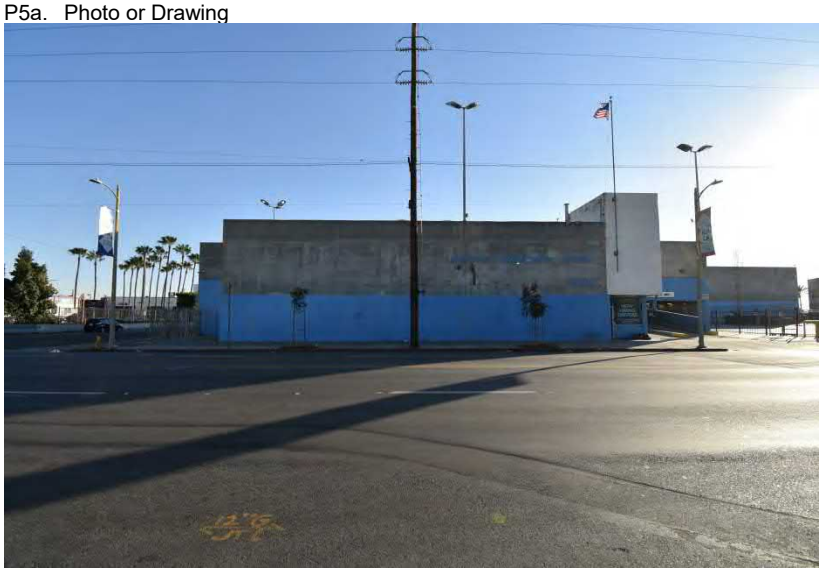
***P3a. Description:**

The subject property is a large rectangular parcel that occupies the entire block between Channing Street, Lawrence Street, East 7th Street and East 7th Place in downtown Los Angeles. The property includes one large utilitarian building, the Greyhound Maintenance Center. The Maintenance Center is a single-story, formed-concrete building that features a roughly L-shaped footprint. The building occupies much of the property; however, its northwest corner is occupied with a large, rectangular, partially fenced and paved parking lot. Constructed in 1969, the building displays exposed formed-concrete walls. While window openings are minimal, wide bay openings line its elevations. Bay openings allow vehicular entry into large interior spaces that feature open plans, appropriate for various forms of vehicle maintenance performed on the property. The primary (north) elevation features a single metal-framed commercial door accented above with a single-light transom. Also included on the north elevation are vehicle entry and exit ramps, which allow access to the building's flat roof, used for employee parking. The property is in good condition.

***P3b. Resource Attributes:** HP6. Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North (primary) elevation; south-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1969 (LADBS 1969)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

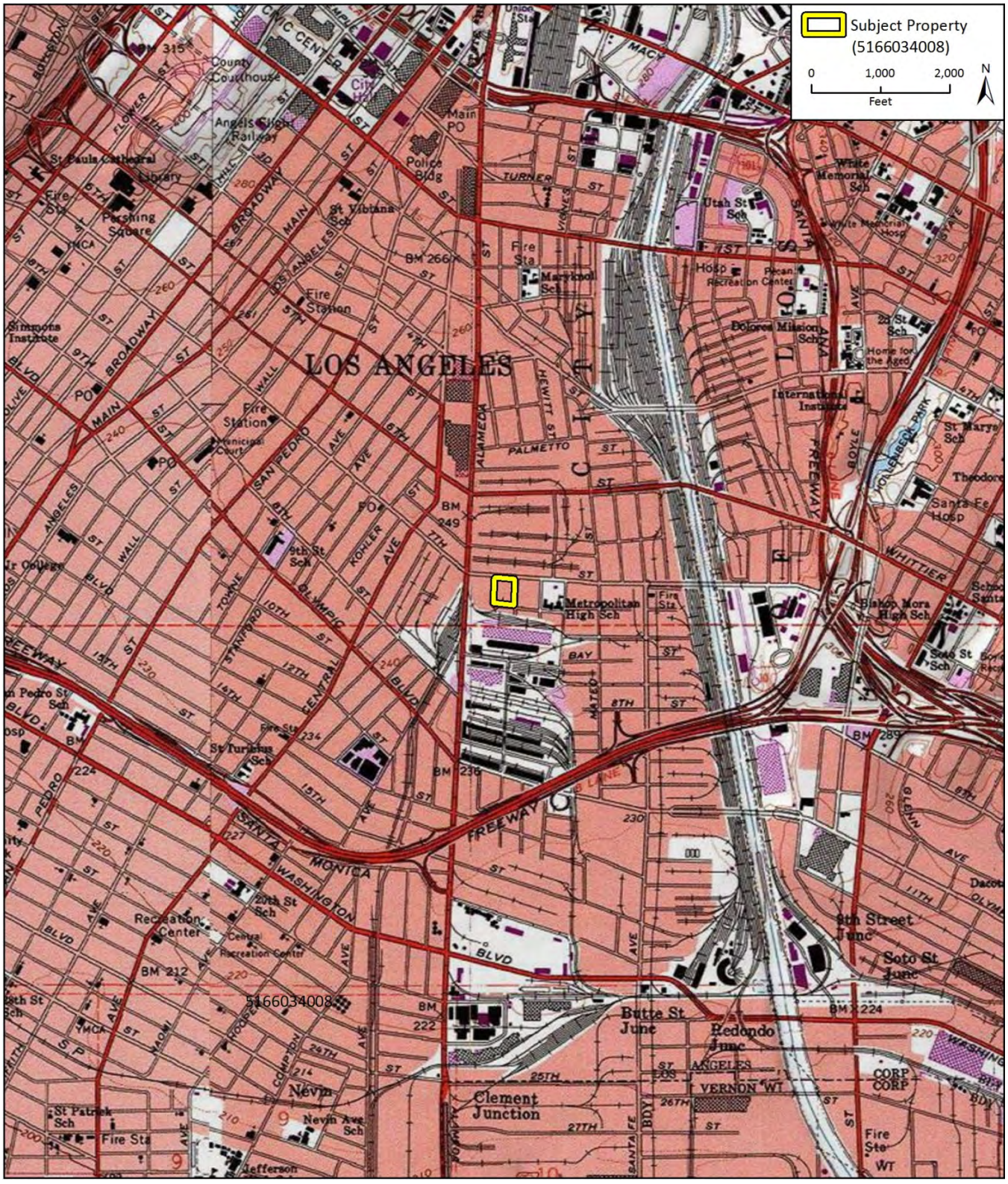
LOCATION MAP

Trinomial

***Resource Name or #** 1614 East 7th Street (Map Reference No. 5-001)

***Map Name:** *Los Angeles*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1614 East 7th Street (Map Reference No. 5-001) ***NRHP Status Code** 6Z

B1. Historic Name: Greyhound Maintenance Center
B2. Common Name: N/A
B3. Original Use: Bus service facility B4. Present Use: commercial (auto sales and service)
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
The building on the subject property was constructed in 1969; it appears largely unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Kenneth R. Swift (architect) Reiss & Brown (engineer) b. Builder: Emile R. Wohl Construction
***B10. Significance:** **Theme:** N/A **Area:** N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was constructed by Western Greyhound Lines in 1969 to accommodate 'bus repair and driver guest rooms (LADBS 1969).' The construction of the facility was concurrent with Greyhound's expansion both locally and generally in the Western United States. In 1967, Greyhound opened a large bus terminal within the three-story travel center shared with the Los Angeles Rapid Transit District, located at West Los Angeles and 6th Streets in Downtown Los Angeles. The facility was designed by Kenneth R. Swift, who also designed the Greyhound & RTD Terminal. Swift designed various projects, including commercial, institutional and residential, throughout the Los Angeles region, primarily in the 1950s and 60s. (LADBS var; Newspapers.com var.)

The subject property is recommended eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

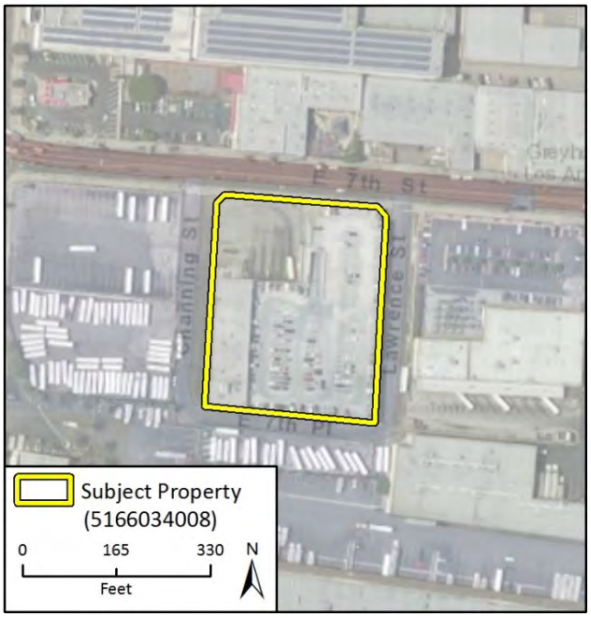
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed December 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 6, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 780 South Alameda Street (Map Reference No. 5-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 3 S.B.**B.M.**

c. Address: 780 South Alameda Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5166-031-015

***P3a. Description:**

The subject property is a large irregularly-planned parcel that includes one roughly 70,000 square foot warehouse building constructed in 1971. Designed in a utilitarian style, the single-story building features an irregular plan, precast concrete walls painted dark grey and a flat roof. Window openings are minimal throughout. Its south elevation is lined with bay door openings and a concrete loading dock sheltered with a metal overhang. A metal overhang additionally shelters the length of the north elevation. The building is set back from Alameda Street and surrounded with pavement; the parcel is enclosed with a tall metal fence. The building is in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; southeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1971 (LADBS 1971)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

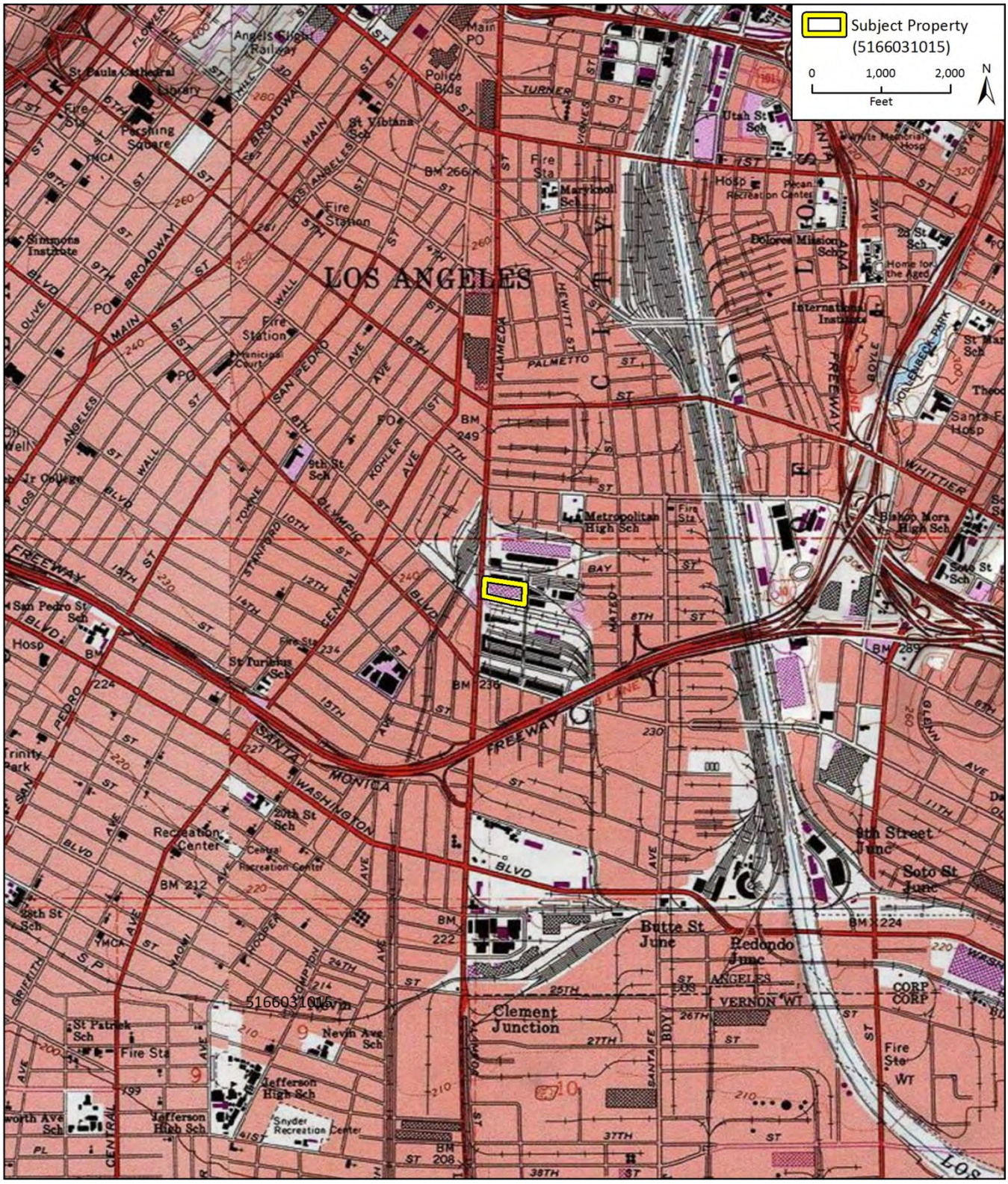
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 780 South Alameda Street (Map Reference No. 5-002)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 780 South Alameda Street (Map Reference No. 5-002) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: Industrial (warehousing, distribution, storage)
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
The building on the subject property was constructed in 1971 (LADBS 1971). Alterations appear minimal.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Russ Connors Associates (Engineer) b. Builder: Keller and Grant (Contractor)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property includes one large utilitarian warehouse building constructed in 1971 G & O Leasing. The building was engineered by Russ Connors Associates and constructed by contractor Keller and Grant. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

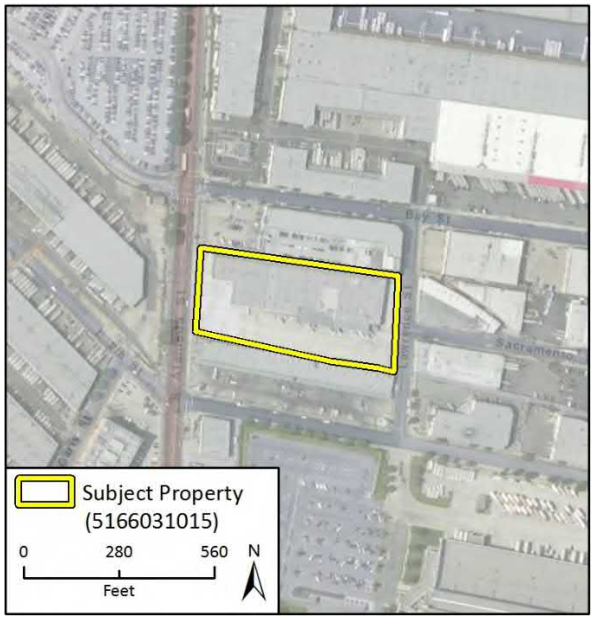
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Available at: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel Rincon Consultants
***Date of Evaluation:** November 17, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S;3CS;5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Air Raid Siren No. 189 (Map Reference No. 5-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 12W, Section N/A S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Southwest corner of East 8th and McGarry streets.

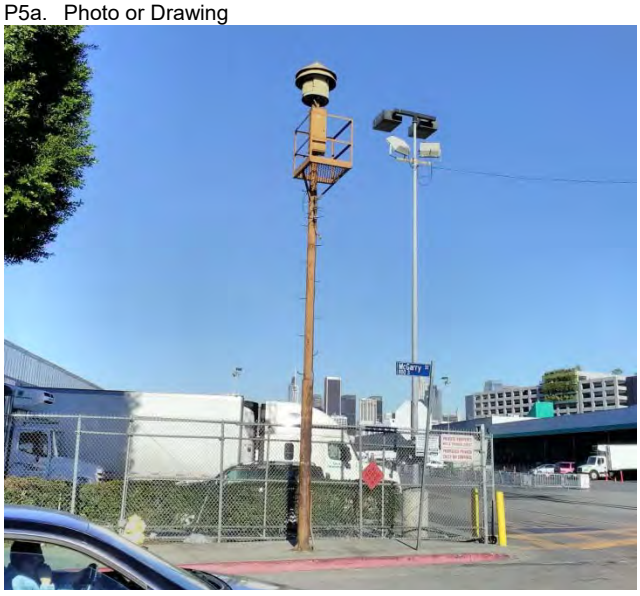
***P3a. Description:**

The subject resource is Air Raid Siren No. 189, a pole-mounted outdoor warning siren. Known colloquially as a "flattened birdhouse"-type siren, its make and model siren unit are unknown. It features a single- or dual-tone siren encased in a cylindrical steel housing with a conical top and downward sloping cowling that parallels the plane of the top. A freestanding steel pole measuring an estimated 30' in height and 10-12" in diameter supports the siren and a service platform fabricated with steel rails and a steel-grate floor. A series of pole steps begins at about 10' above ground level. The resource is located along the sidewalk near the southwest corner of McGarry and East 8th streets. It appears unaltered and is in good condition.

***P3b. Resource Attributes:** HP39. Other (outdoor warning siren)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1956 (est.) (*LAT* 3/10/1956)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

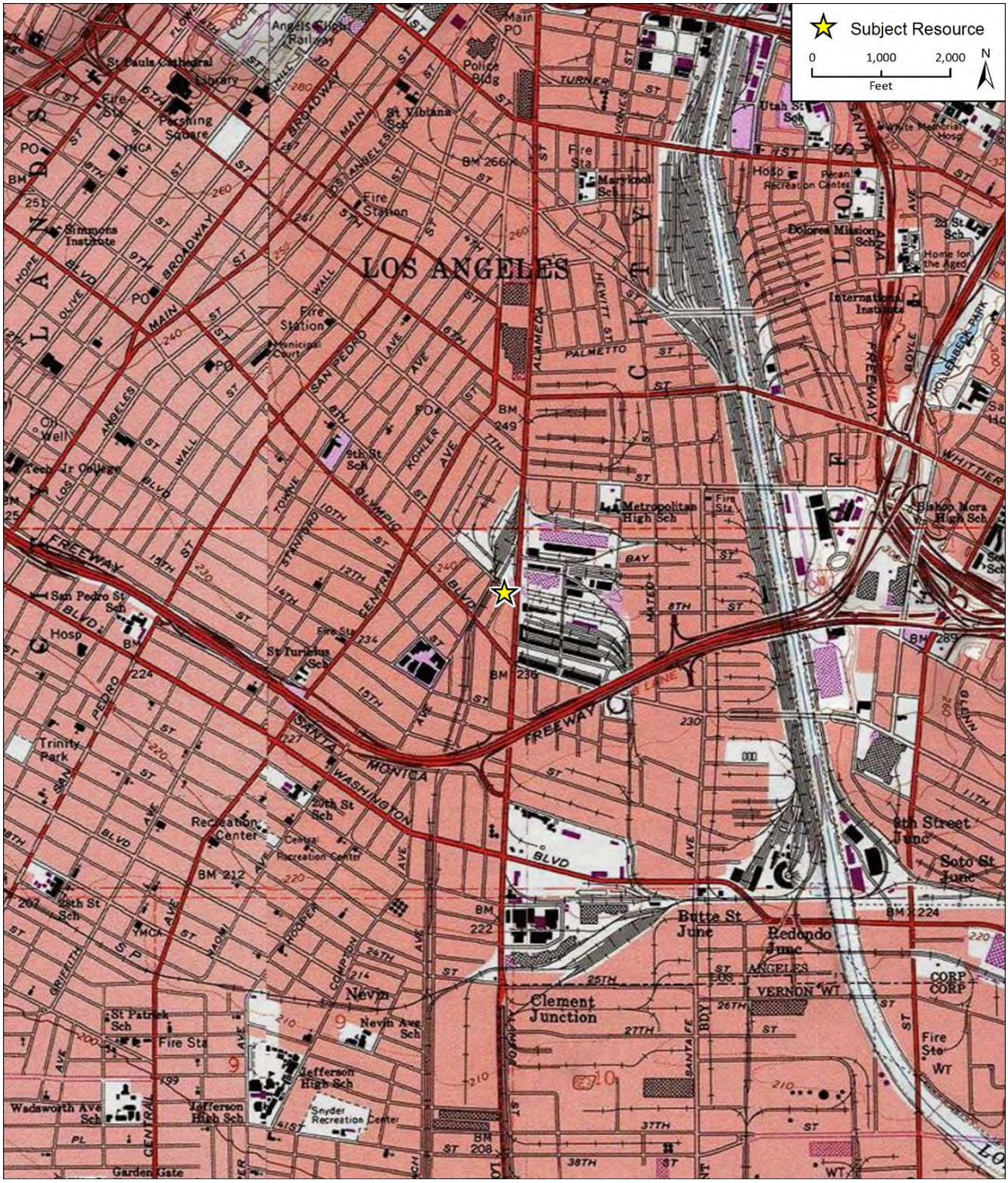
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Air Raid Siren No. 189 (Map Reference No. 5-003)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Air Raid Siren No. 189 (Map Reference No. 5-003) ***NRHP Status Code** **3S;3CS;5S3**
Page 3 **of** 5

B1. Historic Name: Air Raid Siren No. 189
B2. Common Name: N/A
B3. Original Use: Air raid siren B4. Present Use: Air raid siren
***B5. Architectural Style:** N/A
***B6. Construction History:**

The subject air raid siren was likely constructed ca. 1956 (*LAT* 3/10/1956).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Air Raid Sirens and Civil Defense, 1939-1960 **Area** Central City Community Plan Area
Period of Significance ca. 1956-1985; ca. 1956 **Property Type** Air Raid Siren **Applicable Criteria** A/1/1; C/3/3

The subject resource is Air Raid Siren No. 189, a "flattened birdhouse"-type warning siren mounted on a freestanding pole. Its estimated date of construction is ca. 1956. The apparent need for outdoor warning sirens grew during World War II and the Cold War, after the federal government expanded civil defense measures to preserve lives in the case of airborne military attacks on the United States. In anticipation of American participation in World War II, local officials in Los Angeles installed the city's first air-raid sirens by May 1941 (LAT 5/2/1941). In January 1942, following the United States' entry into the war, local officials formulated a plan to install as many as 370 sirens on public buildings and traffic signal poles throughout the city and outlying areas. That month, the City placed orders totaling $47,000 for 204 sirens supplied by the Federal Electric Corporation and the American Fire Equipment Company. In March 1942, the *Los Angeles Times* reported sirens had been installed in the city at a rate of eighteen per day over an unspecified period (LAT 1/15/1942; 1/17/1942; 3/5/1942).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Air Raid Siren Wiki. "SD-10." https://wiki.airraidsirens.net/SD-10. 2019. Accessed April 2019.

Cohen, Wilbur J. and Evelyn F. Boyer. N.d. Federal Civil Defense Act of 1950: Summary and Legislative History. [electronic document.] https://www.ssa.gov/policy/docs/ssb/v14n4/v14n4p11.pdf.

Cold War: L.A. "L.A.'s Civil Defense Sirens." [web site.] 2013. http://www.coldwarla.com/sirens.html. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

(See continuation sheet.)



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 15, 2019

(This space reserved for official comments.)

B10. Significance (continued):

Following the conclusion of World War II, the city's civil-defense warning system was turned off. However, the detonation of the Soviet Union's first atomic weapon in August 1949 renewed concerns about preparedness. The Federal Civil Defense Administration (FDCA) was established in 1950 to coordinate and subsidize civil defense measures that included educational campaigns and grants for the construction of civil-defense infrastructure (*LAT* 4/29/2007; Cohen and Boyer n.d.). Because federal subsidies for the construction of sirens and other civil-defense infrastructure were delayed, Los Angeles Mayor Fletcher Bowron directed the City to act on its own. As an interim measure, local authorities revived the city's World War II-era warning system, reactivating 80 sirens that had been installed across Los Angeles in the 1940s (*LAT* 12/2/1950; 2/21/1951). In 1956, the City received its first state and federal grants for the expansion of Los Angeles's civil-defense siren system. Under the $491,000 program, 1966 sirens mounted on 30-foot freestanding metal poles were erected. A metal housing was mounted over each siren as protection from tampering inclement weather. Fifty existing sirens were modified to produce the two-tone alarm required by the FDCA. Sirens across the system could be triggered simultaneously over the telephone lines. Contracting firm Fischbach and Moore installed the new sirens (*Valley News* 3/11/1956; *LAT* 3/10/1956).

FSSC began producing the Model SD-10 siren in the 1950s, when the model was commonly installed as civil defense air raid siren (FAEEM 2012). Its widespread use was partially attributable to its dual-tone capability, which met civil defense regulations enacted by the federal government in 1954 (Cold War: LA 2013; Air Raid Sirens Wiki 2019). The subject resource is presumed to have been erected in the 1950s, although its construction date is cited elsewhere are 1940 (SurveyLA 2016).

Los Angeles's air-raid sirens remained in operation through the mid-1980s. For about three decades, the sirens were sounded in regular tests that took place at 10:00 AM on the final Friday of every month. However, by the early 1980s, some local officials regarded the sirens as "virtually useless" (*LAT* 1/261982; 4/29/2007). Not only did many residents not understand what the signals were intended for, but also maintenance had become impractical due to the loss of federal grants and the increasing difficulty of finding replacement parts. In addition, new capabilities for launching missiles from submarines so reduced warning times such that a safe evacuation had become unfeasible. Moreover, a 1982 study found that about 30 percent of the city's sirens were not functional. The warning system was switched off countywide in 1983. Although some structurally unsound units were removed, officials deemed a system-wide removal too expensive and left most sirens in place (*LAT* 1/26/1982; 4/2/1989; 4/29/2007).

The subject resource, Air Raid Siren No. 189, was recorded and evaluated in 2016 as part of SurveyLA, a citywide historic resources survey for the City of Los Angeles. SurveyLA recommended Air Raid Siren No. 189 eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Los Angeles Historic-Cultural Monument. Evaluated under the thematic group Military Institutions and Activities, 1850-1980/Air Raid Sirens and Civil Defense, 1939-1960/Air Raid Siren, the subject property was recommended eligible under Criteria A/1/1 for its associations with World War II and Cold War military infrastructure and C/3/3 as an example of a wire-spool-type siren on a freestanding pole (SurveyLA 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, as a result of the survey and research conducted for this study, Air Raid Siren No. 189 is recommended eligible for listing in the NRHP, CRHR, and for local designation. Under Criteria A/1/1, it is significant for its association with the operation of Los Angeles' Cold War-era civil-defense warning system. Its period of significance begins ca. 1956 with the subject resource's construction and concludes in 1985 when monthly testing of sirens ceased and the system was deactivated. Under Criteria C/3/3, it is significant as a good, intact example of a civil-defense warning siren. Character-defining features include the freestanding metal pole and "flattened birdhouse"-type siren and housing. Its period of significance under these Criteria is ca. 1956, its estimated date of construction. The resource's boundary is coextensive with its footprint. This boundary encompasses the entire structure and excludes all nearby areas, which do not contribute to its historical significance. Located in a densely developed section of downtown Los Angeles, the building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles Times (*LAT*)

1941. "Council Balks at Raid Sirens to Advertise Airport Bond Issue." May 2.
1942. "City May Be Blanketed by 370 Air-Raid Sirens." January 15.
1942. "First Air-Raid Sirens Here." January 17.
1942. "'Short' in Cable Causes Raid Alarm." March 5.
1950. "Mayor, Impatient, Acts to Speed L.A.'s Defense." December 2.
1951. "Bowron Seeks $54,000 for Air Raid Sirens." February 21.
1956. "First Siren Installed for New System." March 10.
1982. "30% of County Air Raid Sirens Inoperative." January 26.
1989. "Relics of cold War Era: Silent Air Raid Sirens Unwanted." April 2.
2007. "Long Silenced Air-Raid Sirens Are Relics from a Jittery Past." April 29.

Valley News. 1956. "Civil Defense Installs First 'Woofer' in Van Nuys Area." March 11.

Wirechief.com. "Air Raid Sirens, Los Angeles Area." [web page.] 2012. http://www.wirechief.com/sirens/list.htm. Accessed April 2019.



Address: Grand Ave and Cesar E. Chavez Ave, southwest corner
Name: Air Raid Siren No. 12
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “wire spool” type on a freestanding pole; associated with World War II and Cold War military infrastructure.



Address: 8th St and McGarry St, southwest corner
Name: Air Raid Siren No. 189
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Air raid siren; “flattened birdhouse” type on a freestanding pole; associated with World War II and Cold War military infrastructure.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1753 East Olympic Boulevard (Map Reference No. 5-004)

P1. Other Identifier: Western Electric Company

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1753 East Olympic Boulevard, 800 McGarry Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-010-012

***P3a. Description:**

The subject property consists of two multi-story daylight factory buildings possessing similar designs. Building 1 (800 McGarry Street), the larger of two, occupies the north end of the parcel. Irregular in plan, the five-story building sits on a concrete foundation and is capped by a flat roof sheathed in composition roofing sheets. Its exterior walls are of structural reinforced concrete construction. Windows are almost exclusively steel industrial sashes. Entrances are located on all four elevations and feature glazed commercial, solid wood or metal double, and metal roll-up doors. The concave east elevation follows the contour of a rail spur that was once located adjacent to the building. Loading docks are located on the ground level on the north and south elevations.

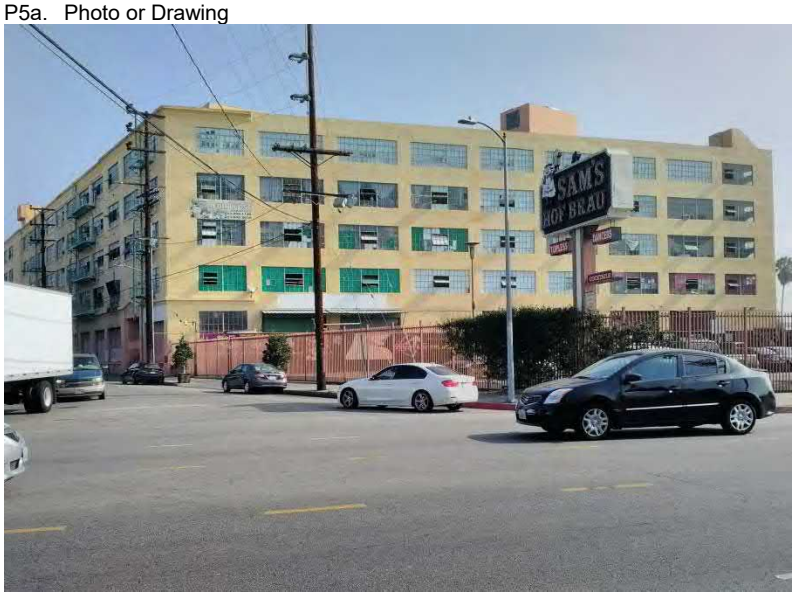
Located on the south end of the parcel, Building 2 (1753 East Olympic Boulevard) shares many of its counterpart's design features, including its structural concrete walls and extensive use of industrial sash windows. However, the four-story, rectangular-plan building occupies a substantially smaller footprint than Building 1.

The property occupies most of the block on which it is situated and includes frontages on all four adjacent streets. Its level terrain is sparsely landscaped, with only a few young trees and palms planted along its east side. A paved parking lot and loading area dominate the east side of the parcel. Both buildings have substantially retained integrity to their original construction and are in good condition. Alterations to both buildings consist mostly of the installation of non-original entryways and the filling in of several door and window openings. In addition, four water tanks dating to the mid-twentieth century have been removed from Building 1.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Building 1, south and east elevations; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

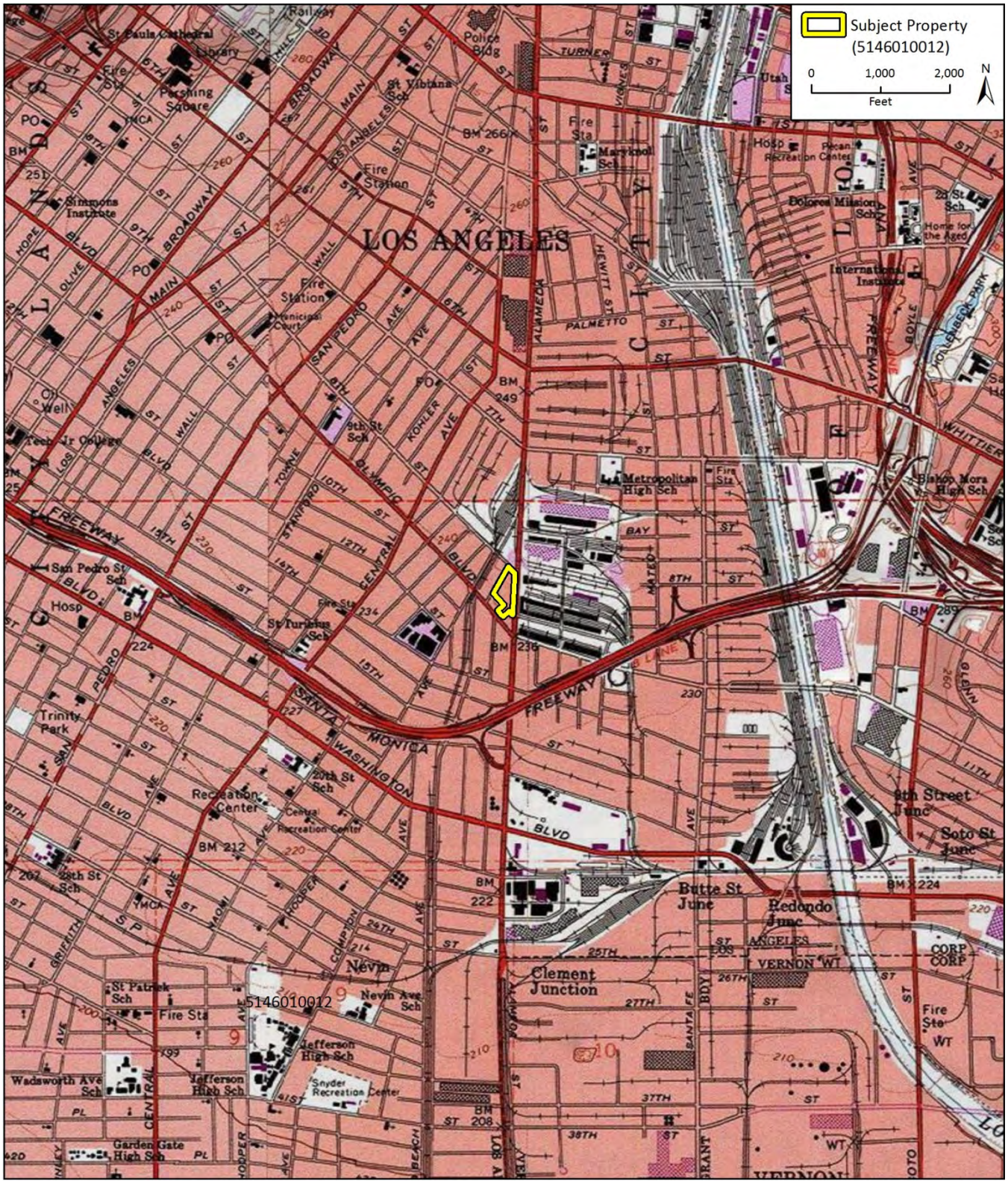
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1753 Olympic Boulevard (Map Reference No. 5-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1753 East Olympic Boulevard (Map Reference No. 5-004) ***NRHP Status Code** **3S; 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: Western Electric Company Property
B2. Common Name: Market District
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Vernacular, daylight factory
***B6. Construction History:**

The buildings were constructed in 1925 (LADBS 1925). Several first-floor door and window openings on Building 2 were filled in and a new entry constructed in 1973 (LADBS 1973). Several openings were also blocked over on Building 1 per visual observations. A commercial storefront entry was installed on Building 1 in recent years. Four water tanks dating to the mid-twentieth century have been removed from Building 1 per visual observations and historic aerial photographs.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Morgan, Walls, and Clements b. Builder: John M. Cooper
***B10. Significance:** **Theme** Industrial Design and Engineering, 1887-1965 **Area** Central City Community Plan Area
Period of Significance 1925 **Property Type** Daylight Factory **Applicable Criteria** C/3/3

Located at 1753 East Olympic Boulevard, the Western Electric Company property consists of two vernacular daylight factory buildings constructed in 1925 to serve as a manufacturing and distribution plant for the Western Electric Company, a manufacturer of telephone parts (SurveyLA 2016). The noted Los Angeles architectural firm Morgan, Walls and Clements designed the facility (SurveyLA 2016; LADBS 1925). Its constituent buildings typify the daylight factory building, which characteristically make use of ample windows, skylights, and specialized roof forms to capitalize on natural light. The facility was constructed within an emerging industrial corridor centered on Alameda Street and benefited from nearby railroad facilities connecting the plant with downtown Los Angeles and the harbor at San Pedro. Completion of the 10,000-square-foot factory and warehouse complex, plus an adjacent truck yard, significantly expanded Western Electric's productive capacity in Los Angeles (SurveyLA 2016).

While the building at 800 McGarry Street continued to house Western Electric until at least as late 1950s, its counterpart at 1753 East Olympic Boulevard was home to Northrup Aircraft by the 1940s and North American Aviation by 1958 (Newspapers.com 2019; LADBS 1958). Starting in the 1960s, the property was home to a succession of industrial and commercial interests including Blue Chip Stamp, A and E Plastik Pak, Advanced Chemical Technology, Chaffee Warehouse, and Kennedy Outdoor Advertising (LADBS var.; Newspapers.com. 2019).

See Continuation Sheet.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 16, 2019



(This space reserved for official comments.)

B10. Significance (continued):

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Evaluated under the Context/Theme/Property Type combination Industrial Development, 1850-1980/ Industrial Design and Engineering, 1887-1965/Daylight Factory, the property was recommended eligible for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument under Criteria C/3/3 as an excellent and intact example of a daylight factory in Los Angeles and as the work of the architecture firm Morgan, Walls, and Clements.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental In concurrence with SurveyLA, as a result of the survey and research conducted for this study, the property is recommended eligible for listing in the NRHP, CRHR, and for local designation under Criteria C/3/3 as an excellent example of a daylight factory plant with a period of significance of 1925, the year the buildings were constructed. The property is not recommended eligible for listing under any remaining criteria, however. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts. The buildings retain integrity of *location, association, design, setting, materials, workmanship* and *feeling*. The boundary is defined by the legal Los Angeles County Office of the Assessor parcel.

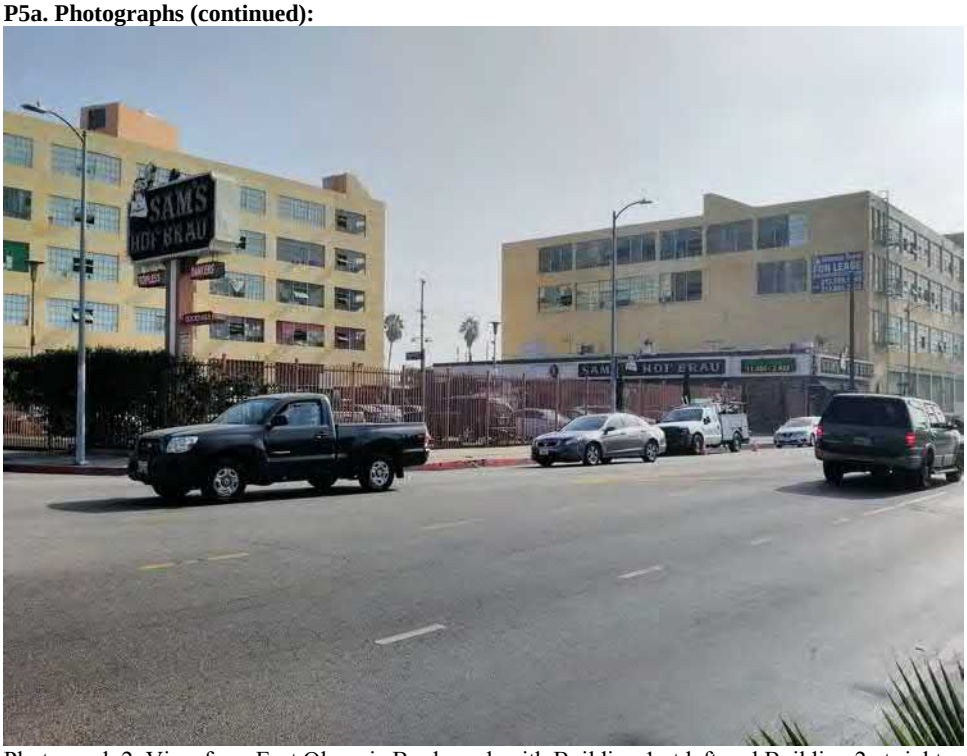
B12. References (continued):

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

P5a. Photographs (continued):



Photograph 2. View from East Olympic Boulevard, with Building 1 at left and Building 2 at right. Camera facing northeast.

Name: Western Electric Company



Description:

The Western Electric Company property (now known as Market District) is a 1920s industrial plant located in the industrial district of Downtown Los Angeles. The property occupies a large, flat parcel that is trapezoidal in shape and is bounded by 8th Street on the north, Olympic Boulevard on the south, Alameda Street on the east, and McGarry Street on the west.

The property is composed of two industrial buildings. Both buildings were erected in 1925, designed by the architectural firm of Morgan, Walls and Clements, and are vernacular in style. The larger of the two buildings, located at 800-822 McGarry Street, occupies the west side of the property and is five stories in height. The east façade of this building features a concave façade that may have been designed to maximize the amount of natural light entering the building. A smaller, four-story building is located to the south at 1753 Olympic Boulevard. Both buildings feature flat roofs with skylights, exposed concrete walls, and extensive industrial sash windows that are arranged in horizontal bands and wrap around all elevations of the building. Loading docks are located on the ground floor of each building.

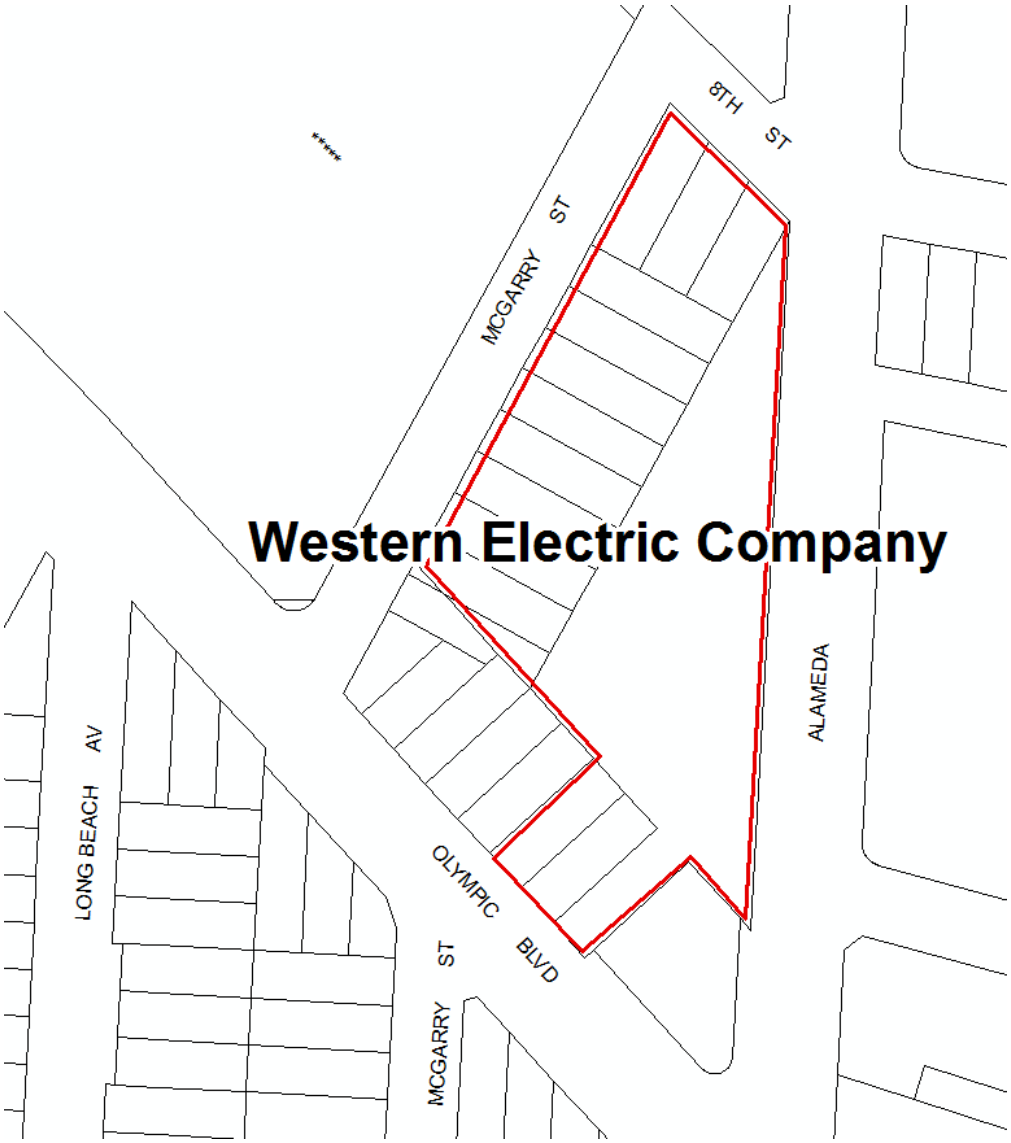
Most of the site is paved with asphalt and is spanned by a wrought iron perimeter fence. Alterations include the replacement of original doors, the addition of a perimeter fence, and limited window infill.

Significance:

The Western Electric Company property is an excellent example of a 1920s daylight factory complex in Downtown Los Angeles, exhibiting essential characteristics of the property type. Daylight factories are characterized by expansive industrial sash windows, skylights, and specialized roof forms designed to maximize the amount of light and ventilation reaching the interior prior to the widespread use of electric lighting and climate control. The period of significance has been identified as 1925, which is when the two buildings comprising the property were constructed.

The campus was developed as a manufacturing and distribution center for the Western Electric Company, which manufactured mechanical parts for telephones. While the company had an established presence in Los Angeles, it elected to construct a new, larger plant in the 1920s to accommodate its expanding operations. Plans to construct a new, multi-storied factory and distribution center at the intersection of Alameda and 8th Streets were announced in 1925. It joined a rising number of light and heavy industrial properties that were being developed along Alameda Street at this time, which had developed into a major industrial corridor that connected the railroad terminals and yards in Downtown Los Angeles with the port and harbor at San Pedro. The architectural firm of Morgan, Walls and Clements was selected to design the campus' two new buildings, which were constructed by builder John M. Cooper. When it opened in 1925, the campus provided more than 100,000 square feet of space and an adjoining truck yard, which enhanced the production capacity of the Western Electric Company.

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Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of a daylight factory, which is characterized by expansive industrial sash windows, skylights, and specialized roof forms designed to maximize the amount of light and ventilation reaching the interior prior to the widespread use of electric lighting and climate control. Exemplifies the distinctive design features of its type. Work of noted Los Angeles architects Morgan, Walls and Clements. This building was constructed as a factory and distribution center for the Western Electric Company, which manufactured telephone parts.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** 1731 East Olympic Boulevard (Map Reference No. 5-005)

P1. Other Identifier: Sam's Hofbrau

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1731-1751 East Olympic Boulevard City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5146-010-015

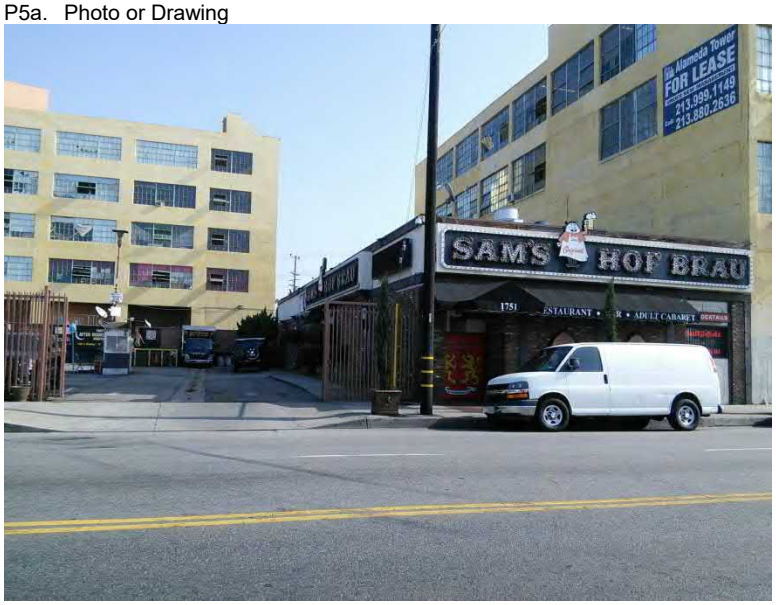
***P3a. Description:**

The subject property is a one-story vernacular commercial building. The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in rolled-on composition cladding. Stucco and brick veneer with false half timbering sheathe its concrete-block structural system. Windows are limited to a single fixed, metal or wood sash window of the front-facing south elevation. Entrances to the building are located on the south and west elevations and feature solid wood doors at the south-elevation public entry and a service entry of undetermined type on the west elevation. On the south and west elevations, prominent wall-mounted signage feature "Sam's Hof Brau" spelled out in channel letters and illuminated with incandescent bulbs. A two-sided post sign stands in the adjacent parking lot and includes the same features. The property is located on a level corner parcel and is landscaped with small shrubs along the frontage and on the west elevation of the building. The aforementioned parking lot occupies the west end of the property. Alterations include a rear (north) addition and commercial signage.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

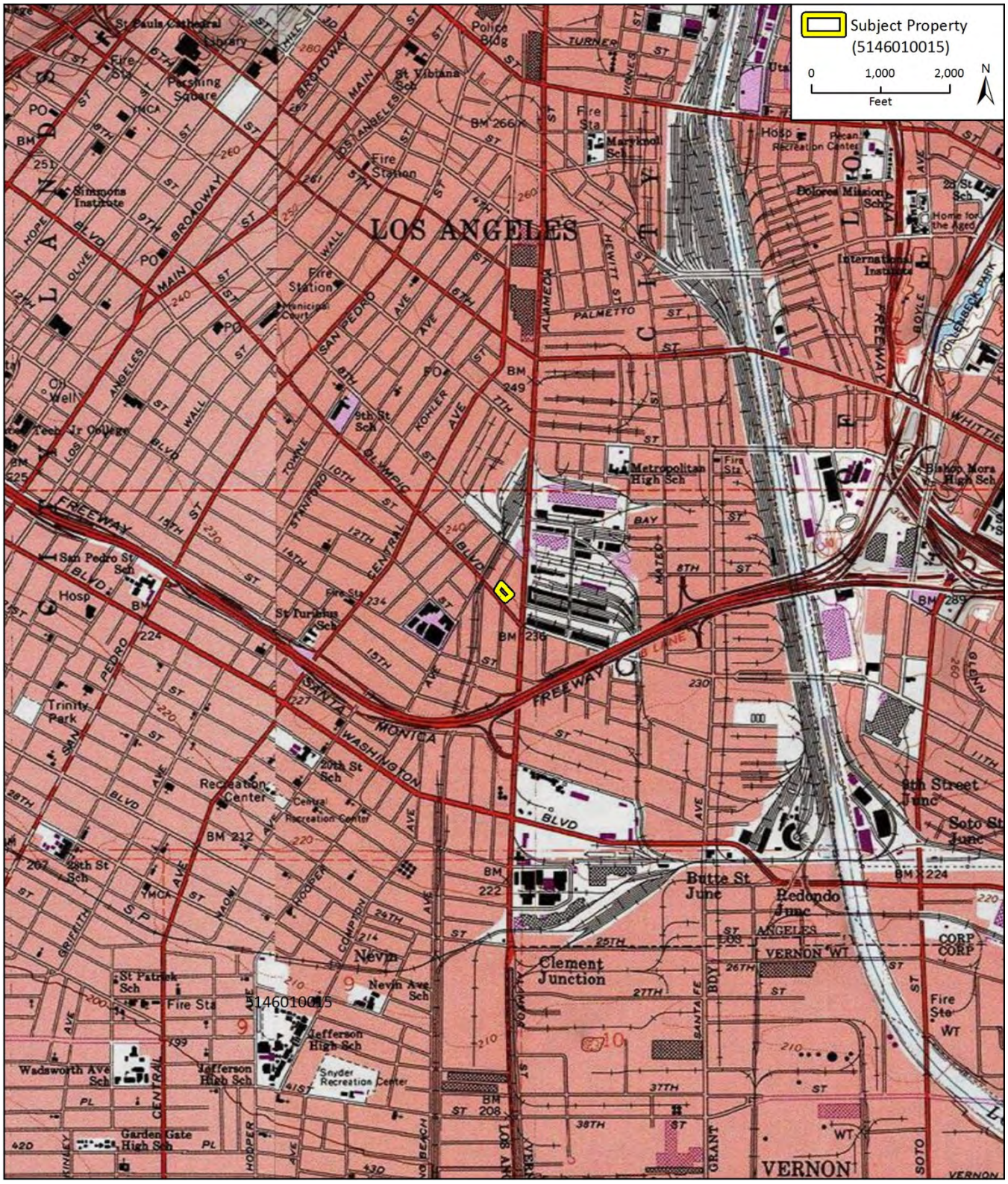
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1731 East Olympic Boulevard (Map Reference No. 5-005)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1731 East Olympic Boulevard (Map Reference No. 5-005) ***NRHP Status Code** 5S3

B1. Historic Name: Sam's Hofbrau
B2. Common Name: Sam's Hofbrau
B3. Original Use: Machine shop B4. Present Use: Nightclub
***B5. Architectural Style:** Commercial, vernacular
***B6. Construction History:**
According to Los Angeles Department of Building and Safety permits, the subject building was originally constructed in 1963. In or around 1969, commercial signage and related exterior ornamentation were added and the parking lot was paved.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Commercial Identity, 1850-1980 **Area** Central City Community Plan Area
Period of Significance 1969-1980 **Property Type** Commercial **Applicable Criteria** Local Criterion 1

Property owner Ben Zipkin developed the subject building in 1963 for use as a machine shop. Los Angeles City Directories list Punch Press Sales and MRC Machinery at this address in 1964 and 1966, respectively. In 1968 and 1969, Sam's Hofbrau (alternatively Sam's Hof Brau) acquired permits to construct a kitchen addition at the rear of the building and install new commercial signage (LADBS 1968). Established by Sam Gordon in the late 1950s, the German-style Sam's Hofbrau chain had been acquired by the Denny's restaurant chain by the time the subject building opened as a Sam's Hofbrau restaurant in 1969 (Newspapers.com 2019; Sam's Hofbrau 2019). In 1995, permits were secured to convert the restaurant to a nightclub with adult entertainment, which remains its present use (LADBS 1995). The property's current occupant has retained the Sam's Hofbrau name.

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. It was recommended eligible for individual listing as a Los Angeles Historic-Cultural Monument under Criteria 1 and the Context/Theme/Property Type combination Commercial Development, 1850-1980/Commercial Identity, 1850-1980/Commercial as the location of a long-term business important to the commercial identity of Los Angeles. The property was found to not meet significance thresholds for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).

(Continued)

B11. Additional Resource Attributes: N/A
***B12. References:**

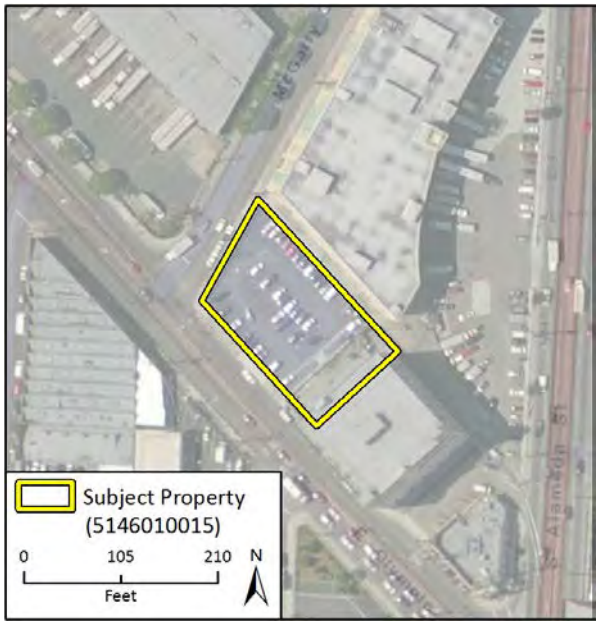
Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

(Continued)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 16, 2019



(This space reserved for official comments.)

B10. Significance (continued):

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, and as a result of the survey and research conducted for this study, the property is recommended eligible for local designation under Criteria 1. It is recommended ineligible for designation under all remaining criteria. It is not associated with any important events that would meet the thresholds for eligibility for the National or California Registers under Criteria A/1. It possesses no associations with persons significant in local, state, or national history (Criteria B/2/2). It is building is a relatively ordinary example of a vernacular commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic district.

B12. References (continued):

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

Sam's Hofbrau. "About Us." [website]. 2019. https://www.originalsamshofbrau.com/about-us.Accessed April 2019.



Primary Address:	1751 E OLYMPIC BLVD
Other Address:	846 S MCGARRY ST 1731 E OLYMPIC BLVD 1739 E OLYMPIC BLVD 1741 E OLYMPIC BLVD 1743 E OLYMPIC BLVD
Name:	Sam's Hof Brau
Year built:	1969
Architectural style:	Commercial, Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Significant as the long-term location of a business important to the commercial identity of Downtown Los Angeles. Sam's Hof Brau, once part of a chain of eateries distinguished by its Bavarian-themed decor, has been in continuous operation at this location since 1969. Building includes two signs: a wall-mounted facade sign and a freestanding pole sign, both with incandescent bulb illumination and distinctive iconography. The resource appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 942-944 Long Beach Avenue (Map Reference No. 5-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 942-944 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-023-014 (942) & 5130-023-013 (944)

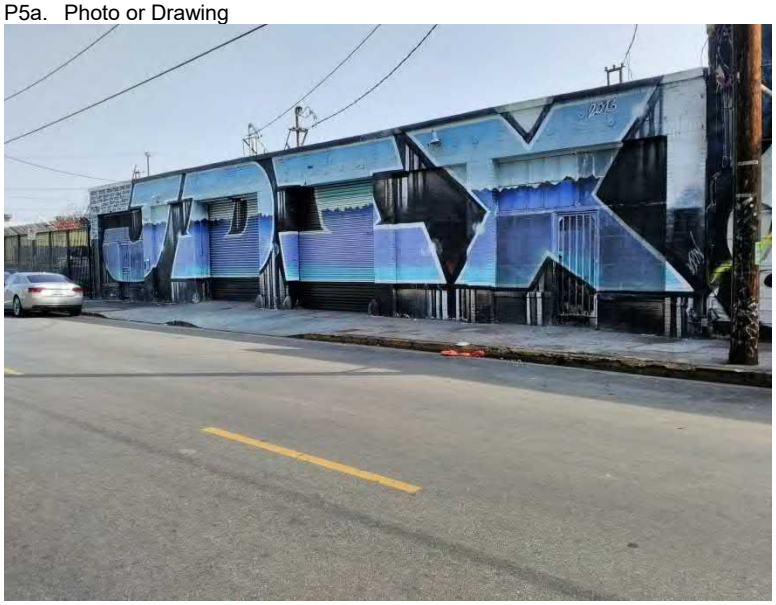
***P3a. Description:**

Located on Long Beach Avenue between East Olympic Boulevard and East 14th Street in Southeast Los Angeles, the subject properties are warehouse buildings constructed in 1928. The single-story, rectangular-planned buildings display brick veneer walls laid in a simple decorative pattern. A mural has been applied to the brick wall. Large bay openings line the primary (west) elevation. A double trussed roof tops the building. Visible alterations include the infill of several bay door openings on the building's primary elevation. The buildings are in good condition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (LADBS 1928)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 23, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

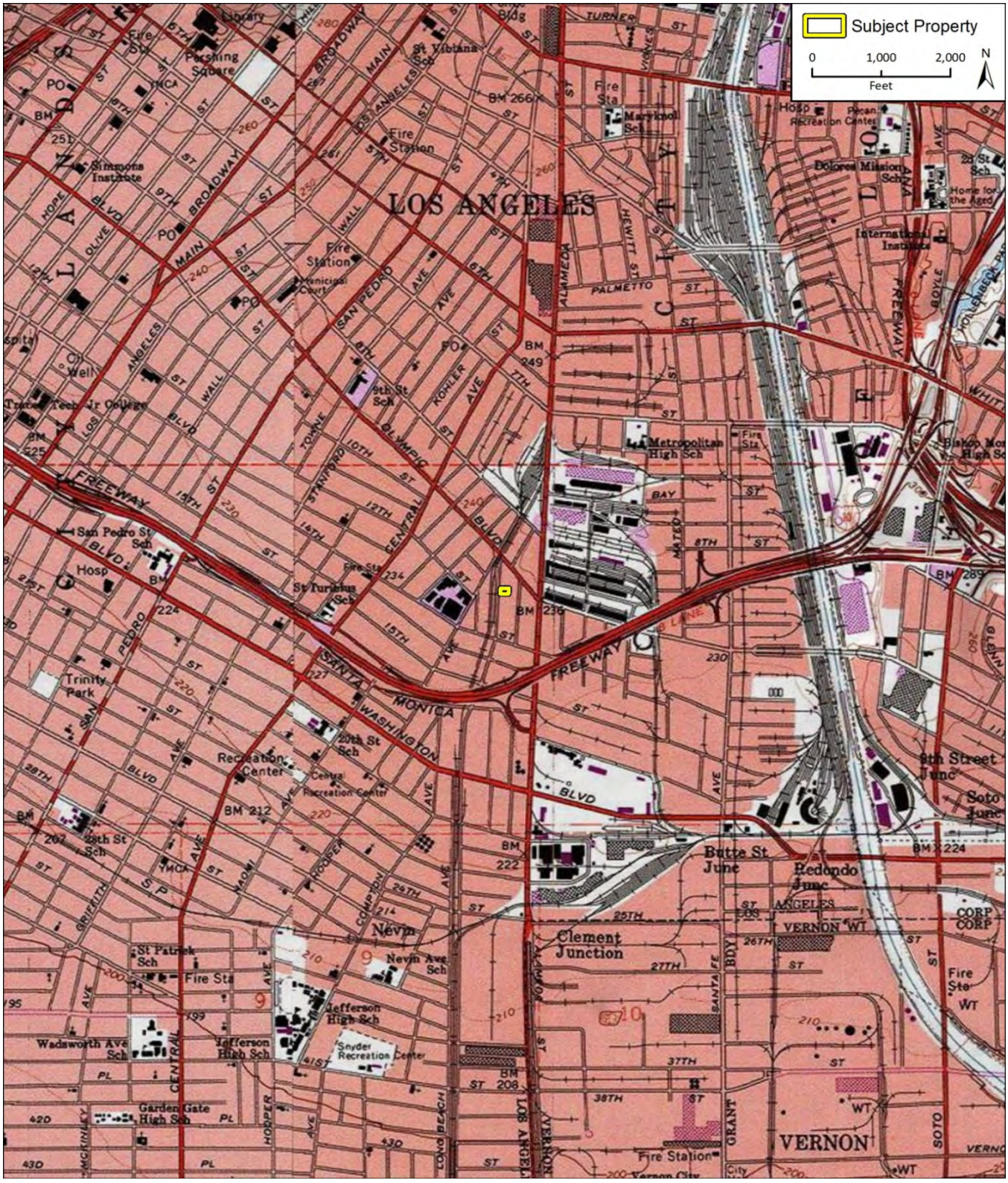
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 942-944 Long Beach Avenue (Map Reference No. 5-006)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 942-944 Long Beach Avenue (Map Reference No. 5-006) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: industrial B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
The subject property was developed in 1928 (LADBS 1928). Visual observations indicate that several bay door openings on the building's primary elevation have been infilled.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Heth Wharton b. Builder: Central Reality Company (owner)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was developed for industrial uses in 1928. Sanborn Fire Insurance Company maps reveal that the surrounding area, which straddled the Pacific Electric Railway Long Beach Line, was predominantly residential as late as 1906. The area's proximity to rail lines allowed for its redevelopment for industrial uses in the ensuing decades (ProQuest 1906, 1950). Central Realty Company developed the property per designs by Heth Wharton. Archival research indicates that it was used in various industrial capacities over the decades including warehousing, dog food manufacturing, and as a machine shop (ProQuest 1950; Newspapers.com var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. While the property is associated with rail-oriented industrial development in Los Angeles, research did not suggest it was important in that context or for associations with any other historical events (Criteria A/1/1). Research did not indicate that the property is associated with individuals significant in the history of the city, region, state, or nation (Criteria B/2/2). The buildings are relatively ordinary examples of industrial buildings and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

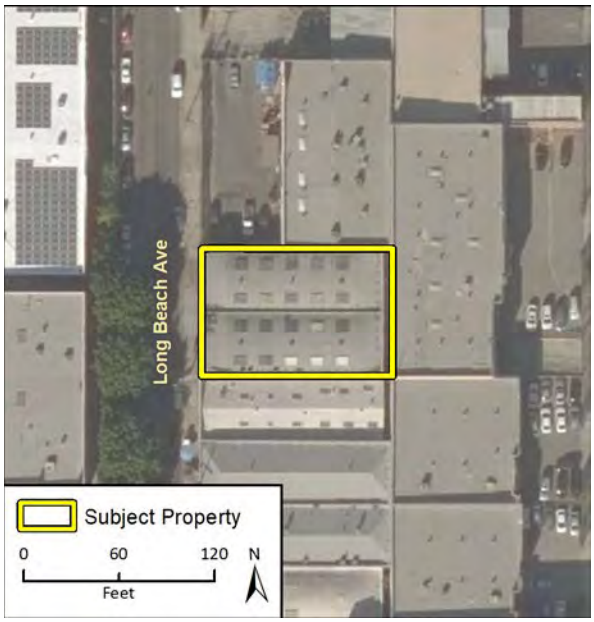
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018

(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1210 Long Beach Avenue (Map Reference No. 5-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1210 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-023-011

***P3a. Description:**

The subject property is a large rectangular parcel located along Long Beach Avenue between East Olympic Boulevard and East 14th Street in Southeast Los Angeles. The property includes a warehouse that occupies the parcel, sharing common walls with adjacent buildings. The single-story, rectangular planned building is utilitarian in design. Its primary (west) elevation is clad with rusticated brick laid in a stacked-bond. It is symmetrically divided with bay door openings covered with metal roll up doors. The building is topped with a hipped roof. Visible alterations include the application of rusticated brick cladding to primary elevation. The property is in fair condition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca 1911-1914 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 23, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

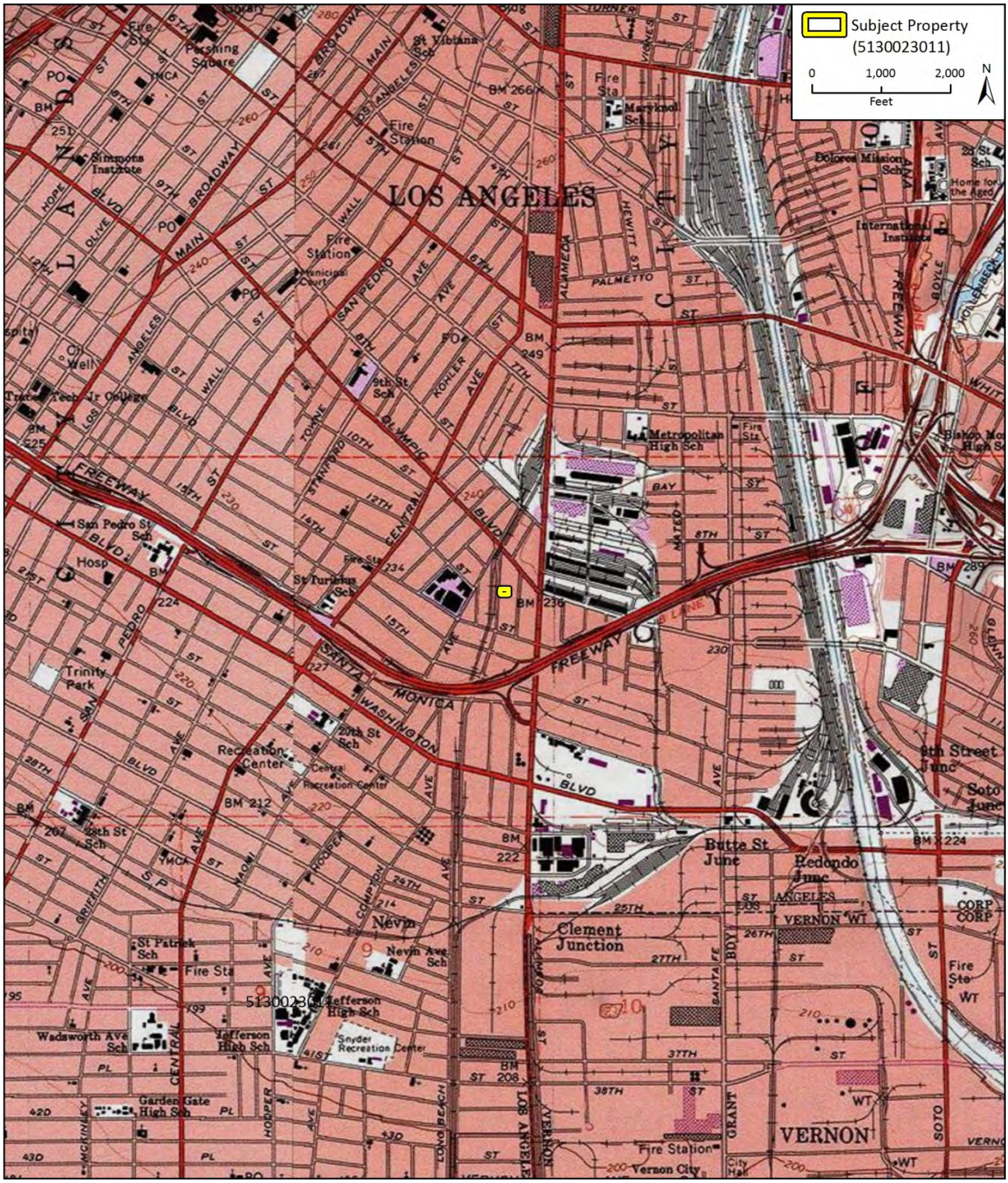
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1210 Long Beach Avenue (Map Reference No. 5-007)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1210 Long Beach Avenue (Map Reference No. 5-007) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
The subject property was developed between 1911 and 1914 (LADBS 1928). In 1988, a new front wall was constructed (LADBS 1988). Archival research suggests that the building original featured a double trussed roof which is no longer extant (ProQuest 1950).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

The subject property was developed between 1911 and 1914. The building used in various industrial capacities over the decades including warehousing, storage and manufacturing (Newspapers.com var.; ProQuest 1950). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1218 Long Beach Avenue (Map Reference No. 5-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1218 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-023-010

***P3a. Description:**

The subject property is a narrow rectangular parcel located along Long Beach Avenue between East Olympic Boulevard and East 14th Street in Southeast Los Angeles. The property includes one single warehouse building that occupies the entirety of the parcel, sharing common walls with adjacent buildings. The single-story, rectangular planned masonry building is utilitarian in design. Its primary (west) elevation features exposed brick laid in a simple decorative pattern. It is symmetrically divided with bay door openings alternating with brick piers. The building is topped with trussed roof surrounded with a parapet. Visible alterations include the infill of the central bay opening on the primary elevation. The building is in fair condition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (LADBS 1928)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 23, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

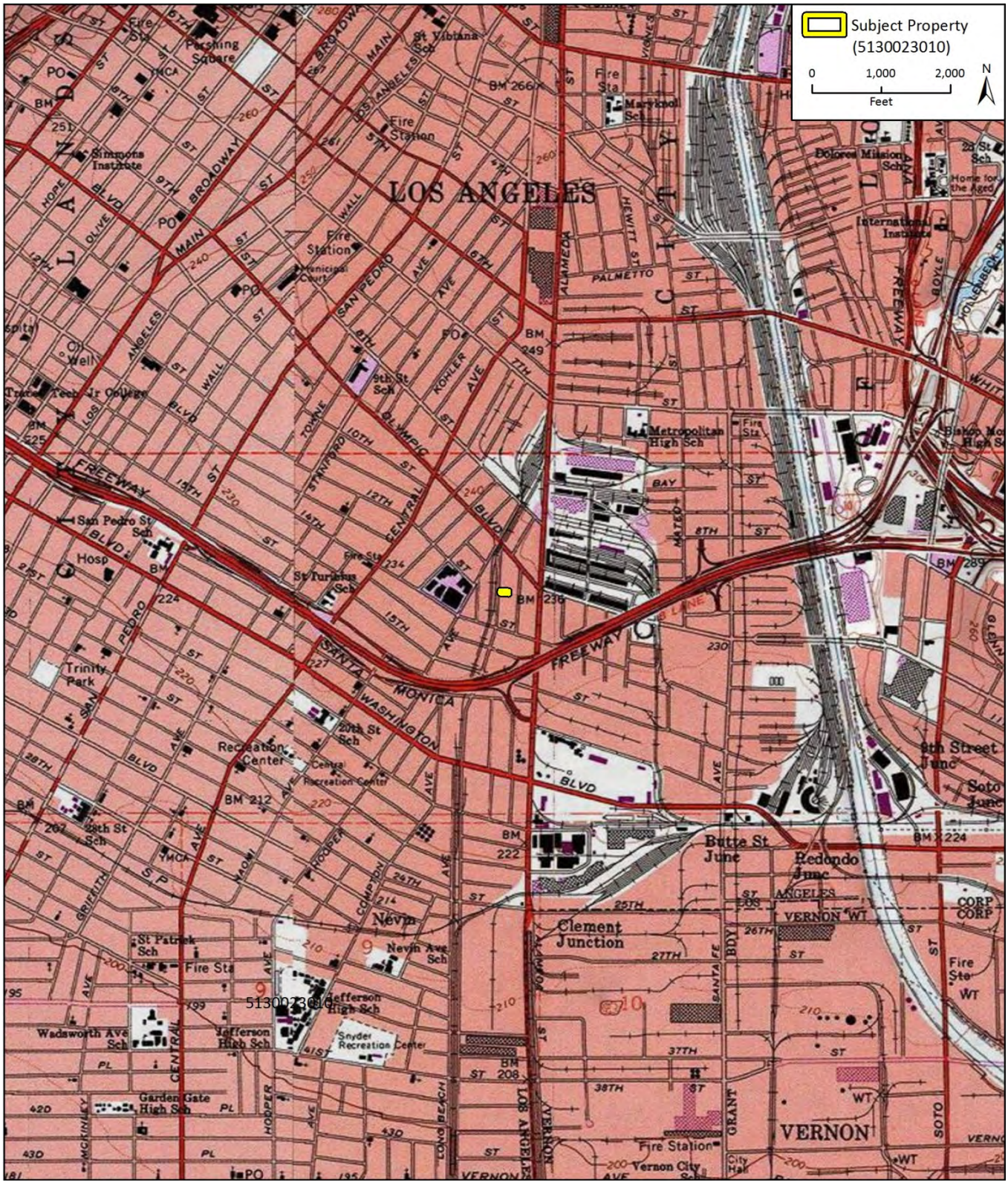
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 1218 Long Beach Avenue (Map Reference No. 5-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1218 Long Beach Avenue (Map Reference No. 5-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: industrial B4. Present Use: commercial/industrial
***B5. Architectural Style:** utilitarian
***B6. Construction History:**
The subject property was developed in 1928 (LADBS 1928). It does not appear altered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Heth Wharton b. Builder: Central Reality Company (owner)
***B10. Significance: Theme** Industrial Development **Area** Central City CPA
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

The subject property was developed by the Central Reality Company in 1928 as an industrial building. According to building permits, the property was designed by Heth Wharton. Archival research indicates that it was used in various industrial capacities over the decades including print manufacturing and as a metal shop (LAP.com var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1250 Long Beach Avenue (Map Reference No. 5-009)

P1. Other Identifier: Roberti Bros. Furniture Company

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1250-1346 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-023-045

***P3a. Description:**

The subject property is multi-family residential complex originally built as a furniture factory. It consists of two daylight factory buildings completed in the 1920s and a utility building dating to 1988. Situated on the east side of the parcel, Building 1 is the larger of the converted factory buildings. The roughly rectangular-plan building sits on a concrete foundation, rises two to three stories, and culminates in a roof that is generally flat, but is saw-toothed in one section. Roofing material throughout is presumed to be rolled-on composition sheeting. Four non-original air shafts punctuate the roof. The building's structural brick walls are unclad and appear to have been retrofitted with steel reinforcement. Windows throughout display steel industrial sashes. Extant private entrances were added when the property was converted to residential use. Concentrated on the west elevation, they feature solid wood doors accessed on all three stories via non-original steel exterior stairways. Metal roll-up doors open on the east elevation.

Building 2, is also converted, daylight factory building. The two-story building is located near the southwest corner of the parcel and possesses a rectangular plan, masonry structure, and flat roof. Though much smaller than Building 1, it shares many of its counterpart's most prominent design features, including industrial sash windows, solid wood doors, and an exterior stairway. Notable alterations include the filling in of a full-height bay on the west elevation and the demolition and reconstruction of the south and east sides of the building.

Building 3 is a one-story, utility building situated on the interior of the parcel, between Buildings 1 and 2. Rectangular in plan, the one-story building features a gabled roof and stucco siding.

The property occupies the southern portion of its block and fronts the public right-of-way on the south, east, and west. Its level terrain is landscaped with palms, mature trees, and large shrubs. Aerial photographs indicate a swimming pool is situated between Buildings 1 and 2, just south of Building 3. Two asphalt-paved parking lots are located on the west side of the property.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Building 1, east elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

ca. 1920 (Los Angeles County Office of the Assessor 2; LADBS 1920; LAPL var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

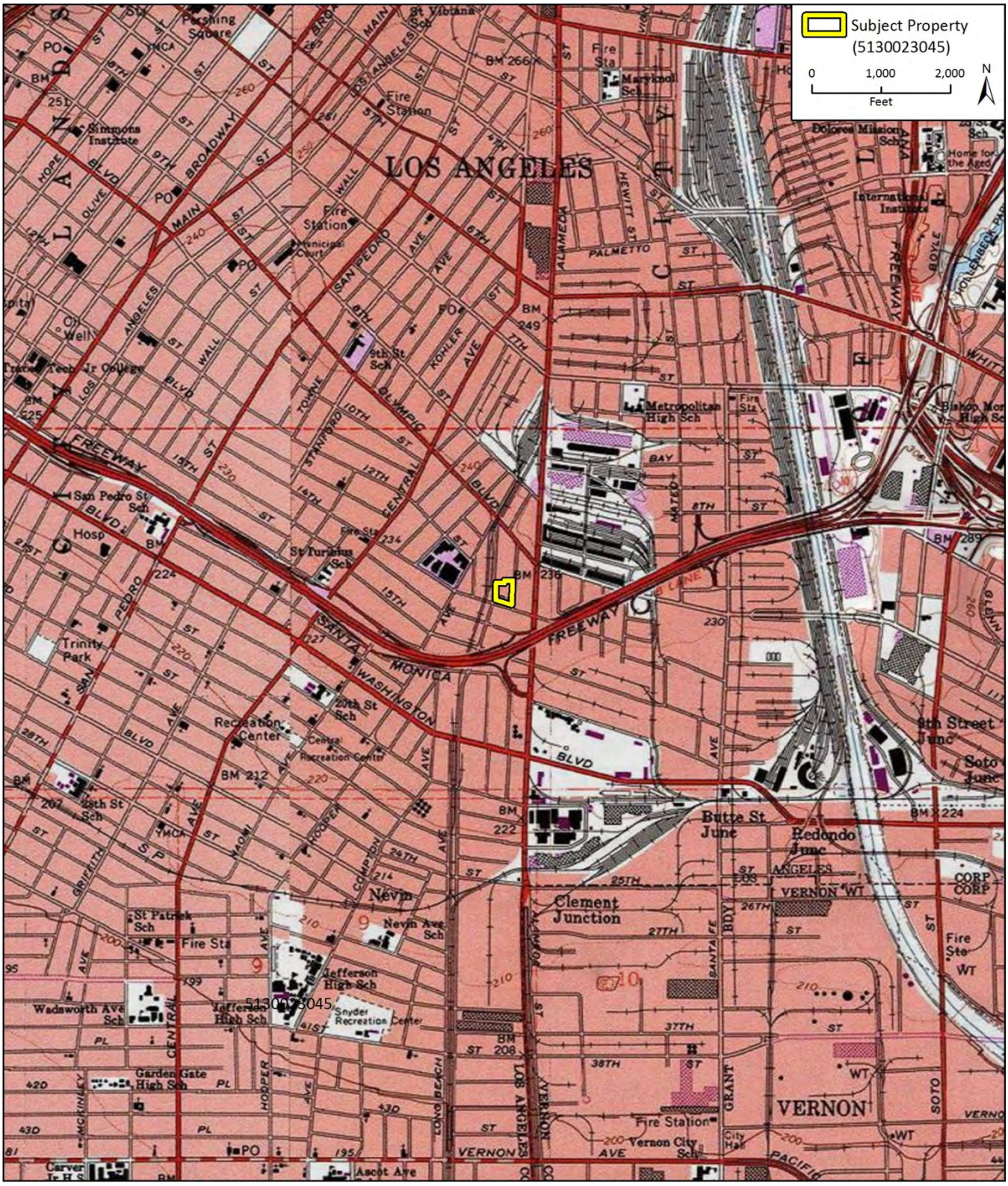
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1250 Long Beach Avenue (Map Reference No. 5-009)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1250 Long Beach Avenue (Map Reference No. 5-009) ***NRHP Status Code** **3S; 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: Roberti Brothers Furniture Company
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
Although Roberti Bros. Furniture Company first developed the property in 1906, it was not likely built to its full extent until ca. 1920 (Los Angeles County Office of the Assessor; LADBS 1920; SurveyLA 2016; LAPL var.). Several alterations were executed in 1987 and 1988, when the buildings were converted to residential uses (see B10. Significance for details).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial Design and Engineering, 1887-1965 **Area** Architecture
Period of Significance ca. 1920 **Property Type** Daylight Factory **Applicable Criteria** C/3/3

Available sources suggest the Roberti Bros. Furniture Company first developed the subject property as a furniture factory in 1906 and completed the subject buildings ca. 1920 (Los Angeles County Office of the Assessor; LADBS 1920; SurveyLA 2016; LAPL var.). Noted Los Angeles architect John M. Cooper designed the property as daylight factory, which characteristically features, skylights, specialized roof forms, and expansive windows to bring natural lighting to the interior. A Los Angeles-based manufacturer of mattresses and upholstered furniture, Roberti Bros. continued to operate from the site until 1963, when, building permits indicate, the property came into the possession of the Lema Corporation (SurveyLA 2016; LADBS 1963). In the late 1980s, the development firm Petersen and Tansey converted the buildings to 66 live-work units for artists (LADBS 1987, 1988). This remodeling included the installation of four air shafts in Building 1, demolition of the south and east ends of Building 2, addition of new entrances and exterior stairs to Buildings 1 and 2, construction of a swimming pool and Building 3, and possibly retrofitting of the buildings' masonry structural systems, as suggested by steel bracing visible in at least one window opening (LADBS 1988, 1988). The property remains a multi-unit residential complex. (See Continuation Sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA – Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, September 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

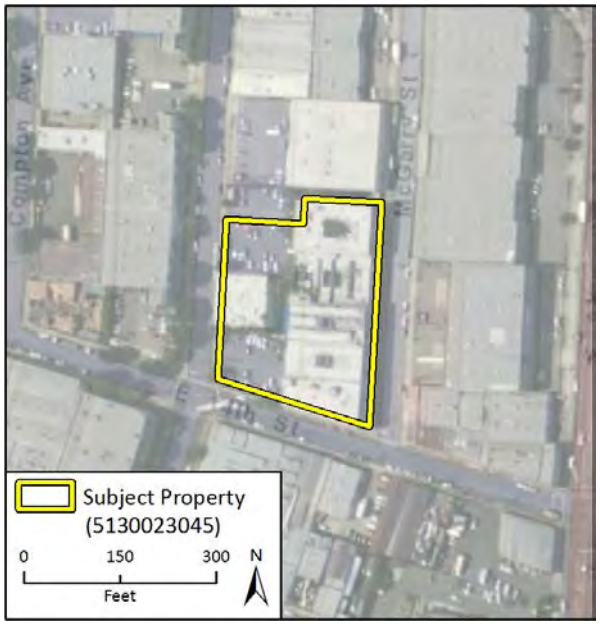
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The subject property was previously identified in 2016 as part of SurveyLA, the citywide survey completed by the City of Los Angeles Office of Historic Resources. Within the Context/Theme/Property combination Industrial Development, 1850-1980/Industrial Design and Engineering, 1887-1965/ Daylight Factory, the property was recommended eligible for the National Register of Historic Places, California Register of Historical Resources, and for local designation under Criteria C/3/3. It was cited as both an excellent and intact example of a daylight factory in Downtown Los Angeles and a work of architect John M. Cooper.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation under Criteria C/3/3. However, the property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under all remaining significance criteria and Context/Theme/Property Type combinations included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

P5a. Photographs (continued):



Photograph 2. Building 2, south and west elevations (left) and Building 1, west elevation. Camera facing northeast.



Primary Address:	963 S MCGARRY ST
Other Address:	1715 E 14TH ST 1240 S LONG BEACH AVE 1244 S LONG BEACH AVE 1250 S LONG BEACH AVE 1254 S LONG BEACH AVE 1258 S LONG BEACH AVE 1262 S LONG BEACH AVE 959 S MCGARRY ST 967 S MCGARRY ST 971 S MCGARRY ST 975 S MCGARRY ST 977 S MCGARRY ST 983 S MCGARRY ST 987 S MCGARRY ST
Name:	Roberti Bros. Furniture Factory
Year built:	1920
Architectural style:	Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of a daylight factory, which is characterized by expansive industrial sash windows, skylights, and specialized roof forms designed to maximize the amount of light and ventilation reaching the interior prior to the widespread use of electric lighting and climate control. Exemplifies the distinctive design features of its type. Work of noted Los Angeles architect John M. Cooper. This building was constructed as a factory for the Roberti Bros. Furniture Company, a local manufacturer of mattresses and upholstered furniture.

Copyright © 2011

MR 5-010

DOE-19-97-0007-0079 - 187065

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

Primary # 109944
HRI #
Trinomial
NRHP Status Code 2D2

Page 1 of 4

Other Listings
Review Code Reviewer Date

P1. Resource Identifier: 724-732 TERMINAL ST

P2. Location: a. **County** Los Angeles and (**Address** and/or **UTM Coordinates**. Attach Location Map as required.)

b. **Address** 724-732 TERMINAL ST
City Los Angeles **Zip** 90021

c. **UTM: USGS Quad** (7.5'/15') **Date** ; **Zone** , mE/ n

d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTMs, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This six-story warehouse building is one of three similar buildings standing parallel to each other. The building is constructed of poured-in-place concrete and its roof is flat. Its plan is proportionally very long and narrow. A tall first story and mezzanine form a base to the building which is defined by a cornice. The corners of the building are marked by tower-like elements with small windows two bays wide on the long sides of the building, and one bay wide on the short sides. Each long facade is divided into twenty large bays defined by piers with stepped capitols and bases and by recessed spandrels. The long elevations terminate in a simple, flat parapet. Fenestration of the building fills the spaces within the piers and spandrels and consists of operable, multipane, metal industrial sash windows. The first story of the two long facades are lined with loading docks. (continued)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5. Photograph or Drawing (photograph required for buildings, structures, and objects.)

P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1917 (F) DPR 523 (1983)

P7. Owner and Address:
S. E. Rykoff and Company
761 Terminal Street
Los Angeles, CA 90021

P8. Recorded by:
Christy Johnson McAvoy
Historic Resources Group
1728 N. Whitley Ave
Los Angeles, CA 90028

P9. Date Recorded: 7/10/97

P10. Type of Survey:
☐ Intensive ☒ Other
☐ Reconnaissance
Describe:
City of Los Angeles Section 1 Review.

P11. Report Citation (Provide full citation or enter "none."):
None.

Attachments: ☐ NONE ☐ Map Sheet ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ District Record ☐ Linear Resource Record ☐ Other (List):

AT01NG-01

prop#109944

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-187065
HRI #

☒ Continuation ☐ Update

Page 2 of 4
Resource Identifier: 724-732 TERMINAL ST

Approximately one-quarter of the building was originally refrigerated storage on all stories, though inside it has now been converted to dry storage. In this part of the building, the rhythm of the window bays is carried through by unfenestrated bays. The building is in good condition and remains intact.

View north (building at right)

prop# 109944
19-187065

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: 724-732 TERMINAL ST
B2. Historic Name:
B3. Common Name:
B4. Address: 724-732 TERMINAL ST
City: Los Angeles County: Los Angeles Zip: 90021
B5. Zoning: _____ B6. Threats: Inappropriate rehabilitation
B7. Architectural Style: Utilitarian/Industrial
B8. Alterations and Date(s):

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
B10. Related Features:

B11. Architect: John Parkinson Builder: Wurster Construction Company
B12. Historic Attributes (List attributes and codes): 08 Industrial Building

B13. Significance: Theme Industrial architecture and development Area City of Los Angeles
Period of Significance 1917-1923 Property Type Warehouse Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

This six-story concrete warehouse is one of the Los Angeles Union Wholesale Terminal Warehouses, which together dominate the industrial area of Los Angeles in which they are located. They were constructed by the Southern Pacific Railroad, once the predominant landholder in this section of Los Angeles, which owned the property for over sixty years.

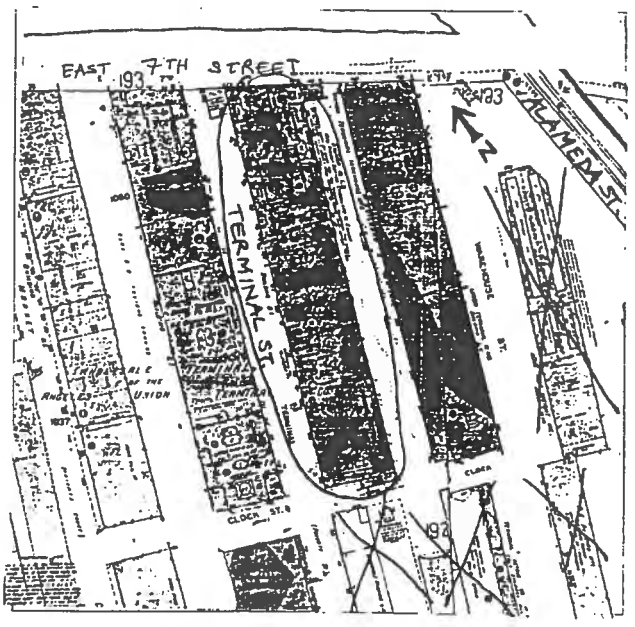
The building is significant under National Register Criterion C as an excellent example of industrial architecture designed by John Parkinson, Los Angeles' preeminent architecture firm during the early twentieth century. John Parkinson (1861-1935) practiced architecture in Los Angeles beginning in 1905 in partnership with Edwin Bergstrom. The partnership lasted until 1915, when Parkinson practiced on his own until taking his son Donald B. Parkinson on as a partner around 1920. These three firms in succession were responsible for the design of nearl fifty buildings in and around the central business district of Los Angeles.

(continued)

B14. References:
DPR Form 523, 1983, Los Angeles Union Terminal Buildings.

(continued)

B15. Evaluator: Christy J. McAvoy
Date of Evaluation: 7/18/97



(This space reserved for official comments)

B13. **Significance**, continued:

Most of these were large-scale, prominent works, including hotels (the Rosslyn, Alexandria, and King Edward), office buildings (the Los Angeles Stock Exchange), department stores (the Broadway and Bullock's), and government buildings (the Hall of Justice), as well as many major buildings in the core of the University of Southern California campus. This building and the three other warehouses connected with it are major illustrations of the industrial output of the Parkinson firm.

The building is also eligible under National Register Criterion A as a significant component of the history of the principal industrial area of downtown Los Angeles. This area, south and east of the historic center of the city, was developed during the first two decades of the twentieth century as the city's principal site of manufacturing and warehousing. As the city grew during this period, these industrial activities became a larger part of the increasingly self-sufficient city's economy. This particular site is adjacent to the rail lines which were in use on Alameda Street. A rail spur led to the building, which was constructed as a terminal at which freight trains would unload goods at the ground-floor loading docks for various companies who occupied space there. These companies included department stores; drugstores; bakeries; purveyors of canned goods, salt, sugar, and nuts; and manufacturers of peanut butter, chocolate, and candy. The cold storage in this particular building was operated by the Terminal Refrigeration Company.

B14. **References**, continued:

John Durham, facilities manager, S. E. Rykoff and Company

Field, William Scott. "100 Years of the Parkinson Architectural Firm in Los Angeles." The Los Angeles Conservancy, 1994.

Historic Resources Group. "Los Angeles Central Business District Historic Context Statement." Los Angeles Conservancy, 1990.

McLaren/Hart, Inc. "Phase One Environmental Assessment for Rykoff Terminal and Warehouses." Irvine, Calif., 1997.

Sanborn Fire Insurance Maps, 1906 and 1956.

Security Pacific Photo Collection, Los Angeles Public Library.

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

19-187065



19-187065

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109944
Prim.#:
Address:
724 TERMINAL ST D-1
LOS ANGELES

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0007-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

Maybe same as 19-173254 # 27324 Bldg D-1
1358 E 7th St. VOIDED

19-187065

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 027324 LOS ANGELES UNION TERMINAL BUILDING D-1
Prim.#: 19-173254 VOIDED
Address: County: LAN
1358 E 7TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1917 - 0

Architect: PARKINSON, JOHN Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4620-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

May also be recorded at:
724 Terminal St. 109944 / 19-187065

19-187065



BLDG A 19-173248

B 19-173252

C 19-187080

D 19-187065

E 19-173255

B-2 19-173249

C-2 ~~19-187080~~ 19-187079

DISTRICT RECORDS: 19-189979, and 19-189980

19-187079

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109947
Prim.#: 19-187079
Address: 737 TERMINAL ST
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0008-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May be same As
1345 E. 8th St. Bldg C-2
SEE LA UNION TERMINAL BLDGS DIST. RECORD 19-1899

May also be known as:
19-173250, 027320 Rykoff & Co. Bldg.

prop# 109947

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 19-187079
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: 737 TERMINAL ST Bldg C2
B2. Historic Name:
B3. Common Name:
B4. Address: 737 TERMINAL ST
City: Los Angeles County: Los Angeles Zip: 90021
B5. Zoning: B6. Threats: Inappropriate rehabilitation
B7. Architectural Style: Utilitarian/Industrial
B8. Alterations and Date(s):

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B10. Related Features:

B11. Architect: John Parkinson Builder: Wurster Construction Company
B12. Historic Attributes (List attributes and codes): 08 Industrial Building

B13. Significance: Theme Industrial architecture and development Area City of Los Angeles
Period of Significance 1917-1923 Property Type Warehouse Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

This six-story concrete warehouse is one of the Los Angeles Union Wholesale Terminal Warehouses, which together dominate the industrial area of Los Angeles in which they are located. They were constructed by the Southern Pacific Railroad, once the predominant landholder in this section of Los Angeles, which owned the property for over sixty years.

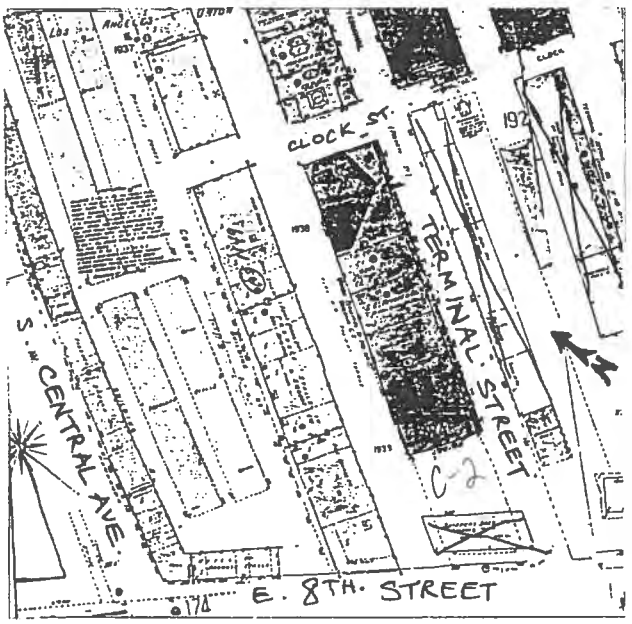
The building is significant under National Register Criterion C as an excellent example of industrial architecture designed by John Parkinson, Los Angeles' preeminent architecture firm during the early twentieth century. John Parkinson (1861-1935) practiced architecture in Los Angeles beginning in 1905 in partnership with Edwin Bergstrom. The partnership lasted until 1915, when Parkinson practiced on his own until taking his son Donald B. Parkinson on as a partner around 1920. These three firms in succession were responsible for the design of nearl fifty buildings in and around the central business district of Los Angeles.

(continued)

B14. References:
DPR Form 523, 1983, Los Angeles Union Terminal Buildings.

(continued)

B15. Evaluator: Christy J. McAvoy
Date of Evaluation: 7/18/97



(This space reserved for official comments)

19-187079 DOE-19-97-0008-0000

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

Primary # 109947
HRI #
Trinomial
NRHP Status Code 2D2

Page 1 of 4

Other Listings
Review Code _____ Reviewer _____ Date _____

P1. Resource Identifier: 737 TERMINAL ST

P2. Location: a. **County** Los Angeles and (**Address** and/or **UTM Coordinates**. Attach Location Map as required.)

b. **Address** 737 TERMINAL ST

City Los Angeles **Zip** 90021

c. **UTM: USGS Quad** _____ **(7.5'/15') Date** _____; **Zone** _____ , _____ **mE/** _____ n

d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTMs, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This six-story warehouse building is the westernmost of three similar buildings standing parallel to each other. The building is constructed of poured-in-place concrete and its roof is flat. Its plan is proportionally very long and narrow. A tall first story and mezzanine form a base to the building which is defined by a cornice. The corners of the building are marked by tower-like elements which are two small window bays wide on the long sides of the building, and one bay wide on the short sides. Each long facade is divided into twenty large bays defined by piers, with stepped capitols and bases, and recessed spandrels. The long elevations terminate in a simple, flat parapet. The first story of the two long facades are lined with loading docks. Fenestration of the building fills the spaces within the piers and spandrels and consists of operable, multipane, metal industrial sash windows. (continued)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5. Photograph or Drawing (photograph required for buildings, structures, and objects.)

P6. Date Constructed/Age: ☐ Prehistoric ☒ Historic ☐ Both
1917 (F) DPR 523 (1983)

P7. Owner and Address:
S. E. Rykoff and Company
761 Terminal Street
Los Angeles, CA 90021

P8. Recorded by:
Christy Johnson McAvoy
Historic Resources Group
1728 N. Whitley Ave
Los Angeles, CA 90028

P9. Date Recorded: 7/17/97

P10. Type of Survey:
☐ Intensive ☒ Other
☐ Reconnaissance
Describe: City of Los Angeles Section 1
Review.

P11. Report Citation (Provide full citation or enter "none."):
None.

Attachments: ☐ NONE ☐ Map Sheet ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ District Record ☐ Linear Resource Record ☐ Other (List):

AT01NF-01

An additional feature is a round water tower with a low-pitched, conical roof located atop the south end of the building's roof. The building is in fair condition and remains intact.

Detail of west facade (building at left)

prop#109947

B13. Significance, continued:

Most of these were large-scale, prominent works, including hotels (the Rosslyn, Alexandria, and King Edward), office buildings (the Los Angeles Stock Exchange), department stores (the Broadway and Bullock's), and government buildings (the Hall of Justice), as well as many major buildings in the core of the University of Southern California campus. This building and the three other warehouses connected with it are major illustrations of the industrial output of the Parkinson firms.

The building is also eligible under National Register Criterion A as a significant component of the history of the principal industrial area of downtown Los Angeles. This area, south and east of the historic center of the city, was developed during the first two decades of the twentieth century as the city's principal site of manufacturing and warehousing. As the city grew during this period, these industrial activities became a larger part of the increasingly self-sufficient city's economy. This particular site is adjacent to the rail lines which were in use on Alameda Street. A rail spur led to the building, which was constructed as a terminal at which freight trains would unload goods at the ground-floor loading docks for various companies who occupied space there. These companies included department stores; drugstores; bakeries; purveyors of canned goods, salt, sugar, and nuts; and manufacturers of peanut butter, chocolate, and candy.

B14. References, continued:

Anderson, Carson and Moule and Polyzoides, Architects and Urbanists. "Eastside Industrial Area Architectural and Historical Resources Survey." Los Angeles Community Development Department, 1992.

John Durham, facilities manager, S. E. Rykoff and Company

Field, William Scott. "100 Years of the Parkinson Architectural Firm in Los Angeles." The Los Angeles Conservancy, 1994.

Historic Resources Group. "Los Angeles Central Business District Historic Context Statement." Los Angeles Conservancy, 1990.

McLaren/Hart, Inc. "Phase One Environmental Assessment for Rykoff Terminal and Warehouses." Irvine, Calif., 1997.

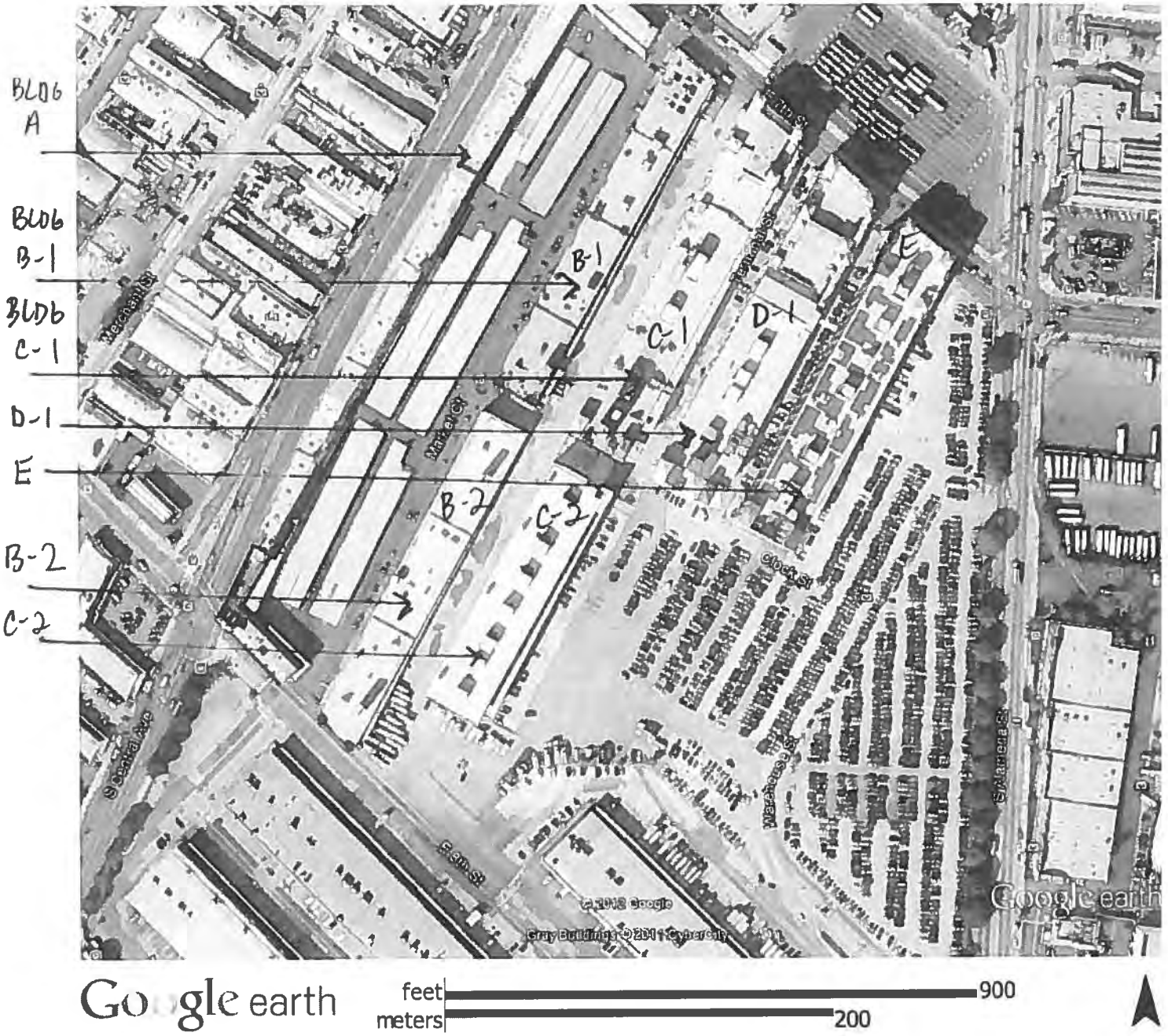
Sanborn Fire Insurance Maps, 1956.

Security Pacific Photo Collection, Los Angeles Public Library.

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

19-187079





BLDG A 19-173248

B 19-173252

C 19-187080

D 19-187065

E 19-173255

B-2 19-173249

C-2 ~~19-187080~~ 19-187079

DISTRICT RECORDS: 19-189979, and 19-189980

19-187080

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109948
Prim.#:
Address:
761 TERMINAL ST
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1937 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0009-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May be the same as 19-173253 (voided) #273323

Bldg C-1, 1342 E 7th St.

19-187080

DOE-19-97-0009-0000

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

Primary # 109948
HRI #
Trinomial
NRHP Status Code 2D2

Page 1 of 3

Other Listings
Review Code _____ Reviewer _____ Date _____

P1. Resource Identifier: 761 TERMINAL ST

P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)

b. Address 761 TERMINAL ST
City Los Angeles Zip 90021

c. UTM: USGS Quad _____ (7.5'/15') Date _____; Zone _____ , _____ mE/ _____ mN

d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTMs, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This four-story warehouse and office building is constructed of poured-in-place concrete. Its plan is proportionally very long and narrow. The corners of the building are defined by solid corners with raised parapets, fenestrated with small window openings. The first story is lined with loading docks. Fenestration consists of horizontally-oriented, metal industrial sash windows arranged in twenty-one vertical bays. The bays are divided by plain piers and spandrel panels. Small modifications have been made to the building for its use as offices, but it remains substantially intact and is in fair condition.

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5. Photograph or Drawing (photograph required for buildings, structures, and objects.)

P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1923 (F) DPR 523 (1983)

P7. Owner and Address:
S. E. Rykoff and Company
761 Terminal Street
Los Angeles, CA 90021

P8. Recorded by:
Christy Johnson McAvoy
Historic Resources Group
1728 N. Whitley Ave
Los Angeles, CA 90028

P9. Date Recorded: 7/10/97

P10. Type of Survey:
☐ Intensive ☒ Other
☐ Reconnaissance
Describe: City of Los Angeles Section 106 Review.

P11. Report Citation (Provide full citation or enter "none."): None.

Attachments: ☐ NONE ☐ Map Sheet ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ District Record ☐ Linear Resource Record ☐ Other (List): _____

AT01NC-01

NRDP # 109948
19-187080

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: 761 TERMINAL ST
B2. Historic Name: _____
B3. Common Name: _____
B4. Address: 761 TERMINAL ST
City: Los Angeles County: Los Angeles Zip: 90021
B5. Zoning: _____ B6. Threats: Inappropriate rehabilitation
B7. Architectural Style: Utilitarian/Industrial
B8. Alterations and Date(s):

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
B10. Related Features:

B11. Architect: Parkinson and Parkinson Builder: Wurster Construction Company
B12. Historic Attributes (List attributes and codes): 08 Industrial Building

B13. Significance: Theme Industrial architecture and development Area City of Los Angeles
Period of Significance 1923 Property Type Warehouse Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

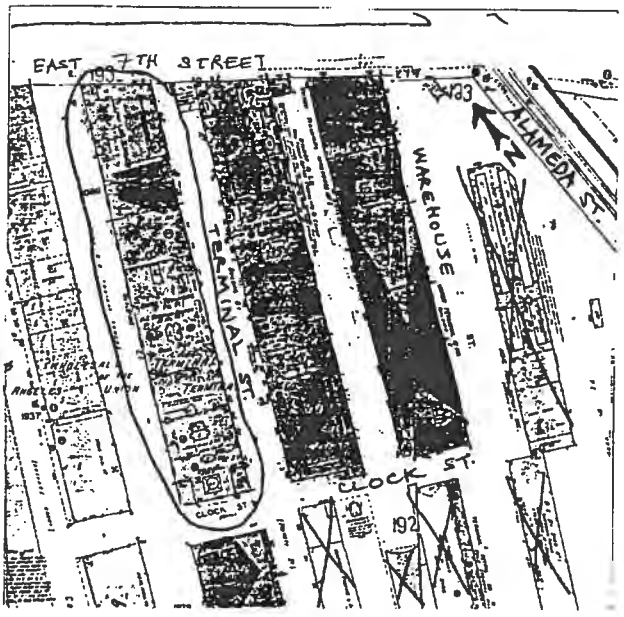
This four-story concrete warehouse is one of the Los Angeles Union Wholesale Terminal Warehouses, which together dominate the industrial area of Los Angeles in which they are located. They were constructed by the Southern Pacific Railroad, once the predominant landholder in this section of Los Angeles, which owned the property for over sixty years.

The building is significant under National Register Criterion C as an excellent example of industrial architecture designed by Parkinson and Parkinson, Los Angeles' preeminent architecture firm during the early twentieth century. John Parkinson (1861-1935) practiced architecture in Los Angeles beginning in 1905 in partnership with Edwin Bergstrom. The partnership lasted until 1915, when Parkinson practiced on his own until taking his son Donald B. Parkinson on as a partner around 1920. These three firms in succession were responsible for the design of nearly fifty buildings in and around the central business district of Los Angeles.

(continued)

B14. References:
DPR Form 523, 1983, Los Angeles Union Terminal Buildings.

(continued)



B15. Evaluator: Christy J. McAvoy
Date of Evaluation: 7/18/97

(This space reserved for official comments)

B13. Significance, continued:

Most of these were large-scale, prominent works, including hotels (the Rosslyn, Alexandria, and King Edward), office buildings (the Los Angeles Stock Exchange), department stores (the Broadway and Bullock's), and government buildings (the Hall of Justice), as well as many major buildings in the core of the University of Southern California campus. This building and the three other warehouses connected with it are major illustrations of the industrial output of the Parkinson firm.

The building is also eligible under National Register Criterion A as a significant component of the history of the principal industrial area of downtown Los Angeles. This area, south and east of the historic center of the city, was developed during the first two decades of the twentieth century as the city's principal site of manufacturing and warehousing. As the city grew during this period, these industrial activities became a larger part of the increasingly self-sufficient city's economy. This particular site is adjacent to the rail lines which were in use on Alameda Street. A rail spur led to the building, which was constructed as a terminal at which freight trains would unload goods at the ground-floor loading docks for various companies who occupied space there. These companies included department stores; drugstores; bakeries; purveyors of canned goods, salt, sugar, and nuts; and manufacturers of peanut butter, chocolate, and candy.

B14. References, continued:

John Durham, facilities manager, S. E. Rykoff and Company.

Field, William Scott. "100 Years of the Parkinson Architectural Firm in Los Angeles." The Los Angeles Conservancy, 1994.

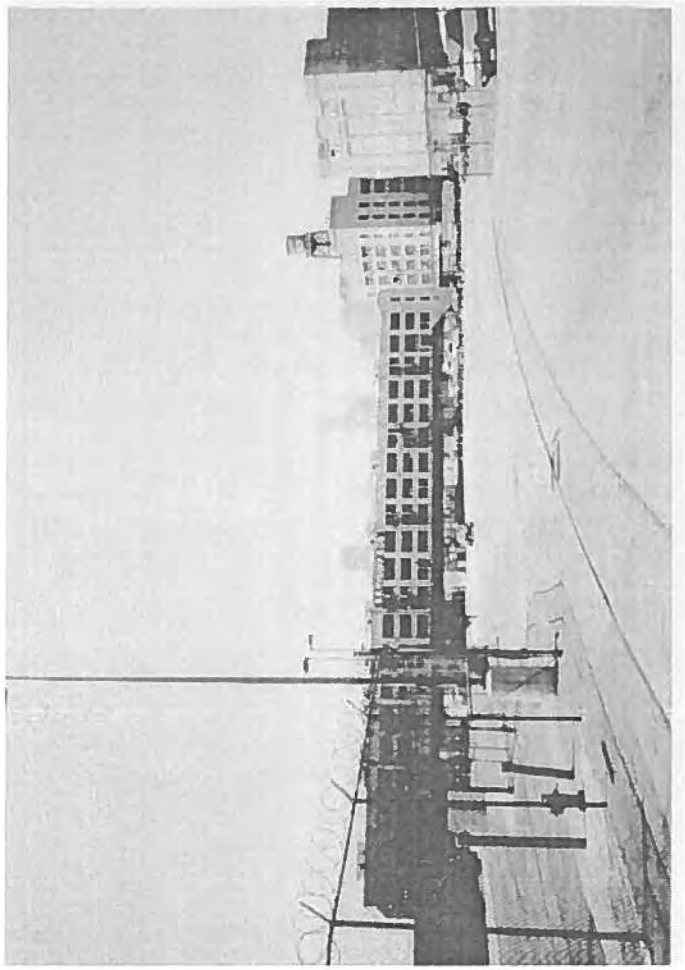
Historic Resources Group. "Los Angeles Central Business District Historic Context Statement." Los Angeles Conservancy, 1990.

McLaren/Hart, Inc. "Phase One Environmental Assessment for Rykoff Terminal and Warehouses." Irvine, Calif., 1997.

Sanborn Fire Insurance Maps, 1956.

Security Pacific Photo Collection, Los Angeles Public Library.

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.



19-187080



BLDG A 19-173248

B 19-173252

C 19-187080

D 19-187065

E 19-173255

B-2 19-173249

C-2 ~~xxxxxxxxxxxxxx~~ 19-187079
19-187080

DISTRICT RECORDS: 19-189979, and 19-189980

South Central Coastal Information Center Resource Detail: P-19-189979

Identifying Information

Primary No.: P-19-189979
HRI No.:
Trinomial:
Name: Los Angeles Union Terminal Buildings
Other IDs: Other: LA Union Terminal Warehouse
Other: LA Union Terminal Produce Market
Disclosure:

Attributes

Resource Type: ☐ Building ☐ Structure ☐ Object ☐ Sit ☑ District ☐ Element of District ☐ Other
Age: ☐ Prehistoric ☐ Protohistoric ☑ Historic ☐ Unknown
Information Base: ☐ Surface survey ☐ Surface collection ☐ Testing ☐ Excavation ☐ Analysis
Collections:
Attribute Codes: HP08 Industrial building

Recording Events

Date	*Recorder(s)*	*Affiliation*	*Notes*
2/1/1983	Richard Starzak and Leslie Heumann	Hathaway & Associates	

Associated Documents

Notes

8 buildings: A, B-1, B-2, C-1, C-2, D-1, D-2, E

Location Info

County: Los Angeles
USGS 7.5' Quads: LOS ANGELES

Address:	*Address*	*City*	*Assessor's parcel no.*
	Central Ave to the West	Los Angeles	
	Alameda to the East	Los Angeles	808,809,810, and 811
	7th Street to the North	Los Angeles	
	8th Street to the South	Los Angeles	

Cross-references

Is a district with contributing element ...		P-19-173253	> VOIDED < 27323
Is a district with contributing element ...		P-19-173254	27324
Is a district with contributing element ...	D-2	P-19-173251	27321
Is a district with contributing element ...		P-19-173250	– VOIDED 27320
Is a district with contributing element ...	B-1	P-19-173252	27322
Is a district with contributing element ...	E	P-19-173255	27325
Is a district with contributing element ...	C-1	P-19-187080	109948
Is a district with contributing element ...	D-1	P-19-187065	109944
Is a district with contributing element ...	C-2	P-19-187079	109947
Is a district with contributing element ...	A	P-19-173248	27318
Is a district with contributing element ...	B-2	P-19-173249	27319

= demolished

Management status

Database Record Metadata

	Date	*User*	
Entered:	7/3/2012	mgalaz	
Last Modified:	7/5/2012	sstjames	
IC Actions:	*Date*	*User*	*Action taken*
	7/5/2012	sstjames	st james

19-189979

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 0053-4614 to
HABS ____ HAER ____ NR 3 SHL ____ Loc 0053-46
UTM: A ____ B ____
C ____ D ____

IDENTIFICATION

1. Common name: Los Angeles Union Terminal Buildings
2. Historic name: Los Angeles Union Terminal Buildings
3. Street or rural address: Block bounded by: Central Ave.; 7th St.; Alameda St.; and 8th St.
   City Los Angeles Zip ____ County Los Angeles
4. Parcel number: Tract No. 2497, Lots A and B, Parcels 808, 809, 810, & 811.
5. Present Owner: Southern Pacific Trans. Co. Address: 610 S. Main Street
   City Los Angeles Zip 90013 Ownership is: Public ____ Private X
6. Present Use: Warehouses Original use: Warehouses

DESCRIPTION

7a. Architectural style: Utilitarian

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Los Angeles Union Terminal complex consists of a series of six story and two story concrete industrial buildings. Utilitarian in nature, the buildings are united by consistency in architectural detail. The three taller buildings consist of three broad bays of industrial windows, topped by a segmented parapet, flanked by two bays of narrower windows, capped by truncated towers, on their street facades. Twenty six bays deep, the buildings are unadorned, with the exception of a belting detail near the top of each pier. The two story structures are also extremely long and are divided into bays by raised piers with tenon-like capitals. Flattened arches mark the vehicular entrances, which are distinguished above the second story by stepped parapets. Most bays contain industrial windows and doors on the lower levels and three-over-one sash on the upper story. Loading docks line the rears of the structures. A simple belt course below the edge of the plain parapet finishes the building design.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

19-173252 B-1 19-173248 A
19-173255 E 19-173251 D-2
19-187080 C-1
19-187065 D-1
19-173249 B-2
19-187079 C-2

8. Construction date:
   Estimated ____ Factual 1917-23
9. Architect John Parkinson (also Parkinson & Parkinson)
10. Builder Wurster Construction Co.
11. Approx. property size (in feet)
    Frontage 1260 Depth <900>
    or approx. acreage ____
12. Date(s) of enclosed photograph(s) ____

DPR 523 (Rev. 4/79)

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Virtually unaltered.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: Railroad yard, entire Union Terminal Complex.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Los Angeles Union Terminal Warehouse and Wholesale Terminal Produce Market is situated on the entire block bounded by Central Avenue to the west, Alameda to the east, Seventh Street to the north, and Eighth Street to the south. The structures constitute one of the largest warehouse complexes in California. The structures were built by the Southern Pacific Railroad between 1917 and 1923. The prominent Los Angeles architect John Parkinson was commissioned to design the structures, after 1920 in association with his son, Donald B. Parkinson. The Wurster Construction Company was contracted to erect all of the structures at a total estimated cost of over $3.5 million. The structures are significant for their architectural quality and integrity, their contribution to the growth and development of Los Angeles as a major metropolitan area, their historic association with the Southern Pacific - whose contribution to the growth of California cannot be underestimated, for their design by a prominent local architect- John Parkinson, for their scale - ranking among Los Angeles largest structures, and as stylistic and representative examples of industrial architecture in Los Angeles during this time period. Los Angeles City Building Permit information pertinent to specific structures may be found on the accompanying maps.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared February, 1983
By (name) Richard Starzak, Leslie Heumann
Organization Hatheway & Associates
Address: 1633 Westwood Bl.,Ste. 203
City Los Angeles, Ca. Zip 90024
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

SEE ATTACHED MAP

19-189979

Architects: John Parkinson (1917);
Parkinson & Parkinson (1920, 1923)

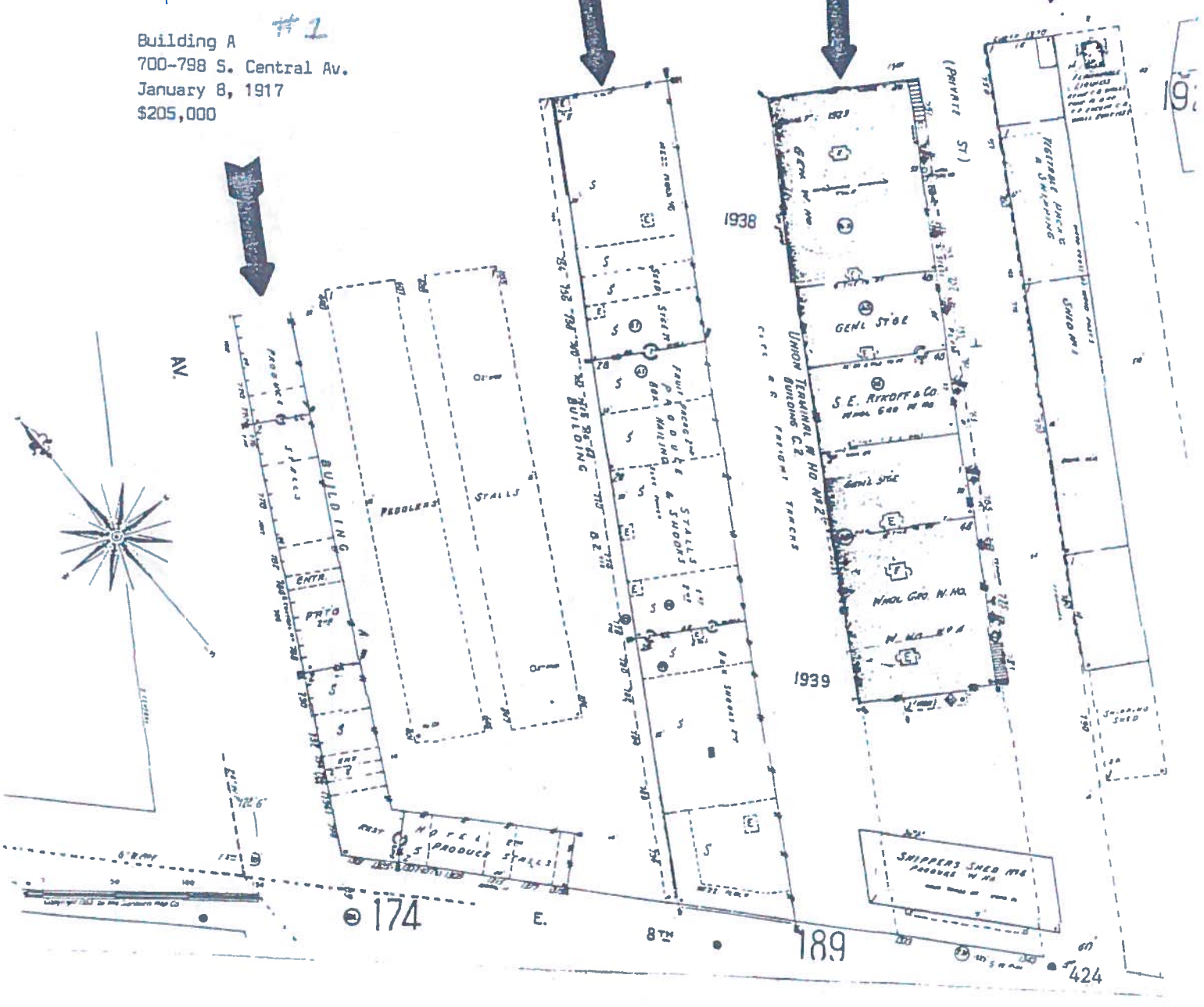
Builder: Wurster Construction Company

19-173251
#4
Building D-2
1401 E. 8th St.
January 8, 1917
$530,000

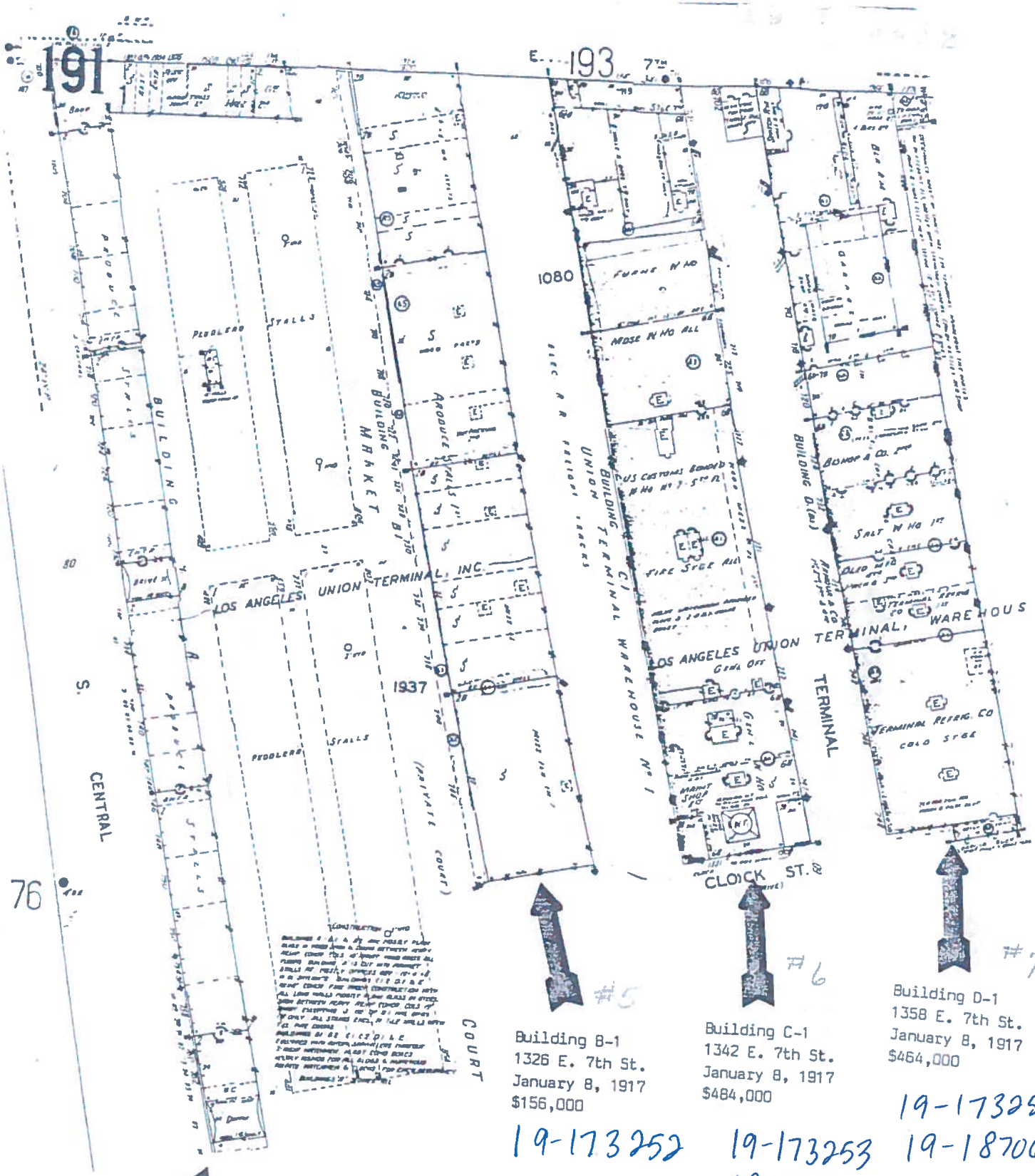
19-187079
Bldg C2
#3
S.E. Rykoff & Co.
1345 E. 8th St.
March 15, 1923
$450,000

19-173249
#2
Building B-2
1327 E. 8th St.
January 8, 1917
$146,000

19-173248
#1
Building A
700-798 S. Central Av.
January 8, 1917
$205,000



19-189979



Building A
700-798 S. Central Av.
January 8, 1917
$205,000

19-173248

Building B-1
1326 E. 7th St.
January 8, 1917
$156,000

19-173252

Building C-1
1342 E. 7th St.
January 8, 1917
$484,000

19-173253
19-187080

Building D-1
1358 E. 7th St.
January 8, 1917
$464,000

19-173254
19-187065

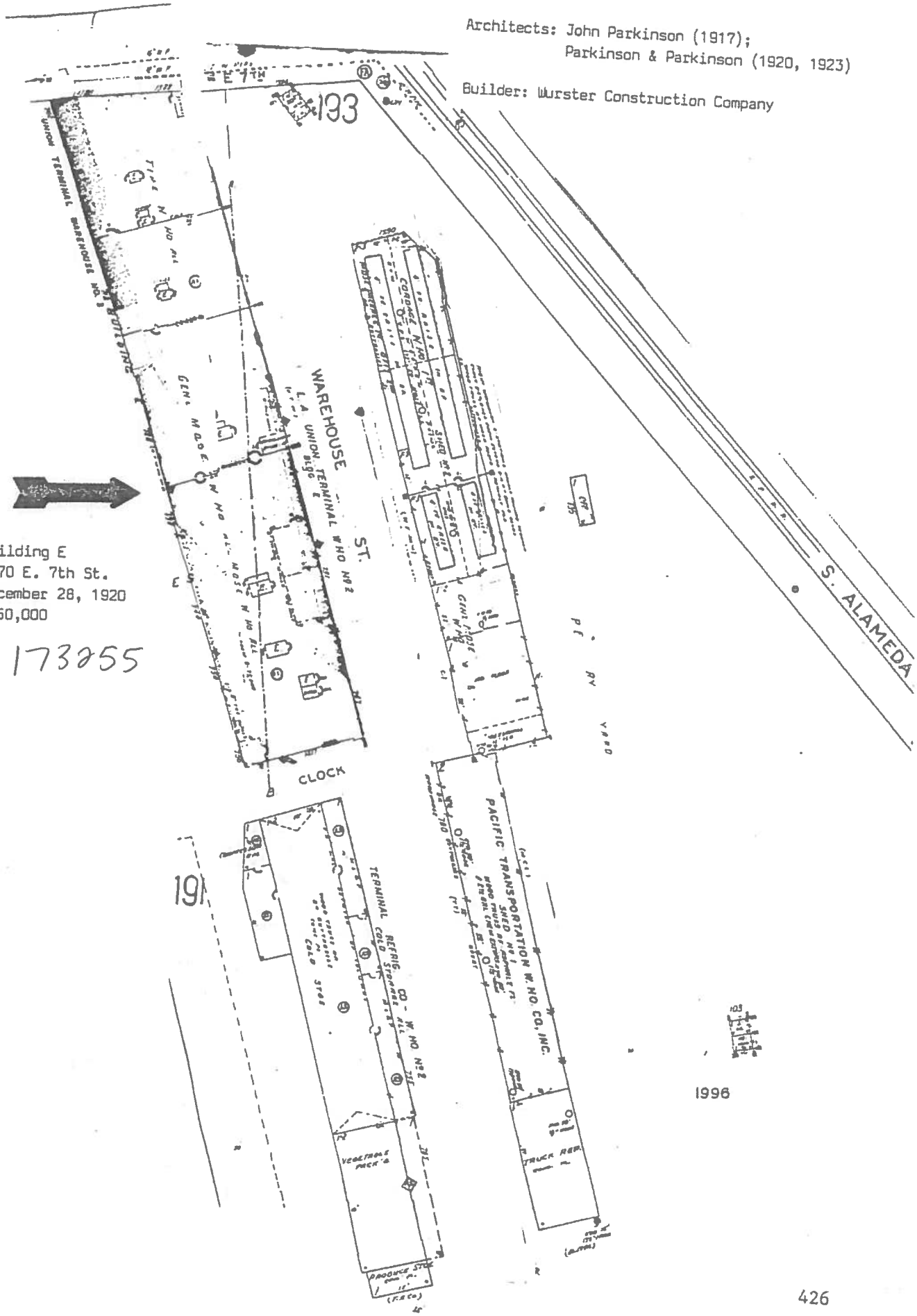
Architects: John Parkinson (1917);
Parkinson & Parkinson (1920, 1923)

Builder: Wurster Construction Company

19-189979

Architects: John Parkinson (1917);
Parkinson & Parkinson (1920, 1923)

Builder: Wurster Construction Company

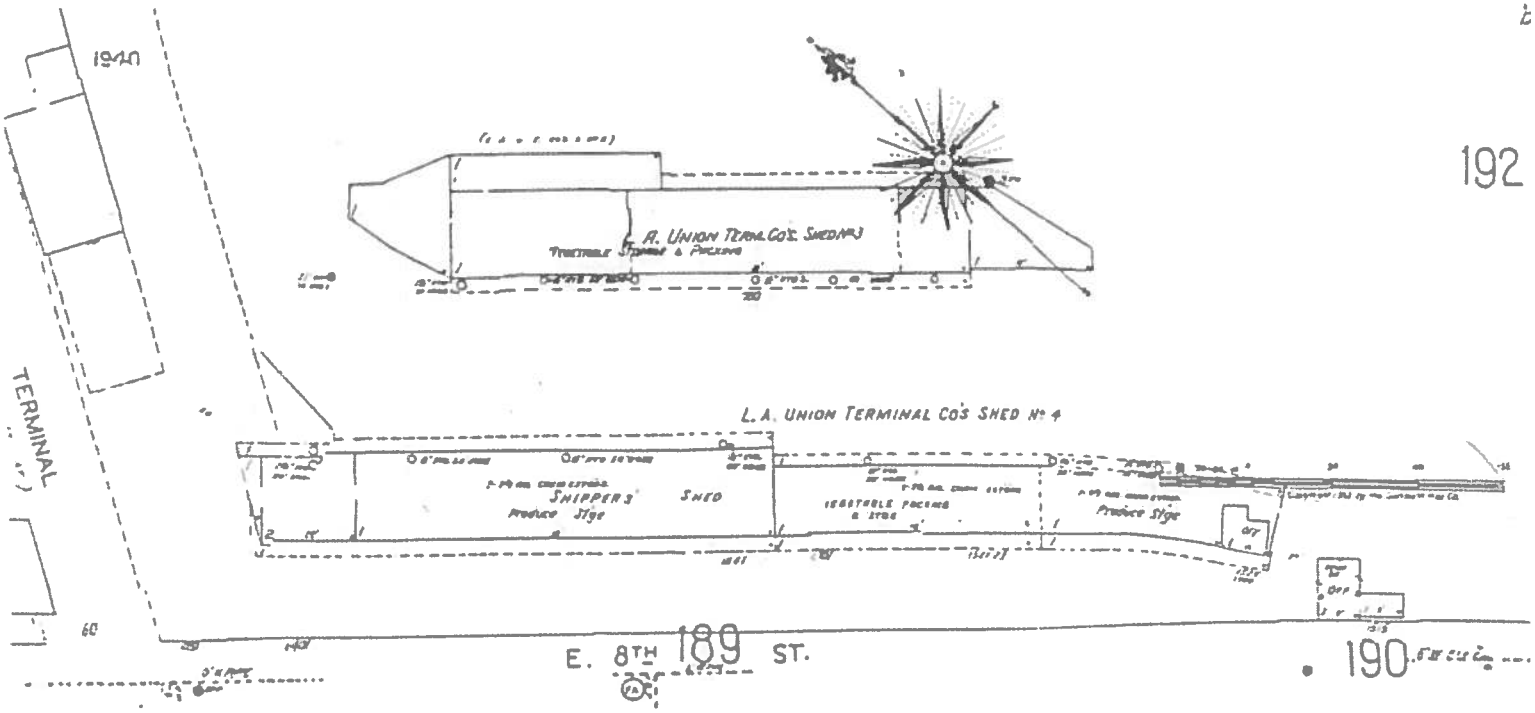


8

Building E
1370 E. 7th St.
December 28, 1920
$550,000

19-173255

1996


1940
TERMINAL
L. A. UNION TERMINAL CO'S SHED No 4
SHIPPER'S
Produce Stge
SHED
VEGETABLE PACKING
& STGE
Produce Stge
E. 8TH
189
ST.
190
192

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT

Prop.#: 027318 LOS ANGELES UNION TERMINAL BUILDING A
Prim.#: 19-173248
Address:
700 S CENTRAL AVE
LOS ANGELES 0

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0011-0003	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721	2D2		08/01/97	LUCINDA WOODWARD
HIST.SURV.	0053-4614-0000	3S			PERSON UNKNOWN

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed
3S : Appears eligible to NR as individual prop thru survey evaluation.

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 027322 LOS ANGELES UNION TERMINAL BUILDING B-1
Prim.#: 19-173252
Address: County: LAN
1326 E 7TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1917 - 0

Architect: PARKINSON, JOHN Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4618-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

19-189979

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 027319 LOS ANGELES UNION TERMINAL BUILDING B-2
Prim.#: 19-173249
Address: County: LAN
1327 E 8TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1917 - 0

Architect: PARKINSON, JOHN Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4615-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

19-189979

19-187080

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109948
Prim.#: 19-187080
Address: Bldg C-1
761 TERMINAL ST
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1937 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0009-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May be same as 19-173253 # 27323 Bldg C-1
1342 E. 7th St.

19-189979

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109947
Prim.#:
Address: 19-187079
737 TERMINAL ST C-2
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0008-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May be same as 19-173252
1345 E. 8th St. Bldg C-2

19-189979

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 027324 LOS ANGELES UNION TERMINAL BUILDING D-1
Prim.#: ~~19-173254~~ 19-187065
Address: County: LAN
1358 E 7TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1917 - 0

Architect: PARKINSON, JOHN Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4620-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

May also be recorded as
724 Terminal Street 109944/19-187065

19-189979

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 027321 LOS ANGELES UNION TERMINAL BUILDING D-2
Prim.#: 19-173251
Address:
1401 E 8TH ST
LOS ANGELES 0

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

DEMOLISHED

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 - 0

Architect: PARKINSON, JOHN

Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4617-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 027325 LOS ANGELES UNION TERMINAL BUILDING E
Prim.#: 19-173255
Address: County: LAN
1370 E 7TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1920 - 0

Architect: PARKINSON & PARKINSON (FIRM) Builder: WURSTER CONSTRUCTION

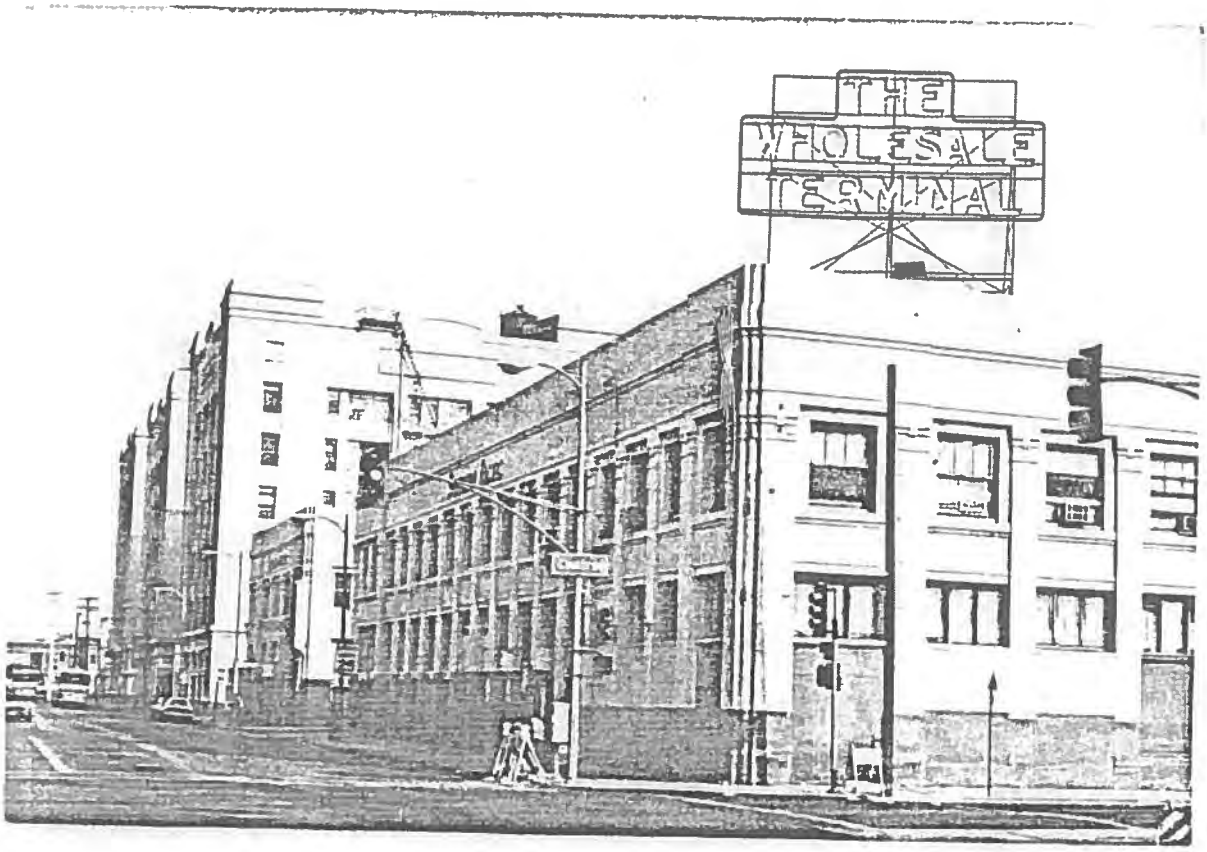
Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4621-0000	3S			PERSON UNKNOWN

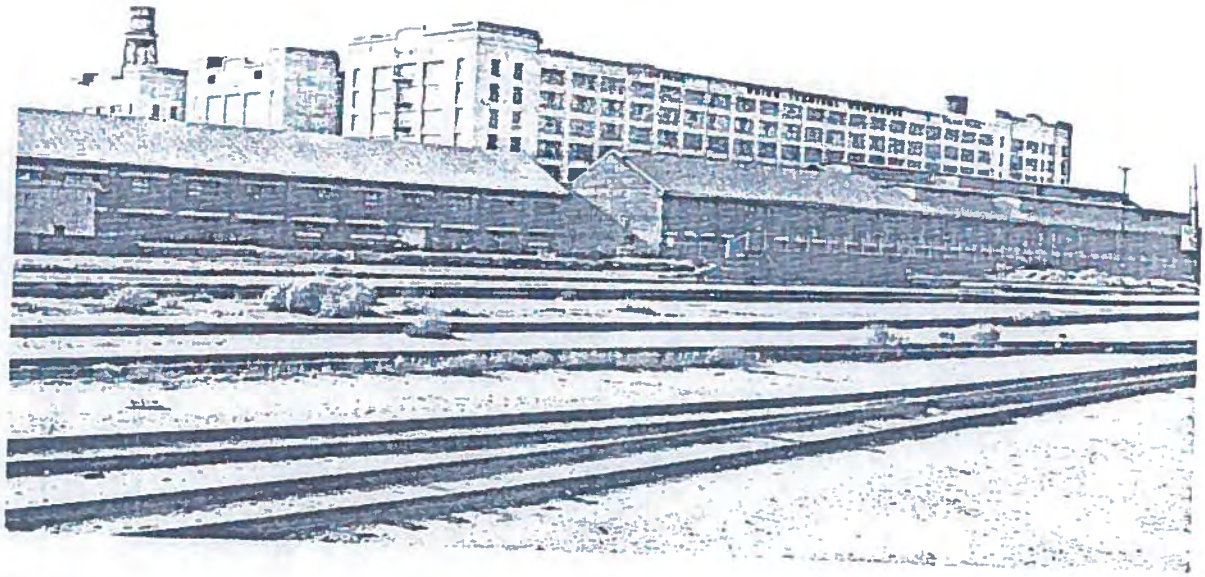
Key to EVAL:

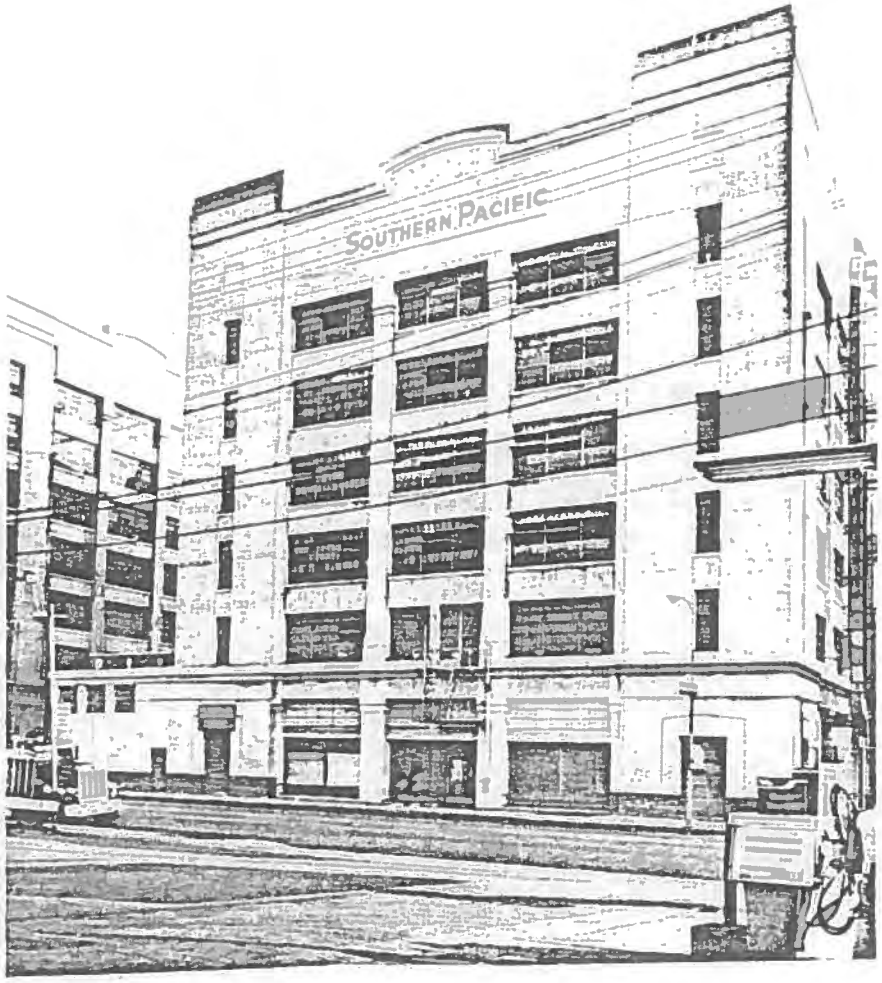
3S : Appears eligible to NR as individual prop thru survey evaluation.

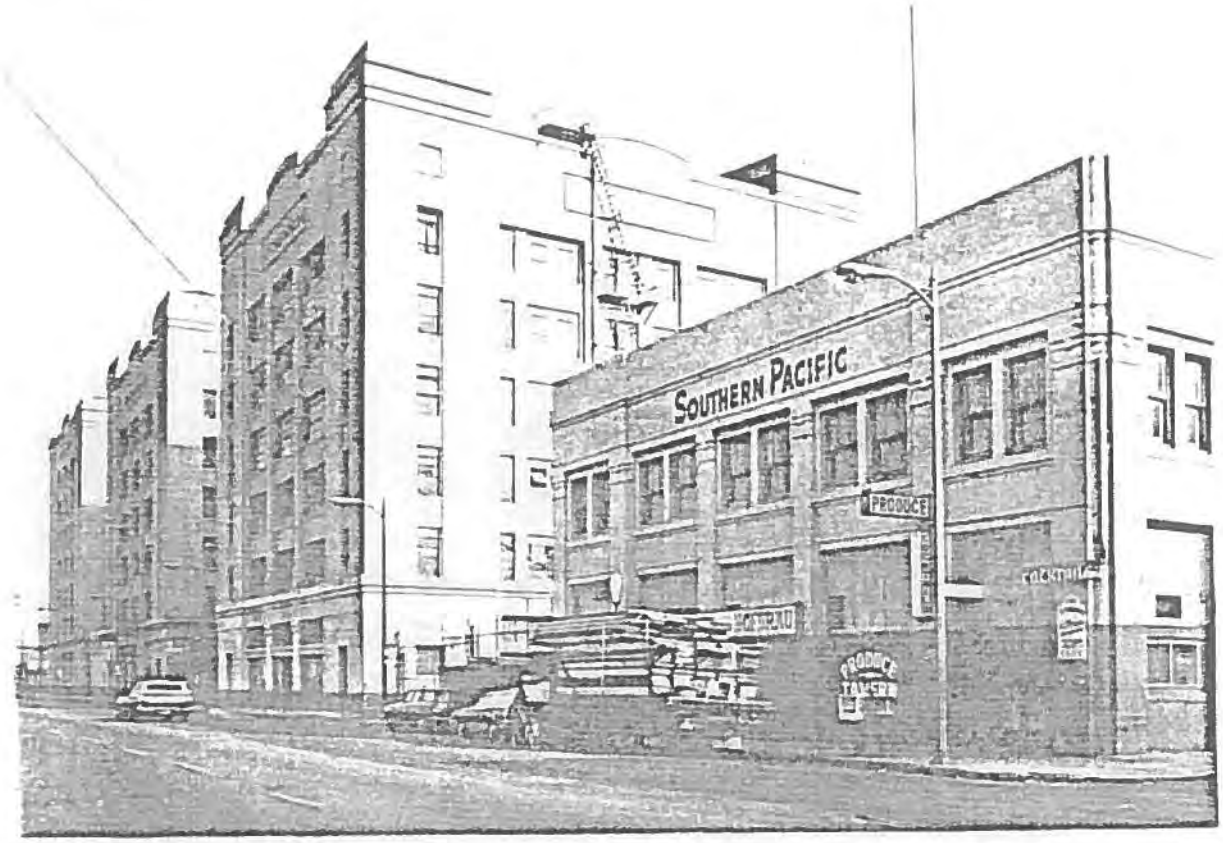


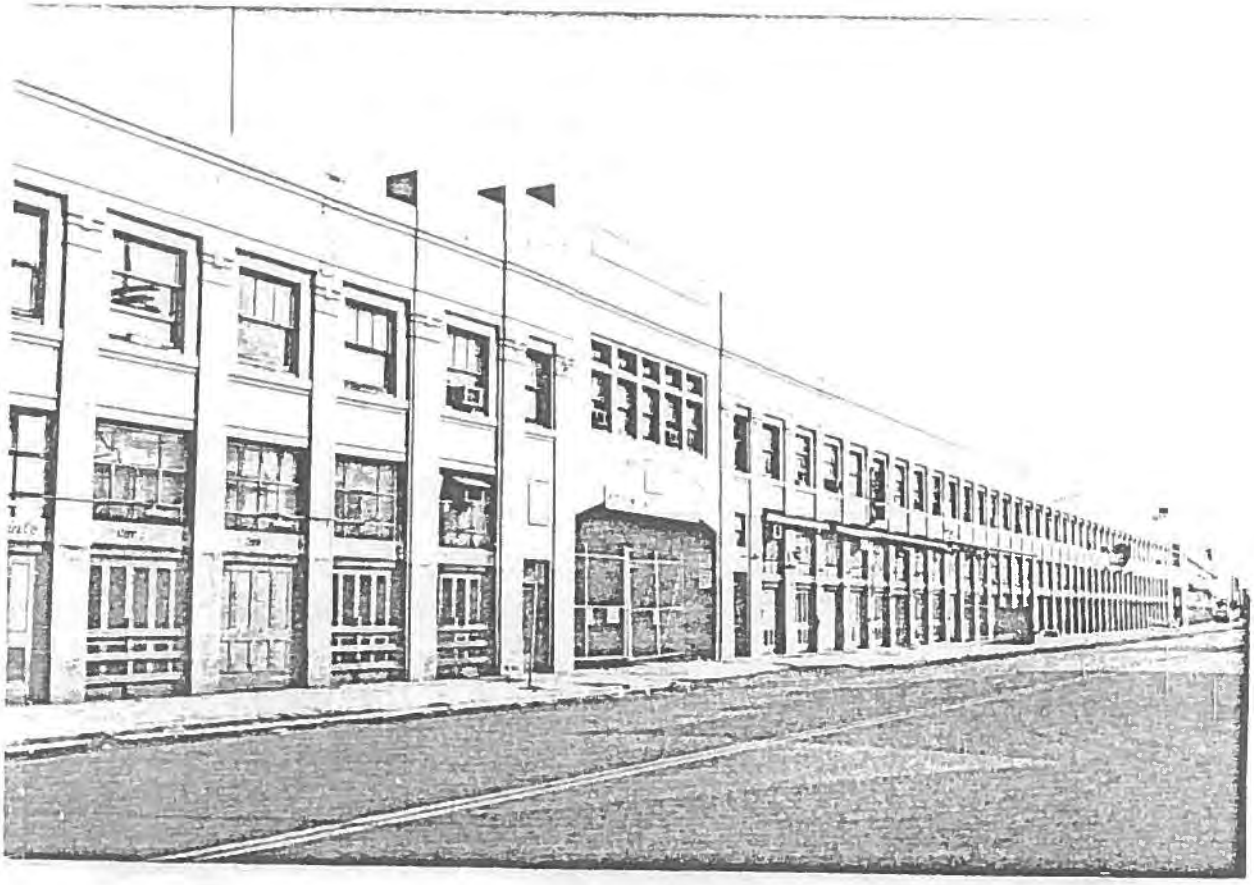
Los Angeles Union Terminal Buildings
Central Avenue & Seventh Street (Southeast Corner)

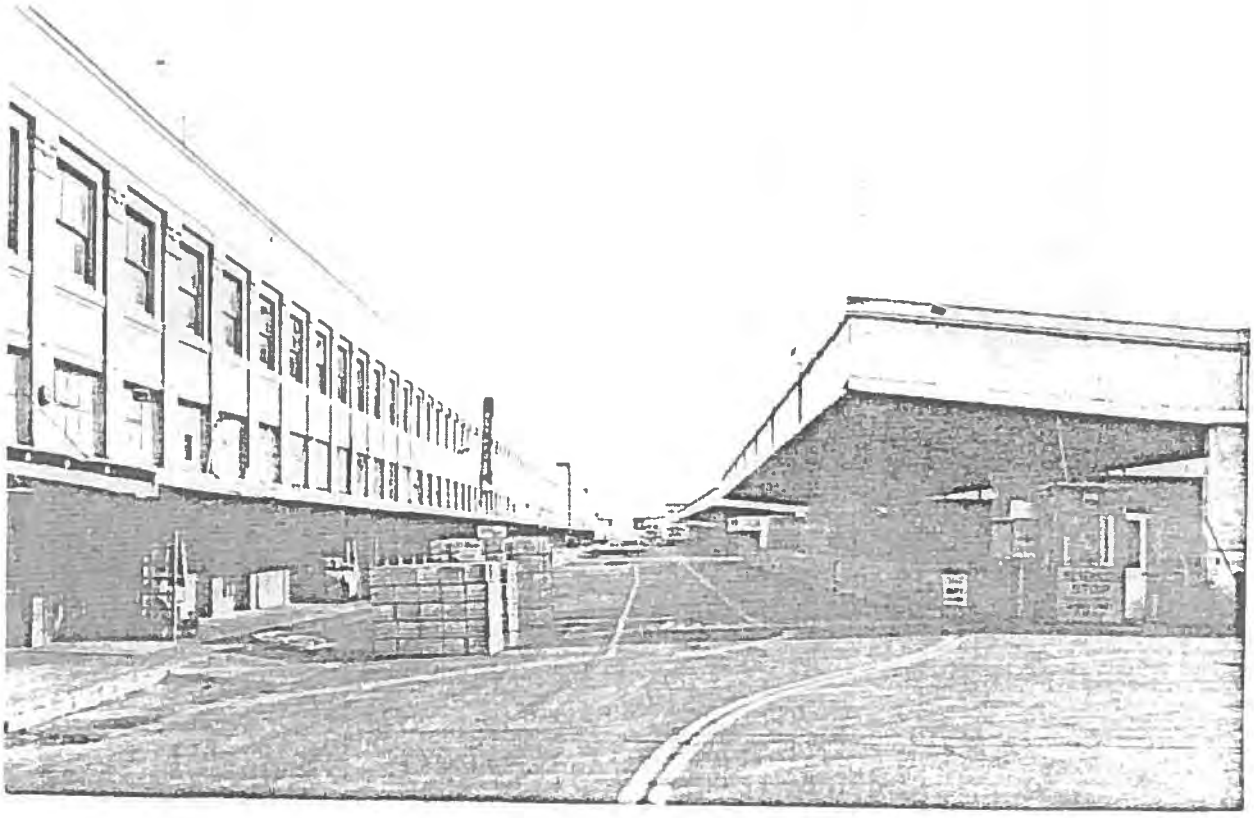

S.E. RYKOFF & CO.




SOUTHERN PACIFIC


SOUTHERN PACIFIC
PRODUCE





these appear to be the same bldgs recorded at two different addresses. The circled P#'s will be saved.

19-189979

19-187065 724 Terminal St. Bldg D-1 prop# 109944
19-173254 1358 E 7th St. prop# 27324

Also See District Records 19-189980, 19-189979

19-187079 737 Terminal St. Bldg C-2 Prop# 109947
19-173250 1345 E 8th St. Bldg C-2 (Rykoff & Co Bldg)
~~19-173258~~ prop# 27320

Also see District Records 19-189980, 19-189979

19-187080 761 Terminal St BLDG C-1 Prop# 109948
19-173253 1342 E 7th ST prop# 27323

Also See District Records 19-189980, 19-189979

records 19-173254, 19-173250, and 19-173253 will be voided

19-189979



BLDG A 19-173248

B 19-173252

C 19-187080

D 19-187065

E 19-173255

B-2 19-173249

C-2 ~~19-187080~~ 19-187079

DISTRICT RECORDS: 19-189979, and 19-189980

South Central Coastal Information Center Resource Detail: P-19-189980

Identifying Information

Primary No.: P-19-189980
HRI No.: 109950
Trinomial:
Name: Los Angeles Union Terminal District
Other IDs: Other: LA Union Terminal District
HRI: 109950
Other: LA Union Terminal Market and Warehouses
Other: 7th Street Market and S E Rykoff & Company
Disclosure:

Attributes

Resource Type: ☐ Building ☐ Structure ☐ Object ☐ Sit ☑ District ☐ Element of District ☐ Other
Age: ☐ Prehistoric ☐ Protohistoric ☑ Historic ☐ Unknown
Information Base: ☐ Surface survey ☐ Surface collection ☐ Testing ☐ Excavation ☐ Analysis
Collections:
Attribute Codes: HP08 Industrial building
HP17 Railroad depot

Recording Events

Associated Documents

Notes

8 contributors, 3 non-contributors

Location Info

County: Los Angeles
USGS 7.5' Quads: LOS ANGELES

Address: Address	City	Assessor's parcel no.
Alameda Street to the East	Los Angeles	
7th Street to the North	Los Angeles	
Central Ave to the West	Los Angeles	
8th Street (historic) to the South	Los Angeles	

Cross-references

Is a district with contributing element ...	P-19-187079	109947
Is a district with contributing element ...	P-19-187080	109948
Is a district with contributing element ...	P-19-173255	27325
Is a district with contributing element ...	P-19-189977	109951
Is a district with contributing element ...	P-19-189976	109952
Is a district with contributing element ...	P-19-189978	109953
Is a district with contributing element ...	P-19-173253	→ VOIDED ← 27323
Is a district with contributing element ...	P-19-173254	→ VOIDED ← 27324
Is a district with contributing element ...	P-19-173250	→ VOIDED ← 27320
Is a district with contributing element ...	P-19-173248	27318
Is a district with contributing element ...	P-19-187065	109944

Management status

Database Record Metadata

	Date	User
Entered:	7/3/2012	Inoyes
Last Modified:	7/3/2012	Inoyes
IC Actions:		

prop# 109950 19-189980

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2

Page 1 of 11

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Identifier: Los Angeles Union Terminal District

P2. Location: a. **County** Los Angeles and (**Address** and/or **UTM Coordinates**. Attach Location Map as required.)

b. **Address** _____
City Los Angeles **Zip** 90021

c. **UTM: USGS Quad** _____ **(7.5'/15') Date** _____; **Zone** _____ , _____ **mE/** _____ **mN**

d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTMs, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District

P5. Photograph or Drawing (photograph required for buildings, structures, and objects.)

contributors:
19-189977
19-189976
19-173248
19-189978
19-187065
19-187079
19-187080
19-173255

P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1917-1923

P7. Owner and Address:
S. E. Rykoff and Company
761 Terminal Street
Los Angeles, CA 90021

P8. Recorded by:
Christy Johnson McAvoy
Historic Resources Group
1728 N. Whitley Ave
Los Angeles, CA 90028

P9. Date Recorded: 7/17/97

P10. Type of Survey:
☐ Intensive ☒ Other
☐ Reconnaissance

Describe: City of Los Angeles Section 106 Review.

P11. Report Citation (Provide full citation or enter "none."): None.

Attachments: ☐ NONE ☒ Map Sheet ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☒ District Record ☐ Linear Resource Record ☐ Other (List): _____

AT01NE-01

19-189980
prop # 1099520

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DISTRICT RECORD

Primary # _____
HRI # _____
Trinomial _____

D1. **Resource Identifier:** Los Angeles Union Terminal District

D2. Historic Name: Los Angeles Union Terminal Market and Warehouses

D3. Common Name: Seventh Street Market and S. E. Rykoff & Company

D4. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The district consists of a large tract of land, approximately 100 acres. The west end of the site between 7th Street and 8th Street contains two parallel buildings which are two stories high and run in a continuous line for the length of the block, broken by broad, arched gateways that provide access to the interior between the two long buildings.
(See Continuation Sheet)

D5. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):
The district is bounded by Alameda Street on the east, 7th Street on the north, and Central Avenue on the west. The southern boundary of the district corresponds with the historic route of 8th Street.

D6. **Boundary Justification**
The industrial area of downtown Los Angeles in which the district is located was owned in large part by the Southern Pacific Railroad. Within these holdings, many different uses and activities took place. This district represents a grouping of buildings which were built by the same architectural firm and construction company for a common owner, and to be used together. Buildings which surround this site are of a different scale and age, and were not a part of the Southern Pacific's Los Angeles Union Terminal.

D7. **District Attributes** (List major attributes and codes)

HP8. Industrial Building
HP17. Railroad Depot (freight)

D8. **Significance:** Theme Industrial architecture and development Area City of Los Angeles
Period of Significance 1917-1923 Applicable Criteria A, C (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Constructed between 1917 and 1923, the Los Angeles Union Terminal District is an intact example of buildings constructed for closely related uses by the railroad, defining transportation, wholesale, and storage methods in the early twentieth century. As such, it is a significant and distinguishable entity and eligible for listing in the National Register under Criterion A. The buildings in the District are also excellent examples of early twentieth century industrial architecture. The District therefore is significant under National Register Criterion C because its individual components embody the distinctive characteristics of a type. All of the contributing buildings within the district were designed by John Parkinson, the most prolific and important architect in Los Angeles during the period in which they were built. As the buildings are closely related by use, similar in appearance, designed by the same architectural firms, and built by the same construction company, they were evaluated as an historic district rather than as individual resources.
(See Continuation Sheet)

D9. **References** (Give full citations including the names and addresses of any informants, where possible.):

See Continuation Sheet

D10. **Evaluator:** Christy Johnson McAvoy **Date:** July 9, 1997
Affiliation and Address: Historic Resources Group, 1728 Whitley Avenue, Hollywood, CA 90028

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

 ☒ Continuation ☐ Update
Resource Identifier: Los Angeles Union Terminal District

D4. Detailed Description, continued:

Within this large, enclosed compound is a series of long, metal sheds which house the stalls for the wholesale of produce. On the northeastern part of the site are four very large industrial warehouse buildings. Three of these buildings are six stories high and sited parallel to each other, oriented generally north-to-south on the site. The fourth, located to the south of the westernmost building on the same axis, is four stories high. These buildings are concentrated toward the western property line. All four warehouses are constructed of poured-in-place concrete with large expanses of metal industrial sash windows, arranged within a traditional Beaux-Arts framework. The eastern and southeastern portion of the site is currently open, paved space which is used for parking.

Non-contributing buildings, concentrated near the southern boundary of the district, are all a part of the recently-constructed Los Angeles Wholesale Produce Market. They consist of long, one-story, metal-clad buildings which were constructed after the period of significance for the district.

D8. Significance, continued:

The buildings in the district are large warehouses and a wholesale produce market. They were constructed for the Southern Pacific Railroad as a terminal and wholesale market for produce and goods entering the city of Los Angeles by rail. As Los Angeles spread outward from its original core, specialized districts of commercial, financial, retail, and industrial activity were developed. The growth of the city necessitated changes in its economic structure as well, and Los Angeles began to produce manufactured goods locally, which necessitated the expansion of industrial areas within the city. The area to the south and east of downtown became an industrial area, its initial growth as such starting to occur by 1910. The market was constructed for the wholesale of fresh produce, while the warehouses were constructed for the receiving and storage of mostly food-related freight.

The Southern Pacific Railroad once owned vast tracts of land in this industrial area of Los Angeles. The land on which the Los Angeles Union Terminal District is situated was only a fragment of these holdings, and only part of that which was developed by the Southern Pacific. However, no other area of central Los Angeles contains such a large concentration of intact industrial buildings. This District is unique for its high profile in the area due to the size of the buildings; the number of major buildings highly concentrated on the site; and its visual dominance of the surrounding areas, which are either vacant, occupied by much smaller buildings, or occupied by large, new buildings surrounded by open space. Many warehouses of architectural note are extant, but none on this scale or in concentration with other buildings exhibiting the infrastructural whole of which the buildings are a part. In addition, these were the only known industrial buildings designed by John Parkinson found as a result of a 1992 survey conducted of the Eastside Industrial Area for the City of Los Angeles (see D9. References).

The District occupies one very large city block, which was amassed from many smaller blocks when the scale and use of the neighborhood changed from residential to industrial uses. The eastern part of the district is occupied by four concrete warehouses, four and six stories in height. They are situated along the major rail corridor of the city and are unique examples of a freight rail terminal. The narrow, parallel spaces between the buildings accommodated the entry of freight trains on rail spurs. Goods would be unloaded from the trains onto the series of loading docks which line the first story of each building. As trucking supplanted rail as the main method of freight transport, the buildings continued to be used in the same manner with trucks using the loading docks. This was a state-of-the-art freight transfer and storage facility when it was constructed by the Southern Pacific, defining transportation, wholesale, and storage methods in the early twentieth century. The buildings are an important, intact, and large-scale illustration of patterns of land use and development in industrial Los Angeles.

D8. **Significance**, continued:

The western portion of the District is occupied by the Seventh Street Market. Established in 1903 as the Los Angeles Union Terminal Market, it was one of two main wholesale produce markets for the city during the period of significance. The current facility was designed by John Parkinson and built in 1917, contemporary with the construction of the four terminal warehouses. The market consists of three long, narrow buildings which enclose a large space within. This space is entered through two monumental, arched gateways which punctuate the long Central Avenue facade. When the market was constructed, horse-drawn carts were still legal on the streets of Los Angeles, and early photographs of the market show horses, carts, automobiles, and pedestrians coexisting in the conduct of the market's business.

The District is also significant because of its association with architect John Parkinson. John Parkinson (1861-1935) practiced architecture in Los Angeles beginning in 1905 in partnership with Edwin Bergstrom. The partnership lasted until 1915, when Parkinson practiced on his own until taking his son Donald B. Parkinson on as a partner around 1920. These three firms in succession were responsible for the design of nearly fifty buildings in and around the central business district of Los Angeles. Most of these were large-scale, prominent works, including hotels (the Rosslyn, Alexandria, and King Edward), office buildings (the Los Angeles Stock Exchange), department stores (the Broadway and Bullock's), and government buildings (the Hall of Justice), as well as many major buildings in the core of the University of Southern California campus. The buildings in this district are major, intact examples of the industrial work of the firms of John Parkinson and Parkinson and Parkinson. Their construction between 1917 and 1923 places them within the years of the firms' most significant work.

While the warehouses and market were designed for utilitarian purposes and not for the general public's use, the buildings exhibit the Beaux-Arts massing of a heavy first- and second-story base, with window bays above defined by a regular series of vertical piers with simple, abstract decoration on the capitals. This brings order and rhythm to the massive bulk of the structures, as well as aiding in their organization into discrete bays for loading docks, produce stalls, etc. The formal and monumental style of the buildings communicates the importance of their use and the dominance of the Southern Pacific Railroad, the builders of the complex.

Other architectural features related to the use of the warehouses include the vast, open plans of the upper stories, which are interrupted by massive concrete structural columns; these floors are lighted by large expanses of multipane, industrial sash windows. The southern end of one building, in the center of the parallel row, originally contained cold storage on all floors. Architectural features of the market include the arrangement of buildings in a long circuit which could contain activity within.

The District and its individual components remain substantially intact. The six major remaining buildings on the site are the main buildings of which the facility was historically comprised, though some smaller, one- and two-story sheds with long, rectangular plans have been removed. These buildings, east of the warehouses, were variously constructed of concrete, masonry, and wood, and used for vegetable packing, storage, and shipping. The large open space to the south and east of the warehouses was occupied by these buildings and by large amounts of trackage, but is currently paved. One additional building has been constructed within the district: one of several buildings which constitute a new wholesale produce market has been constructed on the southern edge of the district, along 8th Street. The remainder of the new market lies south of the historic route of 8th Street, outside the boundaries of the District.

The long buildings parallel to Central Avenue are occupied by the offices of wholesale companies, while the space within this circuit of buildings contains stalls for the sale of produce itself. According to photographic evidence, the permanent stall structures were constructed outside of the period of significance.
(continued)

19-189980
prop # 109980

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

☒ Continuation ☐ Update
Resource Identifier: Los Angeles Union Terminal District

D8. Significance, continued:

The Union Terminal Warehouses have been owned by S. E. Rykoff and Company, a commercial food processing and distribution company, since 1991. They have continued to use the facility for its historic uses. Minor modifications have been made such as conversion of some of the warehouse space for manufacturing purposes and offices, and the cold storage facilities of one warehouse have been converted to dry storage. None of these modifications have affected the exteriors of the buildings. All of the contributing buildings within the district retain high integrity, and their condition is fair to good.

The Los Angeles Union Terminal District is a strong representation of the industrialization of Los Angeles during the early twentieth century. As such, it is significant for its association with a broad pattern of history important in the economic development of Los Angeles. Its contributing structures are rare examples of the industrial work of John Parkinson and his associates during the height of their productivity. They are also prominent and characteristic examples of building types essential to the industrial infrastructure of the city. For all of these reasons, the Los Angeles Union Terminal District is significant under National Register Criteria A and C and therefore eligible for listing in the National Register.

Contributing structures

Seventh Street Market/Los Angeles Union Terminal Market:
1302-1312 East 7th Street / prop # 109951 / DOE-19-97-0011-0001 19-189977
1301-1319 East 8th Street / prop # 109952 / DOE-19-97-0011-0002 19-189976
700-798 S. Central Avenue / prop # 027318 / DOE-19-97-0011-0003 19-173248
704-796 Market Place / prop # 109953 / DOE 19-97 0011-0004 19-189978

Los Angeles Union Terminal Warehouses:
724-732 Terminal Street prop # 109944 19-187065 (2D)
737 Terminal Street prop # 109947 19-187079 (2D)
761 Terminal Street prop # 109948 19-187080 (2D)
747 Warehouse Street maybe same as 1370 E 7th ST? 19-173255 (3S)
109949 / 27325 (2D)

Non-contributing building and structures

Seventh Street Market/Los Angeles Union Terminal Market:
Building located parallel to and north of E. 8th Street
Peddler's stall structures within the circuit of the market buildings

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #/Trinomial _____

 ☒ Continuation ☐ Update
Resource Identifier: Los Angeles Union Terminal District

D9. References

Anderson, Carson and Moule and Polyzoides, Architects and Urbanists. "Eastside Industrial Area Architectural and Historical Resources Survey." Los Angeles Community Development Dept., 1992.

DPR Form 523, 1983, Los Angeles Union Terminal Buildings.

John Durham, Facilities Manager, S. E. Rykoff and Company.

Field, William Scott. "100 Years of the Parkinson Architectural Firm in Los Angeles." The Los Angeles Conservancy, 1994.

Hatheway, Roger G. and Associates. "Determination of Eligibility Report - Los Angeles Central Business District." Community Redevelopment Agency of the City of Los Angeles, 1983.

Historic Resources Group. "Los Angeles Central Business District Historic Context Statement." Los Angeles Conservancy, 1990.

McLaren/Hart, Inc. "Phase One Environmental Assessment for Rykoff Terminal and Warehouses." Irvine, Calif., 1997.

Sanborn Fire Insurance Maps, 1956.

Security Pacific Photo Collection, Los Angeles Public Library.

Tom, Kim Fong. "The Participation of the Chinese in the Community Life of Los Angeles." (USC Thesis, 1944) San Francisco: R. & E. Research Associates, 1974.

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

Yee, George and Elsie Yee. "The Chinese and the Los Angeles Produce Market." Gum Saan Journal, December 1986, pp. 5-7.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

MAP SHEET

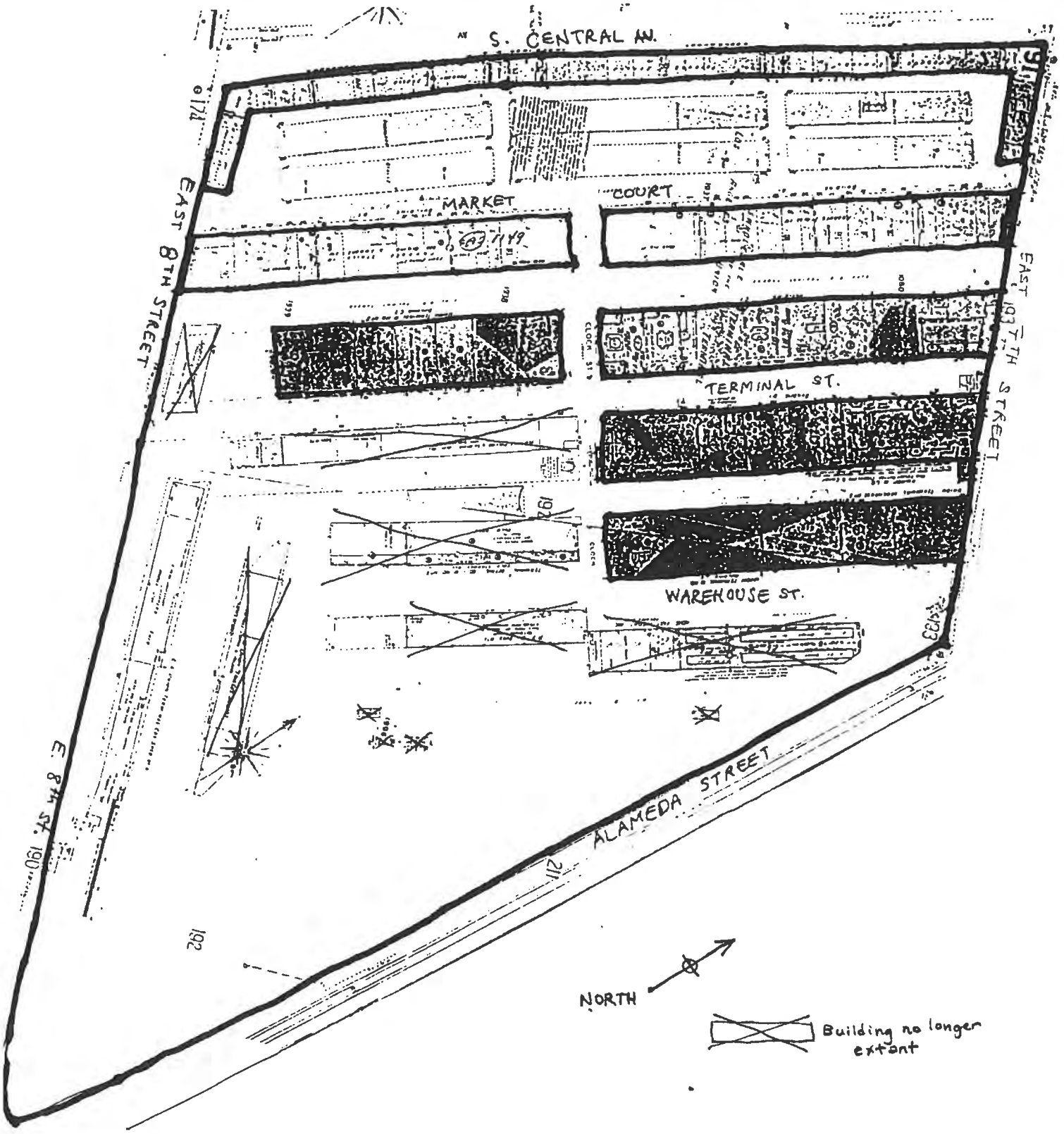
Primary # _____

HRI#/Trinomial _____

Page 7 of 11

Resource Identifier: Los Angeles Union Terminal District

Map Name: Sanborn Fire Insurance Map Scale: none Date: 1956



View north of six-story warehouses



View northwest of four-story warehouse and six-story warehouses



View northwest of four-story warehouse and six-story warehouses



View east on E. 7th Street



Union Terminal Market, view northeast from Central Avenue



View east of gateway to the interior of the market



View southeast from E. 7th Street of northeast market building (right) and easternmost warehouse



View south within interior of the market, stall structure at right



HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 109951 L.A. UNION TERMINAL
Prim.#: 19-189977
Address:
1302 E 7TH ST
LOS ANGELES

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0011-0001	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 109952 L.A. UNION TERMINAL
Prim.#: 19-189976
Address:
1301 E 8TH ST
LOS ANGELES

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0011-0002	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

19-189980

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 109953 L.A. UNION TERMINAL
Prim.#: 19-189978
Address:
704 MARKET PL CT.
LOS ANGELES

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0011-0004	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

19-189980

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 05/21/12

Prop.#: 027318 LOS ANGELES UNION TERMINAL BUILDING A
Prim.#: 19-173248
Address:
700 S CENTRAL AVE
LOS ANGELES 0

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0011-0003	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721	2D2		08/01/97	LUCINDA WOODWARD
HIST.SURV.	0053-4614-0000	3S			PERSON UNKNOWN

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed
3S : Appears eligible to NR as individual prop thru survey evaluation.

19-189980

19-187065

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109944
Prim.#: 19-187065
Address:
724 TERMINAL ST
LOS ANGELES

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0007-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

Bldg D-1

1358 E 7th St

May also have been recorded as 19-173254 (Voided), prop. 27324, at 1358 E 7th Street

19-189980

19-187076

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109947
Prim.#: 19-187079
Address:
737 TERMINAL ST
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1917 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0008-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May also have been recorded as 19-173250(Voided), prop. 27320, at 1345 E 8th Street

19-189980

19-187080

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 109948
Prim.#: 19-187080
Address:
761 TERMINAL ST
LOS ANGELES 90021

County: LAN
X-Street:
Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:

CHL #:

Dates of Construction: 1937 -

Architect: PARKINSON, JOHN

Builder:

Historic Attributes: INDUSTRIAL BLDG.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.RES.	DOE-19-97-0009-0000	2D2		08/01/97	LUCINDA WOODWARD
PROJ.REVW.	HUD970721H	2D2		08/01/97	LUCINDA WOODWARD

Key to EVAL:

2D2: Contrib to dist det elig to NR by Section 106 consensus. CR Listed

May also have been recorded as 19-173253 (Voided), prop.27323, at 1342 E 7th Street

19-189980

~~19-173252~~

HISTORIC PROPERTY FILE SINGLE PROPERTY PRINTOUT 02/21/06

Prop.#: 027325 LOS ANGELES UNION TERMINAL BUILDING E
Prim.#: 19-173255
Address: County: LAN
1370 E 7TH ST X-Street:
LOS ANGELES 0 Vicinity:
Parcel #:

Category: BUILDING
Owner Type: PRIVATE

Present Use: COMMERCIAL

Other Recognition:
CHL #:

Dates of Construction: 1920 - 0

Architect: PARKINSON & PARKINSON (FIRM) Builder: WURSTER CONSTRUCTION

Historic Attributes: INDUSTRIAL BLDG., R/R DEPOT
Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval	Crit	Eval-date	Evaluator
HIST.SURV.	0053-4621-0000	3S			PERSON UNKNOWN

Key to EVAL:

3S : Appears eligible to NR as individual prop thru survey evaluation.

these appear to be the same bldgs recorded at two different addresses. The circled P#'s will be saved.

19-187065 724 Terminal St. Bldg D-1 prop# 109944
19-173254 1358 E 7th St. prop# 27324

Also See District Records 19-189980, 19-189979

19-187079 737 Terminal St. Bldg C-2 Prop# 109947
19-173250 1345 E 8th St. Bldg C-2 (Rykoff & Co Bldg)
~~19-173258~~ prop# 27320

Also see District Records 19-189980, 19-189979

19-187080 761 Terminal St BLDG C-1 Prop# 109948
19-173253 1342 E 7th ST prop# 27323

Also See District Records 19-189980, 19-189979

records 19-173254, 19-173250, and 19-173253 will be voided

19-189980



BLDG A 19-173248

B 19-173252

C 19-187080

D 19-187065

E 19-173255

B-2 19-173249

C-2 ~~19-187080~~ 19-187079

DISTRICT RECORDS: 19-189979, and 19-189980

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1636 14th Street and 1545 Newton Street (Map Reference No. 6-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1636 14th and 1545 Newton Streets City: Los Angeles Zip: 90021

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-020-014 (1636 14th) & 5130-020-013 (1545 Newton)

***P3a. Description:**

This set of DPR forms refers to two Los Angeles County Assessor's parcels, 1636 14th and 1545 Newton Streets, with a shared developmental history. Although they face different streets, the parcels back up to one another. Each parcel is occupied with a large industrial building the buildings appear to share a common wall.

1636 14th Street includes a large two-story building with a roughly L-shaped footprint. The building sits on a poured concrete foundation. Its primary (north) elevation divided with concrete piers infilled with expanses of exposed brick. What appear to be steel windows sitting on brick sills primarily occur in pairs. Three entrances which include two single doorways and a bay door opening line the north elevation. The building is topped with a four-bay trussed roof.

1545 Newton Street includes one large two-story industrial building with a square footprint. The masonry building features exposed brick walls. Its primary (south) elevation is divided evenly into three bays with large metal roll-up doors. Above doors, three window openings that have been enclosed with concrete block are lined. The building is topped with a flat roof surrounded with a parapet.

***P3b. Resource Attributes:** HP8. Industrial Buildings (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation of 1636 14th; southeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1636 14th: 1939 (LADBS 1939)
1545 Newton: 1923 (LADBS 1923)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

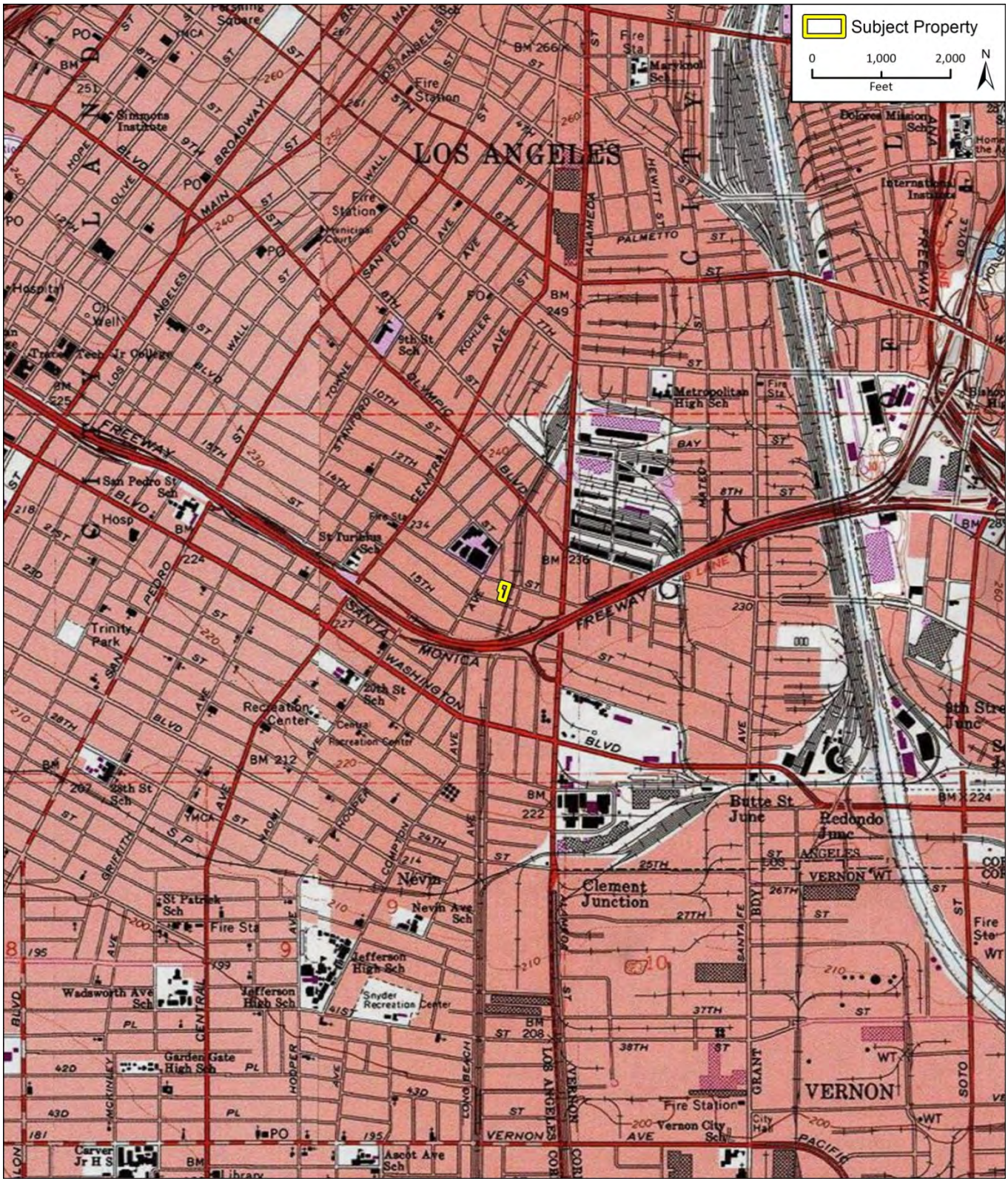
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1636 14th and 1545 Newton Streets (Map Reference No. 6-001)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1636 14th and 1545 Newton Streets (Map Reference No. 6-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** N/A-Utilitarian
***B6. Construction History:**

1454 Newton Street was constructed in 1923 (LADBS 1923). Alterations include the infill of window openings on the primary elevation and replacement of original bay doors. A review of building permit history indicates that in 1939, the building now extant at 1636 14th Street was relocated to the subject property (LADBS var.)

***B7. Moved?** ■ No ■ Yes □ Unknown **Date:** 1939 **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property encompasses two assessor's parcels that back up to one. 1545 Newton Street was constructed in 1923 as a warehouse for Spartan Grocers, a cooperative grocery buying organization that began in Los Angeles in 1915. A review of building permit history indicates that in 1939 the building now extant at 1636 14th Street was relocated to the subject property by Spartan Grocers to serve as a wholesale warehouse. A Sanborn map dated 1950 indicates that at the time the buildings were still in use as grocery warehouses, although by that time they were associated with Sunshine Specialty Products Co. (LADBS var.; Newspapers.com var.).

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1400 Long Beach Avenue (Map Reference No. 6-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13S Section: 4W S.B.**B.M.**

c. Address: 1400 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-021-018 & 5130-021-001

***P3a. Description:**

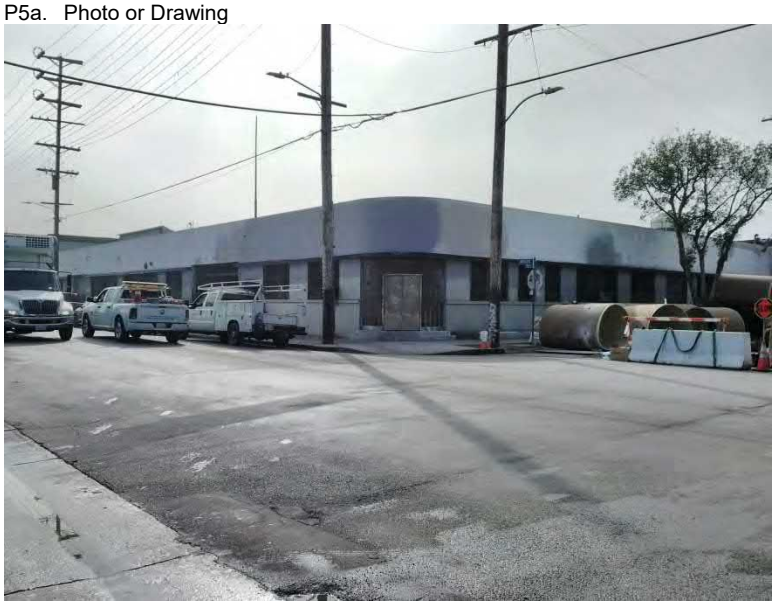
The subject property is located on Long Beach Avenue between East 14th and Newton streets in Southeast Los Angeles. Included on the industrial property is a large primary building on the corner of Long Beach Ave and East 14th Street and several associated structures to its rear (south). Although utilitarian, the primary building features elements of the Streamline Moderne-style that include its rounded northwest corner and the glass-brick light that surrounds the main entrance. The single-story, rectangular-planned building features stucco cladding and a concrete foundation. North and west elevations feature banks of multi-light steel-frame windows sheltered beneath a narrow overhang. In addition to window openings, the north elevation displays two bay-door openings covered with metal roll-up doors. The building's primary entry, a set of metal-clad doors surrounded with glass block, is located in the northwest corner. The roof of the building appears to include trussed and flat portions. It includes several ventilators or vertical openings. Alterations include a concrete-block addition on the east elevation and the replacement of select original windows and doors throughout.

On the south portion of the parcel are several associated structures. These structures are primarily utilitarian and without architectural style. They appear to be steel-framed, metal roofed and open-air. The property is in fair condition overall.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; southeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 (LADBS 1941)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

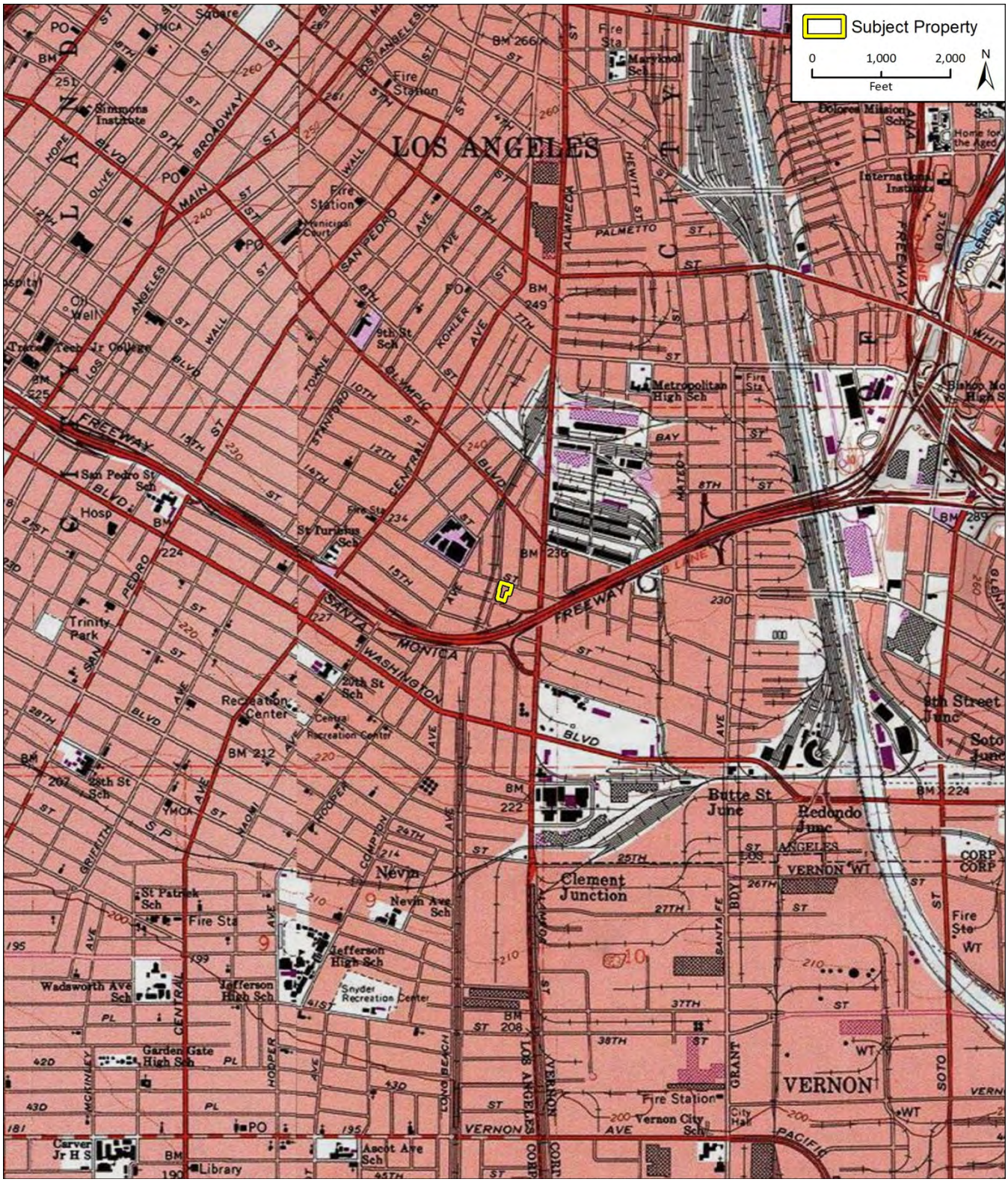
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3
***Map Name:** *Los Angeles*

***Resource Name or #** 1400 Long Beach Avenue (Map Reference No. 6-002)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1400 Long Beach Avenue (Map Reference No. 6-002) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: Cadmium & Nickel Plating Co.
B2. Common Name: N/A
B3. Original Use: industrial-metal plating B4. Present Use: commercial/industrial
***B5. Architectural Style:** Streamline Moderne
***B6. Construction History:**

The primary building on the subject property was constructed in 1941 (LADBS 1941). A review of permit history and visual observations suggest that a 40' x 120' concrete block addition was added to the building's east elevation in 1968 (LADBS 1968). Some of the building's original doors and window sash have additionally been replaced. The structures located of the south of the property were added progressively beginning in the early 1960s.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Edwin F. Rudolph (engineer) b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property encompasses two Assessor's parcels that have the same address, 1400 Long Beach Avenue, that includes one building and several ancillary structures. A review of building permit history indicates that the building on the subject property was constructed in 1941 for the Cadmium & Nickel Plating Company, founded by Marion W. Hays in 1946. The property appears to have maintained a consistent use as a plating company to the present, primarily associated with Cadmium and Nickel Plating Co. and beginning in the 1980s with Alco Cad-Nickel Plating Co.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the building incorporates elements of the Streamline Moderne Style, it is not a highly representative or excellent example of the style. It does not represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1609 East 15th Street (Map Reference No. 6-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1609 East 15th Street City: Los Angeles Zip: 90017

d. UTM: Zone: 11N mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-019-032

***P3a. Description:**

The subject property is a large rectangular parcel that includes one single-story industrial building constructed as a warehouse in 1974. The L-planned building is sited around a paved parking area in the southwest corner of the parcel and otherwise occupies the entirety of the property. Designed in a utilitarian style, it features concrete walls and is topped with a flat or trussed roof. Window openings are minimal; those included primarily consist of tall, narrow units occurring in pairs. The building appears to contain multiple businesses and as such includes two primary commercial entrances, located on the south side of the building addressing East 15th street. The rear (north) elevation is lined with loading bay doors covered with metal rollup doors. The property appears in good condition.

***P3b. Resource Attributes:** HP8.Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; southwest-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1974 (LADBS 1974)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
09/10/2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

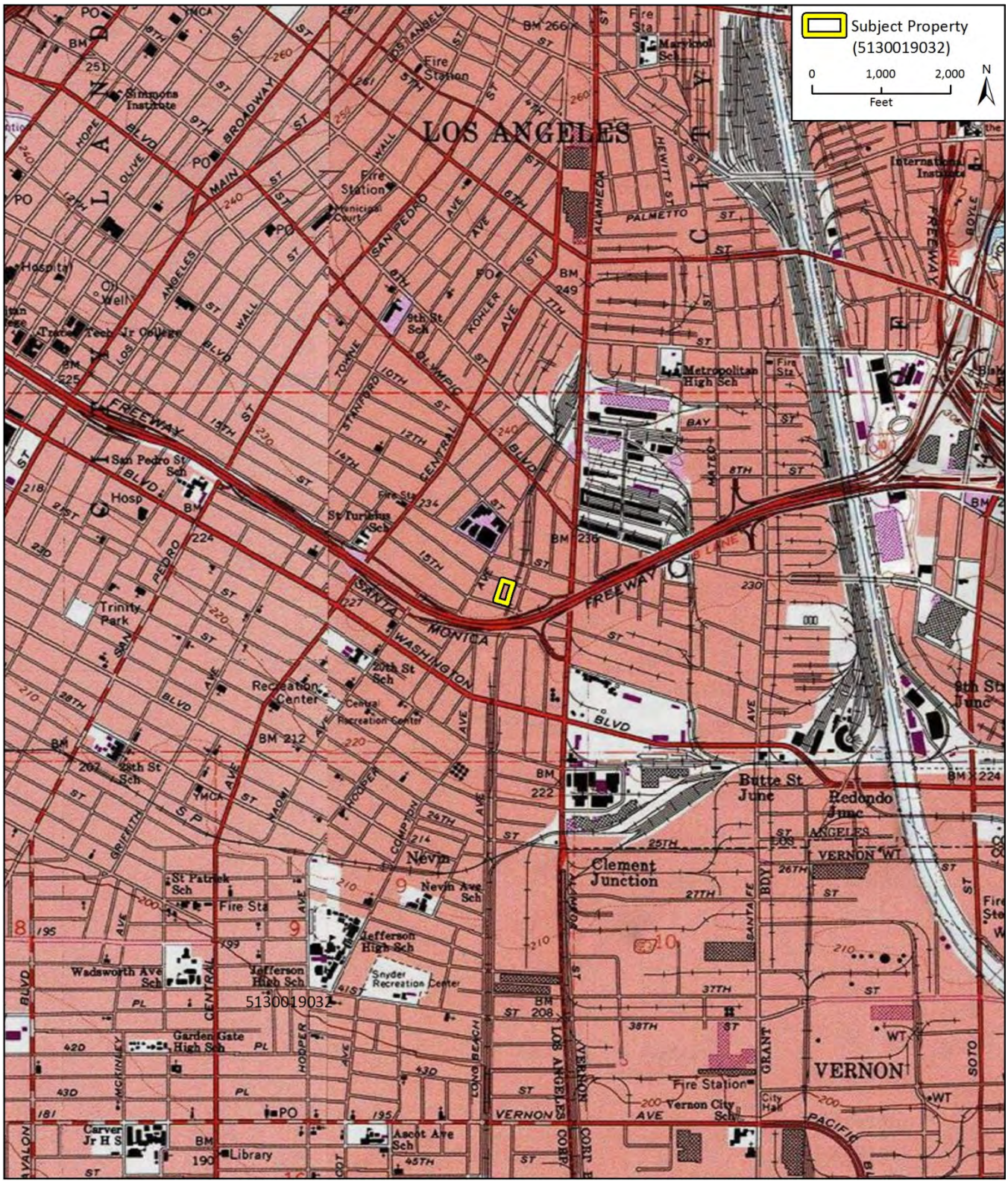
LOCATION MAP

Trinomial

***Resource Name or #** 1609 East 15th Street (Map Reference No. 6-003)

***Map Name:** *Los Angeles*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1609 East 15th Street (Map Reference No. 6-003) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: warehouse B4. Present Use: commercial/industrial
***B5. Architectural Style:** N/A
***B6. Construction History:**

The building on the subject property was constructed in 1974 (LADBS). It appears relatively unaltered.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a large parcel that includes one utilitarian warehouse building constructed in 1974 (LADBS). It currently houses Kelly Paper and Ultimate Off-Price Clothing. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

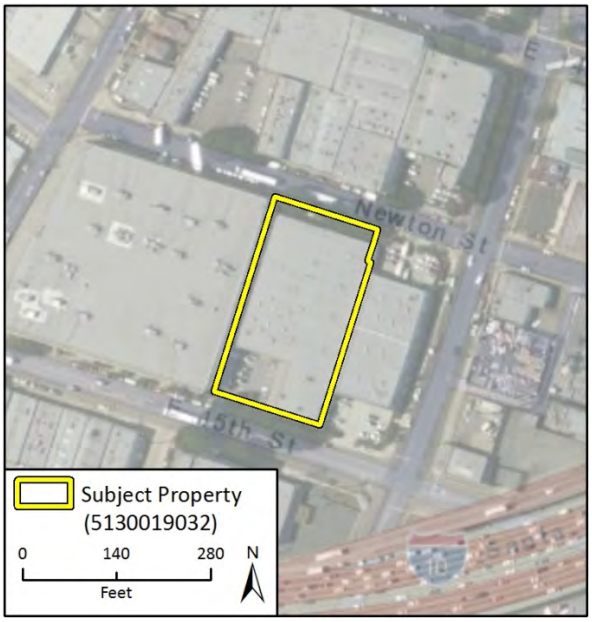
Los Angeles, City of: Department of City Planning. SurveyLA Los Angeles Citywide Historic Context Statement - Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970. August 2016

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 19, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1608-16 East 15th Street (Map Reference No. 6-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1608-16 East 15th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5130-017-015

***P3a. Description:**

The subject property consists of a four-story industrial loft building designed in a utilitarian style and a one-story warehouse. Rectangular in plan, the loft building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on roofing material. Its exterior walls are generally of structural concrete construction. Windows are steel, multi-light industrial sashes. Entrances are located on the north and west elevations and feature standard-size entry doors whose types are undetermined due to the presence of metal security doors.

Immediately adjacent to the loft building's east elevation is the warehouse. The rectangular-plan building sits on a concrete foundation and culminates in a flat roof with roll-on cladding. Its concrete-block walls are punctuated by two north-elevation entrances, which feature a standard-size door whose type is obscured by a metal security grate and a metal, roll-up garage door. The property is located mid-block on a level parcel and is landscaped with mature trees planted along the adjacent sidewalk. Alterations include the filling in of a west-elevation warehouse bay and the construction of the aforementioned warehouse addition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations and partial view of warehouse, north elevation; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 and 2000 (LADBS 1924, 2001)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

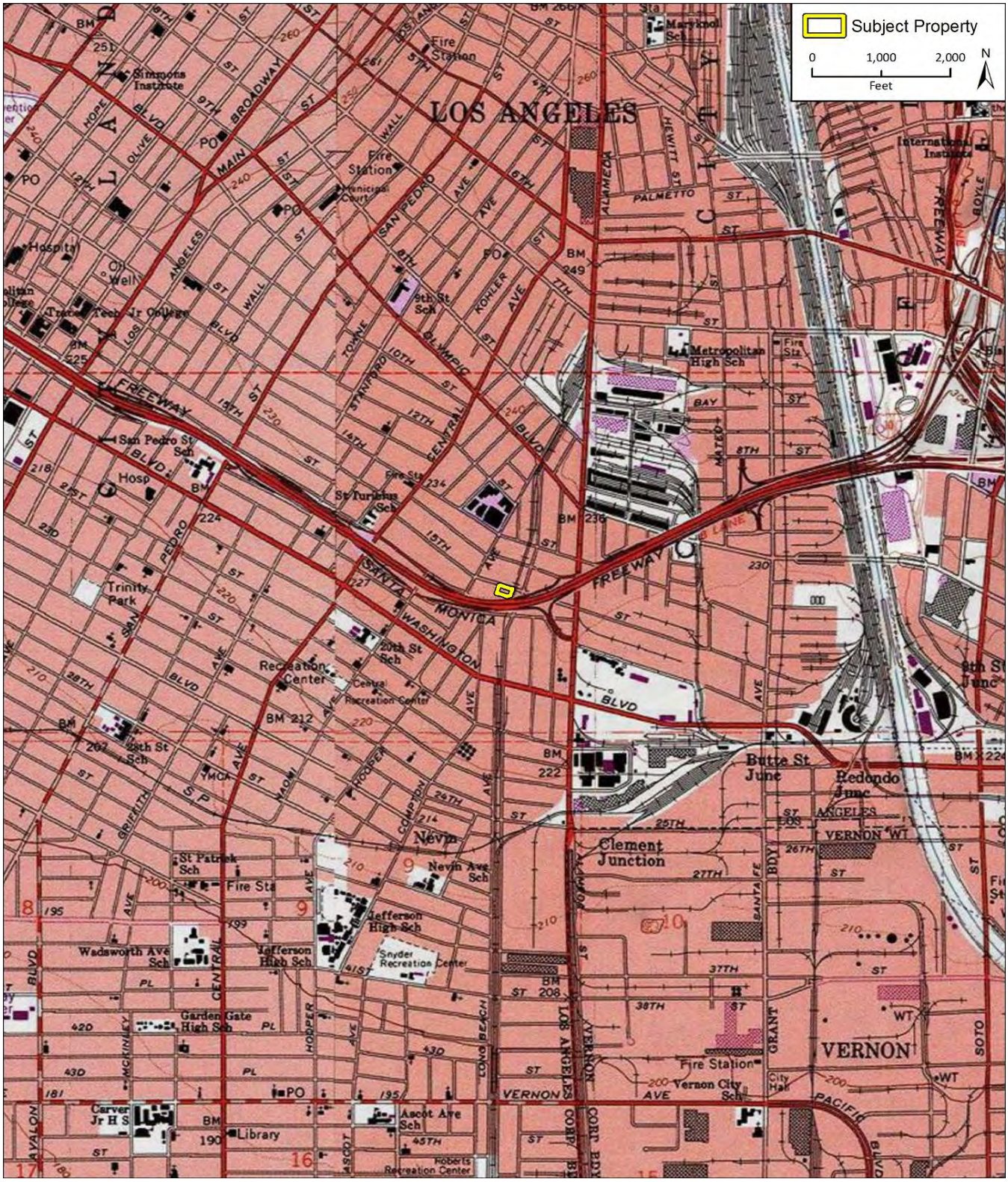
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1608-16 East 15th Street (Map Reference No. 6-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1608 East 15th Street (Map Reference No. 6-004) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Manufacturing B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian, industrial loft
***B6. Construction History:**

Building permits available through the Los Angeles Department of Building and Safety indicate the industrial loft building was completed in 1924, while the one-story warehouse dates from 2000 (LADBS 1924 and 2000).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Industrial Design and Engineering, 1887-1965 **Area** Central City
Period of Significance 1924 **Property Type** Industrial Loft **Applicable Criteria** C/3/3

According to building permits, the subject property is an industrial building constructed in 1924 for the Kling Manufacturing Company, a Los Angeles-based furniture manufacturer. A 1925 advertisement indicates that, at the time, Kling operated a large factory complex spanning both sides of East 15th Street (Newspapers.com 2018). City directories, building permits, and newspaper items list the following owners and occupants of the subject property between 1927 and 1987: Morgan & Sampson (a drug wholesaler), Hub Furniture Co., Raub & Robinson, Wilson Labs, A.D. McKelvey Company, Kerotest Manufacturing, Milwaukee Chair Company, California Driving School, George Hensel, and Anthony and Virginia Xepolis. In 2000, a new warehouse was constructed on the parcel, adjacent to the 1924 building. In recent years, the 1924 building housed Casa Imports, a home furnishings company. The warehouse briefly served as the site of a nightclub and restaurant but was reconverted to a warehouse by 2016 (LADBS 2000, 2004, and 2016). Archival research failed to identify any additional consequential information about its former owners or occupants. (See continuation sheet)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories," 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). SurveyLA-Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

***B10. Significance (continued)**

SurveyLA identified the building as eligible for individual listing in the NRHP and CRHR and for local designation under the Context/Theme/Property Type combination Industrial Development, 1850-1980/ Industrial Design and Engineering, 1887-1965/ Industrial Loft. The building's significance derives from its physical form; under Criteria C/3/3, it is an excellent representative example of the industrial loft property type designed to maximize available factory space on a minimum amount of land. It features such character-defining elements as regular massing, a vertical emphasis, and industrial sash windows (SurveyLA 2016). The present study resurveyed the property concluding finding that it retains sufficient integrity to convey its historical associations and as a result concurs with pervious SurveyLA recommendation that it is eligible for individual listing in the NRHP, CRHR, and as an HCM under Criteria C/3/3. Its associated period of significance is 1924, the date of its construction. The property is recommended ineligible for listing under any remaining criteria. It is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). Additionally, there is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic district.



Primary Address:	1215 E 14TH ST
Other Address:	1219 E 14TH ST
Name:	Whitlock Metered Mail Company
Year built:	1929
Architectural style:	Vernacular; Neoclassical

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s factory in Downtown Los Angeles. This building was constructed for the Whitlock Metered Mail Company, which produced metered mail machines. These machines were used to seal, stamp, cancel, postmark, count, and stack mail in large quantities. It is not clear how long the company was housed in the building; more research is needed to determine the period of significance.



Primary Address:	1608 E 15TH ST
Other Address:	1600 E 15TH ST 1610 E 15TH ST 1510 S COMPTON AVE
Name:	
Year built:	1924
Architectural style:	Industrial, Utilitarian

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Industrial Loft
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent intact example of an industrial loft, which was designed to maximize available factory space on a minimum amount of land. Exemplifies the distinctive design features of its type including emphasis on verticality, rectangular massing, and regular bays of industrial sash windows. Work of noted Los Angeles architect Thornton Fitzhugh.

Copyright © 2011

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1524 Long Beach Avenue (Map Reference No. 6-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1524 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-002-032

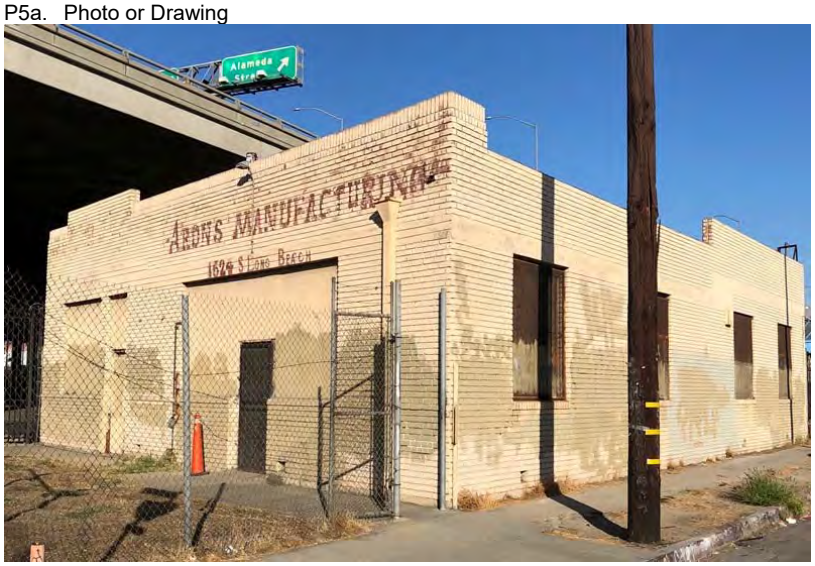
***P3a. Description:**

The subject property is a one-story vernacular industrial building. The trapezoidal plan building sits on a concrete foundation and is capped by a flat roof sheathed in asphalt cladding and concealed by a parapet wall. Brick envelopes its concrete structural system. Windows of undetermined types are obscured by metal security grates. Entrances to the building are located on the east and west elevations and feature solid wood doors. The property is located on a level corner parcel and is landscaped with a park strip and a front lawn. Alterations include the filling in of auto bays and a large window. The property appears to be in fair condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1939 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

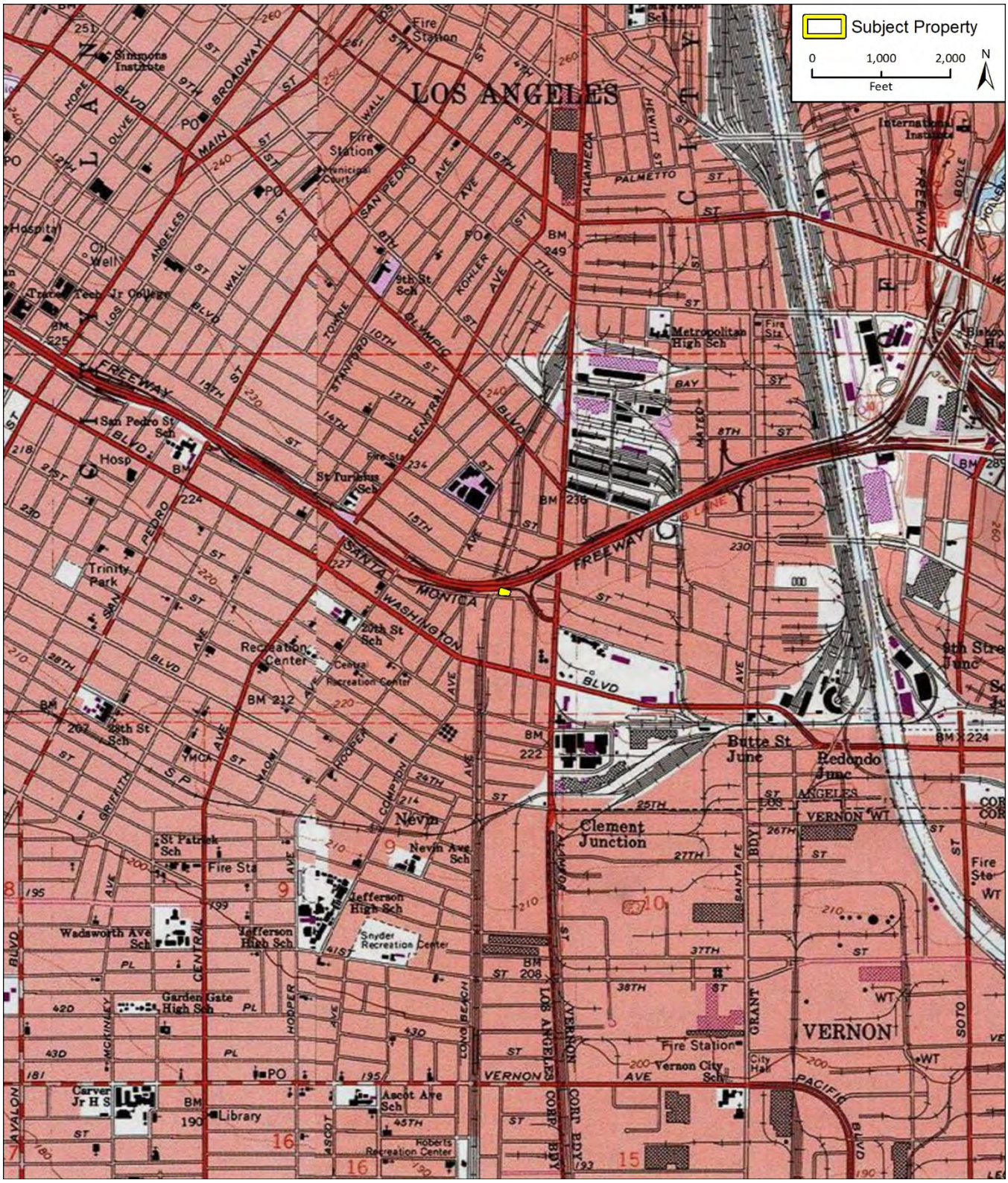
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1524 Long Beach Avenue (Map Reference No. 6-005)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1524 Long Beach Avenue (Map Reference No. 6-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Dependable Motor Parts
B2. Common Name: Aaron's Manufacturing
B3. Original Use: Automotive Repair B4. Present Use: Industrial
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

According to Los Angeles Department of Building and Safety (LADBS) permits, the building was constructed in 1939, with a rear addition built in 1941. Visual inspection reveals that large bays on the east and west elevations have been filled in and stuccoed over, with smaller doors installed on either elevation. A west-elevation window was similarly filled in.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits indicate the subject property was developed in 1939 as an auto garage. City directories reveal that through at least as late as 1969, the occupants of the property were businesses related to automotive parts and service and freight trucking.

The subject property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 20, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S; 3CS; 5S3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1600 and 1620 Compton Avenue (Map Reference No. 6-006)

P1. Other Identifier: 1620 Compton Avenue

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section: N/A S.B.**B.M.**

c. Address: 1600 and 1620 Compton Avenue, 1600-1612 East 16th Street. City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5129-021-024

***P3a. Description:**

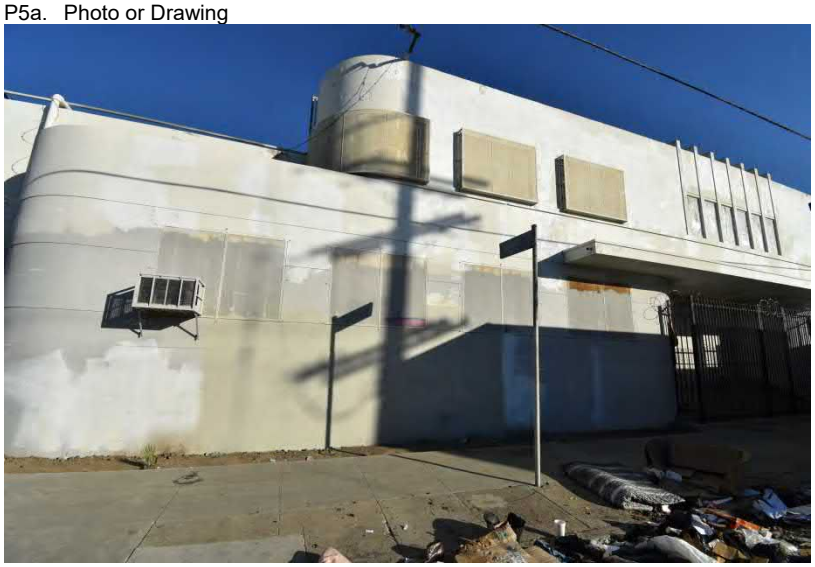
The subject property consists of two industrial buildings situated on a single parcel. The building located at 1620 Compton Avenue rises two stories and possesses a Streamline Moderne-style design. Built in 1938, the irregular-plan building sits on a concrete foundation and is capped primarily by a bow-truss roof sheathed in composition roll-on cladding. Its structural concrete walls are punctuated by a several glass-brick and multi-paned steel sash windows spaced across the symmetrical front-facing west elevation. Situated behind a metal security fence, the centrally placed main entry is accessed via concrete steps. Its doorway was boarded over at the time of the field survey. The building's Streamline Modern style is expressed in the horizontal emphasis and rounded corners of its main façade. Alterations include the enclosure of original sidelights flanking the main entry, installation of metal window screens on the main elevation, and construction of steel canopies and a pair of gable-roofed additions at the rear of the building. The building is in fair condition.

(Continued)

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation, 1620 Compton Avenue; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1600 Compton: 1923, with additions ca. 1920s, 1945;
1620 Compton: 1938 (LADBS var.; SurveyLA 2015)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams & Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

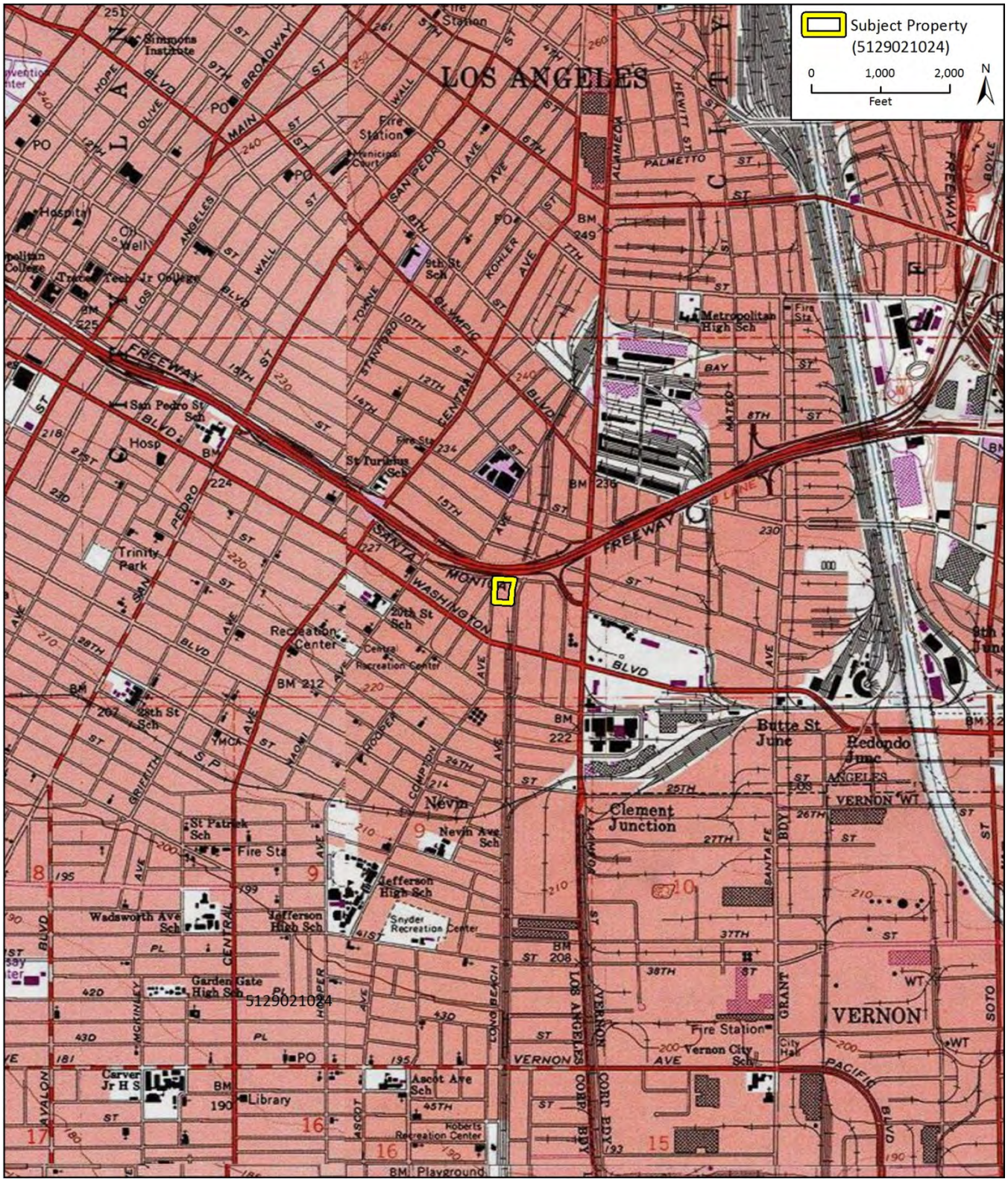
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *Los Angeles*
***Resource Name or #** 1600 and 1620 Compton Avenue (Map Reference No. 6-006)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1600 and 1620 Compton Avenue (Map Reference No. 6-006) ***NRHP Status Code** 3S; 3CS; 5S3

B1. Historic Name: National Linen Supply Company
B2. Common Name: California Overall Cleaning Company
B3. Original Use: Industrial/laundry B4. Present Use: Industrial/uniform rentals
***B5. Architectural Style:** Streamline Moderne
***B6. Construction History:**

Los Angeles Department of Building and Safety records indicate 1600 Compton Avenue was constructed in 1923 and subsequently enlarged. The additions corresponding to 1608 and 1612 East 16th Street were completed ca. the 1920s and 1945, respectively (LADBS var.). The west – elevation entrance and south elevation bays appear to date from around the 1960s. The building at 1620 Compton Avenue was completed in 1938 (SurveyLA 2015). The rear (east) canopy was added in 1968, while the rear additions date from sometime between 1968 and 1972 (LADBS 1968; NETROnline 2019). Recent alterations to 1620 Compton Avenue include the installation of metal security screens on all main-elevation windows and the enclosure of sidelights at the main entry.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Related Responses to Modernism, 1926-1970 **Area** Southeast Los Angeles Community Plan Area
Period of Significance 1938 **Property Type** Industrial **Applicable Criteria** C/3/3

The subject property consists of two industrial building constructed in 1923-1945 and 1938, respectively. Much of the Long Beach Avenue corridor on which the property is situated was put to use for manufacturing and other industrial uses first half of the twentieth century. The subject buildings have been associated historically with industrial laundry and garment and linen rental services. In 1923, John Staub built a laundry at 1600 Compton Avenue. Records on file with the LADBS indicate the building is extant, but was enlarged with additions ca. the 1920s and in 1945 (LADBS var.). The National Linen Supply Company (NLSC) moved into 1600 Compton by 1936, and during the following year secured permits for the construction a new laundry facility at 1620 Compton Avenue, at the south end of the subject parcel. Los Angeles-based architect Clarence J. Smale designed the extant Streamline Moderne-style building to feature rounded corners, minimal ornamentation, and the prominent use of glass block. Contractor Charles W. Pettifer completed the building under a $40,000 contract (LADBS 1937; Newspapers.com 1937; SurveyLA 2015). In 1945, the NLSC commissioned Smale to design a large addition to the 1600 Compton Avenue building (LADBS 1945).

(Continued)

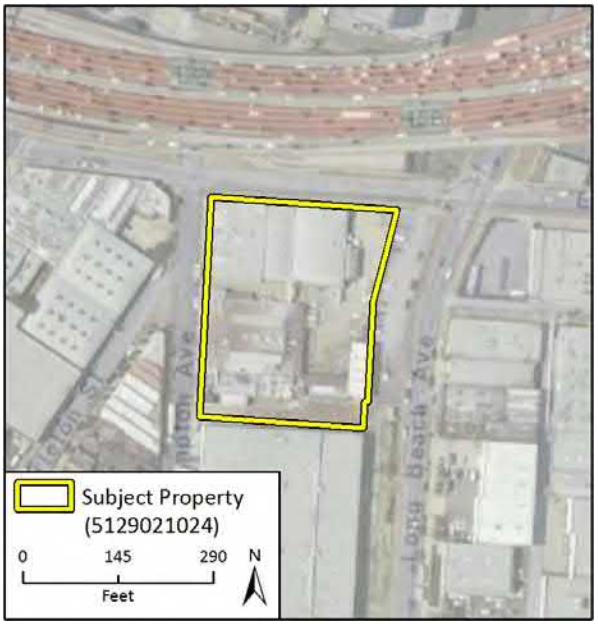
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed March 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2015. SurveyLA –Supplemental Historic Resources Survey Report: Industrial Zone Properties in the Southeast Los Angeles Community Plan Area. Prepared by Galvin Preservation Associates, March

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

(See continuation sheet.)



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019

(This space reserved for official comments.)

P3a. Description (continued):

Located at 1600 East 16th Street is a one-story warehouse building constructed in phases in 1923, ca. 1920s, and 1945. The rectangular plan building sits on a concrete foundation. Sheathed in roll-on composition material, its roof consists of three alternately flat and bowed sections that reflect the building's construction over time. The structural system consists of sections that are, respectively, frame and brick, brick and concrete, and reinforced brick. While the northernmost section of the building is stuccoed, the remainder of the exterior is exposed brick and masonry. Windows are limited to a trio located on the north elevation; their types could not be determined due to the presence of metal security screens. Entrances to the building are located on all four elevations and feature non-original, recessed, aluminum and a glass commercial entry, a solid metal or wood door, and loading bays with metal hinged and roll-up doors. Architectural detailing is limited but includes a stepped parapet wall at the southeast corner and minimal decorative elements over the entry bay at 1608 East 16th Street. Alterations include the aforementioned commercial entryway, stucco siding, several south and east elevation doors, and an enclosed corridor that accesses the neighboring building.

The property is located on a level corner parcel, with landscaping limited to a small park strip overgrown with weeds. A paved loading area is located at the rear of the property.

B10. Significance (continued):

A 1951 Sanborn Fire Insurance Company map shows that NLSC operated from the 1600 and 1620 Compton Avenue facilities until as late as 1951. That year, California Overall Cleaning Company (COCC)—a uniform rental and laundering service—moved onto the property (Newspapers.com 2019; LADBS var.; ProQuest 2019). By 1968, a neighboring brass foundry was razed, and the cleared area was subsequently used as a loading area (ProQuest 2019; NETROnline 2019). It is presumed that the existing loading bays on the east elevation of the 1600 Compton Avenue building were constructed sometime after the foundry was demolished. Subsequent occupants of the property include Sketchley Services, Domestic Linen Supply, and Domestic Uniform Rental (Newspapers.com 2019).

The subject property has not been formally evaluated previously. However, it was identified in 2015 as part of SurveyLA, the citywide survey completed by the City of Los Angeles. SurveyLA found the building at 1620 Compton Avenue appeared eligible for listing in the National Register of Historic Places and the California Register of Historical Resources and for local designation under Criteria C/3/3. It was cited as an excellent example of the Streamline Moderne style applied to an industrial building under the Context/Theme/Property Type combination Architecture and Engineering, 1850-1980/Related Responses to Modernism, 1926-1970/Industrial.

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. The current study concurs with the SurveyLA finding that 1620 Compton Avenue appears eligible for listing in the California Registers and as a City of Los Angeles Historic-Cultural Monument under Criteria 3/3 as a rare example of the Streamline Moderne style as applied to an industrial property. Its period of significance is 1938, the year the building was completed. Its boundary is limited to the building footprint. Contrary to the SurveyLA finding, the current study recommends 1620 Compton Avenue ineligible for listing in the National Register. The alterations to the main entry, installation of metal window screens, and construction of rear additions reduce the building's integrity of design, materials, and feeling such that it is recommended ineligible under Criterion C.

The warehouse at 1600 Compton Avenue is recommended ineligible under Criteria C/3/3 because it lacks architectural distinction. Neither building situated on the property appears to meet eligibility requirements under any of the remaining significance criteria. Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

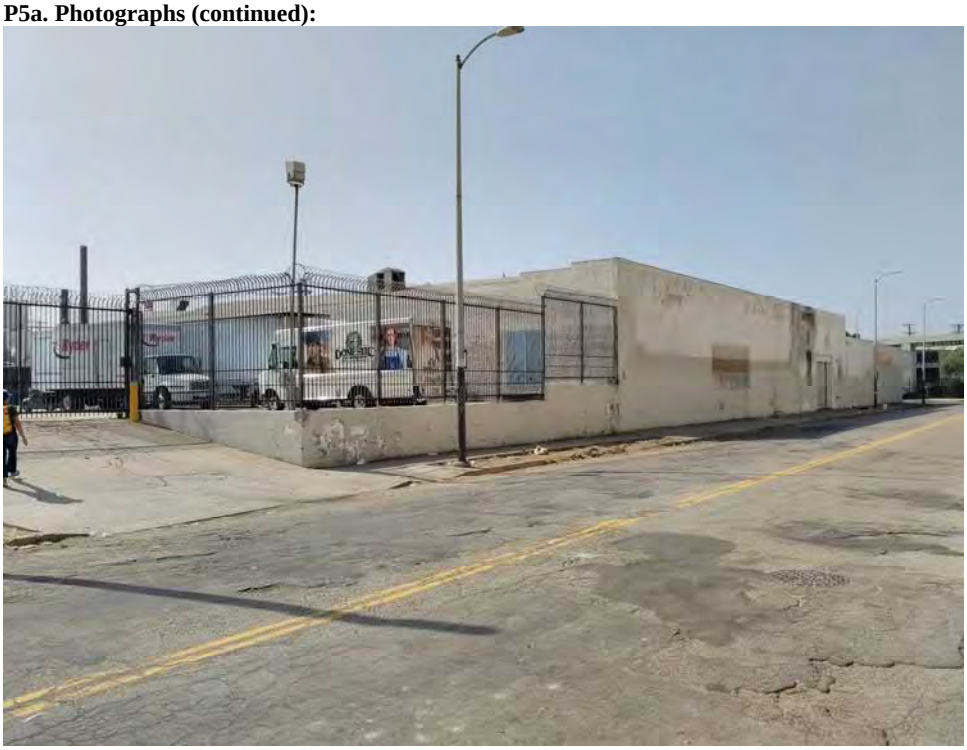
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed March 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed March 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July March 2019.

P5a. Photographs (continued):



Photograph 2. 1600 Compton Avenue, north and east elevations. Camera facing southeast from East 16th Street.



Primary Address: 1600 E 16TH ST

Other Address: 1604 E 16TH ST
1610 E 16TH ST
1614 E 16TH ST
1618 E 16TH ST
1620 E 16TH ST
1614 S COMPTON AVE
1620 S COMPTON AVE
1622 S COMPTON AVE
1626 S COMPTON AVE

Name:

Year built: 1938

Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of the Streamline Moderne style applied to an industrial building. Exhibits high quality of design.



Primary Address: 216 W 23RD ST

Other Address: 2301 S HILL ST

Name:

Year built: 1949

Architectural style: Commercial, Vernacular; Moderne, Streamline

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	The Car and Car Services, 1910-1960s
Property type:	Commercial - Auto Related
Property sub type:	Car Repair
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an automobile-related commercial building. Though the second story windows have been replaced, they have not been resized, and the property is one of the few examples of this property type observed in the area. Demonstrates the proliferation of the automobile in Los Angeles. In continuous operation since 1949.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1614 Long Beach Avenue (Map Reference No. 6-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1614 Long Beach Avenue City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-002-036

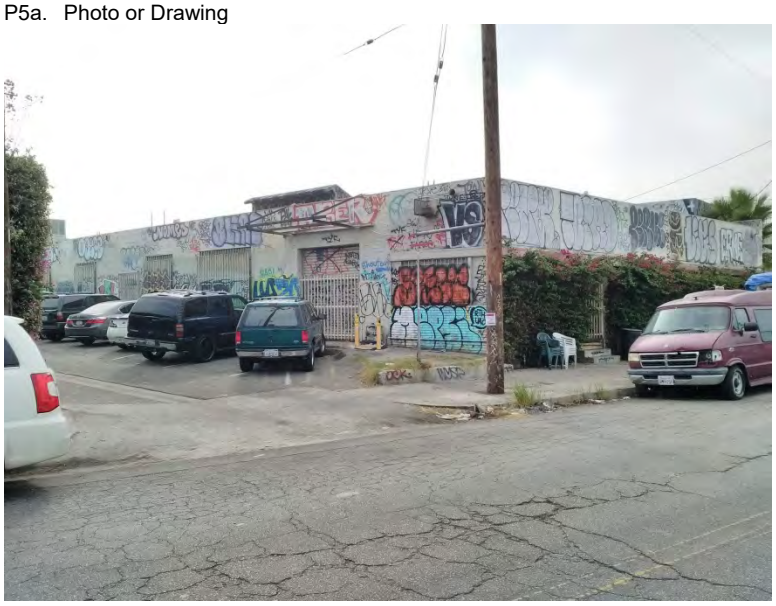
***P3a. Description:**

The subject property is roughly rectangular parcel that includes one single-story industrial building sited on the south of the property adjacent to an alley and a small paved parking lot. Constructed in 1952, the utilitarian building is unornamented and features a combination of brick-clad and concrete block walls. The building has no discernible architectural style. It is topped with a flat roof interrupted with three ventilators. The building features large multi-light steel window sash and bay door openings lining its north elevation (on the alley). Security grates have been added to most of the building's openings. The building's primary (west) elevation is partially obscured due to thick vegetation. The primary entry is sheltered in an alcove on the west elevation, accessible by three concrete steps. A narrow wooden overhang extends the length of the west elevation.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1951-53 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

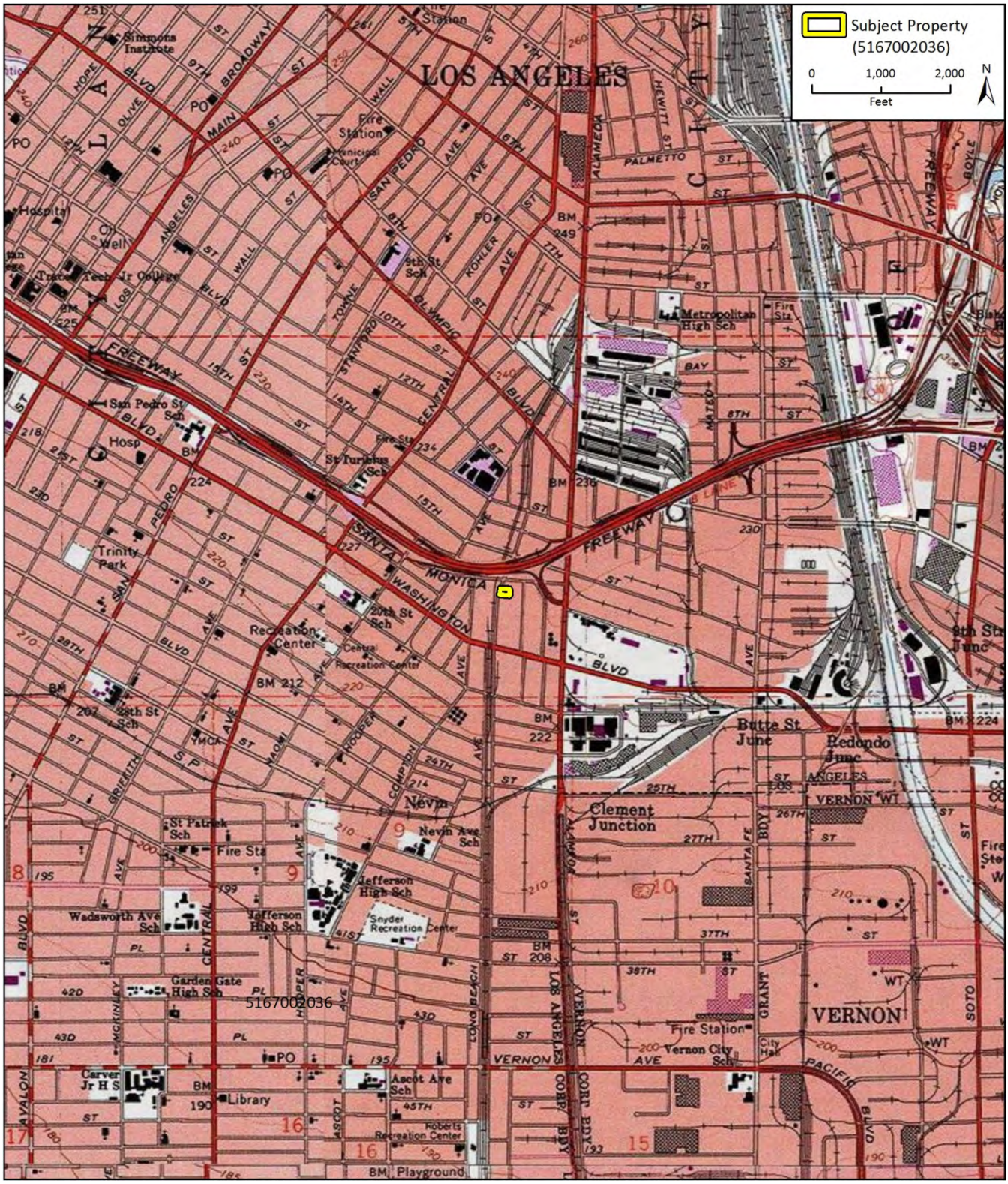
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1614 Long Beach Avenue (Map Reference No. 6-007)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1614 Long Beach Avenue (Map Reference No. 6-007) ***NRHP Status Code** 6Z
Page 3 of 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Print Shop B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The subject property was developed with a 60' x 60' concrete block building in 1951 (LADBS 1951). In 1953, the building was significantly expanded to the west (LADBS 1953).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: H.L Standefer (Engineer) b. Builder: Robert J. Genafike
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

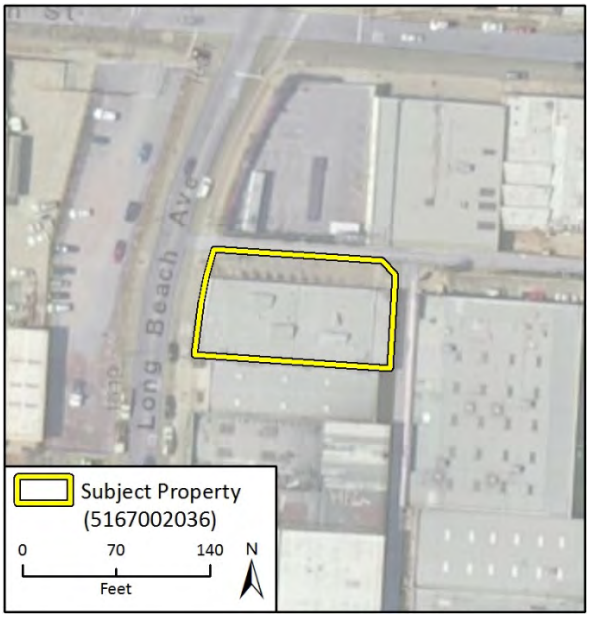
The subject property was developed by Herman Yogel as a print shop in 1951. In 1953, the building was expanded significantly to the west. Engineer H.L. Standefer and Robert J. Genafike are the design professionals associated with both efforts. Following its use as a print shop, the property was used for the manufacture of garments in the 1980s and 1990s (Newspapers.com var.).

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 19, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial

NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1924 Compton Avenue & 1600 East Washington Boulevard (Map Reference No. 6-008)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 4 S.B.**B.M.**

c. Address: 1924 Compton Avenue & 1600 East Washington Boulevard City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5129-014-014 (1924 Compton), 5129-014-013 (1600 East Washington) & 5129-014-017

***P3a. Description:**

This set of DPR forms refers to three contiguous Los Angeles County Assessor's parcels, 1924 Compton Avenue, 1600 East Washington Boulevard and a narrow parcel located between then that does not have an address (APN: 5129-014-017). The parcels currently function as a single property, Hansen Manufacturing. Included are two large industrial buildings sharing a common wall.

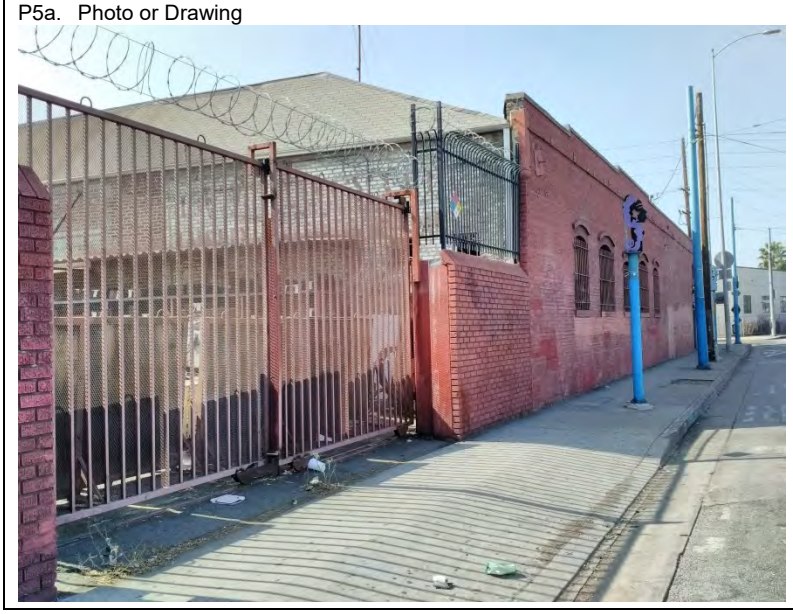
1600 East Washington Boulevard features a large brick building sited in its northwest corner adjacent to a large paved and fenced parking lot. Originally constructed in 1919 and doubled in size in 1922, the single-story brick building is a two-bay warehouse with a square plan. It features brick walls and is topped with a double trussed roof. The building features an abundance of windows, many of which are set in arched openings and secured with grates. The primary public entry, a single door, is located on the west elevation providing access directly from East Washington Boulevard. The east and west elevations include bay door openings.

1924 Compton Avenue is sited to the south of the brick building previously described. Constructed in many phases, the building features a sprawling plan. Its walls are clad in corrugated metal panels. The building includes multi-light steel window sash in addition to large bay door openings. Its roof features several forms including gabled, sawtooth and shed, also clad with corrugated metal panels.

***P3b. Resource Attributes:** HP 8-Industrial Building (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation; west-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1600 Washington Boulevard: 1919 (LABDS 1919)
1924 Compton Avenue: between 1948 and 1952 (UCSB var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

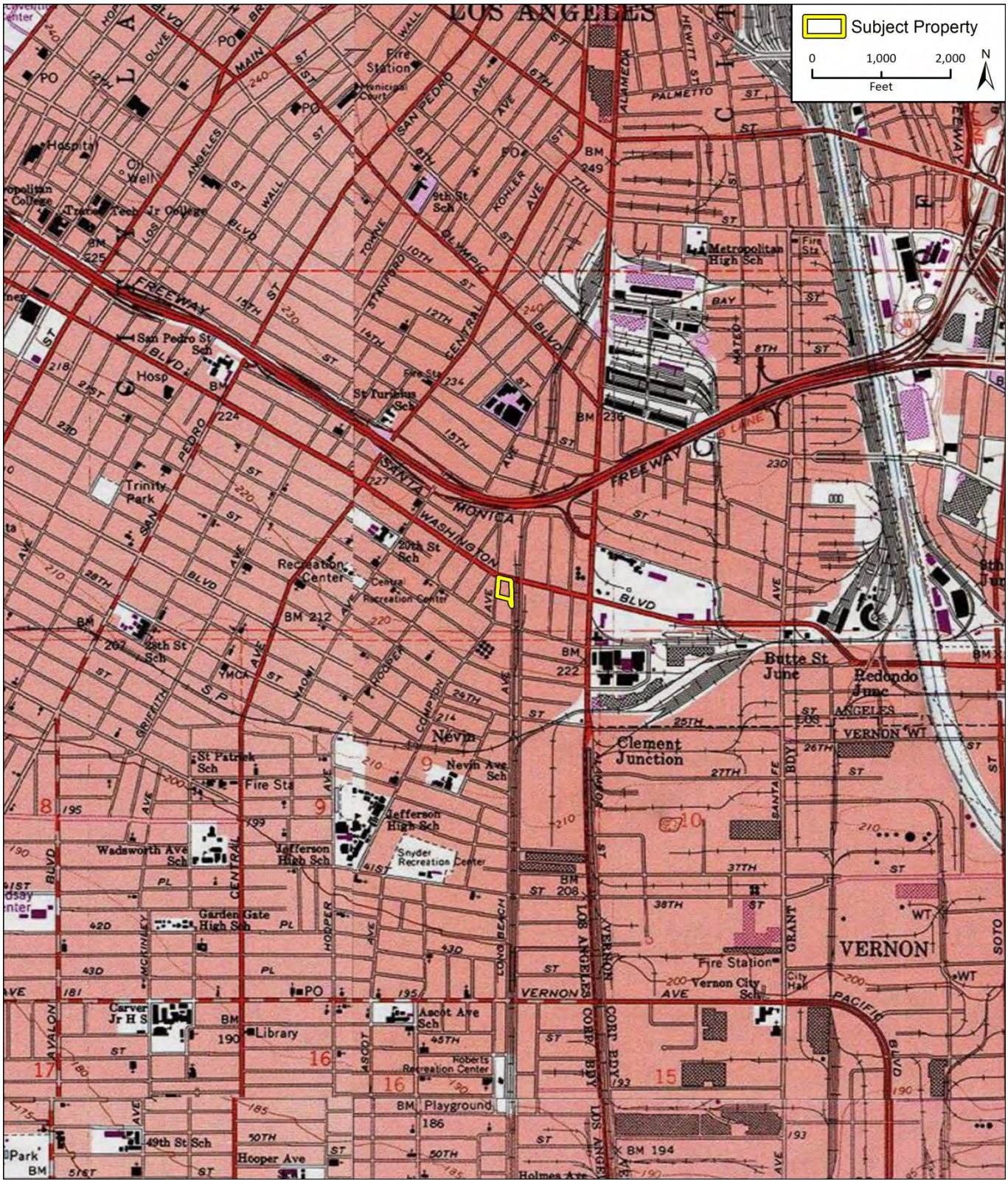
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1924 Compton Avenue & 1600 East Washington Boulevard (Map Reference No. 6-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1924 Compton Ave. & 1600 E. Washington Blvd (Map Reference No. 6-008) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: Manson Manufacturing Co.
B3. Original Use: Industrial/warehouse B4. Present Use: Commercial/Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
The building located at 1600 East Washington Boulevard was constructed in 1919 at half of its current size. Permit history indicates that it was added on to, to the east, doubling its size in 1922. Aerial imagery suggests that the current building at 1924 Compton Avenue was first constructed between 1948 and 1952 at roughly half its current size. It was added onto incrementally following that period to both the north and east.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: various
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

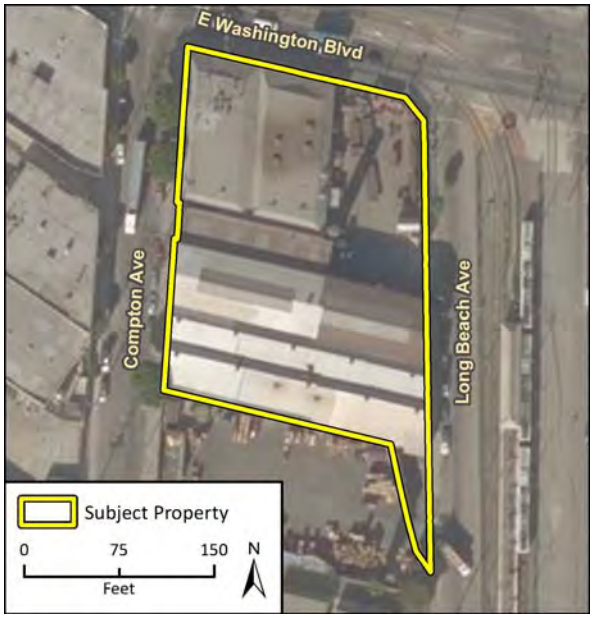
The subject property encompasses three contiguously located Assessor's parcels that function as a single property. The property was developed over several decades beginning in 1919. A permit from that year indicates that a 60' by 125' masonry building was constructed by owner E.E. Front as a warehouse for wash and doors. In 1922, then-owner J.B Halter doubled the building in size to the east for use as a warehouse. Although there are no permits on file with the City of Los Angeles that refer to the initial construction of 1924 Compton Avenue, aerial imagery suggests that the building was first constructed between 1948 and 1952 at roughly a third of its current size. Beginning in the (ca) early 1960s, the building was incrementally added onto to the north and east. Archival research indicates that the property was in use by Hanson Manufacturing Co. as early as 1933.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. While the property is associated with early industrial development in this area, research did not suggest it was important to that event or to any other historical event important to local, state, or national history (Criteria A/1/1). Research did not indicate that the property is associated with any individuals known to have made important historical contributions (Criteria B/2/2). The building is a relatively ordinary example of an industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 23, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1566 & 1544 East Washington Boulevard & 1560 East 20th Street (Map Reference No. 6-009)

P1. Other Identifier: Arrowhead Bottling Plant

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 02S, Range: 13W, Section: 04W S.B.B.M.

c. Address: 1566 & 1544 East Washington Boulevard and 1560 East 20th Street City: Los Angeles Zip: 90021

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN**: 5129-014-020 (1566 East Washington), 5129-012-015 (1544 East Washington), 5118-001-027 (1560 East 20th Street)

***P3a. Description:**

This set of DPR forms refers to three contiguously located Los Angeles County Assessors parcels (5129-014-020, 5129-012-015, 5118-001-027), that currently function as a single property operated by Arrowhead Water Corporation (subject property). The subject property is entirely paved and enclosed with a variety of fencing; it includes seven utilitarian buildings that are described below.

Located at the intersection of East Washington and East 20th Streets, 1566 East Washington Boulevard is a large irregularly-shaped parcel that includes three buildings. At the corner of East Washington and East 20th Streets an irregularly-planned, single-story, flat roofed building is sited (Building #1). Separated by an alley or drive and to its south, are two additional buildings. The northern of the two is a two-story, irregularly-planned, flat roofed building constructed of formed concrete and featuring banks of metal-framed windows (Building #2). The southern appears to be a single-story. It is constructed of concrete block and is topped with a trussed roof. While its east and west elevations do not include openings, its south elevation is lined with an abundance of doors. The north elevation is obscured by the adjacent Building #3. Buildings #2 and #3 appear to be connected to one another via an addition extending from the rear (west) of Building #2 and north of Building #3.

To the west of 1566 East Washington Boulevard, 1544 East Washington Boulevard is a rectangular planned parcel containing three buildings. A single-story, L-planned building is located in the northeast section of the parcel (Building #4). Topped with a flat roof, the concrete block building features a brick veneer on its primary (north) elevation. Located in the southwest corner of the property at the intersection of Tarleton and East 20th Street is a rectangular-planned warehouse building; it is clad entirely in metal and features minimal openings (Building #5). Located to its north and separated by a large paved area is an additional warehouse building that appears to be constructed of pre-cast concrete. It is tipped with a truces roof and features minimal openings (Building #6). **See continuation sheet**

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
1566 East Washington Boulevard-east elevation of Building #2.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Various (circa 1920-2003); See *B6.

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 17, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

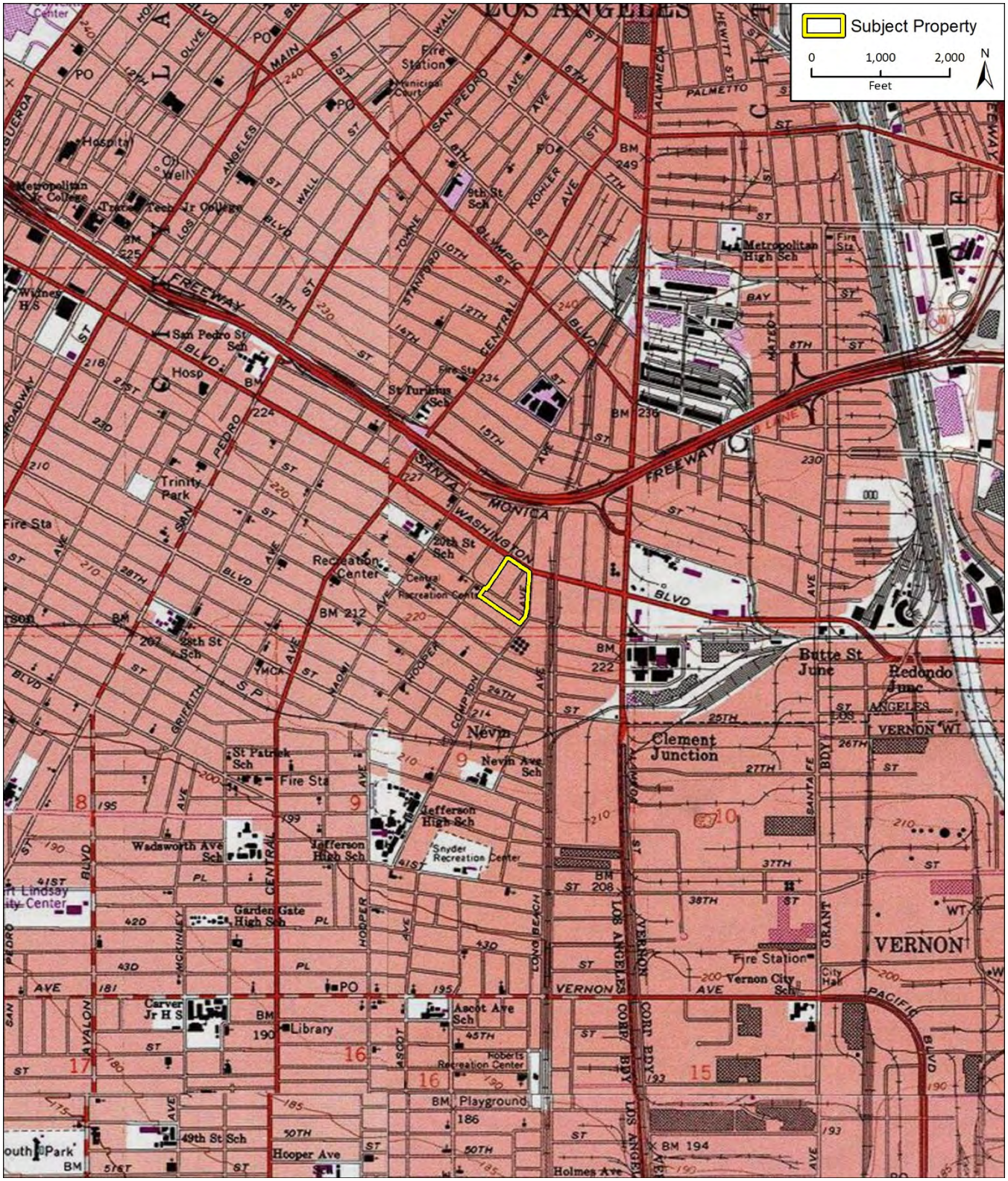
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1566 & 1544 East Washington Blvd. & 1560 East 20th St. (Map Reference No. 6-009)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1566 & 1544 East Washington Blvd. & 1560 East 20th St. (Map Reference No. 6-009) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Arrowhead Bottling Plant B4. Present Use: Arrowhead Bottling Plant
***B5. Architectural Style:** none; utilitarian
***B6. Construction History:**

Building #1: Original building in this location demolished in 1988 (Permit No: 1988LA03928); extant building constructed following that time (LADBS 1988).
Building #2: Compton Avenue-fronting portion(eastern) constructed between 1920 and 1927 (Sanborn 1920; UCSB 1927). Historic aerials suggest that the building was originally much larger. The rear (western) half of the building was modified with various additions several times and eventually removed (Netronline var.; UCSB var.).
Building #3: Original building in this location demolished and replaced with the current between in 1970 (Permit No: 1970LA08401). New openings and doors installed on south elevation in 2009 (Permit No: 09016-10000-04946) (LADBS var.).
Building #4: Constructed between 1950 and 1964; windows on primary elevation enclosed at unknown time (Netronline 1964; Sanborn 1950).
Building #5: Constructed in 2003 (Netronline var.; UCSB var.)
Building #6: Constructed between 1952 and 1964
Building #7: Initially constructed (roughly eastern half) between 1922 and 1927; significantly expanded to the west between 1952 and 1964.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown/various b. Builder: Unknown/various
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

According to a review of historic-era newspaper advertisements, the subject property was associated with Arrowhead Springs Corporation (Arrowhead) as early as 1920 (*Los Angeles Times* var.). A Sanborn Map dated 1922 indicates that by that time, a portion of the subject property (roughly the northeastern quarter of 1566 East Washington Boulevard) was in use by the company. In 1922, the remainder of the current-day subject property was occupied with a mix of single-family residential units and industrial use including a die works, and furniture and auto parts manufacturing facilities, among others. (Sanborn 1922) In the decades that followed, Arrowhead's operation expanded as buildings and structures were added and removed from the property with a degree of regularity. The current buildings currently on the property were progressively added over time and many have been modified with additions and/or the replacement of original materials in order to accommodate continuous operation. **See Continuation Sheet**

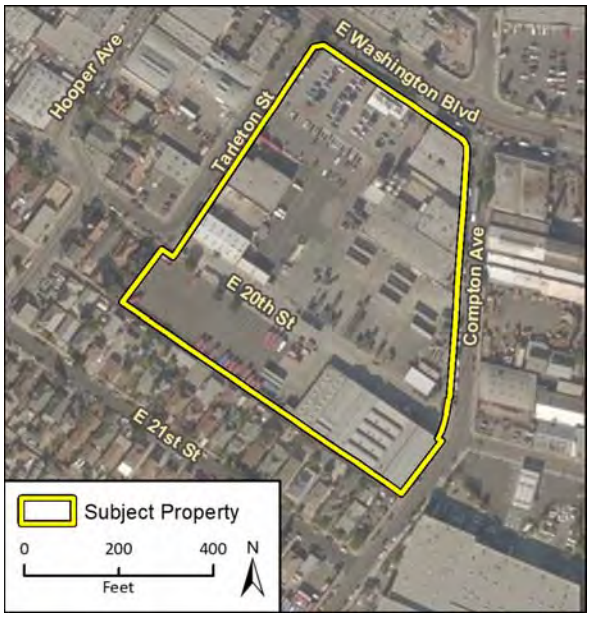
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed June 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

See Continuation Sheet



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** June 18, 2019

(This space reserved for official comments.)

***P3a. Description (continued):**

Boardering 1566 and 1544 East Washington Boulevard on the south, 1560 East 20th Street is a rectangular parcel that contains a sprawling industrial building (Building #7). Ranging from one to two stories and featuring a rectangular plan, the building appears to have been significantly expanded over time. It was initially constructed between 1922 and 1927 and was expanded to the west between 1952 and 1964. The building's initial development appears unrelated to Arrowhead, as a 1950 Sanborn Map indicates that at that time it was in use as '6-Wheels, Inc. Body Manufacturing and Truck Assembling.' While a majority of the building features corrugated metal panel cladding, the western-most portion features exposed concrete block walls. Windows throughout appear to be metal-framed. The building geatures a variety of roof forms incliding trussed, gabled, saw tooth and monitor.

***B10. Significance (continued):**

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. While associated with Arrowhead from circa 1920 to the present, the current buildings currently do not retain sufficient integrity to convey the property's potential significance as an early bottling plant due to ongoing alterations and expansions (Criteria A/1/). The research conducted for this study did not indicate that the property is associated with any persons significant in the history of the city, region, state, or nation (Criteria B/2/2). The buildings are utilitarian industrial buildings, many of which have been altered and none of which embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values; none of the buildings possess a programmatic design or branding of Arrowhead (Criteria C/3/3). The records search results and research conducted for this study did not indicate that the subject property is likely to yield important information about prehistory or history (Criteria D/4). The property is additionally recommended ineligible as a contributor to any existing or potential historic districts.

***B12 References (continued):**

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

Sanborn Map Company. ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

***P5a. Photo (continued):**



North Elevation of Buidling # 7



North Elevation of Building #1

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** 1944 Compton Avenue (Map Reference No. 6-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1944 Compton Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5129-014-009

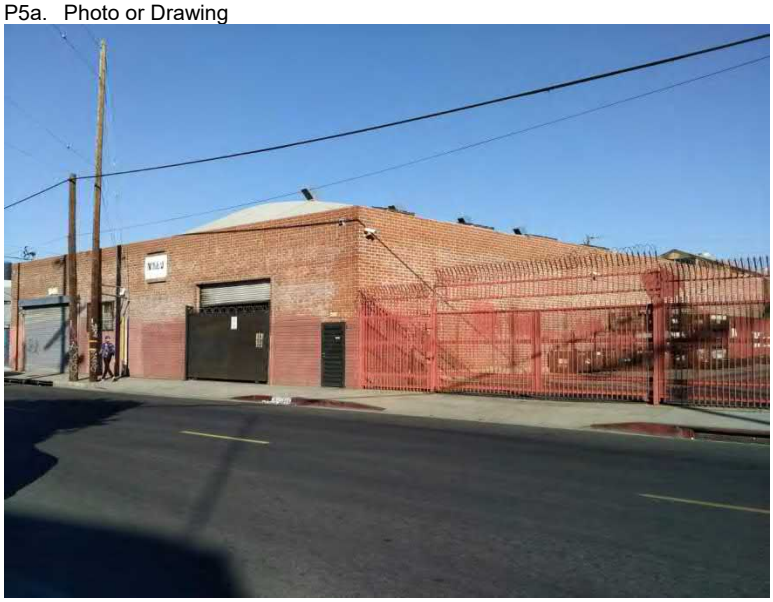
***P3a. Description:**

The subject property is a one-story industrial building; it does not have a discernible style and is utilitarian in function. The roughly rectangular plan building sits on a concrete foundation and is capped by a bowstring truss roof sheathed in asphalt cladding. Its brick exterior walls are punctuated by a single metal sash, multi-paned window. Entrances to the building are located on the west elevation and feature a solid standard-size door and two metal roll-up loading bay doors. The property is located mid-block on a level parcel with no landscaping. There are no substantial alterations to the building. The building is in good condition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1958 (LADBS 1959)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

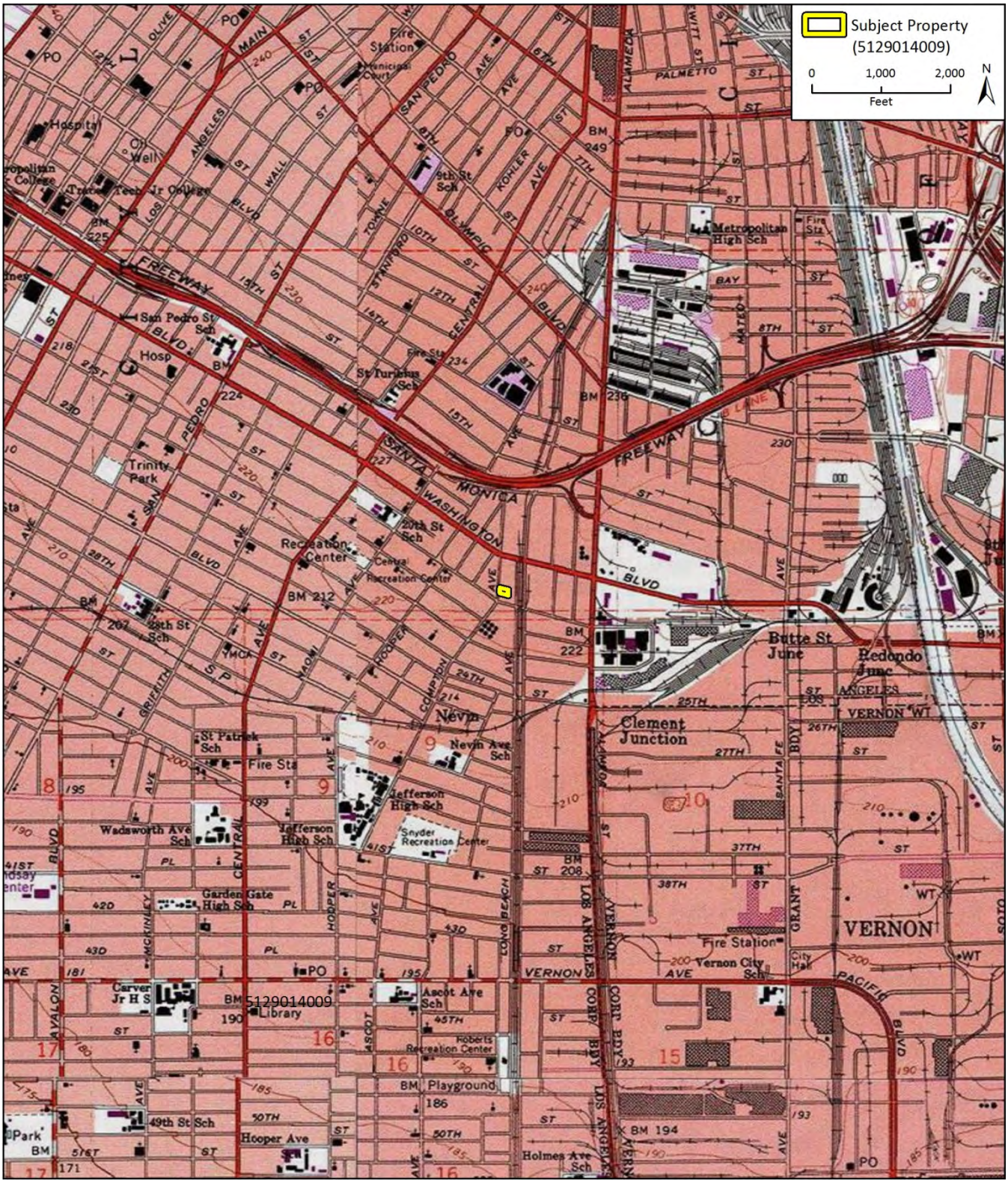
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1944 Compton Avenue (Map Reference No. 6-010)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1944 Compton Avenue (Map Reference No. 6-010) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Factory and warehouse B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to Los Angeles Department of Building and Safety permits, the building was constructed in 1958 and has incurred no significant exterior alterations (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits indicate that property owner Mike Eitchanvarin developed the building in 1958 as a factory and warehouse. City directories included few listings for the property, but recorded Simconi Inc. and JMP Apparel Services as occupants in 1987.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 19, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1957 Long Beach Avenue (Map Reference No. 6-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1957 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5129-014-018 & 5129-014-007

***P3a. Description:**

The subject property is an industrial warehouse building with an attached office at the building's southeast corner; neither building have a discernible architectural style. The irregular plan building sits on a concrete foundation and is capped by a roof that is mostly double gabled, but also includes a section that is flat-roofed. The entirety of the roof is sheathed in composition cladding. While corrugated iron envelopes most of the building's steel frame structural system, the office is plaster-clad. Windows are multi-light steel sashes throughout. Entrances are located on the south, east, and west elevations and feature large warehouse bays with metal roll-up doors. The office portion of the building features a slight overhang with canted supports. Framed by the overhang is a centrally placed aperture—now enclosed with corrugated sheet metal—that likely once included a window or entryway. Alterations include the installation of metal security grates on several windows.

An open, steel framed storage unit is located to the immediate north of the primary building. The one-story building features a rectangular plan, flat roof, and plastic sheet cladding. Due to site constraints, few details regarding the building's design and construction were recorded.

The property is located on a level corner lot with no landscaping. All ground space not occupied by the buildings is paved for parking and storage.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1948 (Los Angeles Department of Building and Safety)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 23, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

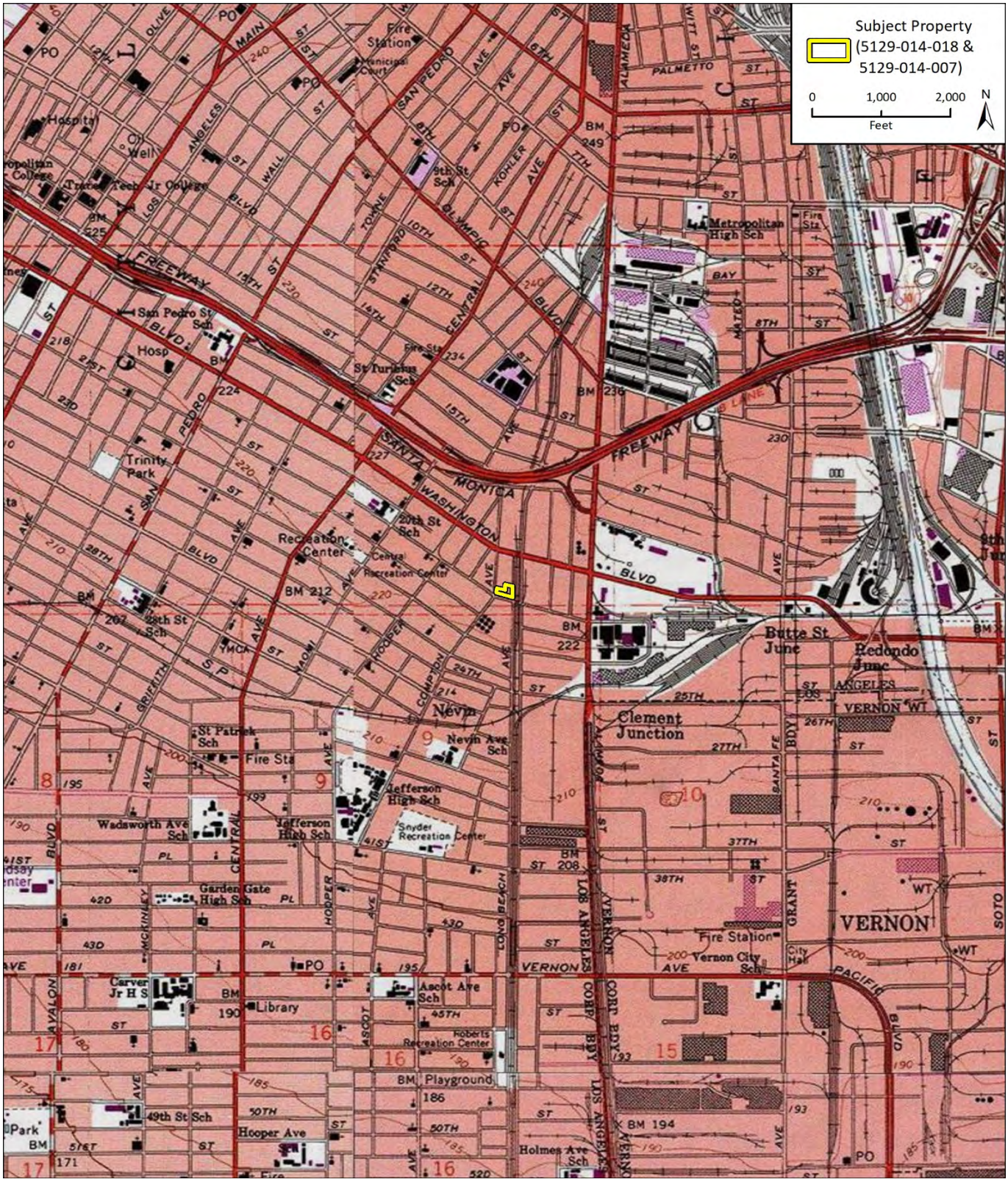
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1957 Long Beach Avenue (Map Reference No. 6-011)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1957 Long Beach Avenue (Map Reference No. 6-011) ***NRHP Status Code** 6Z

B1. Historic Name: Metropolitan Body Company
B2. Common Name: N/A
B3. Original Use: Industrial/warehouse B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
While parcel data indicates the primary building was constructed in 1948, Los Angeles Department of Building and Safety (LADBS) permits suggest construction was ongoing as late as 1950. The secondary building dates from sometime between 1980 and 1994, according to historic aerial photographs.

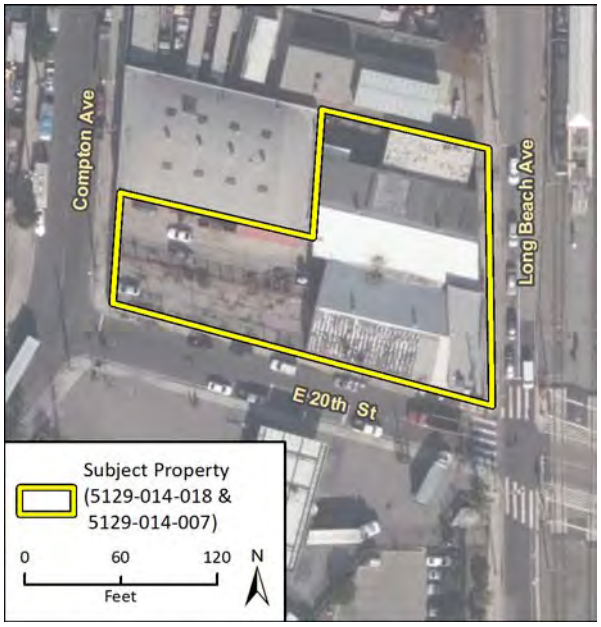
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Arthur W. Hawes b. Builder: R. Eugene Dent
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

LADBS Building permits Historic aerial imagery and Sanborn Fire Insurance Maps indicate that owner R. Eugene Dent developed the subject property roughly between 1948 and 1950 as a steel fabrication shop. Sanborn maps and city directories suggest the property was used to fabricate tank truck bodies in the 1960s.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 1, 2018

(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1705-1707 East 20th Street (Map Reference No. 6-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1705-07 E. 20th Street City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-013-008

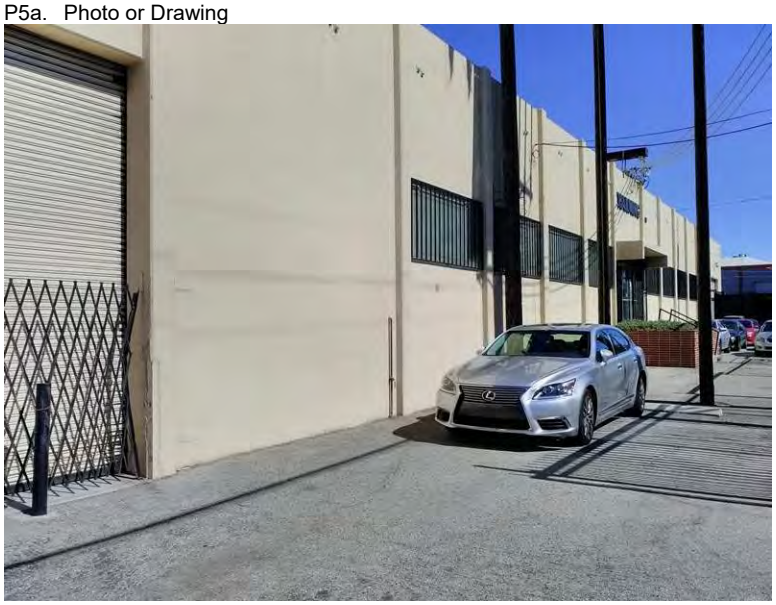
***P3a. Description:**

The subject property is a one-story industrial building with no discernible style. The irregular plan building sits on a concrete foundation and is capped by a hip-truss roof sheathed in roll-on composition cladding. Structural reinforced concrete walls are punctuated by multi-pane steel sash windows. Entrances to the building are located on the south, east, and west elevations and feature a commercial double door, solid single doors, and roll-up warehouse doors. The property is located on a level corner parcel, with landscaping limited to shrubs in brick planters flanking the entryway. Except for the building footprint, the parcel entirely paved. Two disused rail spurs enter the property at its west boundary. Alterations include the boarding over of some windows and the installation of metal security grilles.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

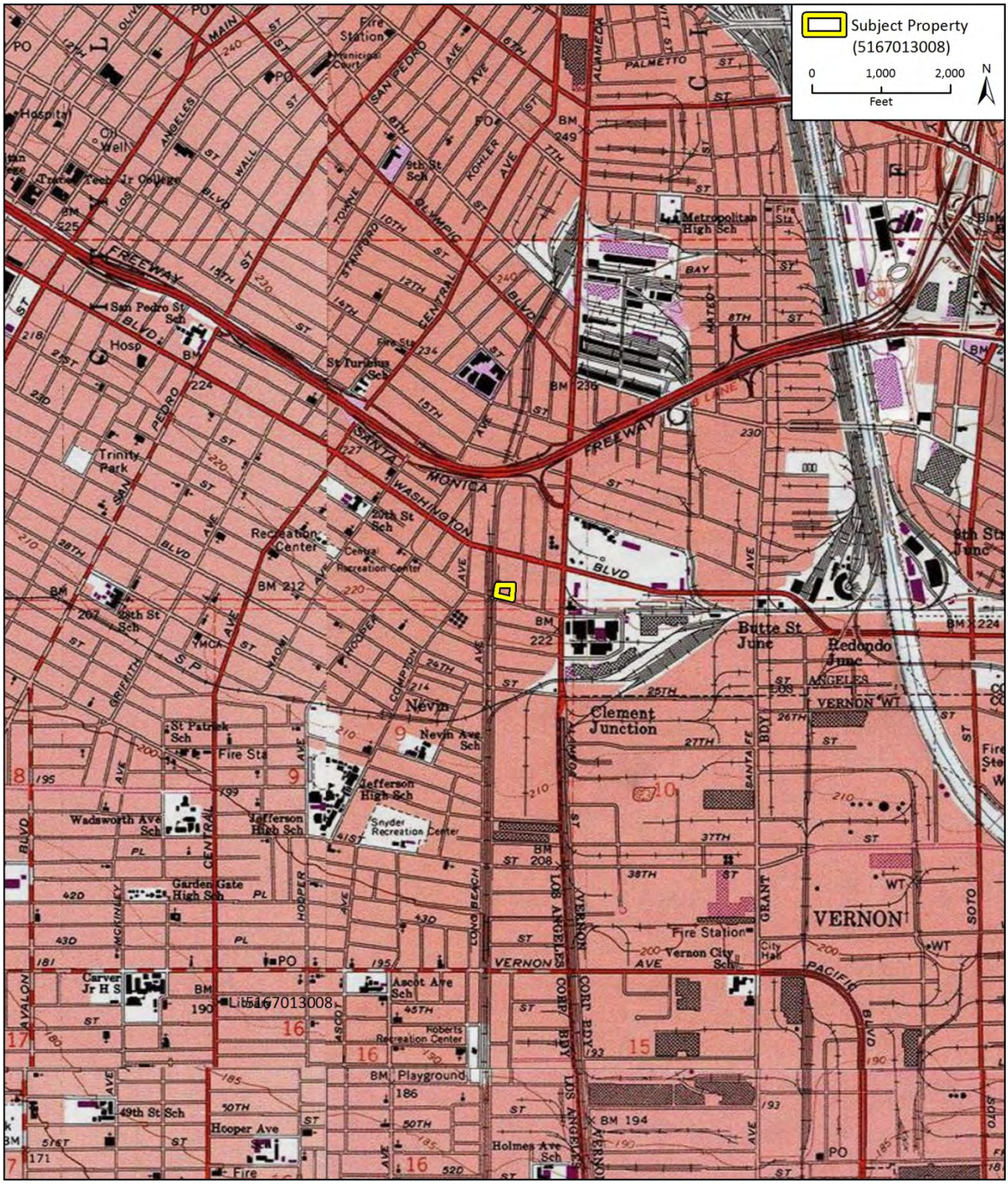
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 1705-1707 East 20th Street (Map Reference No. 6-012)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1705-1707 East 20th Street (Map Reference No. 6-012) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1962. Alterations include the boarding over of some windows and the installation of metal security grilles.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Ulrich Plant, architect/Paul N. Greenfield, engineer b. Builder: Gavin-Hardy, Inc.
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Parcel data and building permits indicate the subject property was developed in 1962 as a for-lease manufacturing. Architect Ulrich Plaut and structural engineer Paul N. Greenfield designed the building, and contractor Gavin-Hardy, Inc. built it. According to city directories and newspaper items, Diamond Straw Company, a drinking straw manufacturer, occupied the building's 1705 E. 20th unit from at least as early as 1967 until as recently as 1987. Sanborn maps show a clothing manufacturer at 1707 E. 20th in 1970.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

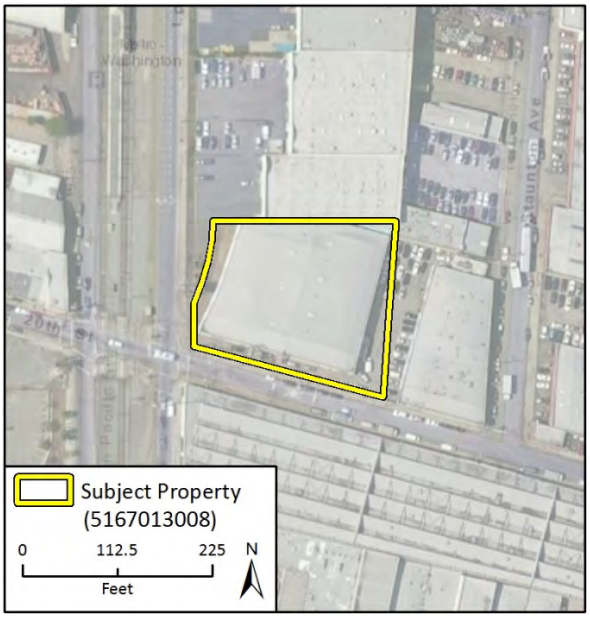
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 5, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2050 Long Beach Avenue (Map Reference No. 6-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 2050 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-014-018

***P3a. Description:**

The subject property is a one-story industrial building with no discernable style. The rectangular plan building sits on a concrete foundation and is capped by a barrel roof sheathed in roll-on composition cladding. A brick exterior sheathes its structural system. Windows include a combination of steel and aluminum multi-paned sashes. Entrances to the building are located on the south and west elevations and feature a metal roll-up and solid wood door, respectively. The corner lot consists of a level terrain and is paved except for the building footprint. There are no apparent significant alterations.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1956 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

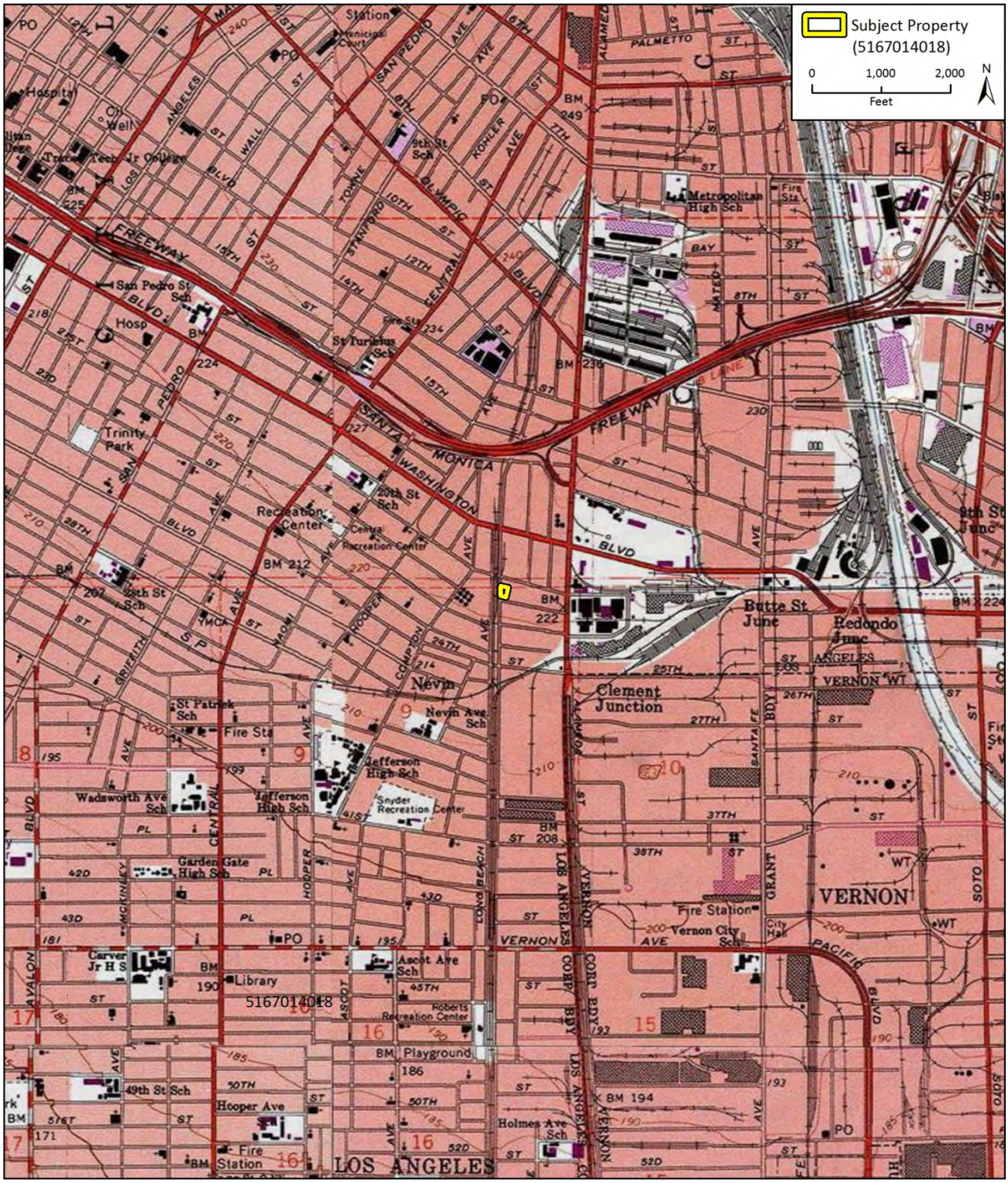
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 2050 Long Beach Avenue (Map Reference No. 6-013)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2050 Long Beach Avenue (Map Reference No. 6-013) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The building was constructed in 1956, according to County parcel data. The sole documented alteration was the 1980 construction of an office inside the building, an addition completed by Coulson Construction and Development (LADBS 1980).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

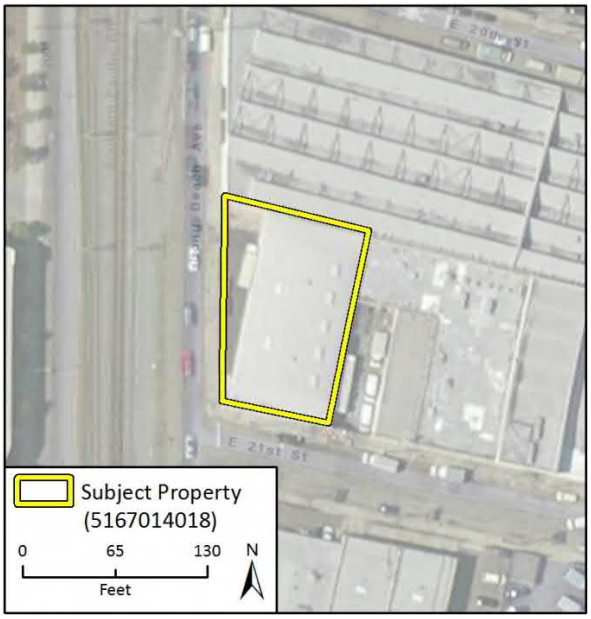
Historic aerial imagery and City of Los Angeles building permits indicate that it was developed in 1956 as an industrial building. According to city directories and historical news items, the California Couch Corporation occupied the build from 1961 until 1972 and was succeeded by West Coast Drapery Manufacturing in 1973.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of an industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

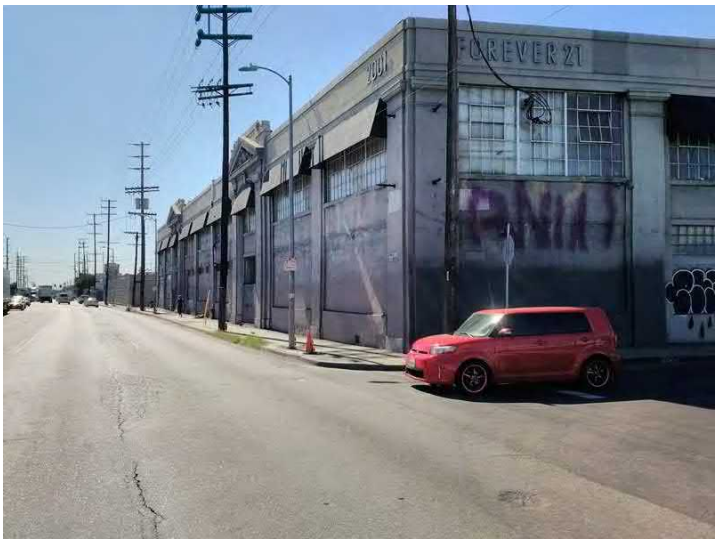
B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 22, 2018



(This space reserved for official comments.)

In 2004, Michael Brandman Associates recorded and evaluated the subject property. It was determined ineligible for listing in the National Register of Historic Places (NRHP) and assigned a status code of 6Y. In the time since that determination was made, the City of Los Angeles has formulated a context statement for the evaluation of industrial properties in Southeastern Los Angeles (City of Los Angeles 2015). SurveyLA subsequently revisited the building in 2015 and evaluated it under the context Industrial Development, 1850-1980, the thematic group Industrial Design and Engineering, 1887-1965, and the property type Industrial. The 2015 evaluation found the building appeared eligible for listing in the NRHP and the California Register of Historical Resources and for designation as a City of Los Angeles Historic Cultural Monument under Criteria C/3/3 as an "excellent example of a daylight factory."

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated in 2015, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation.



2001 South Alameda Street, north and east elevations, view to the southwest.


2001 South Alameda Street, north elevation, view to the southeast.

References:

Michael Brandman Associates
2004 Department of Parks and Recreation 523 form, Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St. Document on file at South Central Coastal Information Center, California State University, Fullerton.

City of Los Angeles, Department of City Planning
2015 SurveyLA—Southeast Los Angeles Industrial Zone Properties – Individual Resources – January 2015. http://preservation.lacity.org/sites/default/ files/SoutheastLA_IndustrialIndividualResources.pdf. Accessed November 2018.



Primary Address:	2001 S ALAMEDA ST
Other Address:	1706 E 20TH ST 1710 E 20TH ST 1716 E 20TH ST 1720 E 20TH ST 1724 E 20TH ST 1728 E 20TH ST 1734 E 20TH ST 1738 E 20TH ST 1742 E 20TH ST 1800 E 20TH ST 1806 E 20TH ST 1810 E 20TH ST 1814 E 20TH ST 1818 E 20TH ST 1822 E 20TH ST 1826 E 20TH ST 1830 E 20TH ST 1834 E 20TH ST 1840 E 20TH ST 1842 E 20TH ST 1844 E 20TH ST 1846 E 20TH ST 1765 E 21ST ST 1769 E 21ST ST 1773 E 21ST ST 1775 E 21ST ST 1781 E 21ST ST 1785 E 21ST ST 1791 E 21ST ST 2021 S ALAMEDA ST 2020 S LONG BEACH AVE EAST
Name:	
Year built:	1925
Architectural style:	Industrial, Utilitarian; Neoclassical

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a daylight factory, which is characterized by expansive industrial sash windows, skylights, and specialized roof forms designed to maximize the amount of light and ventilation reaching the interior prior to the widespread use of electric lighting and climate control. Exemplifies the distinctive design features of its type.

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19-188191

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St.

P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted
and
*a. County: Los Angeles
*b. USGS 7.5' Quad: Los Angeles, CA Date: 1966, photorevis. 1981 T.2S, R.13W; ¼ of ¼ of Sec 9 ; San Bernardino B.M.
c. Address: 2001 South Alameda Street City: Los Angeles Zip: 90058
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 5167-014-008 Elevation:

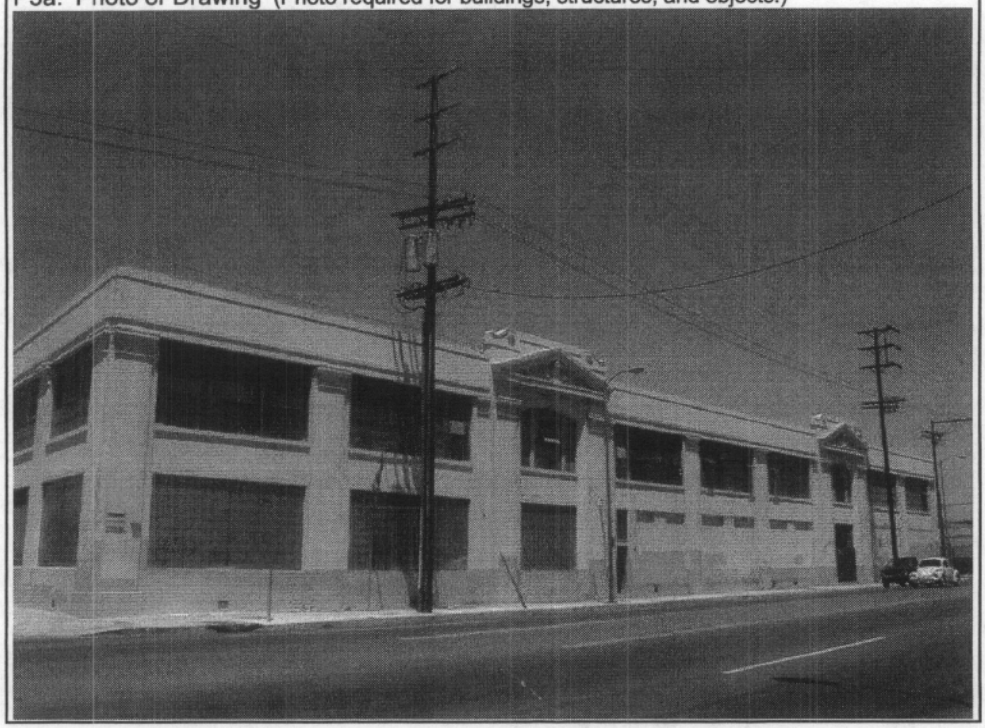
*P3a. Description:
This industrial building was constructed in 1925. The building plan is L-shaped, and covers most of a large industrial city block. The building consist of two sections that are each rectangular in plan. It is built up to the property line with no landscaping. The exterior walls are painted, with various patches of overpaint to cover graffiti located at the first floor level.

The front section is made of reinforced concrete and, according to Sanborn maps, was originally used to house the showroom, offices and parts department of the Mack International Motor Truck Corporation, its original owner and occupant (this section of the building will be referred to as the "showroom section" throughout the evaluation). The floors (and most likely the foundation) are of concrete, and the building has a flat roof, likely clad with a composite material. This showroom section was designed in the Beaux Arts style. Elements of this style include the façade, which is balanced and symmetrical. Other Beaux

(continued to page 2)

*P3b. Resource Attributes: HP8. Industrial building, HP6. 1-3 story commercial building
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

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



P5b. Description of Photo: View looking northwest at the façade of the showroom section facing Alameda Street, July 11, 2004.

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
The building was constructed in 1925 according to Los Angeles County Assessor records and City of Los Angeles building permit records.

*P7. Owner and Address:
Do Won and Jin S. Chang
2001 South Alameda Street
Los Angeles, CA 90058

**P8. Recorded by:
Christeen Taniguchi
Michael Brandman Associates
220 Commerce, Suite #200
Irvine, CA 92602

*P9. Date Recorded:
June 25, 2004

*P10. Survey Type: Section 106 compliance evaluation
*P11. Report Citation: none
*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheets ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California— The Resources Agency
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CONTINUATION SHEET

(continued from page 1)

Arts details include the regularly spaced pilasters that are two-stories tall and are located at the façade and two adjacent elevations; the rear elevation does not have pilasters. There are also pilasters surrounding the two entrances at the façade. Identical pediments, with a cartouche in the center and scroll details, are located above the second story windows over each of the entrances. Above the pediments are segmented parapets with scroll details on either side. There are two horizontal bands at the parapet at the façade and its two adjoining elevations. There is an original open courtyard at the center of the service section, which can be accessed from the north and south sides of the building. To the east of the courtyard entrance, on the south side of the building, are concrete ramps that were likely used to bring vehicles into the showroom for display. Today, there are heavy metal roll-up security doors covering vehicular entrances into the building. Five out of the eight sets of deco block windows at the façade, and a few on the north and south elevations have been blocked and stuccoed in. The existing blocks appear to be old, and possibly original, although if the first floor housed a showroom, it is possibly that that there would have been display windows making the interior spaces visible from the street. The second floor industrial metal windows of this showroom section are original. These windows have several fixed lights surrounding a pivoting window with either four or six lights.

The rear utilitarian industrial section is rectangular in plan and has brick exterior walls. According to Sanborn maps, this section was used for shipping, receiving and packing, a fire truck service department, a paint shop and a truck repair shop (this section of the building will be referred to as the "service section" throughout the evaluation). As with the showroom section, the floors (and most likely the foundation) here are of concrete, and the building has a flat roof, likely clad with a composite material. There are also angled skylights on the roof, which run from east to west, the length of the building. The extensive north elevation of this section has a series of windows with non-original security gates; the windows have been painted in, but appear to be original and metal, with a combination of fixed and pivoting windows similar to those of the second floor of the showroom section. Some of the original window openings have also been blocked in. There is one pedestrian door at this elevation. Near the east end of this elevation of the service section are several warehouse doors that today have metal roll up doors. There are two warehouse doors with non-original doors at the west elevation facing West Long Beach Avenue; they have security gates at the pedestrian level. Most of the south elevation of the service section could not be observed due to the gates and walls of the adjacent properties on this block. The west portion of this elevation, however, has no windows or doors. There is no east elevation, since this side abuts and connects directly to the showroom section.

State of California— The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y

*Resource Name or # Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St.

B1. Historic Name: Mack International Motor Truck Corporation
B2. Common Name: Forever 21
B3. Original Use: offices, showroom, parts department, truck repair shop, etc. for a truck company
B4. Present Use: warehouse and offices for a youth-oriented clothing chain store
*B5. **Architectural Style:** showroom section: Beaux Arts; service section: utilitarian industrial
*B6. **Construction History:**
The building was constructed of reinforced concrete in 1925, with a front showroom section designed in the Beaux Arts style. The rear service section was constructed of brick in a simpler utilitarian industrial style.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
*B8. **Related Features:** none

B9a. Architect: John M. Cooper b. Builder: John M. Cooper
*B10. **Significance: Theme:** industrial architecture **Area:** industrial area located south of downtown Los Angeles
Period of Significance: 1925-1970 **Property Type:** industrial **Applicable Criteria:** N/A
The assessed building was owned and constructed by the Mack International Motor Truck Corporation (Mack) in 1925. Mack was founded by the brothers John M., Augustus F. and William C. Mack. Their initial venture involved carriages and wagons in the 1890s. By 1894, they began experimenting with steam and electric motor cars; their first efforts were with motorbuses. According the company literature, the brothers were responsible for creating the first bus ever built on the North American continent. Their business incorporated in 1910 as the Manhattan Motor Truck Company, and in that same year, another brother, Charles joined the company. The following year, the brothers sold the company, at which time the company name changed to International Motor Company. The first Mack AC model truck was created in 1915, one of their most popular models, which was

(continued on page 4)

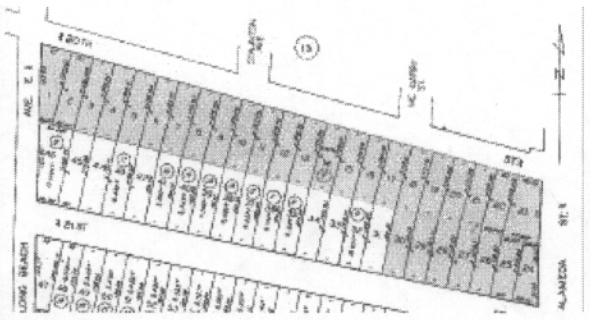
B11. Additional Resource Attributes: HP8. Industrial building, HP6. 1-3 story commercial building

*B12. **References:**
Gebhard, David and Robert Winter. *Architecture in Los Angeles: A Compleat Guide*, Salt Lake City: Gibbs Smith, Publisher/Peregrine Smith Books, c1985.
Los Angeles Central Library, Los Angeles City Directories, Haines directories, Regional History Resources.
Los Angeles Central Library, Los Angeles Sanborn Fire Insurance Maps.
Los Angeles County Assessor Archives.
Los Angeles County Office of the Assessor.
http://www.hoovers.com/forever-21/--ID__103504--/free-co-factsheet.xhtml, corporate information on Forever 21.
http://www.macktrucks.com/default.aspx?pageid=210, corporate history for Mack Trucks.

B13. Remarks:

*B14. **Evaluator:**
Christeen Taniguchi
Michael Brandman Associates
220 Commerce, Suite #200
Irvine, CA 92602
***Date of Evaluation:**
June 25, 2004

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*Required information

State of California— The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

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CONTINUATION SHEET

(continued from page 3)

widely used during World War I. By the end of the War, the Mack International Motor Truck Corporation was formed. In 1922, the trademark bulldog image was adopted, based on the nickname given by the British soldiers of the AC model trucks used during the War. The company was, and still is headquartered in Allentown, Pennsylvania.

John M. Cooper was both the architect and builder. Based in Los Angeles, Cooper designed a wide variety of building types and architectural styles. One of Cooper's other works include the Roxie Theatre, constructed in 1932 in the Art Deco style. It is one of the theaters that make up the highly intact downtown Los Angeles theater district, although it is one of the district's less distinctive theaters, and is longer operated for its original use. His Wilshire Theatre in Santa Monica was designed in yet another architectural style; it was described in Southwest Builder & Contractor as "Greek modern architecture." In addition to theaters and industrial buildings, he also designed a synagogue in Boyle Heights and the Knickerbocker Apartments in Hollywood.

According to Sanborn maps from various dates between 1929 and 1968, the use of the building by Mack remained much the same during those years, with the showroom and offices located in the front section of the building, and the more industrial section located at the rear. Mack owned and most likely also occupied this building until 1970. At that time, ownership transferred to BBD and I Co., who owned it until 1992. The Haines directory from 1972 lists Landmark Fine Furniture as the occupant of this building, while the 1979 and 1993 editions had no business listings for this property. In 1992, the property came into the hands of Robert C. Immegart co-trust estate briefly until 1995 when Jerry Bertram trust, et. al. became the owners. For only one year in 1999, Bruce M. Bertram co-trust, et. al. became the owners. The current owners, Do Won and Jin S. Chang acquired the property in that same year. Today the property is occupied by the warehouse and offices for Forever 21, a youth oriented clothing company. Forever 21 was founded in 1984 by the Changs, with Don Chang as the owner and CEO.

In regard to the seven aspects of integrity, location, design, setting, materials, workmanship, feel and association, the building on this property has maintained its original location, setting and association. The building is still located in the industrial setting from its period of significance. This area of Los Angeles, located south of downtown Los Angeles, has been heavily industrial since at least the turn of the twentieth century. The building has retained its overall feeling, design, materials and workmanship. It has some modifications, most significantly the filled in former showroom windows. In addition, two 1963 building permits indicate that parapet corrections were made at that time; it is possible that some decorative details were removed and/or repairs were made as a result of earthquake damage. The integrity level of the property is moderate.

(continued to page 5)

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Primary #
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CONTINUATION SHEET

(continued from page 4)

National Register of Historic Places Eligibility Evaluation

The property was assessed under National Register Criterion A for its potential significance as part of a historic trend that may have made a significant contribution to the broad patterns of our history. This extensive industrial building was the Los Angeles office and showroom for the Mack International Motor Truck Corporation. The company was founded and incorporated in 1900 as the Mack Brothers Company, with John M., Augustus F. and William C. Mack as the directors. In 1904, the company initially used "Manhattan" as the trade name for their motorized line of vehicles, but by 1910 renamed it "Mack," which continues today. The company has played an important part in the history of American industry. Its place in American culture is such that the name "Mack truck" has become a generic name for 18 wheel semi-trucks, and has spawned the phrase, "built like a Mack truck." The corporate headquarters, and core development and manufacture, however, were and still are located in Allentown, Pennsylvania. The branch on South Alameda Street housed the Los Angeles offices, showrooms and a service department. In addition, it has not played a role in Mack's pioneering ventures such as the creation of the first North American bus or its AC Mack truck. It appears likely that this was simply a branch of Mack's operations No evidence was found, to raise the level of significance to the level of the National Register for this criterion. Therefore, the property does not appear to qualify for the National Register of Historic Places (NRHP) under Criterion A.

The property was considered under Criterion B for its association with the lives of persons significant in our past. The period of significance is associated with its original occupant, Mack International Motor Truck Corporation. The persons significant to the history of this company are the founders and brothers, John, Augustus and William. Later in the decade, their other brothers, Joseph and Charles Mack became involved with the company. As noted above, Allentown, Pennsylvania was the corporate headquarters, and the Mack brothers are associated with that location, and not this Los Angeles office and showroom. Research did not reveal any names associated with this building that are significant. Therefore, the property does not appear to qualify for the National Register of Historic Places (NRHP) under Criterion B.

The property was evaluated for Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, or possessing high artistic values, or representing a significant and distinguishable entity whose components may lack individual distinction. The showroom section was designed and constructed in the Beaux Arts style, while the more practical rear section of the building was constructed in a utilitarian industrial style. The integrity of the building is moderate. Also, although the front section is a fair example of the Beaux Arts style applied to an industrial building, it is not a distinctive example of it. The architect and builder, John M. Cooper was a Los Angeles based architect who designed buildings of varying architectural styles and types. However, there is no evidence to show that he was a master, or that this building is representative of his work. Therefore, the property does not appear to qualify for the National Register of Historic Places (NRHP) under Criterion C.

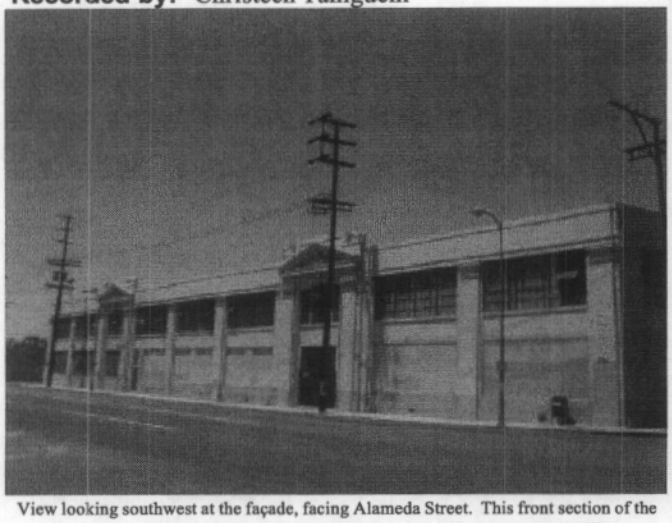
The property was considered for Criterion D for the potential to yield, or may be likely to yield, information important to prehistory or history. In order for buildings, structures, and objects to be eligible under this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this property. Therefore, the property does not appear to qualify for the National Register of Historic Places (NRHP) under Criterion D.

In summary, the property does not appear to qualify for the NRHP under these criteria. Therefore, the building is not a historic resource for the purposes of NHPA. The property was not assessed for California Register or local designation eligibility.

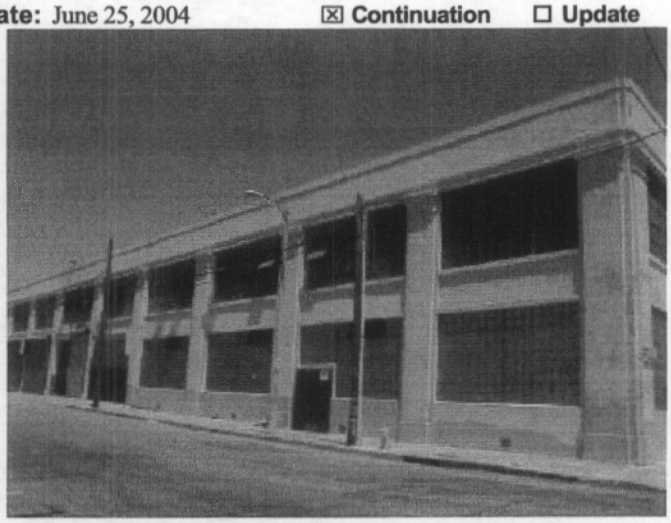
State of California— The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

CONTINUATION SHEET

 *Resource Name or # Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St.
*Recorded by: Christeen Taniguchi *Date: June 25, 2004 ☒ Continuation ☐ Update



View looking southwest at the façade, facing Alameda Street. This front section of the building originally housed the Mack showroom, parts department and offices.



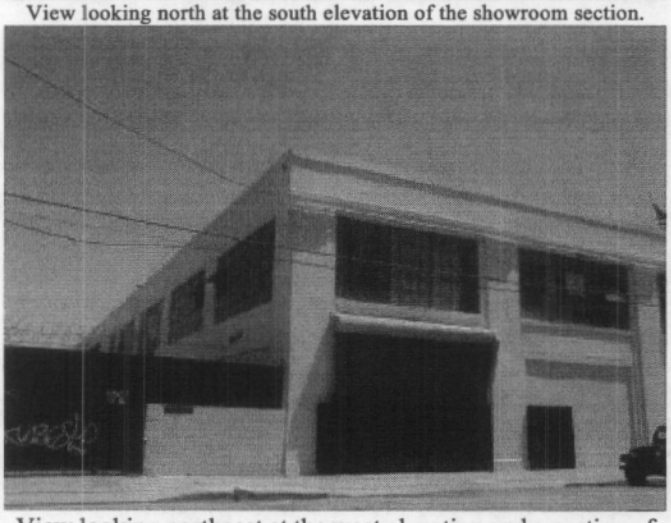
View looking northwest at the east portion of the showroom section's south elevation.



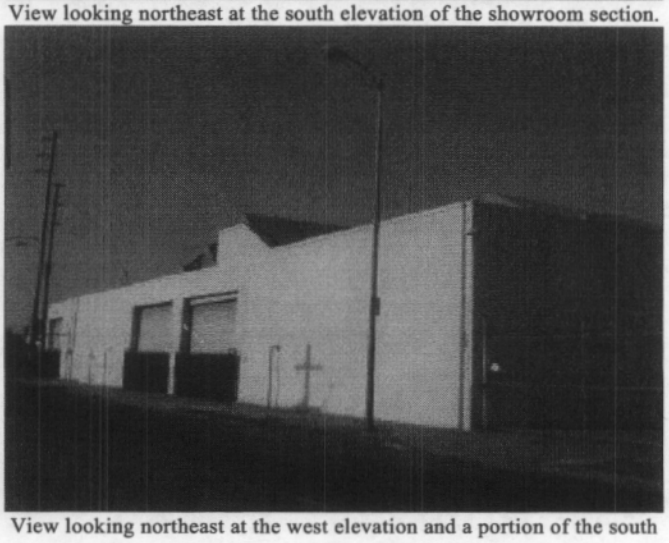
View looking north at the south elevation of the showroom section.



View looking northeast at the south elevation of the showroom section.



View looking northeast at the west elevation and a portion of the south elevation of the showroom section.



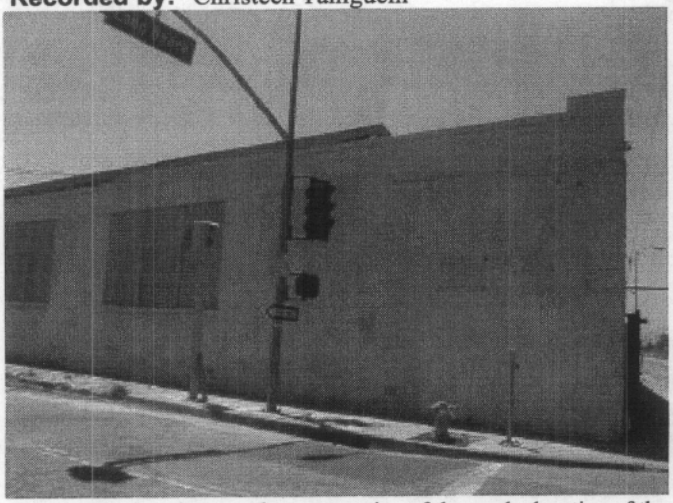
View looking northeast at the west elevation and a portion of the south elevation of the service section, which originally housed such services as the truck repair shop, fire truck service department and paint shop.

*Required information

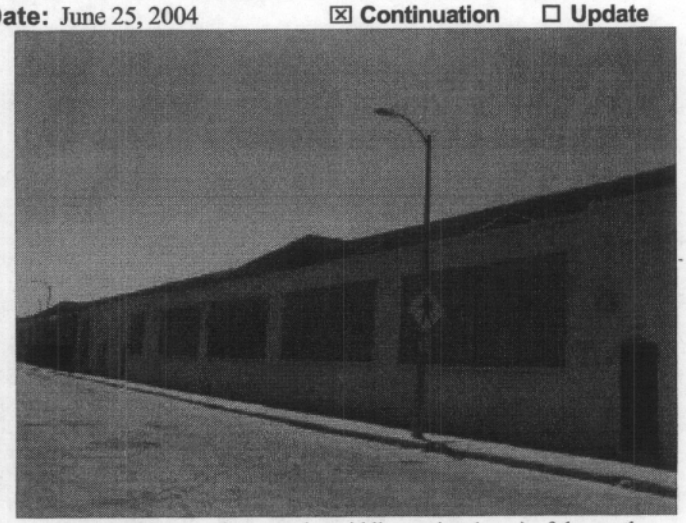
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

CONTINUATION SHEET

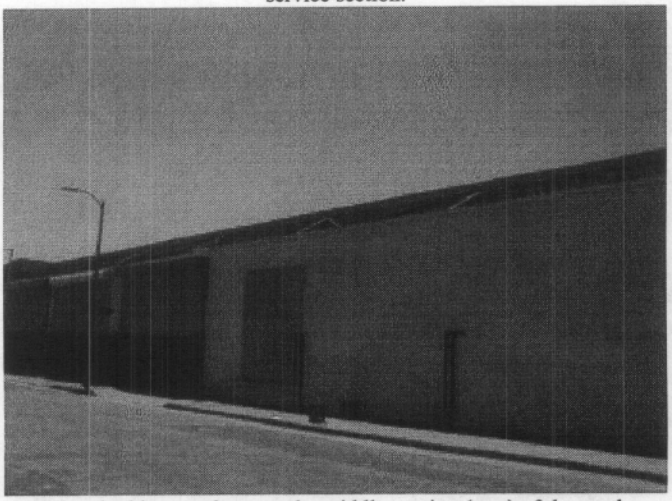
 *Resource Name or # Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St.
*Recorded by: Christeen Taniguchi *Date: June 25, 2004 ☒ Continuation ☐ Update



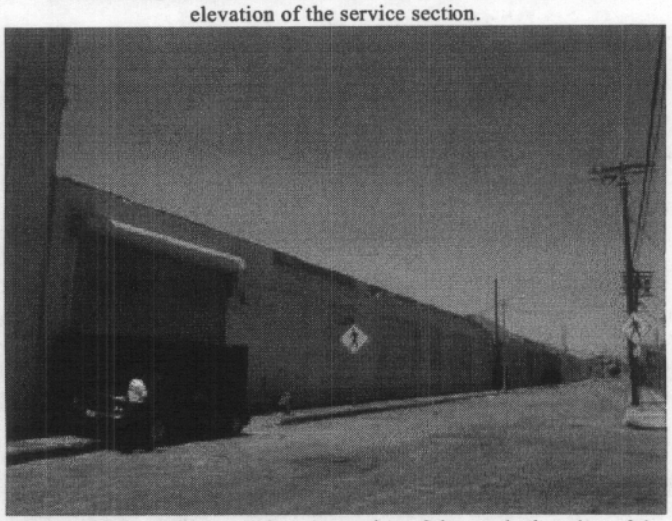
View looking southeast at the west portion of the north elevation of the service section.



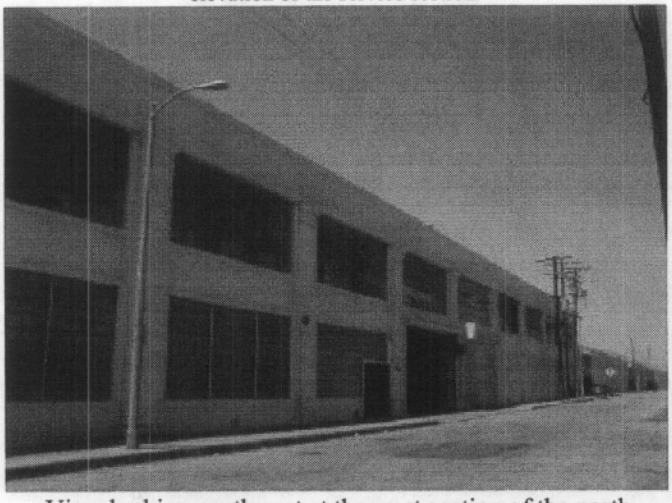
View looking southeast at the middle portion (west) of the north elevation of the service section.



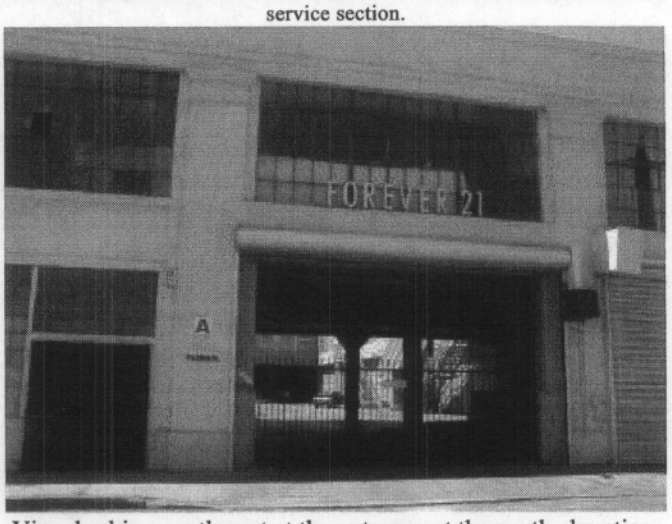
View looking southeast at the middle portion (east) of the north elevation of the service section.



View looking southwest at the east portion of the north elevation of the service section.



View looking southwest at the west section of the north elevation of the showroom section.



View looking southwest at the entrance at the north elevation, looking into the open courtyard of the showroom section.

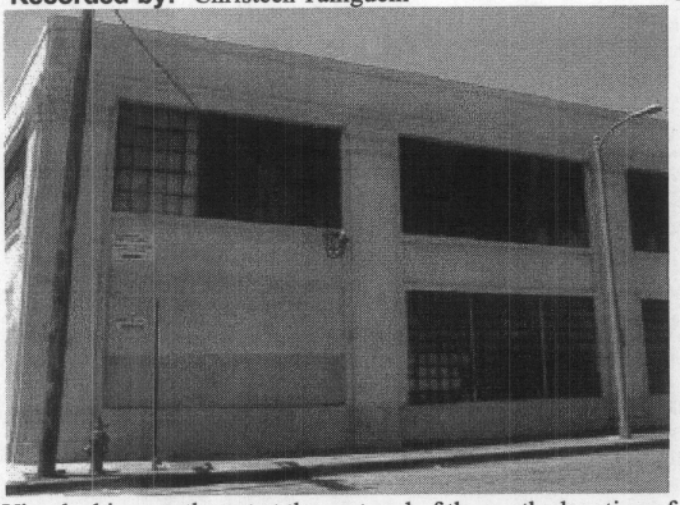
*Required information

19-188191

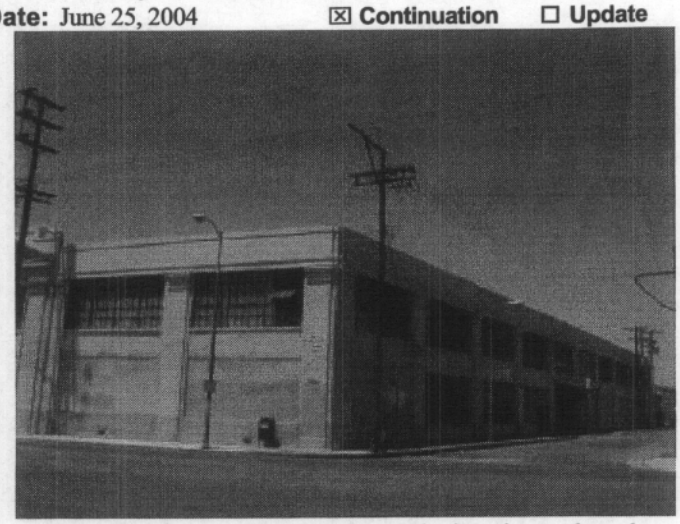
State of California— The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

CONTINUATION SHEET

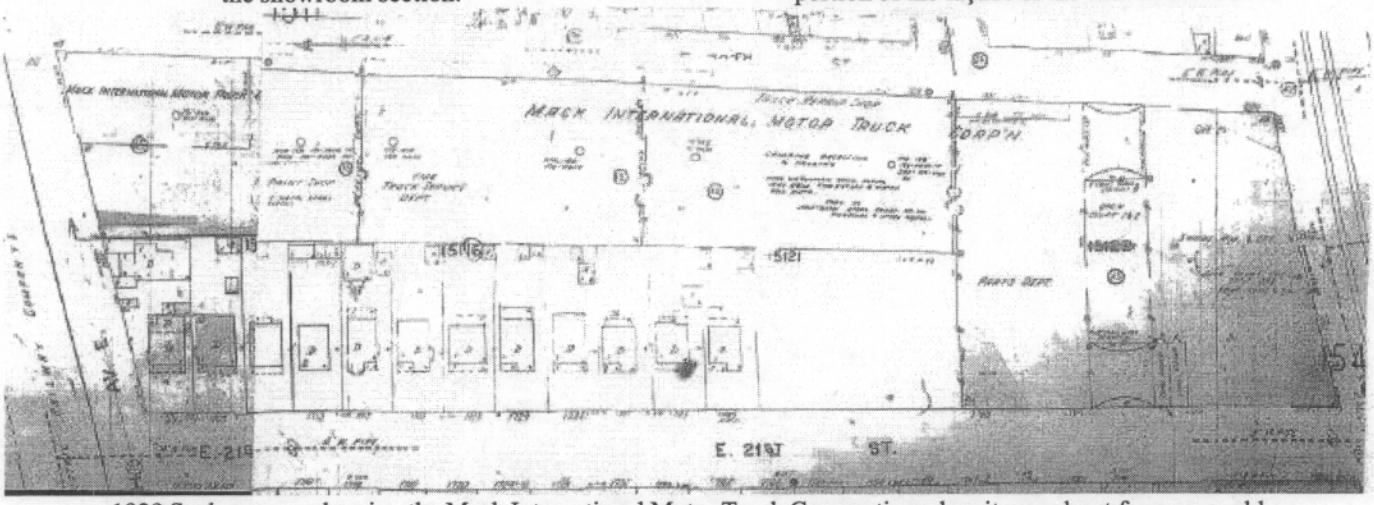
 *Resource Name or # Cingular Telecommunications Facility Candidate SC-661-01: 2001 South Alameda St.
*Recorded by: Christeen Taniguchi *Date: June 25, 2004 ☒ Continuation ☐ Update



View looking southwest at the east end of the north elevation of the showroom section.



View looking southwest at the north elevation and north portion of the façade of the showroom section.



1929 Sanborn map showing the Mack International Motor Truck Corporation when it was about four years old.

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 1700 East 21st Street (Map Reference No. 6-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 1700 E. 21st Street City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-014-019

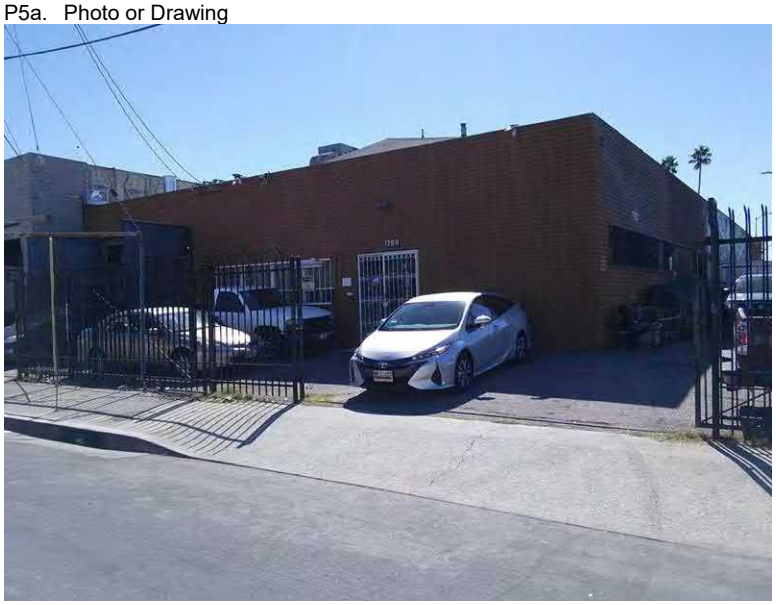
***P3a. Description:**

The subject property is a one-story industrial building designed with Modern-era influences. The rectangular plan building sits on a concrete foundation and is capped by a gambrel-truss roof sheathed in composition shingles. Its reinforced brick exterior features both stretcher and stack bond coursing. Windows are steel, multi-pane sashes. Entrances to the building are located on the north elevation and feature a glazed, aluminum commercial door and a loading bay with metal, swing-out double doors. The property is located on a level corner lot and is, with exception of the building footprint, asphalt-paved. Alterations to the exterior include the replacement of an original window and the main entry door on the north elevation.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1959 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

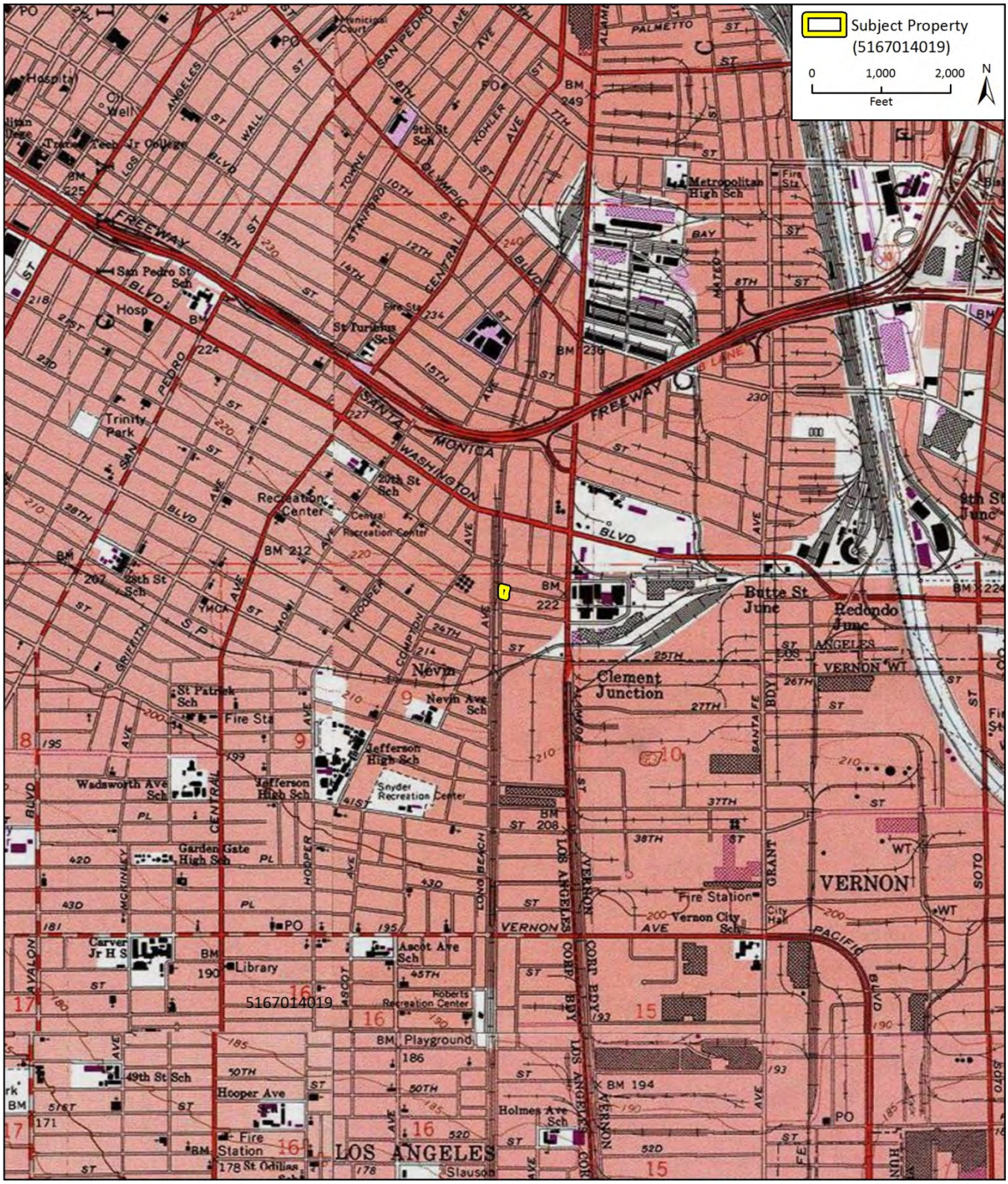
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1700 East 21st Street (Map Reference No. 6-015)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1700 East 21st Street (Map Reference No. 6-015) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Modern era-influenced
***B6. Construction History:**

According to parcel data, the building was constructed in 1959. Aside from the installation of security grilles on windows and doors, there no apparent significant alterations.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

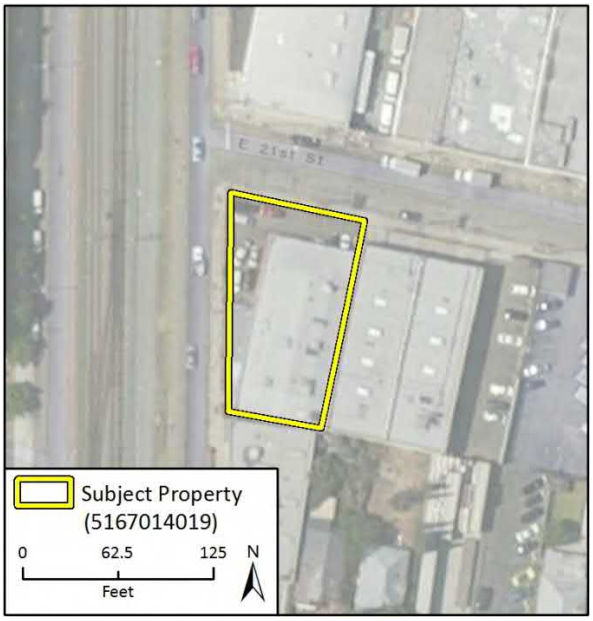
Parcel data and Sanborn Fire Insurance Maps indicate the subject property was developed in 1959 as a warehouse. City directory listings for this address identify Weidorf and Swanson (1963), Reading Carpet Association (1965), and Imperial Carpet Mill (1969) as former occupants of the property. By 1971, Westar Textile Company had moved into the warehouse (Los Angeles Department of Building and Safety). It is currently occupied by a clothing retailer and a textile company.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 2, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2120 Long Beach Avenue (Map Reference No. 6-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4 S.B.**B.M.**

c. Address: 2120 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-014-049

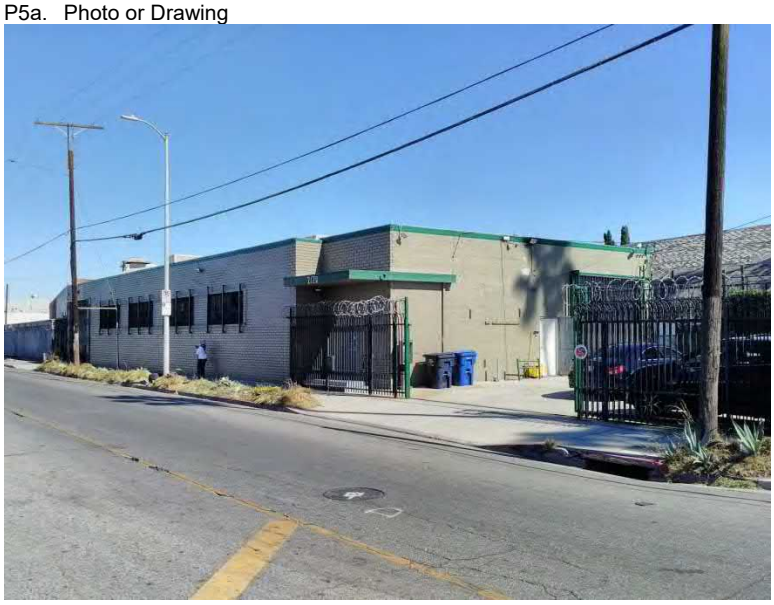
***P3a. Description:**

The subject property is a one-story industrial building with no discernible style. The roughly trapezoidal plan building sits on a concrete foundation and is capped by a barrel roof sheathed in roll-on composition cladding. Brick exterior walls sheathe structural system. Entrances to the building are located on the south and west elevations and feature solid wood doors and metal roll-up bay doors. The corner property is on a level terrain and is not landscaped, excepting a park strip with grass along Long Beach Avenue. Alterations include the filling in of windows with concrete blocks and the installation of a single non-original aluminum framed window.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west facades; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

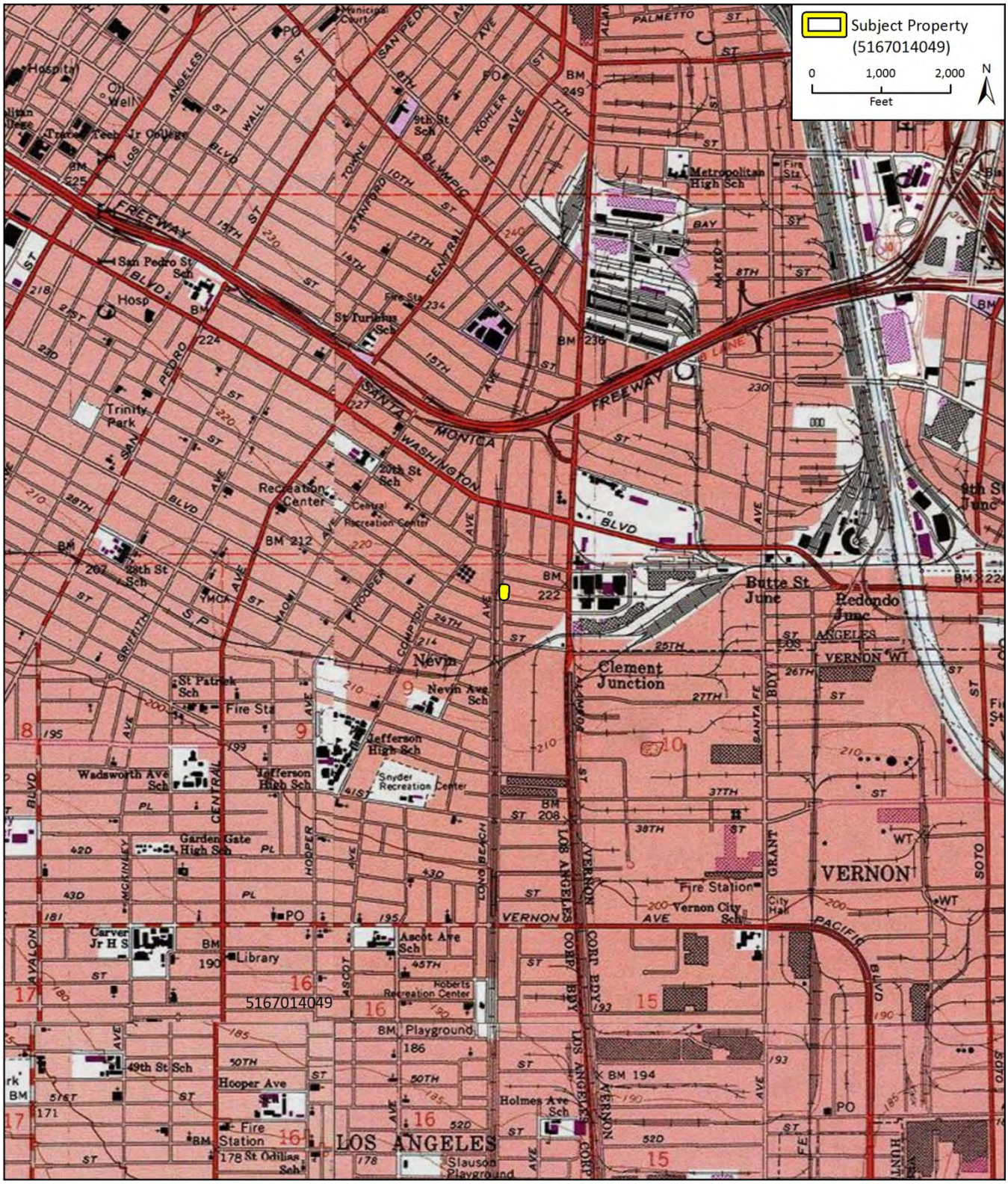
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2120 Long Beach Avenue (Map Reference No. 6-016)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2120 Long Beach Avenue (Map Reference No. 6-016) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian; no discernible style
***B6. Construction History:**

According to County parcel data, the subject building was completed in 1963. A marquee was added in 1964 (LADBS 1964). The original windows were filled in with concrete block on an unspecified date.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Lloyd A. Wallace (engineer) b. Builder: John A. Kerton (owner-builder)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Historic aerial imagery and City of Los Angeles building permits indicate that is was developed in 1963 as a manufacturing facility of an unspecified type. The Russell J. Weiss Company occupied the building from as early as 1968 until as recently as 1973, according to city directories. Available sources did not identify the type of business in which this firm engaged.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Services
***Date of Evaluation:** October 22, 2018

(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **6Z**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 2201 Long Beach Avenue (Map Reference No. 6-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 2201 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5118-023-001

***P3a. Description:**

The subject property is a one-story industrial building designed with modest Streamline Moderne-style elements. The irregular plan building sits on a concrete foundation and is capped by a flat roof sheathed in composition roll-on cladding. Its walls are clad with brick. The main entrance is located on the north elevation and features a door of undetermined type situated behind a metal security door. The building's Streamline Moderne architectural influence is expressed in such elements the horizontal emphasis of its window openings and decorative brick bands and the rounded corner at the junction of the north and east elevations. The property is located on a level corner and with no landscaping. Alterations include the filling in of window openings, loading bays, and a canted corner entry with concrete blocks. One loading bay is filled with brick.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (LADBS 1947)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

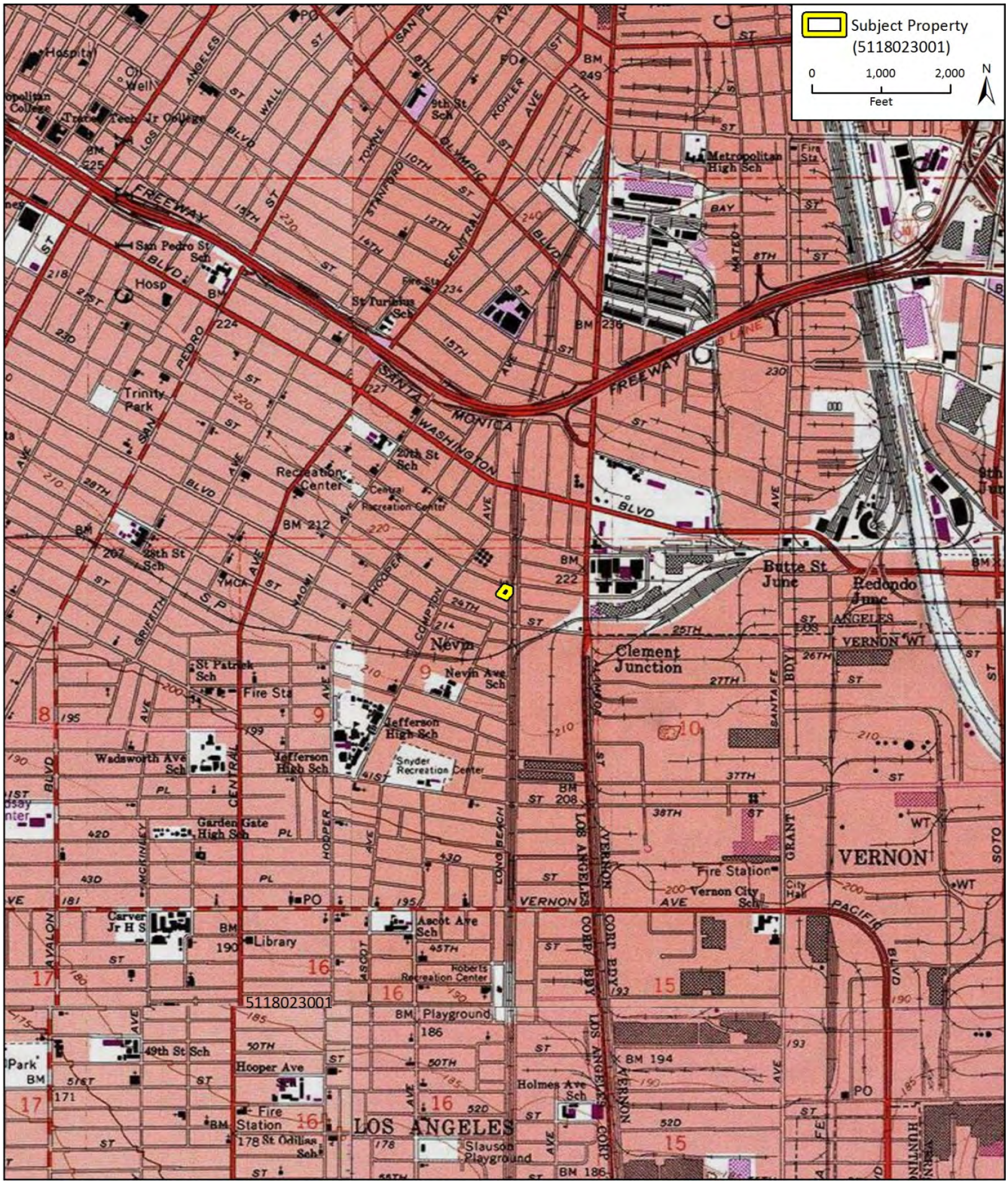
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2201 Long Beach Avenue (Map Reference No. 6-017)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2201 Long Beach Avenue (Map Reference No. 6-017) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Ted R. Cooper Co.
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: Warehouse/Garment label manufacturing
***B5. Architectural Style:** Modest Streamline Moderne
***B6. Construction History:**

According to parcel data and Los Angeles Department of Building and Safety (LADBS) permits, the subject building was constructed in 1947. All of the windows and several entries have been filled in with brick and concrete block.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: L.W. Phelps, engineer b. Builder: Ted R. Cooper Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Building permits indicate the subject property was developed in 1947 as a warehouse and, later, offices for the Ted R. Cooper Company, a structural engineering and general contracting firm active in the Los Angeles area through the mid-to-late twentieth century (Newspapers.com). The firm remained at this location at least as late as 1990 (LADBS 1990). The garment label manufacturer iLabel is the property's current occupant.

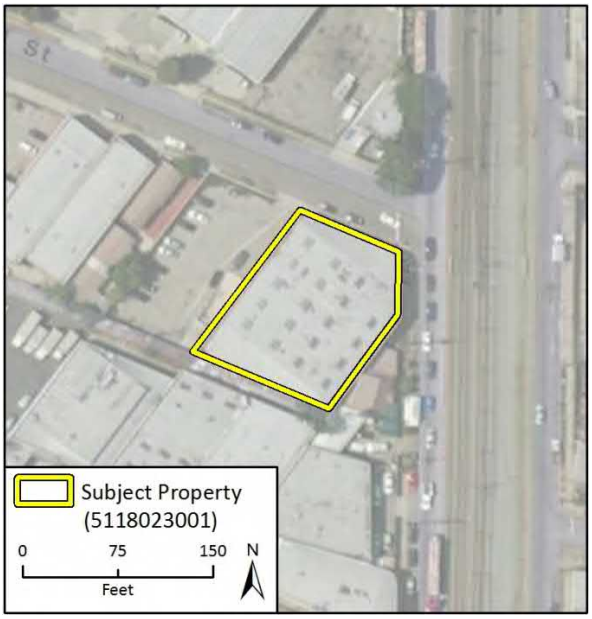
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants,
***Date of Evaluation:** November 1, 2018

(This space reserved for official comments.)



State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **6Z**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1705 East 23rd Street (Map Reference No. 6-018)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 1705 East 23rd Street City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5167-015-023

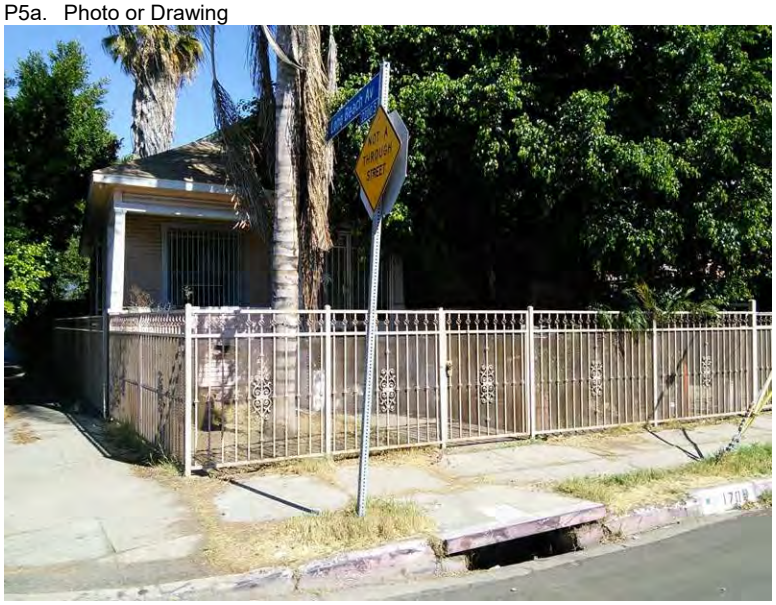
***P3a. Description:**

The subject property is a one-story hipped-roof cottage with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows are non-original vinyl, 1/1 sashes that are generally covered with metal security grilles. The front entrance is located on the south elevation and features a metal security door. The property is located on a level corner parcel and is landscaped with a palm and a mature deciduous tree in the front yard and grass and mature trees planted in the park strips along Long Beach Avenue and East 23rd Street. Alterations include the aforementioned replacement of windows and installation of security grilles.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1915 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 7, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

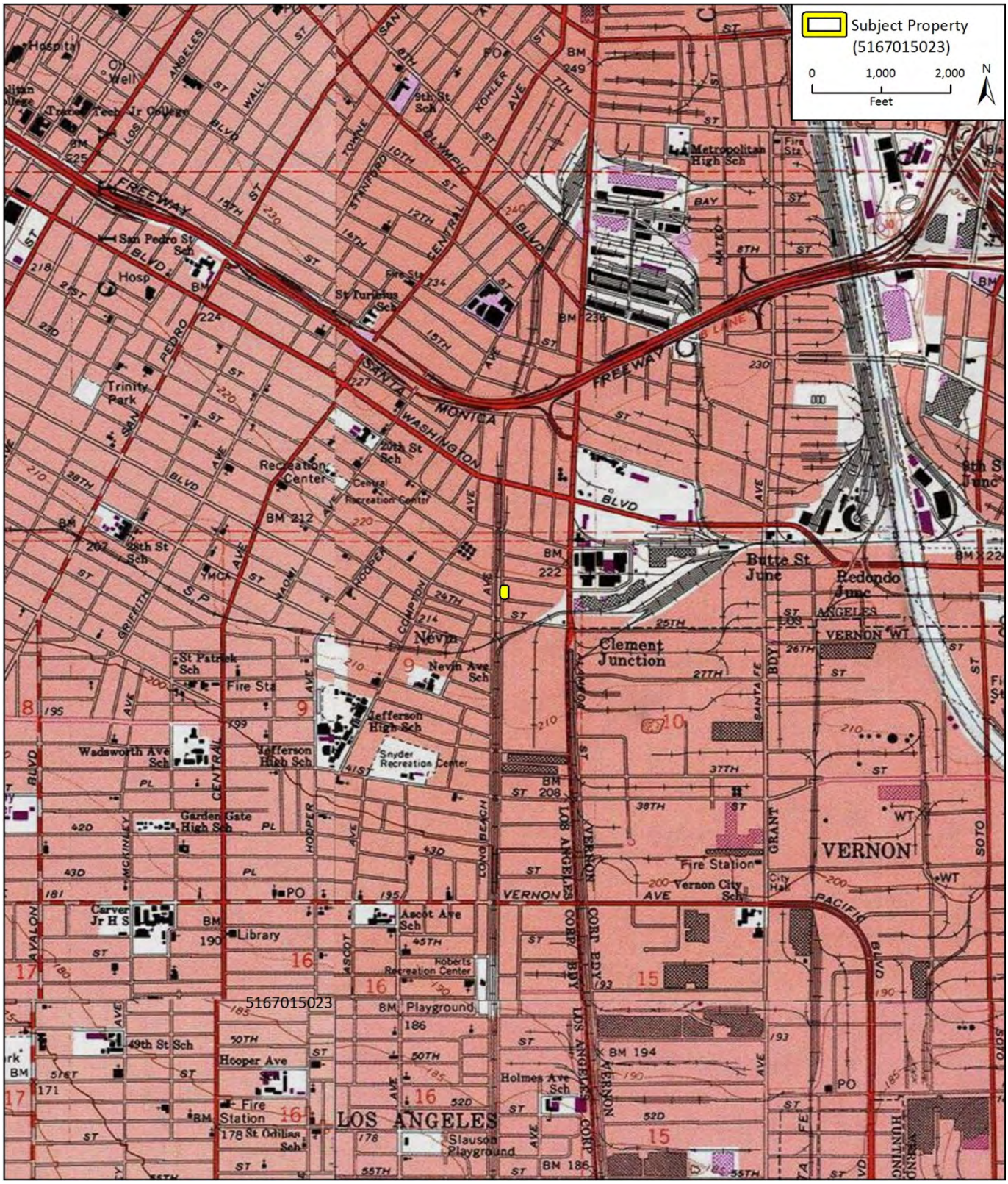
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1705 East 23rd Street (Map Reference No. 6-018)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1705 East 23rd Street (Map Reference No. 6-018) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

County parcel data indicate the building was constructed in 1915.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Parcel data indicates the subject property was developed in 1915 as a single-family residence. City directories did not include listings for this address. A 1961 building permit indicates Mrs. Jack Bonura owned the house. Research conducted for this study failed to uncover any further information of consequence was uncovered.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

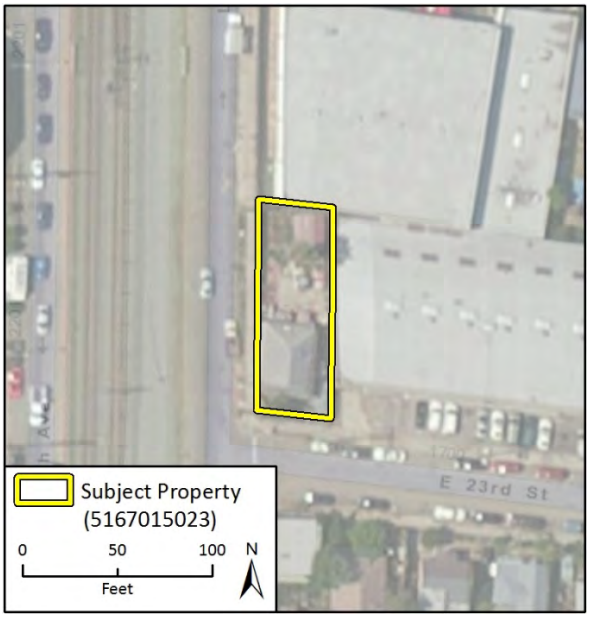
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 20, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2231 Long Beach Avenue (Map Reference No. 6-019)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 2231 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5118-023-023

***P3a. Description:**

The subject property is a one-story industrial building with no discernible style. The trapezoidal plan building sits on a concrete foundation and is capped by a barrel roof sheathed in composition cladding. A bond-stack block veneer sheathes its structural concrete block wall on the front–facing east elevation, while concrete block walls are exposed elsewhere. Windows are steel casement, secured with metal grates. The main entrance is located on the east elevation. Although, at the field survey, the entrance was obscured by a metal rolling security door, Google Street View images indicate the presence of a double aluminum commercial door. The property is located on a level corner lot, on which landscaping is limited to park strips planted with grass. Aside from the modern commercial entry doors, no significant alterations are apparent.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
☐ Historic ☐ Prehistoric ☐ Both

1962 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

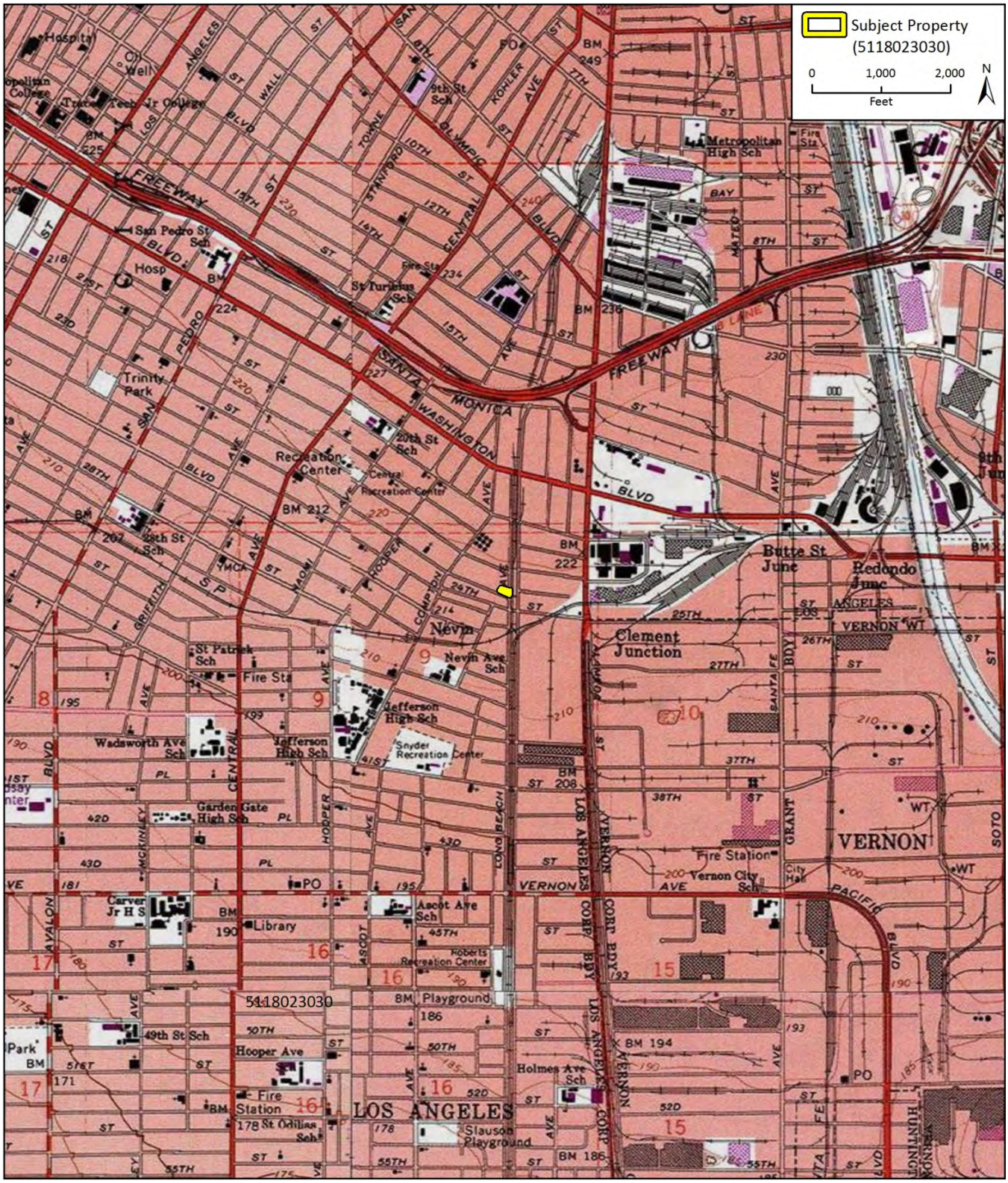
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2231 Long Beach Avenue (Map Reference No. 6-019)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2231 Long Beach Avenue (Map Reference No. 6-019) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style ***B6. Construction History:**

The subject building was constructed in 1962, according to County parcel data. The doors at the main public entry appear to be non-original, though the date of installation is not available.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

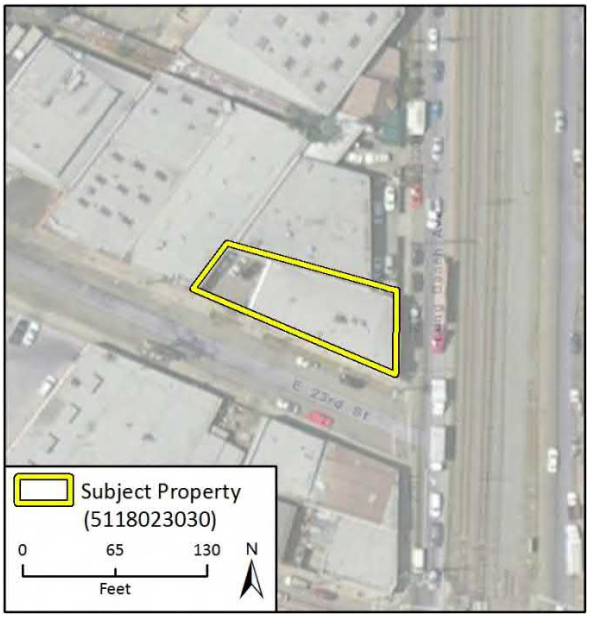
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 29, 2018

(This space reserved for official comments.)



State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **3S;3CS;5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Air Raid Siren No. 70 (Map Reference No. 6-020)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90017

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Southeast corner of Long Beach Avenue and 24th Street

***P3a. Description:**

The subject resource is Air Raid Siren No. 70, a Federal Model SD-10 siren located at the southeast corner of Long Beach Avenue and 24th Street. Cylindrical in shape the "wire spool" type siren is housed in metal protective housing with a conical top. It is mounted on a freestanding steel pole measuring an estimated 30' in height. Metal pole steps begin at about 10' above ground level and lead to a service platform with steel rails and a steel-grate floor. The resource does not appear altered and is in good condition.

***P3b. Resource Attributes:** HP29. Other (air raid siren)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Air Raid Siren #70; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1956 (Cold War: LA 2013; Air Raid Sirens Wiki 2019; *LAT* 3/10/1956)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

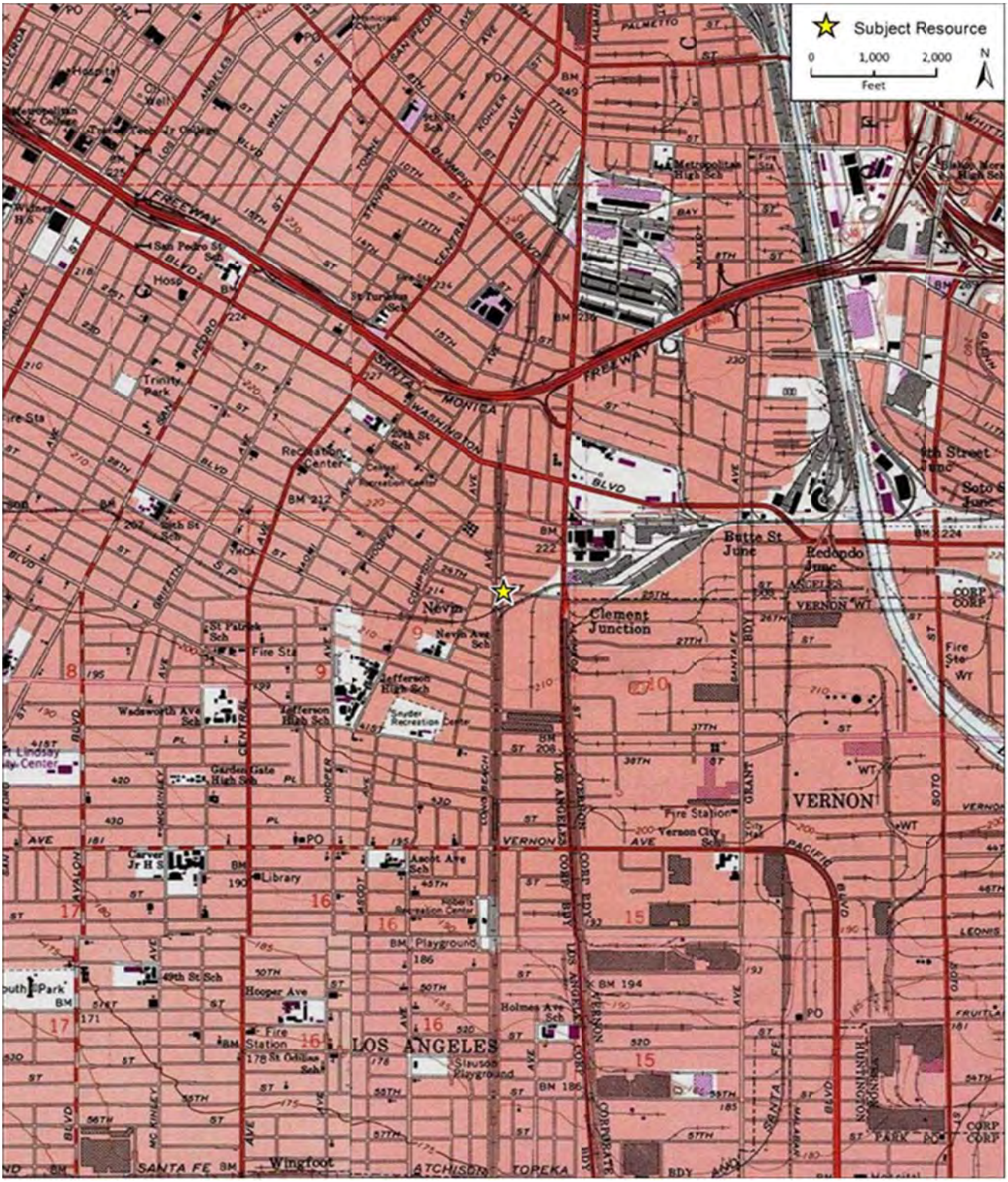
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Air Raid Siren No. 70 (Map Reference No. 6-020)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Air Raid Siren #70 Air Raid Siren No. 70 (Map Reference No. 6-020) ***NRHP Status Code** 3S;3CS;5S3
Page 3 **of** 5

B1. Historic Name: Air Raid Siren No. 70
B2. Common Name: N/A
B3. Original Use: Air raid siren B4. Present Use: Air raid siren
***B5. Architectural Style:** N/A
***B6. Construction History:**

Air Raid Siren No. 70 was manufactured by Federal Sign and Signal Corporation ca. the 1950s and likely installed ca. 1956 (Cold War: LA 2013; FAEEM 2012; *LAT* 3/10/1956).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Air Raid Sirens and Civil Defense, 1939-1960 **Area** Southeast Los Angeles Community Plan Area
Period of Significance ca. 1956-1985; ca. 1956 **Property Type** Air Raid Siren **Applicable Criteria** A/1/1; C/3/3

The subject resource is Air Raid Siren No. 70, a Federal Sign and Signal Corporation (FSSC) Model SD-10 warning siren manufactured and erected ca. the 1950s. The Chicago-based company was founded in 1901 as the Federal Electric Corporation, a manufacturer of electric signs. In 1915, the firm began manufacturing sirens for police and fire departments and in the 1930s adopted the FSSC name (Encyclopedia of Chicago 2005). The market for outdoor warning sirens grew during World War II and the Cold War, after the federal government expanded civil defense measures to preserve lives in the case of airborne military attacks on the United States. In anticipation of American participation in World War II, local officials in Los Angeles installed the city's first air-raid sirens by May 1941 (*LAT* 5/2/1941). In January 1942, following the United States' entry into the war, local officials formulated a plan to install as many as 370 sirens on public buildings and traffic signal poles throughout the city and outlying areas. That month, the City placed orders totaling $47,000 for 204 sirens supplied by the Federal Electric Corporation and the American Fire Equipment Company. In March 1942, the Los Angeles Times reported sirens had been installed in the city at a rate of eighteen per day over an unspecified period (*LAT* 1/15/1942; 1/17/1942; 3/5/1942).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Air Raid Siren Wiki. "SD-10." https://wiki.airraidsirens.net/SD-10. 2019. Accessed April 2019.

Cohen, Wilbur J. and Evelyn F. Boyer. N.d. Federal Civil Defense Act of 1950: Summary and Legislative History. [electronic document.] https://www.ssa.gov/policy/docs/ssb/v14n4/v14n4p11.pdf.

Cold War: L.A. "L.A.'s Civil Defense Sirens." [web site.] 2013. http://www.coldwarla.com/sirens.html. Accessed April 2019.

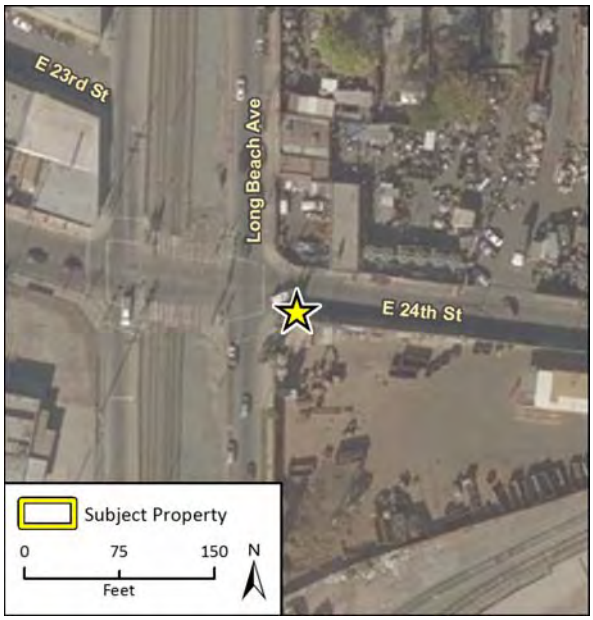
Encyclopedia of Chicago. "Federal Sign and Signal Corp." [electronic document.] 2005. http://www.encyclopedia.chicagohistory.org/pages/2661.html

Fire Apparatus and Emergency Equipment Magazine (FAEEM). "Remanufacturing Sirens Economically Extends Long History of Service." [electronic document.] July 1, 2012. https://www.fireapparatusmagazine.com/articles/print/volume-17/issue-7/features/remanufacturing-sirens-economically-extends-long-history-of-service.html. Accessed April 2019.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 15, 2019

(This space reserved for official comments.)



B10. Significance (continued):

Following the conclusion of World War II, the city's civil-defense warning system was turned off. However, the detonation of the Soviet Union's first atomic weapon in August 1949 renewed concerns about preparedness. The Federal Civil Defense Administration (FDCA) was established in 1950 to coordinate and subsidize civil defense measures that included educational campaigns and grants for the construction of civil-defense infrastructure (*LAT* 4/29/2007; Cohen and Boyer n.d.). Because federal subsidies for the construction of sirens and other civil-defense infrastructure were delayed, Los Angeles Mayor Fletcher Bowron directed the City to act on its own. As an interim measure, local authorities revived the city's World War II-era warning system, reactivating 80 sirens that had been installed across Los Angeles in the 1940s (*LAT* 12/2/1950; 2/21/1951). In 1956, the City received its first state and federal grants for the expansion of Los Angeles's civil-defense siren system. Under the $491,000 program, 1966 sirens mounted on 30-foot freestanding metal poles were erected. A metal housing was mounted over each siren as protection from tampering inclement weather. Fifty existing sirens were modified to produce the two-tone alarm required by the FDCA. Sirens across the system could be triggered simultaneously over the telephone lines. Contracting firm Fischbach and Moore installed the new sirens (*Valley News* 3/11/1956; *LAT* 3/10/1956).

FSSC began producing the Model SD-10 siren in the 1950s, when the model was commonly installed as civil defense air raid siren (FAEEM 2012). Its widespread use was partially attributable to its dual-tone capability, which met civil defense regulations enacted by the federal government in 1954 (Cold War: LA 2013; Air Raid Sirens Wiki 2019). The subject resource is presumed to have been erected in the 1950s, although its construction date is cited elsewhere are 1940 (SurveyLA 2016).

Los Angeles's air-raid sirens remained in operation through the mid-1980s. For about three decades, the sirens were sounded in regular tests that took place at 10:00 AM on the final Friday of every month. However, by the early 1980s, some local officials regarded the sirens as "virtually useless" (*LAT* 1/261982; 4/29/2007). Not only did many residents not understand what the signals were intended for, but also maintenance had become impractical due to the loss of federal grants and the increasing difficulty of finding replacement parts. In addition, new capabilities for launching missiles from submarines so reduced warning times such that a safe evacuation had become unfeasible. Moreover, a 1982 study found that about 30 percent of the city's sirens were not functional. The warning system was switched off countywide in 1983. Although some structurally unsound units were removed, officials deemed a system-wide removal too expensive and left most sirens in place (*LAT* 1/26/1982; 4/2/1989; 4/29/2007).

The subject resource, Air Raid Siren No. 70, was recorded and evaluated in 2016 as part of SurveyLA, a citywide historic resources survey for the City of Los Angeles. SurveyLA recommended Air Raid Siren No. 70 eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Los Angeles Historic-Cultural Monument. Evaluated under the thematic group Military Institutions and Activities, 1850-1980/Air Raid Sirens and Civil Defense, 1939-1960/Air Raid Siren, the subject property was recommended eligible under Criteria A/1/1 for its associations with World War II and Cold War military infrastructure and C/3/3 as an example of a wire-spool-type siren on a freestanding pole (SurveyLA 2016).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. In concurrence with SurveyLA, as a result of the survey and research conducted for this study, Air Raid Siren No. 70 is recommended eligible for listing in the NRHP, CRHR, and for local designation. Under Criteria A/1/1, it is significant for its association with the operation of Los Angeles' Cold War-era civil-defense warning system. Its period of significance begins ca. 1956 with the subject resource's construction and concludes in 1985 when monthly testing of sirens ceased and the system was deactivated. Under Criteria C/3/3, it is significant as a good, intact example of a civil-defense warning siren. Character-defining features include the freestanding metal pole and "wire-spool"-type siren and housing. Its period of significance under these Criteria is ca. 1956, its estimated date of construction. The resource's boundary is coextensive with its footprint. This boundary encompasses the entire structure and excludes all nearby areas, which do not contribute to its historical significance. Located in a densely developed section of downtown Los Angeles, the building retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

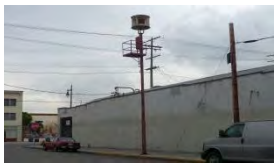
B12. References (continued):

Los Angeles, City of: Department of City Planning, Office of Historic Resources. Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, Inc. September 2016.

Los Angeles Times (*LAT*)

1941. "Council Balks at Raid Sirens to Advertise Airport Bond Issue." May 2.
1942. "City May Be Blanketed by 370 Air-Raid Sirens." January 15.
1942. "First Air-Raid Sirens Here." January 17.
1942. "'Short' in Cable Causes Raid Alarm." March 5.
1950. "Mayor, Impatient, Acts to Speed L.A.'s Defense." December 2.
1951. "Bowron Seeks $54,000 for Air Raid Sirens." February 21.
1956. "First Siren Installed for New System." March 10.
1989. "Relics of cold War Era: Silent Air Raid Sirens Unwanted." April 2.
2007. "Long Silenced Air-Raid Sirens Are Relics from a Jittery Past." April 29.

Valley News. 1956. "Civil Defense Installs First 'Woofer' in Van Nuys Area." March 11.



Address: Southwest corner of W 18th St and Main St
Name: Air Raid Siren #67
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Extant air raid siren from the World War II/Cold War era. Excellent example of Model SD-10, nicknamed "Wire Spool."



Address: Southeast corner of E 24th St and Long Beach Avenue
Name: Air Raid Siren #70
Year built: 1940
Architectural style: Not Applicable

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Military Institutions and Activities, 1850-1980
Theme:	Air Raid Sirens and Civil Defense, 1939-1960
Sub theme:	No SubTheme
Property type:	Institutional - Military
Property sub type:	Air Raid Siren
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Extant air raid siren from the World War II/Cold War era. Excellent example of Model SD-10, nicknamed "Wire Spool."

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** Pacific Electric Railway, Butte Street Yard Siding (Map Reference No. 6-021)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** Los Angeles Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5117-017-805; 5167-015-820; 5167-015-900

***P3a. Description:**

Built ca.-1905, the subject resource is a double-tracked, standard-gauge railroad siding segment that diverges to the northwest from the LA Metro Blue Line at a point just south of East 24th Street. Measuring a length of approximately 510 feet, the subject rail segment crosses Long Beach Avenue on a grade level with the roadway, before rounding into a relatively straight southwest-to-northeast orientation in in a private right-of-way. Bounded on both sides by private industrial parcels, the right-of-way tapers from 170.25 feet wide on its Long Beach Avenue frontage to 60.5 feet at its northern end along East 24th Street. Both tracks consist of a wooden ties set into a gravel-lined, earthen bed, with rails fastened atop the ties. The ties measure approximately 7 feet wide, while the paired rails measure five across at their outer edges. The terrain is generally level. Metal cabinets presumed to contain switching equipment are situated near the west end of the segment.

***P3b. Resource Attributes:** HP39. Other (railroad)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West end of rail spur segment; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1907 (EHRA 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

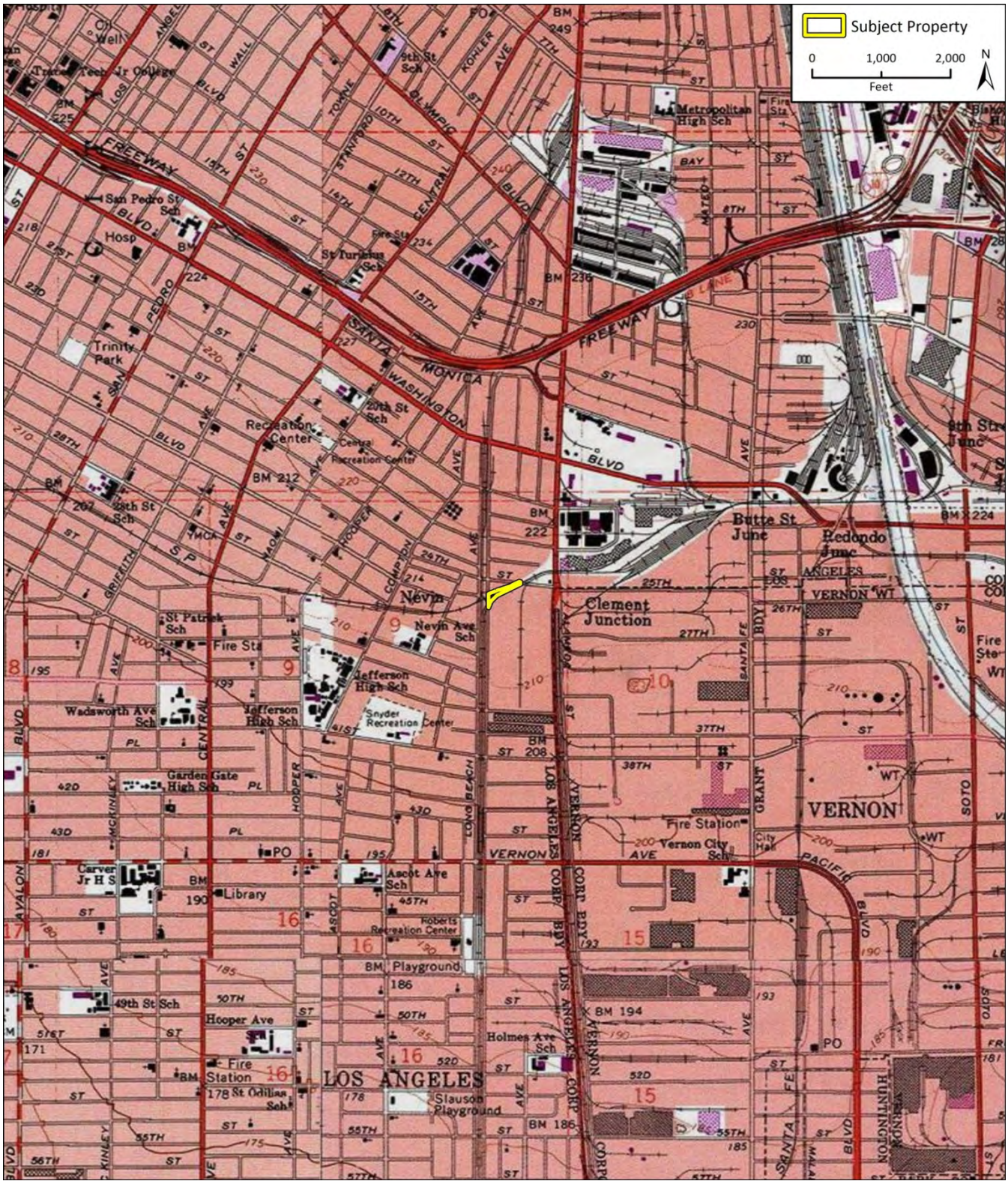
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** Pacific Electric Railway, Butte Street Yard Siding (Map Reference No. 6-021)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Pacific Electric Railway, Butte Street Yard Siding (Map Reference No. 6-021) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Railroad siding B4. Present Use: Railroad spur siding
***B5. Architectural Style:** N/A
***B6. Construction History:**

The Pacific Electric Railway Company built the railroad siding ca. 1907 (ERHA 2018). A set of tracks located at the southwest end of the right-of-way (formerly connected with the Santa Monica Air Line) were removed ca. 2009 (NETRonline 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The Pacific Electric (PE) Railway Company built the subject railroad siding segment in the early twentieth century. This possibly took place around 1907, when PE increased the number of Long Beach Line tracks to four in order to accommodate freight and local service on tracks separate from its main through lines. Located at Amoco Junction on the PE's Long Beach Line, the siding included tracks that connecting the Long Beach Line, Santa Monica Air Line, and the PE's Butte Street Freight Yard. A major function of the siding was to connect freight traffic between the Butte Street interchange to PE's Southern Division through lines (Caltrans1982; ERHA 2018). The connection to the Santa Monica Air Line was abandoned after that rail line went out of business in the 1950s. PE likely continued to divert trains between Butte Street and the Long Beach Line until the company's demise in 1961. By 1982, the Southern Pacific (SP) Transportation Company had assumed control of the Butte Street Freight Yard (Caltrans 1982). Available documents do not indicate whether SP also assumed ownership of the subject railroad siding segment.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Research did not indicate that the property is important within the history of the of PE or associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The resource is an ordinary example of a railroad siding and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

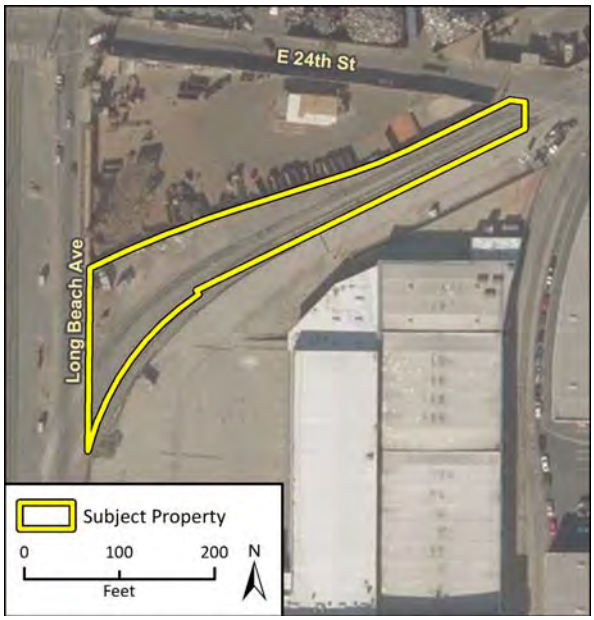
B11. Additional Resource Attributes: N/A
***B12. References:**

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes.* Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Electric Railway Historical Association (ERHA) of Southern California. 2018. "Pacific Electric Long Beach Line." http://www.erha.org/peslb.htm. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Pacific Electric, Long Beach Line (Map Reference No. 6-022)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 4, 9 S.B.**B.M.**

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16, 21 S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90001, 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: From its northernmost point approximately 600 feet north of Washington Boulevard the rail segment follows the alignment of Long Beach Avenue south to Slauson Avenue. It continues south from Slauson Avenue, terminating on the north side of Gage Avenue, between Converse and Holmes avenues.

***P3a. Description:**

The subject resource is a 2.8-mile rail segment that was formerly part of the Pacific Electric (PE) Railway Company's Long Beach Line. Its northernmost section is a single-tracked spur that runs 600 feet north from the intersection of Long Beach Avenue and Washington Boulevard. Between Washington Boulevard and Slauson Avenue to the south, the segment is situated between the Long Beach Avenue dual roadway, following an almost directly north-to-south course for about two miles. Along this stretch, the line varies from two to four tracks. It continues its north-to-south trajectory in an off-street right-of-way roughly between Converse and Holmes avenues. This generally four-tracked, 0.5 mile segment ends at Gage Avenue and connects with the former Whittier Line on the east side of the subject resource.

Over most of the segment, the tracks consist of metal rails laid on wooden ties situated on level, gravel-lined dirt. However, between Washington Avenue—where the paired Los Angeles Metro Blue Line enters the right-of-way—to Gage Avenue, paired Metro tracks with precast concrete ties run alongside the tracks on wooden ties. Overhead electrical lines power the Metro rail line, running between, and parallel to, the Metro tracks. A concrete viaduct carries the Metro line on elevated tracks over Slauson Avenue, roughly paralleling a pair of ground-level tracks on wooden ties. The elevated portion of the Metro line includes the active Slauson Station. There are two additional active Metro stations on the segment, located near, and named for, Washington and Vernon avenues. (See continuation sheet.)

***P3b. Resource Attributes:** HP39. Other (railroad alignment)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

Long Beach Line right-of-way, with Metro Blue Line tracks in the foreground; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1901-1902 (EHRA 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 18, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

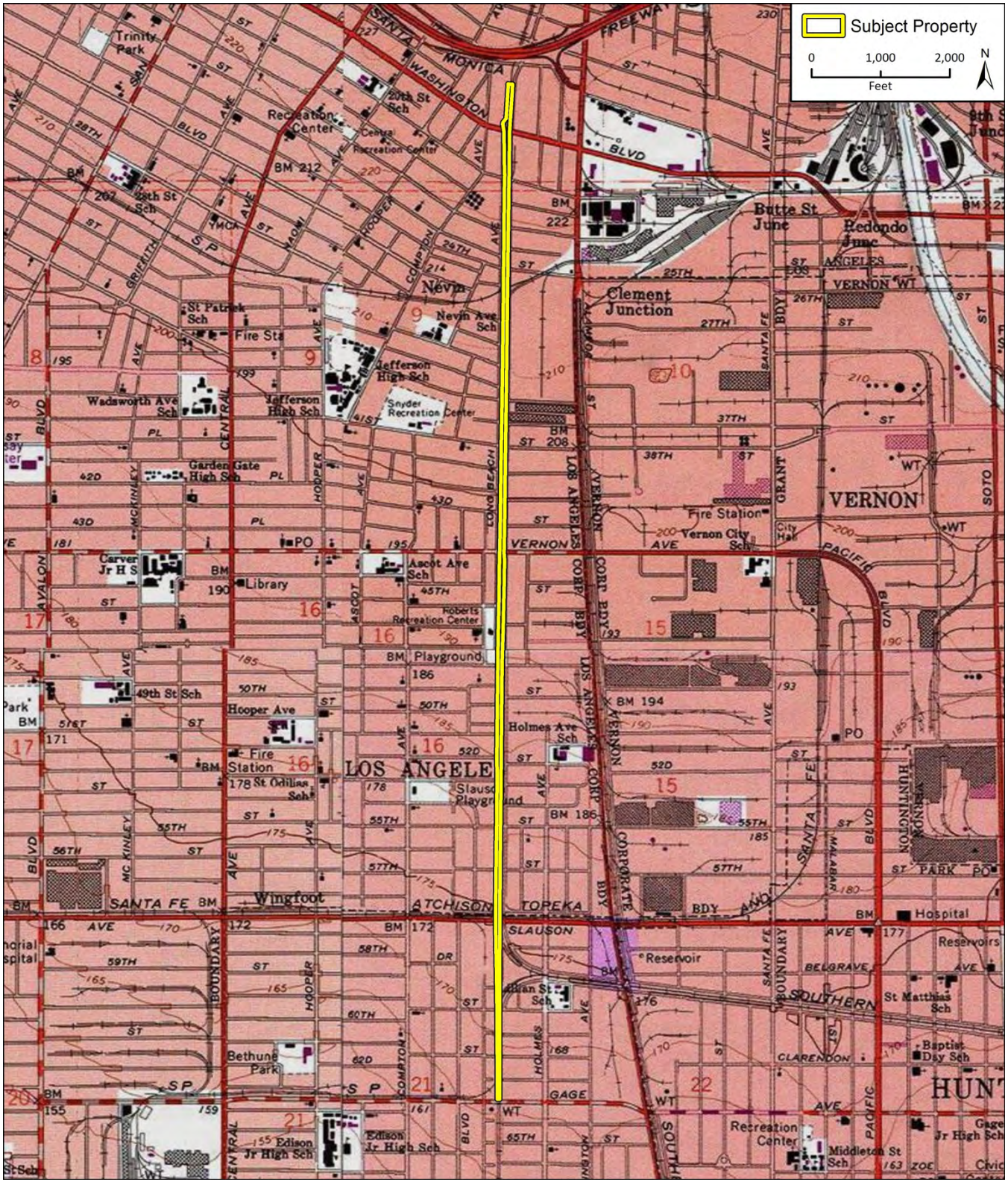
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Pacific Electric, Long Beach Line (Map Reference No. 6-022)
***Map Name:** *Los Angeles* and *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Pacific Electric, Long Beach Line (Map Reference No. 6-022) ***NRHP Status Code** 6Z

B1. Historic Name: Long Beach Line
B2. Common Name: Blue Line
B3. Original Use: Freight and interurban passenger railway B4. Present Use: Mass-transit railway
***B5. Architectural Style:** N/A
***B6. Construction History:**
The Long Beach Line was constructed as a double-track alignment from 1901 to 1902. Much of the right-of-way was expanded to four tracks sometime in the early twentieth century. Circa 1990, the Metro Blue Line tracks were installed (EHRA 2018).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** Southeast Los Angeles Community Plan Area
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject resource is a 2.8-mile segment of the former Pacific Electric (PE) Railway Long Beach Line. With the help of San Francisco investors, railroad magnate Henry E. Huntington founded PE as a means of stimulating the subdivision of as yet undeveloped lands in the Los Angeles Basin (Fogelson 1967). PE opened the Long Beach Line in 1902 as its first line, a 20.37–mile route connecting downtown Los Angeles with Long Beach. Much of the line was increased from two to four tracks in 1907. PE moved slow-moving freight and local service to the new tracks, allowing interurban traffic on line to travel relatively unimpeded. Beginning in 1903, the Wittier Line and other PE lines also followed this section of the Long Beach Line, before diverging to dedicated lines at points south of the subject segment. In 1911, PE merged with the Los Angeles Interurban Railway Company and came formally under the ownership the Southern Pacific (SP) Company. The rise of the automobile, especially following World War II, decimated PE's ridership, and by 1961 the company folded and its passenger service, including that on the Long Beach Line, was eliminated (EHRA 2018). In the succeeding years, the stations along subject segment were removed. SP owned and operated the line until at least as recently as 1981 (Caltrans 1982). The Metro Blue Line was completed in 1990 and follows much of the former Long Beach Line, including nearly all the subject segment (LACMTA 2018).

The resource is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The subject resource is arguably significant as a segment of PE's first interurban line on a system that facilitated the expansion of Greater Los Angeles in the early twentieth century. However, the rail segment has been substantially altered and, as a result, lacks sufficient integrity to convey any historical significance it may possess. The resource is therefore not recommended eligible under Criteria A/1/1. (See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Electric Railway Historical Association (ERHA) of Southern California. 2018. "Pacific Electric Long Beach Line." http://www.erha.org/peslb.htm. Accessed November 2018.

Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Berkeley: University of California Press.

Los Angeles County Metropolitan Transit Authority (LCMTA). 2018. "Facts at a Glance." https://www.metro.net/news/facts-glance/. Accessed

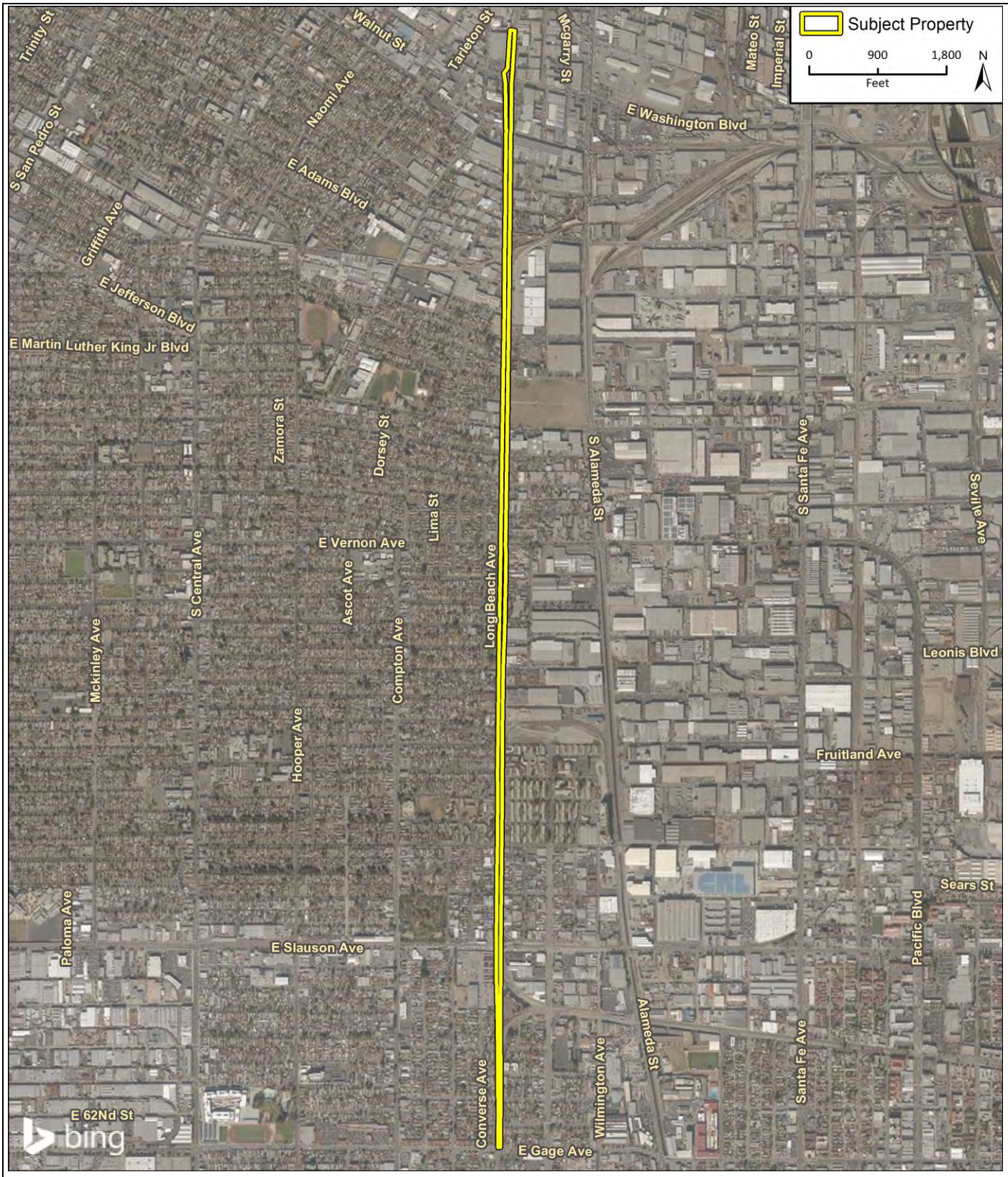
B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 19, 2018

See continuation sheet.

(This space reserved for official comments.)

***P3a. Description (continued):**
Several spurs and sidings merge with the subject segment. North of the intersection of Washington Boulevard and Long Beach Avenue, a single track diverges to the southwest, adjoining the Metro alignment on Washington Boulevard. Near East 20th Street, a disused, double track spur curves northeast onto a private property. A double-track rail siding enters the right-of-way from the northeast at a point between East 24th Street and Martin Luther King, Jr. Boulevard. At E 51st Street, a Southern Pacific Siding diverges to the northeast, before entering a private parcel. South of Slauson Avenue, on the east side of the alignment is a triangular junction with what was historically PE's Whittier Line.

***B10. Significance (continued):**
The resource is not significant under any remaining criteria. It possesses no strong associations with persons significant in the history of the city, region, state, or nation (B/2/2). The rail segment is an ordinary example of a ubiquitous type of structure and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.


Subject Property
0
900
1,800
N
Feet
Trinity St
Walnut St
Tarleton St
Mcgarry St
Mateo St
Imperial St
S San Pedro St
Naomi Ave
E Washington Blvd
E Adams Blvd
Griffith Ave
E Jefferson Blvd
E Martin Luther King Jr Blvd
Zamora St
Dorsey St
S Alameda St
S Santa Fe Ave
Seville Ave
Lima St
E Vernon Ave
S Central Ave
Ascot Ave
Long Beach Ave
Mckinley Ave
Compton Ave
Leonis Blvd
Hooper Ave
Fruitland Ave
Sears St
Paloma Ave
E Slauson Ave
Pacific Blvd
Alameda St
Santa Fe Ave
Converse Ave
Wilmington Ave
E 62Nd St
E Gage Ave
bing

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Santa Monica Air Line Grade Crossing (Map Reference No. 7-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: The subject resource crosses Long Beach Avenue from the west edge of the Los Angeles Metro right-of-way at a location approximately 65 feet south of East 25th Street.

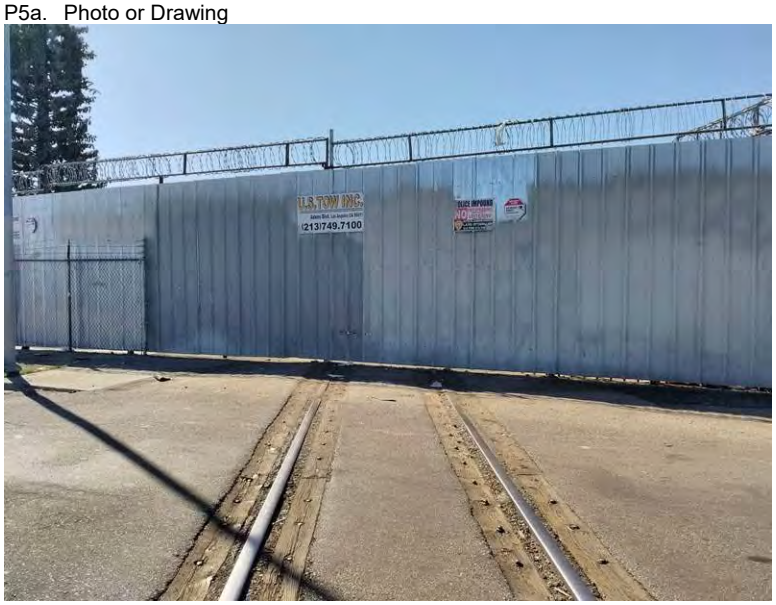
***P3a. Description:**

The subject resource is an at-grate railroad segment historically associated with the Santa Monica Air Line interurban railroad. The 35-foot-long single-track segment is visible in the public right-of-way on Long Beach Avenue West, crossing the roadway and the sidewalk diagonally in a northeast-to-southwest direction at a location just south of East 25th Street. It consists of steel rails laid roughly level with the roadway, with each rail flanked by a timber crossing surface fastened with several steel bolts. The area between the rails is paved with asphalt.

***P3b. Resource Attributes:** HP39. Other (railroad)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Santa Monica Air Line grade crossing; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

ca. early 20th century (est.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2017

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

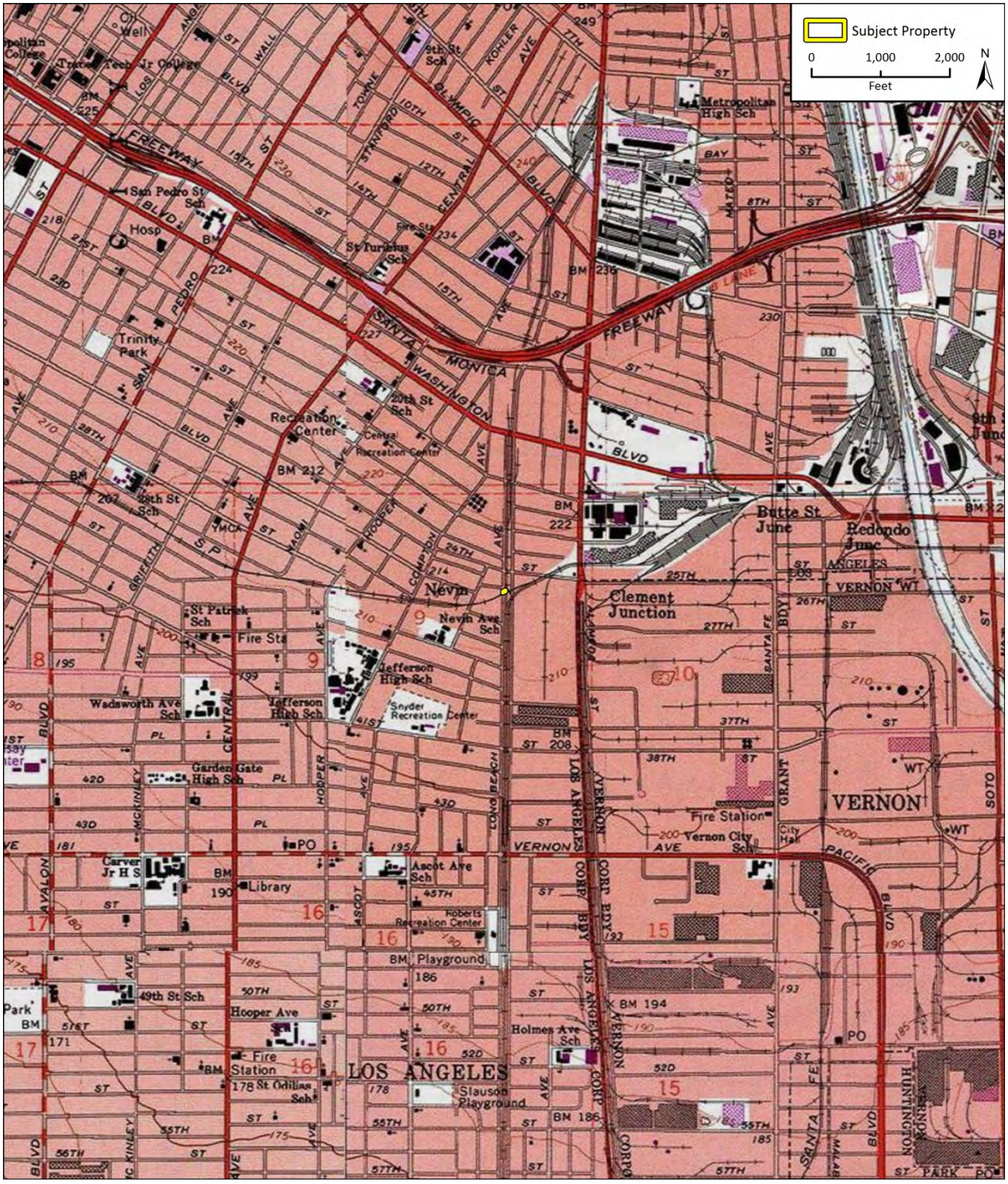
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** Santa Monica Air Line Grade Crossing (Map Reference No. 7-001)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Santa Monica Air Line Grade Crossing (Map Reference No. 7-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Freight and passenger railroad B4. Present Use: Abandoned
***B5. Architectural Style:** N/A
***B6. Construction History:**

A freight line was constructed along this alignment in 1875 (EHRA 2018). The grade crossing is presumed to have been constructed or modified around the time Long Beach Avenue was constructed in the early 20th century.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

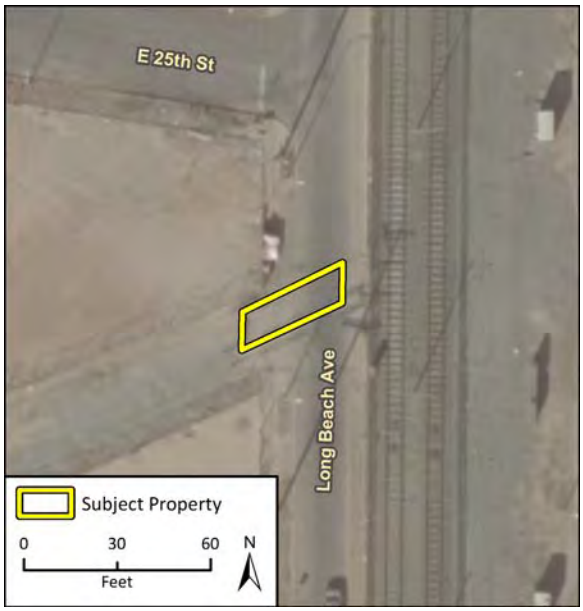
The subject resource is a railroad grade crossing historically associated with the Santa Monica Air Line (SMAL) interurban rail line and located immediately east of Amoco Junction, the historical intersection point of the SMAL and the Pacific Electric (PE) Long Beach Line. The Los Angeles & Independence Railroad built the initial route as a freight line. Southern Pacific (SP) bought the line in 1891, expanding it to connect downtown Los Angeles to a new wharf at Santa Monica. Between 1908 and 1911, the route was electrified and put to service as an interurban passenger line. As a result of the 1911 "Great Merger" of Los Angeles-area electrified passenger railroads, the route came under the control of the PE, whose efforts were fundamental to the establishment of the region's early 20th-century rail transit network (ERHA 2018; Abandonedrails 2018; Fogelson 1967). Passenger service continued until 1953, and in the ensuing decades the line reverted to its original function as a freight-only route. SP assumed control of the line after PE went out of business in 1963, and continued to operate the line until at least as late as 1981 (Caltrans 1982). Satellite imagery reveals that, in the early 21st century, much of the associated track on either side of the current Los Angeles Metro Blue Line was removed (Google Earth 2018).

The subject property is not recommended eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. In 2009, EDAW AECOM conducted a study of a SMAL segment that is discontiguous from, and located several miles southwest of, the subject resource. The study found that the SMAL segment was potentially eligible for listing on the National and California registers under Criteria A/1 due "its significant role in the creation and development of the City of Santa Monica, and as an important commuter rail system that served to sustain a critical connection between downtown Los Angeles and Santa Monica" (EDW AECOM 2009). However, unlike the short rail segment presently under evaluation, the resource evaluated in the 2009 study retained sufficient integrity to convey its association with the SMAL. The subject resource is only a minor fragment of what was a much larger SMAL alignment. As a result, the subject resource is recommended ineligible under Criteria A/1/1. The resource is also not recommended eligible under any additional criteria. It is not associated with any persons significant in the history of the city, region, state, or nation (B/2/2). The subject grade crossing is an example of a ubiquitous railroad feature and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Abandonedrails.com. 2018. "Santa Monica Air Line." http://www.abandonedrails.com/Santa_Monica_Air_Line. Accessed November 2018.
Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.
EDAW AECOM. 2009. *Exposition Corridor Transit Project Phase 2 FEIR*. Prepared for Exposition Metro Line Construction Authority. December 2009.
Electric Railway Historical Association of Southern California (ERHA). 2018. "Santa Monica Air Line." http://www.erha.org/pewal.htm. Accessed November 2018.
Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Berkeley: University of California Press.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 20, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2649 Long Beach Avenue (Map Reference No. 7-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 2649 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5117-003-032

***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The trapezoidal plan building sits on a concrete foundation and is capped by a gable truss roof sheathed in asphalt roll-on cladding. Its structural concrete walls are punctuated by three steel sash windows. Entrances to the building are located on the east elevation and feature solid standard size and metal roll-up loading bay doors. The property is located mid-block on a level parcel without landscaping. Apparent alterations include the installation of security grates over the windows and doors.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1960 (Los Angeles Department of Building and Safety)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

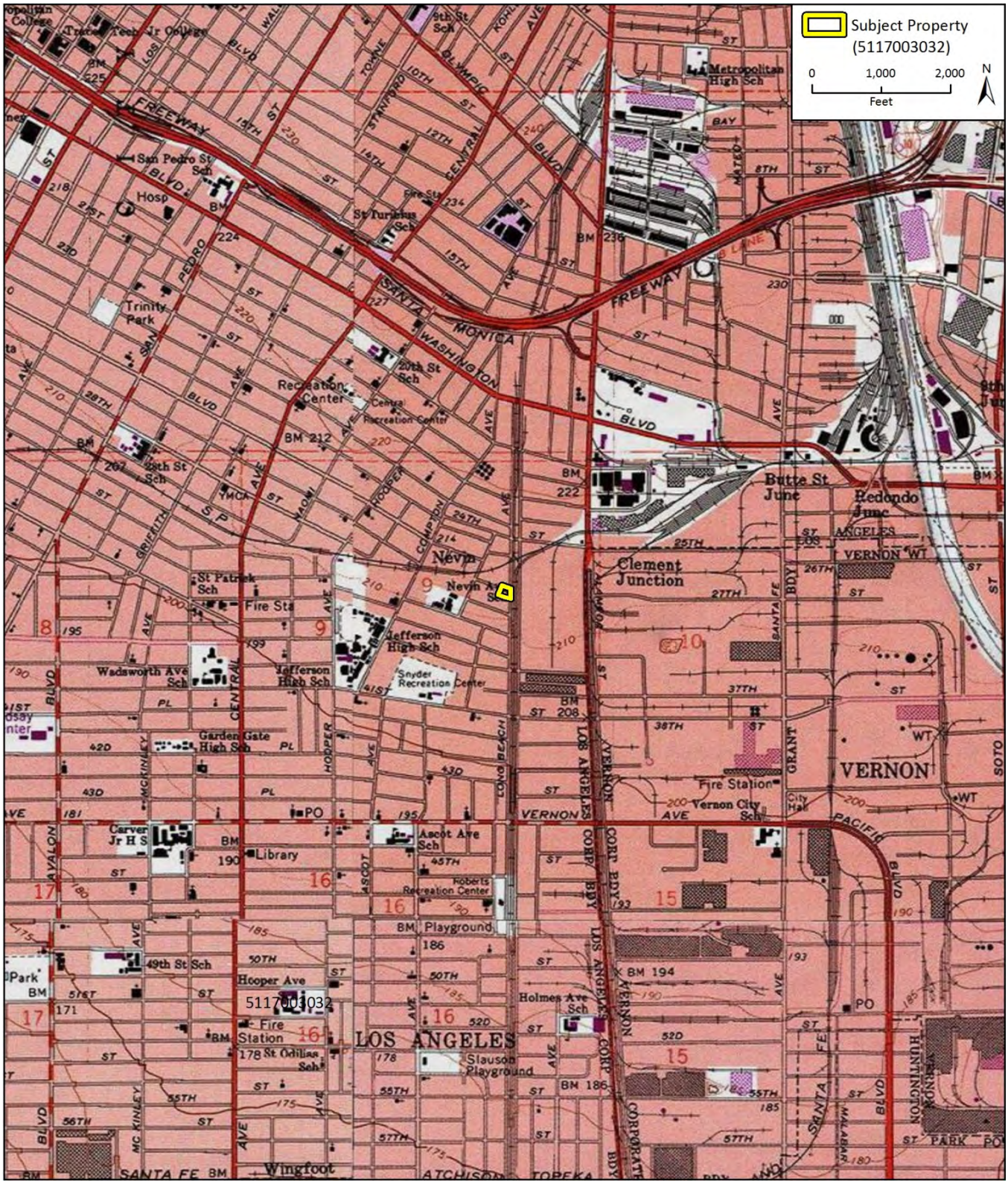
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 2649 Long Beach Avenue (Map Reference No. 7-002)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2649 Long Beach Avenue (Map Reference No. 7-002) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to Los Angeles Department of Building and Safety permits, the building was constructed in 1960 (LADBS 1960).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Robert Gaudi b. Builder: Pozze Construction
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

Building permits indicate the subject property was developed in 1960 as a packaged food distribution warehouse for Tama Trading Company (LADBS 1960). The firm continued to occupy the building until at least as late as 1973, according to city directory listings. As of 1987, a directory shows, Mia Armand, Inc. did business from the property.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

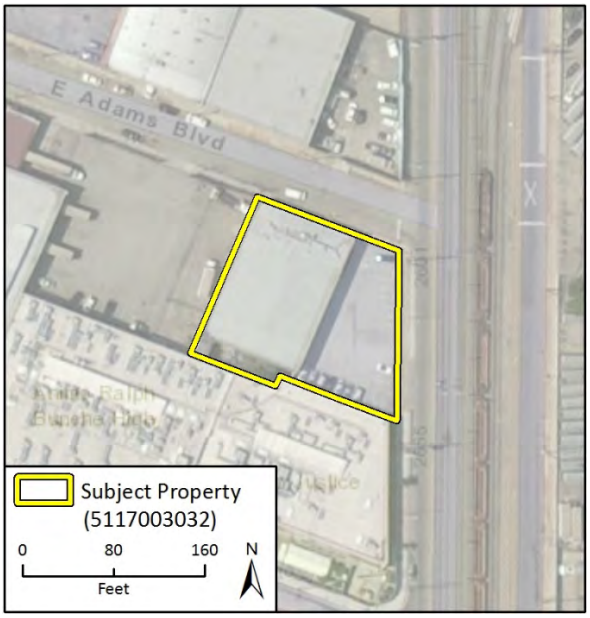
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2727 Long Beach Avenue (Map Reference No. 7-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 2727 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5117-004-042

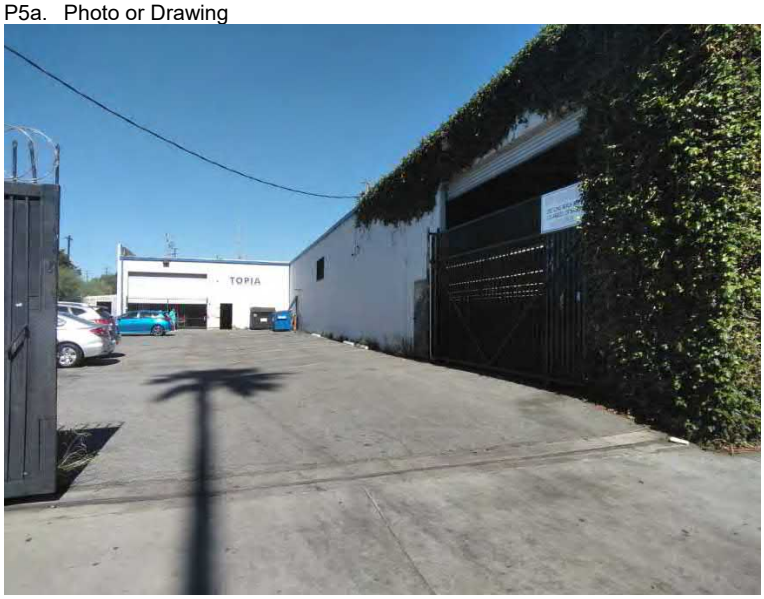
***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The irregular plan building sits on a concrete foundation and is capped by a flat roof sheathed in composition cladding. Its structural concrete walls are shrouded in ivy, except on the west elevation. A single window of an undetermined type opens from the west elevation. Entrances to the building are located on the south and west elevations and consist of standard-sized and metal roll-up loading bay doors. The property stretches the full block on Long Beach Avenue from 32nd Street to 27th Street, a distance of one city block. Landscaping consists of planter strips along the public right-of-way and planters in the parking area. There are no significant alterations to the building.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevation; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (LADBS 1967)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17,2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

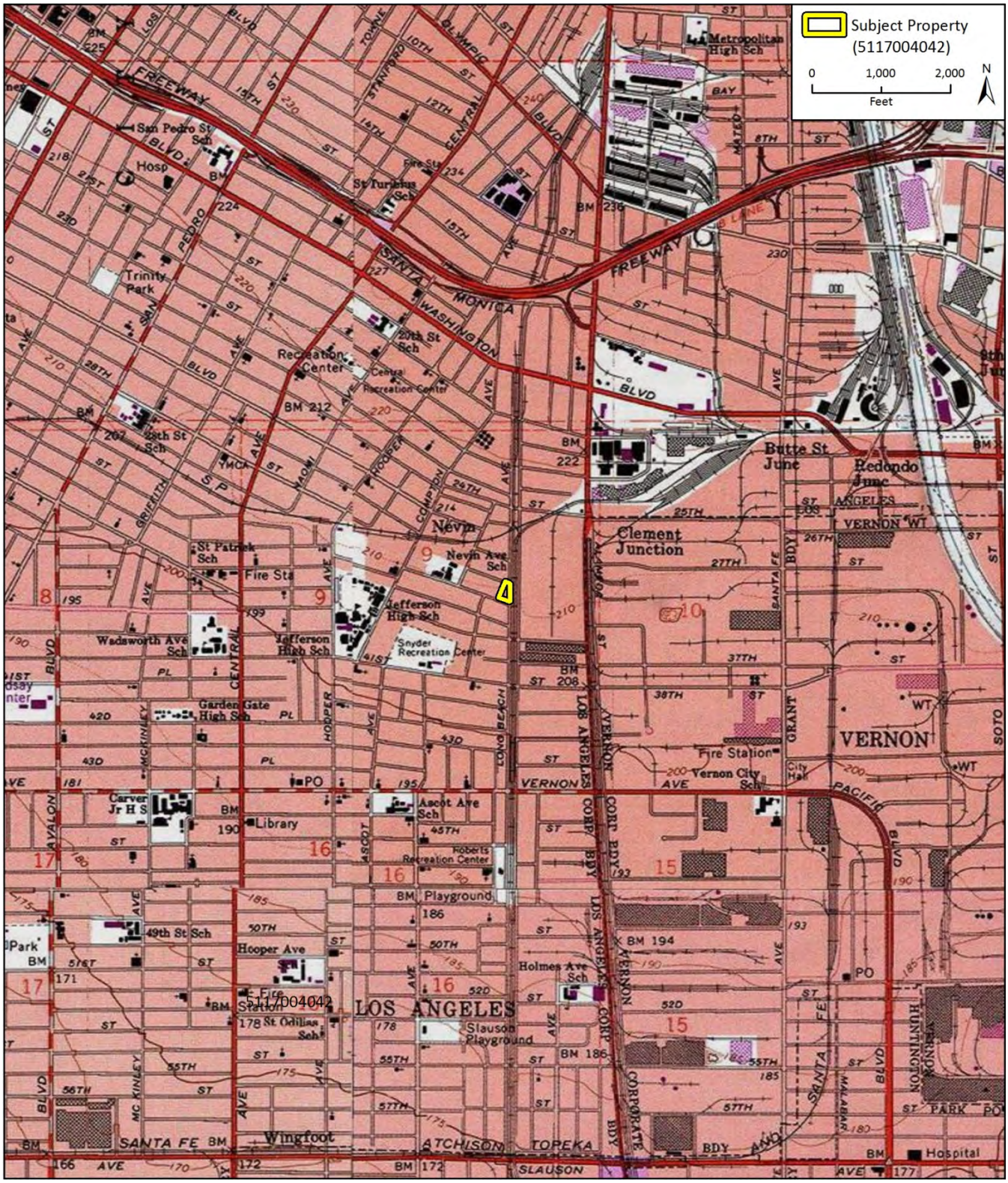
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 2727 Long Beach Avenue (Map Reference No. 7-003)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2727 Long Beach Avenue (Map Reference No. 7-003) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: Airtex Products
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to the Los Angeles Department of Building and Safety, the building was constructed in 1967 (LADBS 1967). The building exhibits few significant alterations.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Jackson M. Lewis, engineer b. Builder: Ted R. Cooper Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century. Building permits indicate the subject property was developed in 1967 as a warehouse and office building. By 1968, Airtex Products, a manufacturer of automobile pumps, occupied the building. The company remained at this location until at least as recently as 1987, according to city directories. In 1992, property owner Jack Schultz acquired a permit to use the property for light manufacturing (LADBS 1992).

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3312 & 3248 Long Beach Avenue (Map Reference No. 7-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 3248 and 3312 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5117-018-001 (3312) and 5117-017-018 (3248)

***P3a. Description:**

The subject property is a metal scrapyard consisting of three warehouses, several ancillary buildings, and assorted industrial hardware, all situated on two adjacent parcels (3312 and 3249 Long Beach Ave.). Located at 3312 Long Beach Avenue, building #1 is a one-story warehouse designed in a utilitarian style. The rectangular-plan building sits on a concrete foundation and is capped by a flat roof sheathed in composition sheets. Its structural reinforced brick walls include no functioning windows or doors visible from the public right-of-way. A doorway opening on the eastern elevation has been filled in and stuccoed. At the rear of the building is a non-original metal canopy addition.

Located to the north and set back in a large open yard is building #2, a one-story industrial building. The irregular plan building features a roof that is alternately flat and pent. Its walls appear to be of concrete or masonry construction. Due to site constraints, no further details were recorded. Immediately north of building #2 is building #3, a one-story warehouse featuring a steel frame, gabled roof, and standing-seam steel wall cladding. Two large loading bays punctuate the building's west elevation.

Ancillary features include two booths located next to what appears to be a freight scale located near the main auto entrance to the property. In addition, there are two-open frame shelters located near the Long Beach Avenue frontage. The property is located on a level parcel that is almost entirely paved. Landscaping is concentrated along the western property boundary and consists of mature trees and ornamental plants in a low concrete

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Building #1, south and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Building #1: 1947; building #2: ca.-1950s; building #3: 1985 (L.A. County Assessor; NETRonline 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

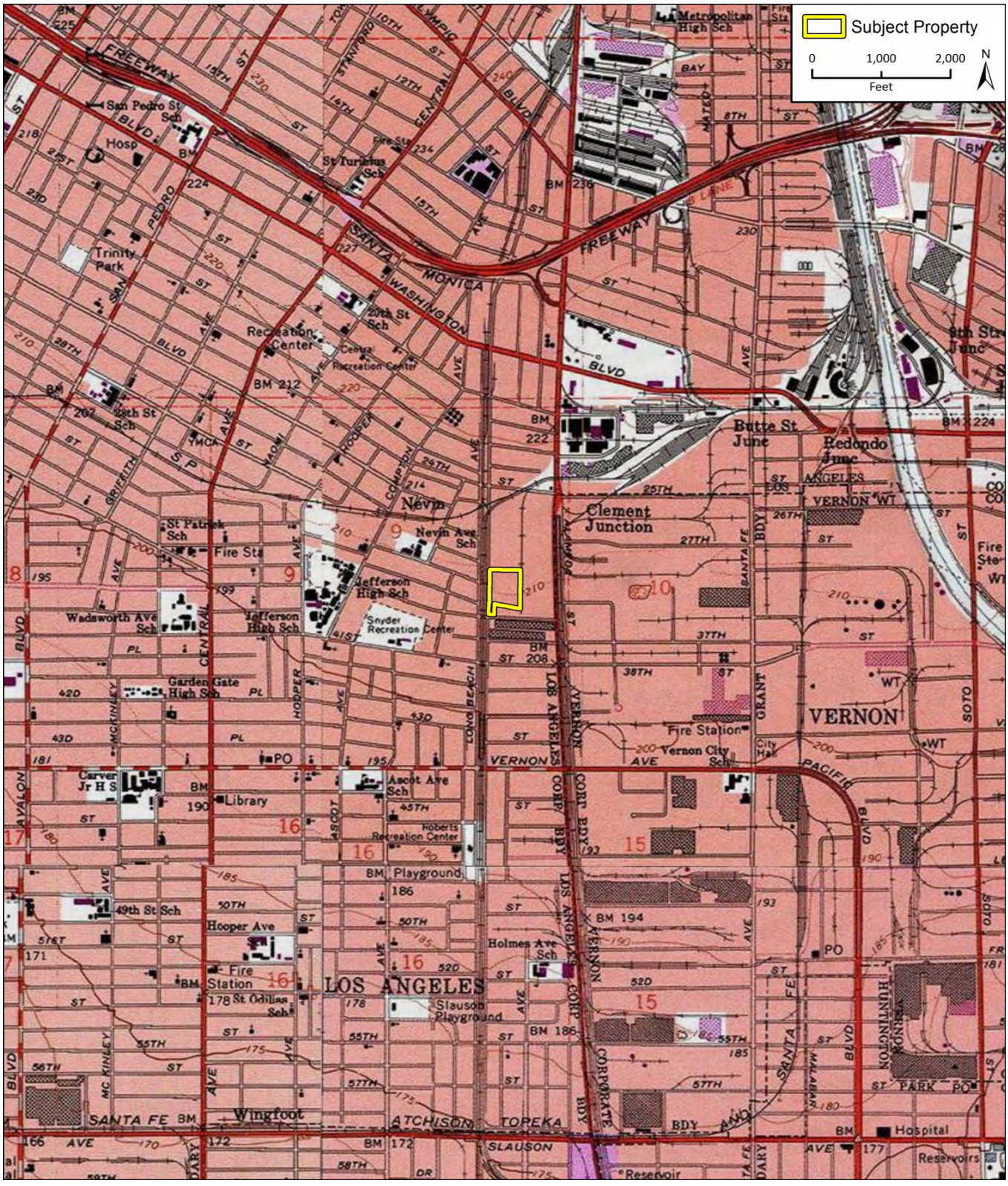
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3312 & 3248 Long Beach Avenue (Map Reference No. 7-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3312 & 3248 Long Beach Avenue (Map Reference No. 7-004) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: Deady Chemicals; Pacific Union Metal/State Construction
B2. Common Name: S&A Recycling
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Building #1 was constructed in 1947 and building #3 in 1985, according to county parcel data. A pent-roof metal canopy was added to the rear of building #1 in 1969. Building #2 was constructed sometime between 1952 and 1960, as suggested by historic aerial photographs and Sanborn maps. Those sources also indicate that, numerous alterations were made within the scrapyard area since the 1940s. A number of buildings have been constructed and/or razed within that span, including a large metal fabrication facility.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** **Area**
Period of Significance **Property Type** **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Building permits and parcel data indicate the property containing building #1 was developed in 1947. According to building permits, city directories, and a 1960 Sanborn map, its occupants have included an electrical contractor, Deady Chemical Company, Olin Water Services, and S&A Recycling. Sanborn maps suggest, the parcel containing buildings #2 and #3 and most of the scrapyard was home to Pacific Union Metal and State Construction—a manufacturer of steel street light standards—at the time of building#2's completion in the 1950s. Aerial photos show that the main fabricating plant remained on the property until it was demolished in phases between 1972 and 1974. Eventually, both properties came into use as a scrapyard operated by the current occupant, S&A Recycling.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

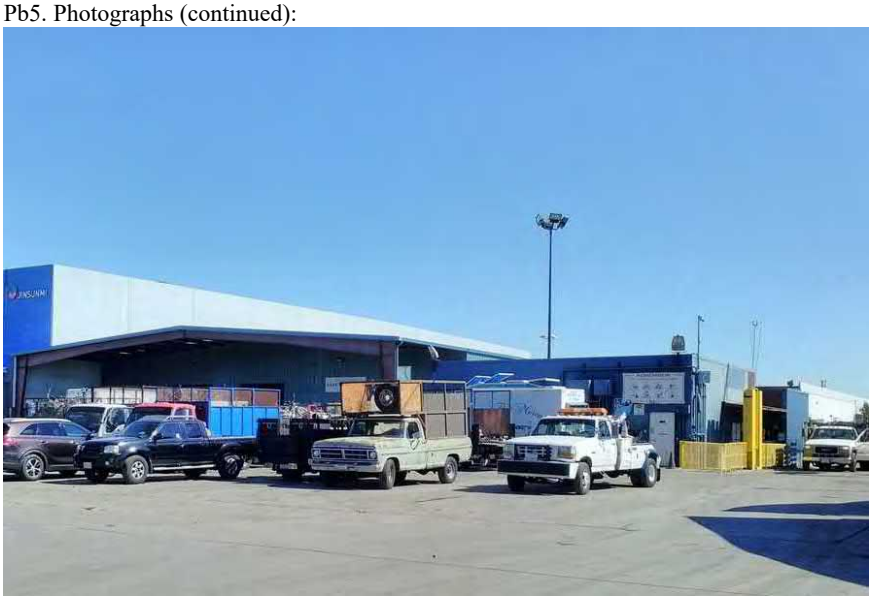
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



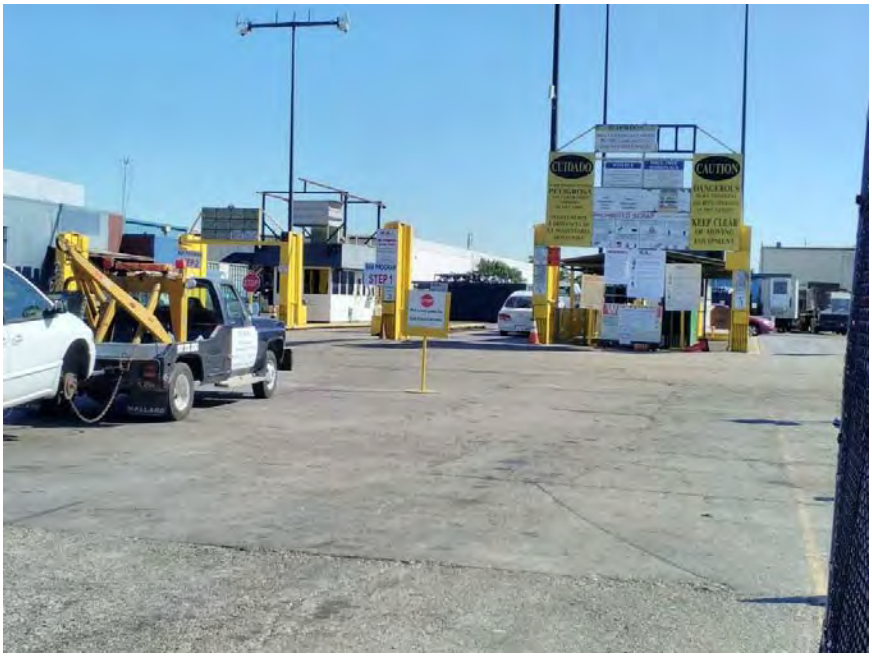
B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)

Pb5. Photographs (continued):



Photograph 2. Buildings #3 (left) and #2 (right), west elevation. View to the northeast.



Photograph 3. Booths near main auto entry. View to the north.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 4009 Long Beach Avenue (Map Reference No. 7-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 4009 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5117-011-011

***P3a. Description:**

The subject property is a one-story commercial building designed in a utilitarian style. The rectangular plan building sits on a concrete foundation and is capped by a flat roof concealed behind a parapet wall. Smooth stucco sheathes its wood frame structural system. Windows include an aluminum slider on the east elevation. Entrances are located at the canted southeast corner and the north elevation and feature a standard-size obscured by a metal security door and a door of undetermined type. The property is located mid-block, adjacent to an alley, on a level parcel and is landscaped with a park strip with grass. No substantial alterations were apparent at the time of the field survey.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1958 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 23, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

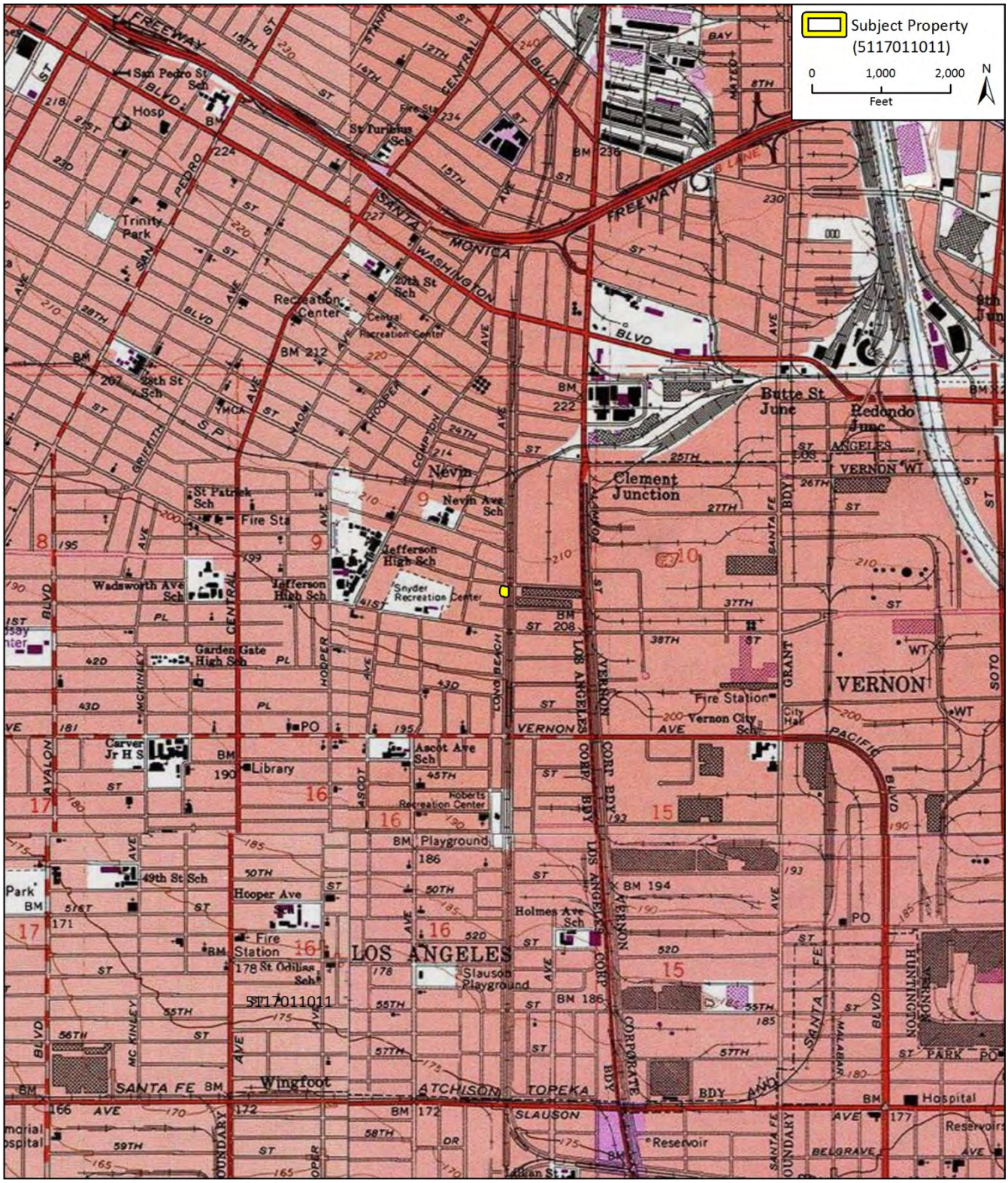
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4009 Long Beach Avenue (Map Reference No. 7-005)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4009 Long Beach Avenue (Map Reference No. 7-005) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

The building was constructed in 1958, according to parcel data. Security grates were added subsequently.

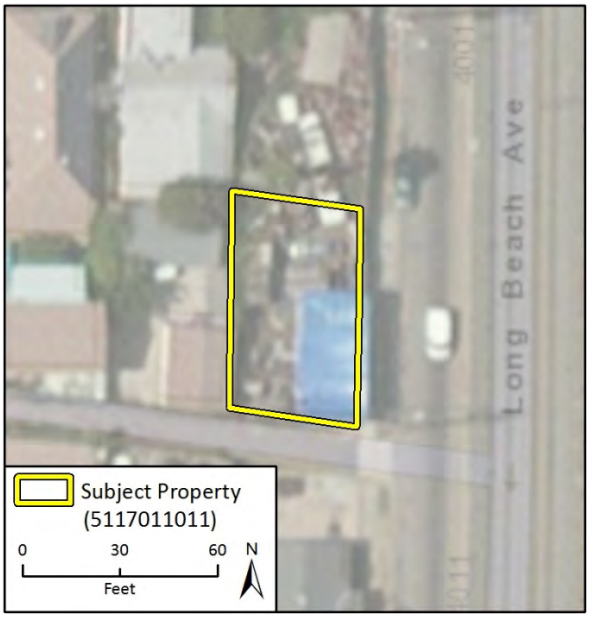
***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area**
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits and assessor data indicate Howser Rickets developed the property in 1958 as an office and storage building. City directories from 1960 to 1972 list Ricketts Bros. Wrecking as the property's occupant, though no wrecking yard is apparent in contemporary aerial photographs of the property. Valet Towing currently occupies the building.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4175 Long Beach Avenue (Map Reference No. 7-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 4175 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5116-014-014

***P3a. Description:**

The subject property is a one-story, modest example of an International-style industrial building. The trapezoidal plan building sits on a concrete foundation and is capped by a bowstring truss roof sheathed in roll-on composition cladding and concealed by a parapet wall. Smooth stucco sheathes its wood frame structural system. Windows are generally glass brick but include several windows of an undetermined type on the west and south elevations. Entrances to the building are located on the south, east, and west elevations and feature standard-size entries and metal roll-up warehouse doors. A fluted metal overhang runs the entire length of the east-facing main elevation. The property is located on a level corner parcel without landscaping. The rear of the property is paved with concrete. Alterations include the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1948 (LADBS 1948)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

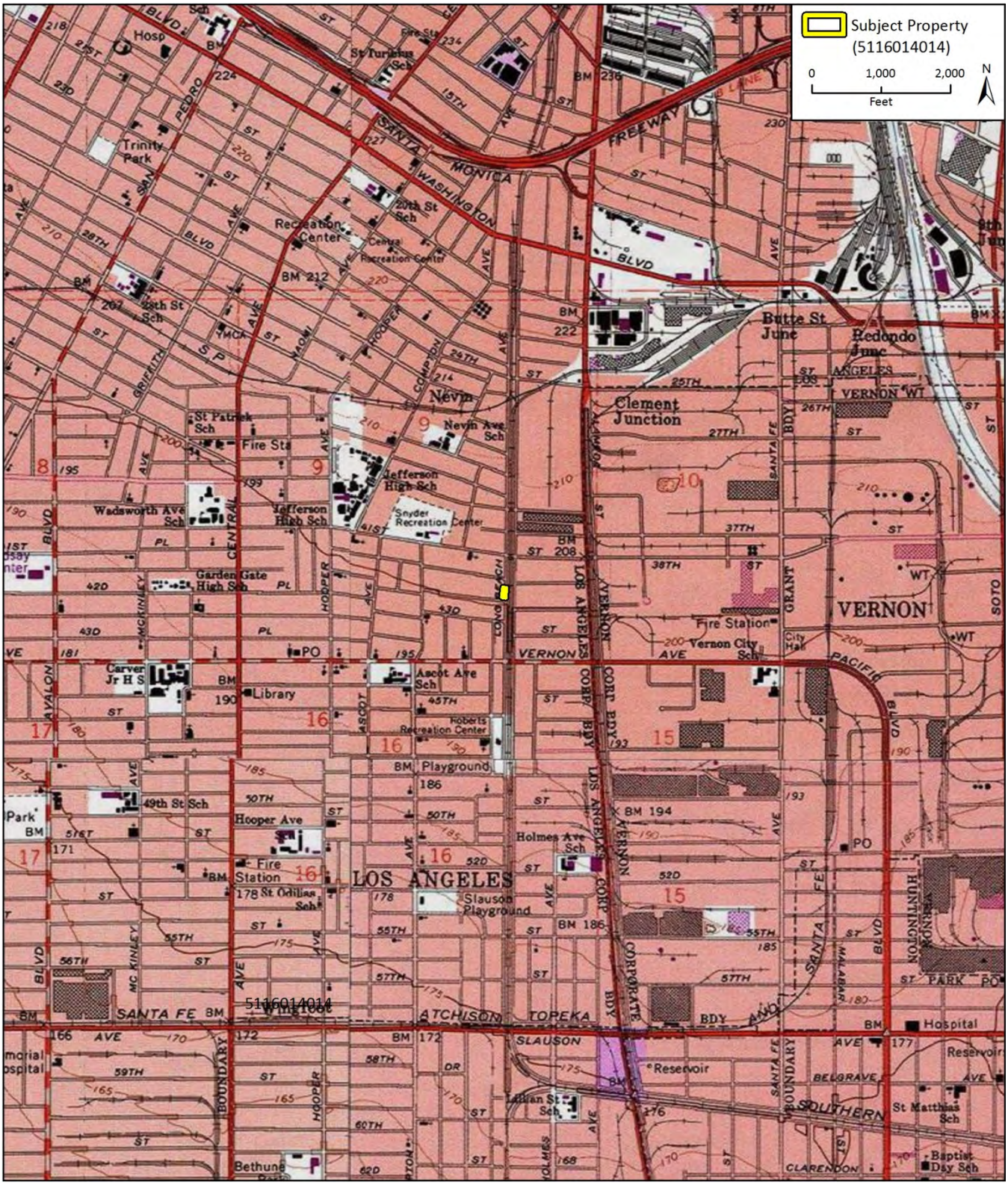
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 4175 Long Beach Avenue (Map Reference No. 7-006)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4175 Long Beach Avenue (Map Reference No. 7-006) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: Jimmies Market
B2. Common Name: N/A
B3. Original Use: Grocery Store B4. Present Use: Industrial
***B5. Architectural Style:** International Style (Modest)
***B6. Construction History:**

According to Los Angeles Department of Building and Safety (LADBS) permits the building was constructed in 1948. Later that year, the property's owner obtained a permit to install a rooftop neon sign. The sign has since been removed. (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Sylvester Martin
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

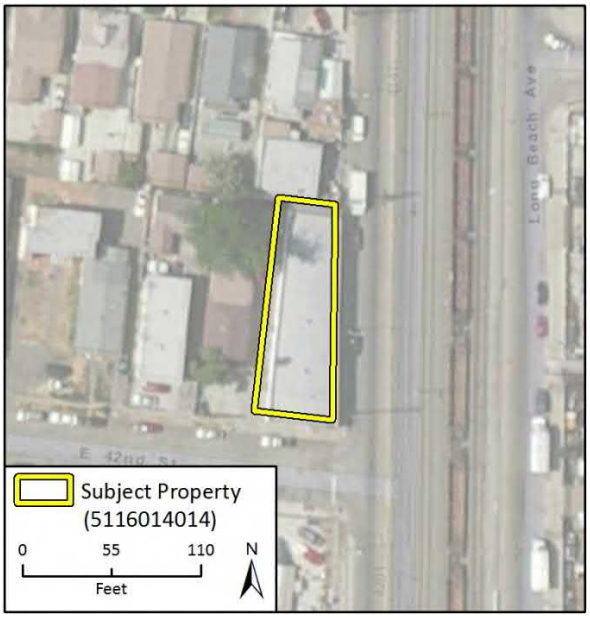
The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits indicate that Raniero Ruggiero developed the subject property in 1948 as grocery store. By 1963, the store operated as Jimmies Market, according to city directories. The building had ceased to serve as a grocery store by 1987, when J & V Astro Manufacturing was listed as the property's occupant. The building is currently a machine shop.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian commercial/industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 6, 2018



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 4312 Honduras Street (Map Reference No. 7-007)

P1. Other Identifier: 4309 Long Beach Avenue

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 4312 Honduras Street City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5116-021-009

***P3a. Description:**

The subject property consists of a residential building at 4312 Honduras Street and an ancillary building at 4309 Long Beach Avenue. Fronting Honduras Street is a one-story vernacular house. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum sliding sashes. The entrance is located on the west elevation and features a door of undetermined type situated behind a metal security door. While there are notable alterations to the fabric of the building, it was relocated to its present site in 1964.

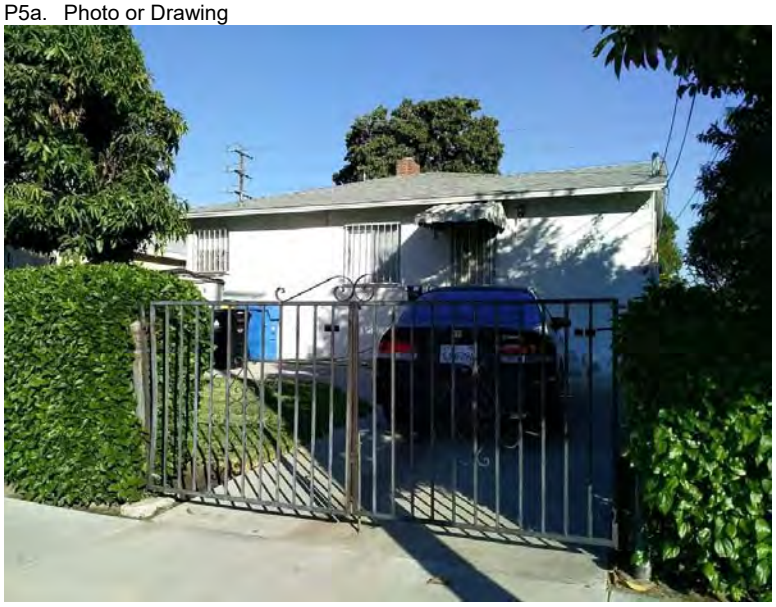
At the rear of the parcel is a one-story vernacular-style ancillary building. The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in composition cladding. Smooth stucco sheathes its wood frame structural system. A large, fixed, 1/1, wood- or metal-sash window is located on east elevation. Beside that is a door of undetermined type obscured by a metal security door. Alterations include the apparent filling in of a window or doorway on the east elevation.

The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and a hedgerow along the Honduras Street frontage.

***P3b. Resource Attributes:** HP3. Multi-family property; HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation of residence; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Residence: 1950; commercial building: ca. 1952 (LADBS var, Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

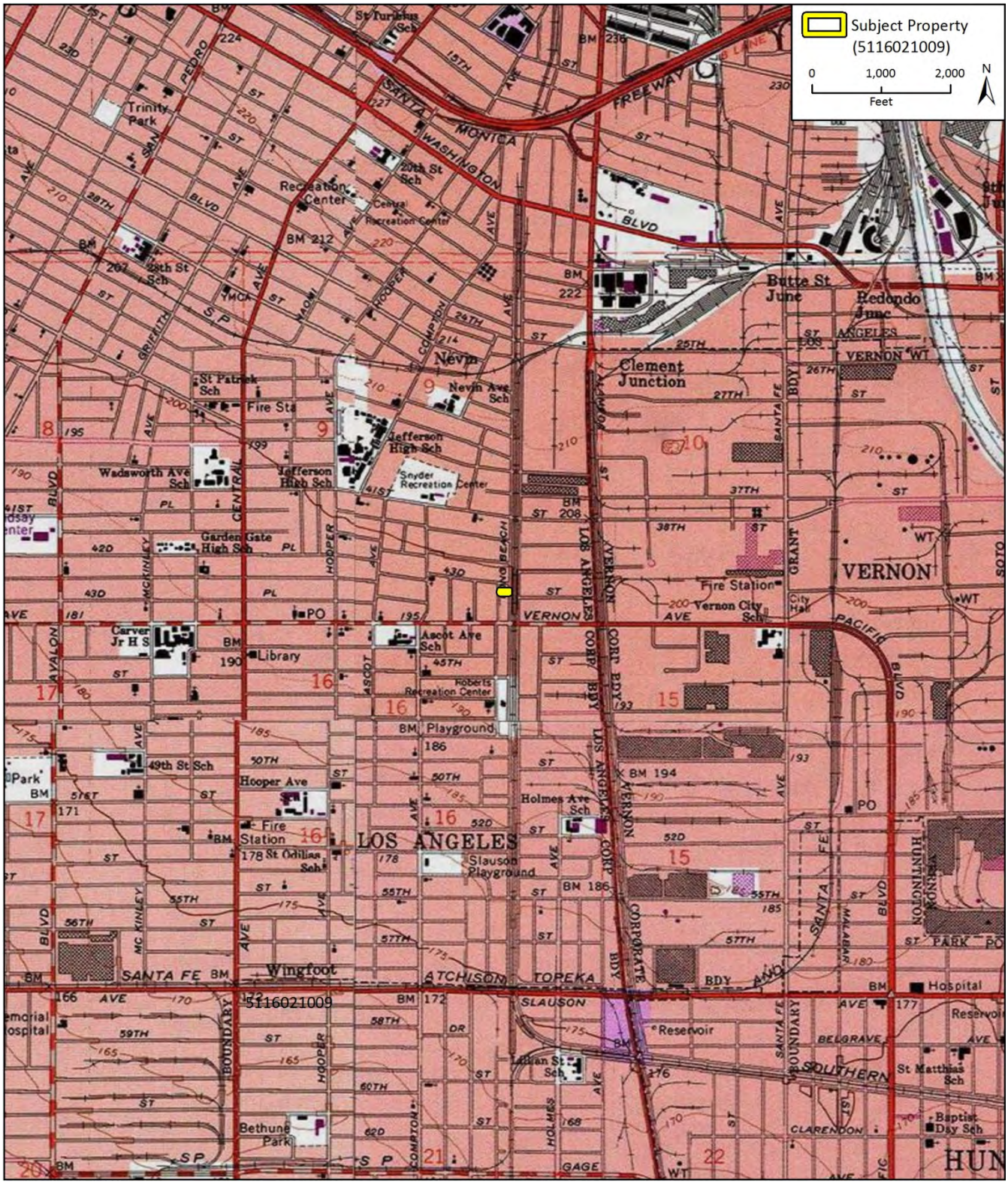
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 4312 Honduras Street (Map Reference No. 7-007)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4312 Honduras Street (Map Reference No. 7-007) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential; commercial B4. Present Use: Residential; unknown
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

According to assessor data and building permits, the residence was constructed in 1950 and relocated to its current site in 1964. The café was built sometime between 1950 and 1952.

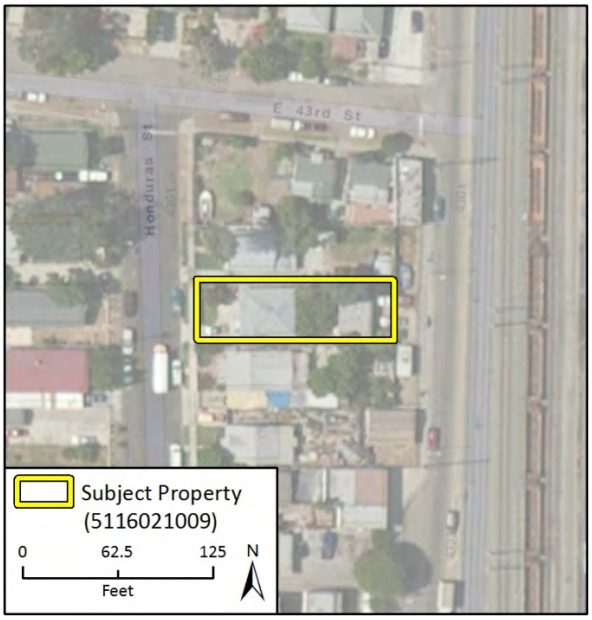
***B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** 1964 **Original Location:** 148 Orange Avenue
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits and parcel data indicate the subject property was developed in 1950 as a single-family residence. Its original location was 148 Orange Avenue. It was relocated to 10825 South Central Avenue before being moved to the subject parcel in 1964. City directories and building permits list only Waymon Hope as a past owner and/or occupant. The commercial building was completed sometime between 1950 and 1952, as suggested by assessor information and building permits. It served as a grocery market before being converted to a café in the 1960s. By the 1990s, it had been converted to a retail store.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 26, 2018

(This space reserved for official comments.)

Pb5. Photographs (continued):



Photograph 2. 4309 Long Beach Avenue, east elevation. Camera facing west.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4339 Long Beach Avenue (Map Reference No. 7-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 9 S.B.**B.M.**

c. Address: 4339 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5116-021-020

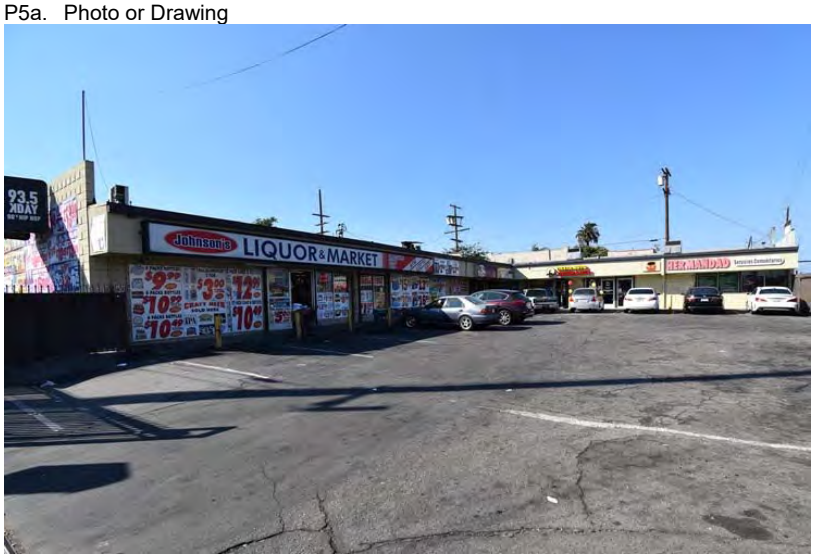
***P3a. Description:**

The subject property is a one-story, multi-unit commercial building designed with no discernible style. The rough L-plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on roofing material. A bond-stack concrete block veneer sheathes its concrete block structural system. Windows are fixed aluminum sash. Public entrances to the various units are located on the south and east facades of the buildings court and feature aluminum framed commercial doors. Additional service and loading entries are located at the rear, on the west elevation. The property is located on a level corner parcel and includes no landscaping. Most of the surface area not occupied by the building is paved for use as a parking lot. Alterations include the removal of a 22'x30'-foot section of the building's northern wing, according to building permits.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and south elevations; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (Los Angeles county Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

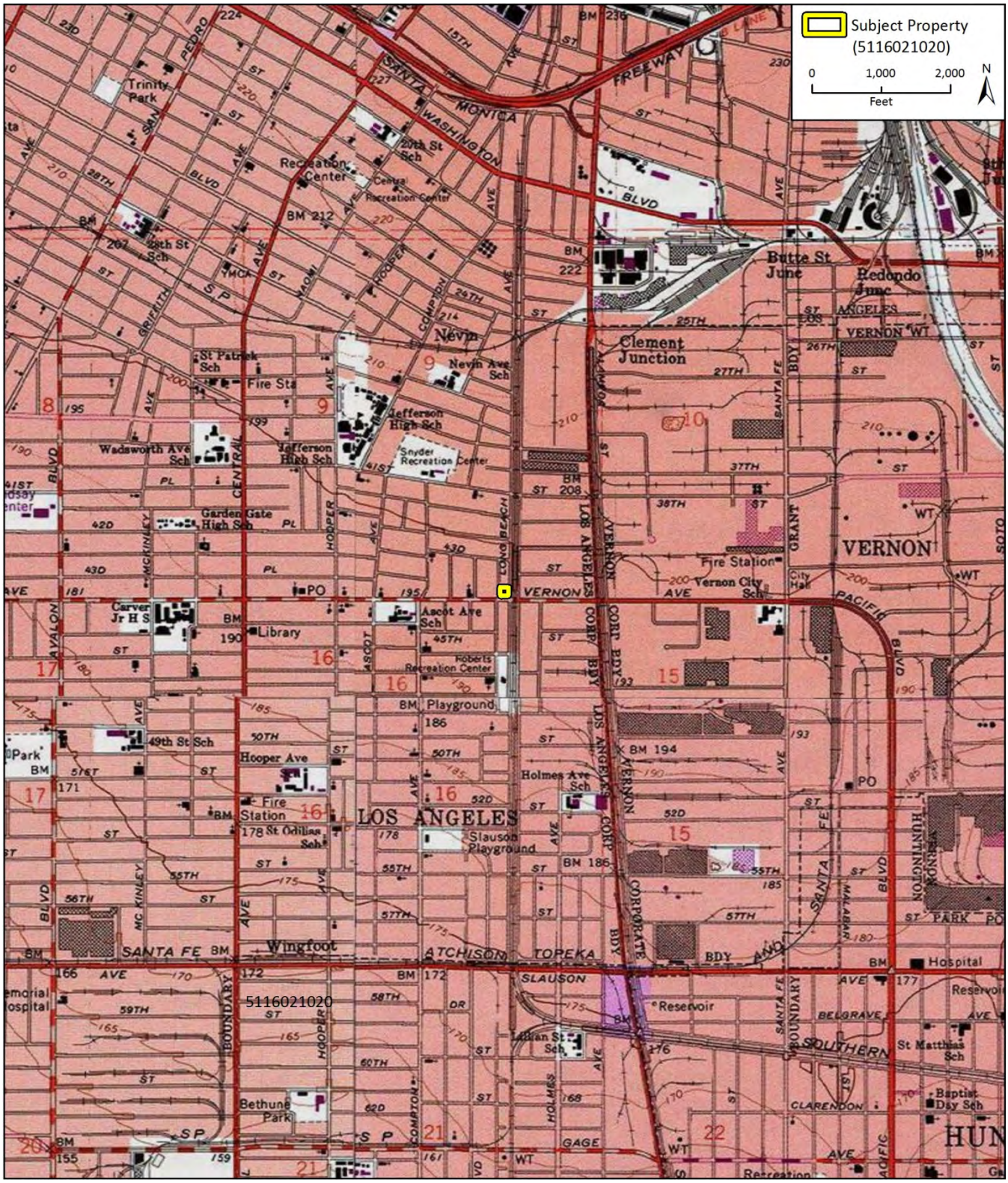
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4339 Long Beach Avenue (Map Reference No. 7-008)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4339 Long Beach Avenue (Map Reference No. 7-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to County assessor parcel data, the subject building was constructed in 1968. Los Angeles Department of Building and Safety (LADBS) permits and historic aerial images indicate a 22'x30' section of the building was removed in 1988 to accommodate the widening of Long Beach Avenue.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

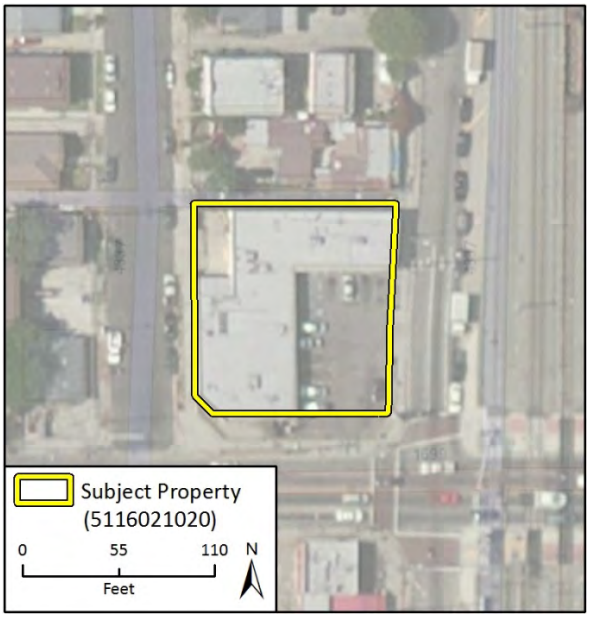
The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Parcel data and LADBS building permits indicate that the property was developed in 1968 as a shopping center. Early tenants included Whiz-Wash and Dottie's Sports Wear (LADBS 1969).

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 29, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4426 Long Beach Avenue (Map Reference No. 8-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 16 S.B.**B.M.**

c. Address: 4426 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-004-011

***P3a. Description:**

The subject property is a one-story residential duplex designed in a vernacular version of the Craftsman style, sometimes referred to as California Bungalow. Defining it as such is its 1.5 story massing, exposed rafters, horizontal wood siding and double-hung wood-framed window sash. The roughly rectangular plan building sits on a continuous concrete foundation and is capped by a gabled roof with exposed rafter tails and asphalt shingle cladding. Horizontal wood plank siding sheathes its wood frame structural system. Windows are wood, 1/1 and multi-light double-hung sashes. Two entrances to the building are located on the north elevation and feature a wood door with multi-pane glazing and a door obscured by a screen door. Alterations include the replacement of porch roof supports on the duplex building.

A secondary building, likely an additional residence, sits at the rear of the property. Built on a rectangular plan, the building features a gabled roof, horizontal wood plank siding, and a gable vent on the west elevation. Site constraints prevented the observation of further details.

The property is located mid-block on a level parcel and is landscaped with a small front lawn, ivy, various ornamental plants, and a mature tree.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) and north elevations; view southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1924 (Los Angeles Department of Building and Safety 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

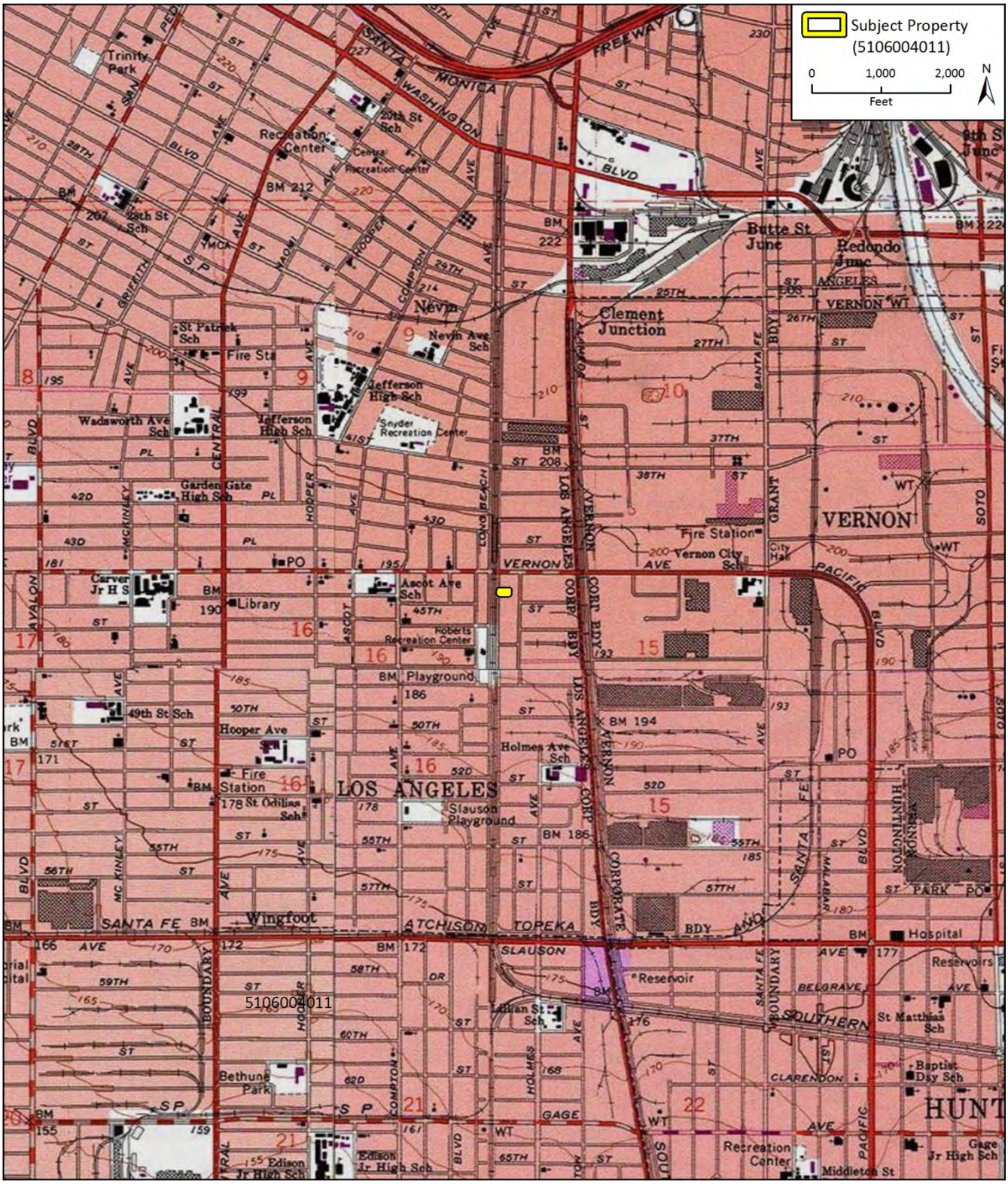
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 4426 Long Beach Avenue (Map Reference No. 8-001)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4426 Long Beach Avenue (Map Reference No. 8-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** vernacular Craftsman; California Bungalow
***B6. Construction History:**

Los Angeles Department of Building and Safety (LADBS) permits suggest the duplex was built circa 1924. In 2001 a permit was issued for the replacement of four windows (LADBS 2001). The garage was built in 1923. City directories first list the 4428 ½ Long Beach Avenue address in 1956, suggesting the garage was converted to residential use by that year.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Gottlieb Siegrist, owner-designer b. Builder: Gottlieb Siegrist, owner-builder
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land use. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates that historically the railroad corridor lining Long Beach Avenue and Alameda Street to its east divide the area's land use patterns, with industrial properties to the east and primarily residential development to the west. LADBS permits indicate that property owner Gottlieb Siegrist first developed the property as a residence in 1920, before adding the extant garage in 1923 and replacing the 1920 residence with the extant duplex circa 1924.

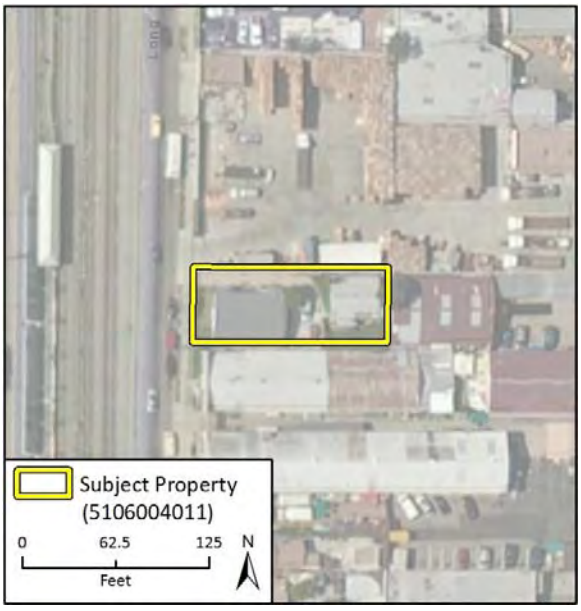
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a duplex and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4432 and 4436 Long Beach Avenue (Map Reference No. 8-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 4432 and 4436 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.

e. Other Locational Data: **APN:** 5106-004-012 and -013

***P3a. Description:**

The subject property consists of three commercial buildings situated on two adjacent parcels. Buildings #1 (4432 Long Beach) and #2 (4436 Long Beach) share a similar design and are situated next to one another near the properties' respective Long Beach Avenue frontages. They are both one-story, warehouse-style buildings. Each of these rectangular plan buildings sits on a concrete foundation and is capped by a gabled roof sheathed in corrugated steel. Corrugated metal sheathes their steel frame structural systems, except on the west-facing main facades, where a combination of brick, stucco, and metals fabricated in varying textures are used. Windows and entrances appear on the main elevations and along elevations facing a shared central driveway. The doors and windows types could not be identified due to the presence of security grates and doors. A metal-framed, banner-type sign spans the driveway, fastened at either end to the two buildings. Alterations include rear additions constructed on both buildings.

Building #3 is located at the rear of 4432 Long Beach Avenue and could not be observed during the field survey, due to site constraints. Aerial imagery and building permits indicate it is a rectangular plan building featuring a rectangular plan, gabled roof, and corrugated steel roof and wall cladding.

The property is located mid-block on a level parcel and is landscaped with front lawns and several shrubs and ornamental plants.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevations of 4432 (right) and 4436 (left) Long Beach Avenue; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Buildings #1 and #2: 1947; Building #3: 1958 (Los Angeles Department of Building and Safety)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams, Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 9, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

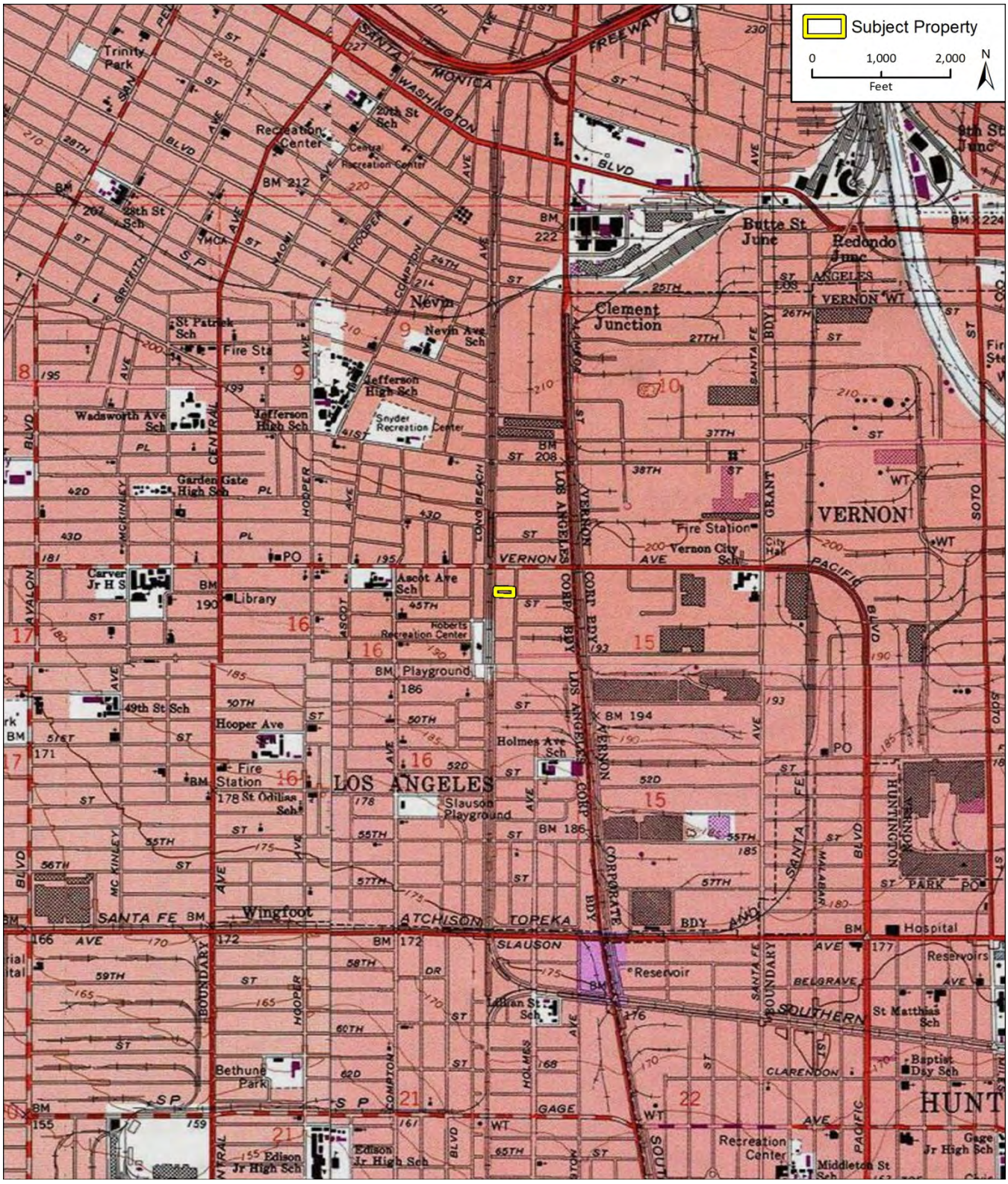
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4432 and 4436 Long Beach Avenue (Map Reference No. 8-002)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4432 and 4436 Long Beach Avenue (Map Reference No. 8-002) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Viking Pump Co.
B2. Common Name: N/A
B3. Original Use: Manufacturing, storage B4. Present Use: Retail, restaurant
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to Los Angeles Department of Building and Safety (LADBS) permits, buildings #1 and #2 were constructed in 1947. Rear additions were constructed on building #1 in 1956 and building #2 in 1956 and 1966. Building #3 was constructed in 1958.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** **Area**
Period of Significance **Property Type** **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Building permits indicate the subject property was developed in 1947 for manufacturing and warehousing. According to building permits and city directories, Viking Pump Company, a manufacturer of pumps, occupied 4432 Long Beach between 1947 and 1969. Los Angeles Pump Company was listed at this address in 1973. Between 1946 and 1987, occupants listed at 4436 Long Beach included businesses in the field of metal fabrication. These include Peck Steel and Die and the Peck-Lewis Corporation, among others.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are relatively ordinary examples of utilitarian industrial buildings and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 4452 Honduras Street (Map Reference No. 8-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 4452 Honduras Street City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-004-025

***P3a. Description:**

The subject property is a two-story multi-family residential apartment building with modest International-style influence. The rectangular plan building is clad in stucco and features a flat roof with a wide overhang on the south elevation. Windows are multi-light vinyl sliders. The primary entrances are located along the southern elevation; however, the doors were obscured from view by metal screen doors at the time of evaluation. The property is located mid-block on a level parcel and is landscaped with small palms and shrubs. Alterations include a rear addition.

***P3b. Resource Attributes:** HP3. Multiple Family Property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West (street) and south elevations; view northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (County of Los Angeles Assessor, 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

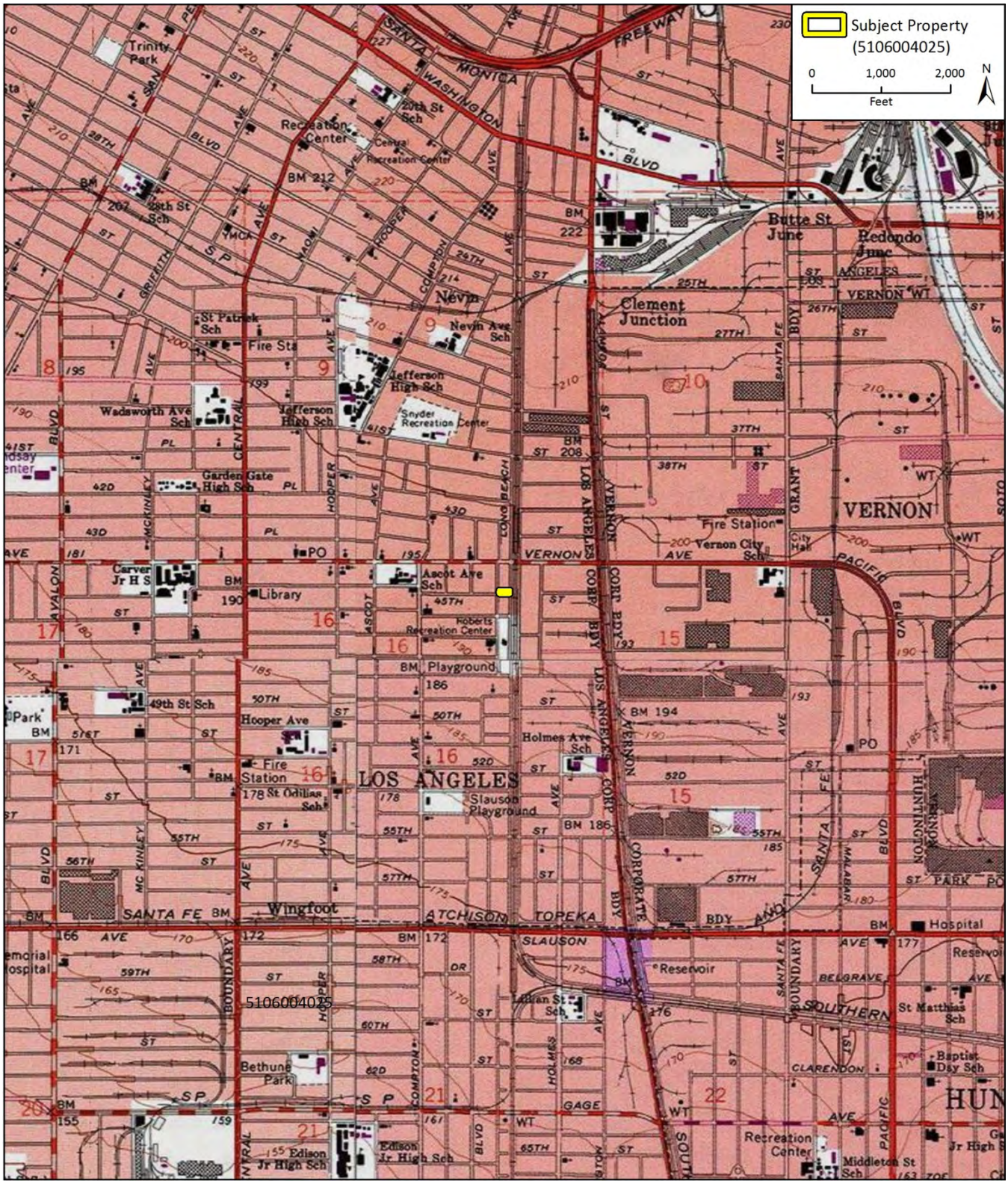
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 4452 Honduras Street (Map Reference No. 8-003)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4452 Honduras Street (Map Reference No. 8-003) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** modest International Style-influence
***B6. Construction History:**

The building was constructed in 1963. According to Los Angeles Department of Building and Safety (LADBS) permits, the rear addition was built ca. 1974 (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: None b. Builder: Metropolitan Builders, Inc.
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Building permits indicate property owner Earl S. Sylvester hired Metropolitan Builders, Inc. to develop the subject property in 1963 as a four-unit apartment building. Research conducted for this evaluation uncovered no additional information of consequence.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an undistinguished example of a multi-family apartment building with modest International style influence. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 5, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4500 Honduras Street (Map Reference No. 8-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 4500 Honduras Street City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-010-001

***P3a. Description:**

The subject property is a one-story residential building with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows include wood, 1/1 double-hung and aluminum sliding sashes, and several whose type could not be identified. Entrances to the building are located on the east and west elevations and feature a solid wood front door and glazed wood rear door. The property is located mid-block on a level parcel and is sparsely landscaped with small shrubs and a park strip with grass. Alterations include the replacement of original roofing materials some windows.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

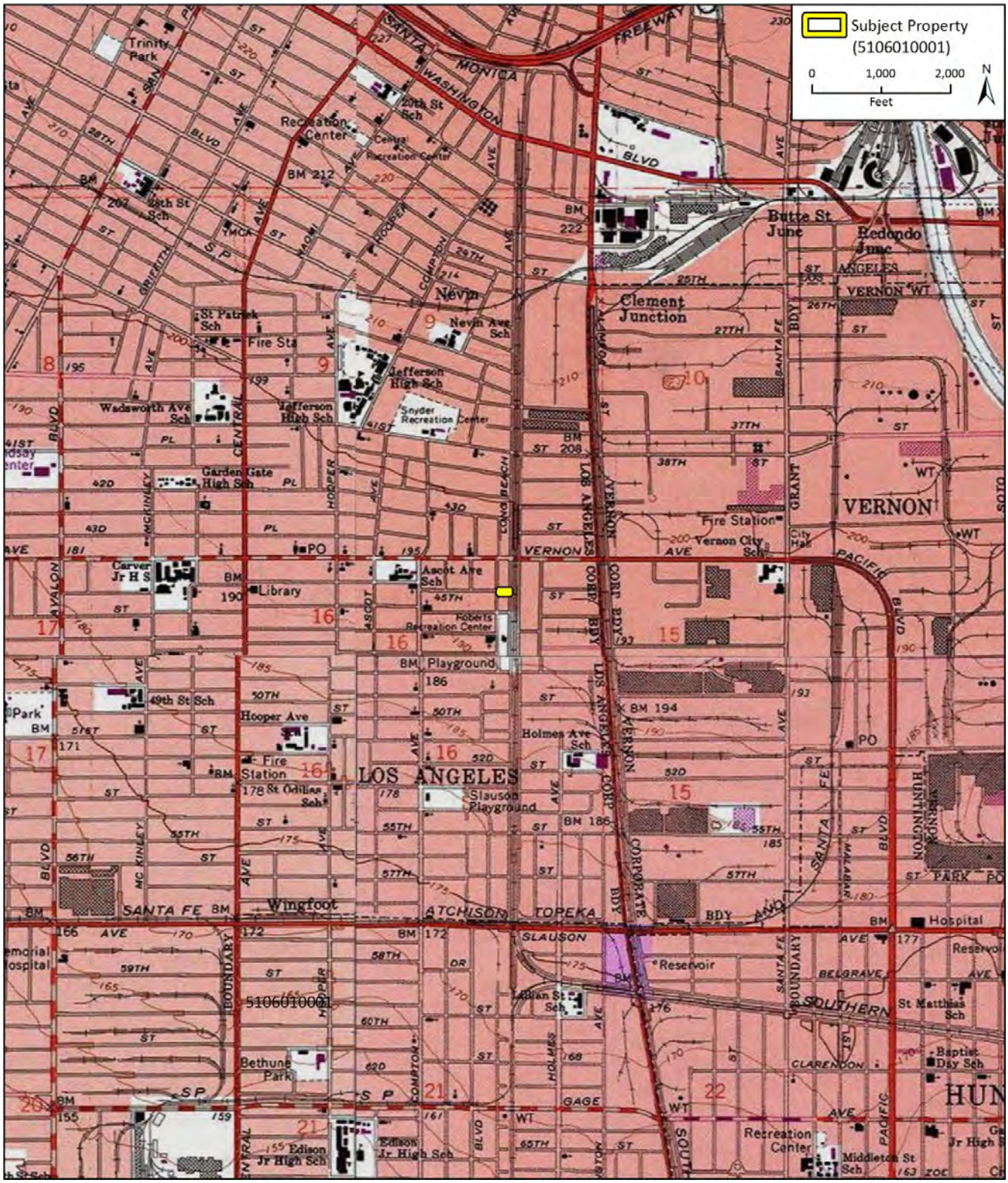
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4500 Honduras Street (Map Reference No. 8-004)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4500 Honduras Street (Map Reference No. 8-004) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to County assessor parcel data, the building was constructed in 1921.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

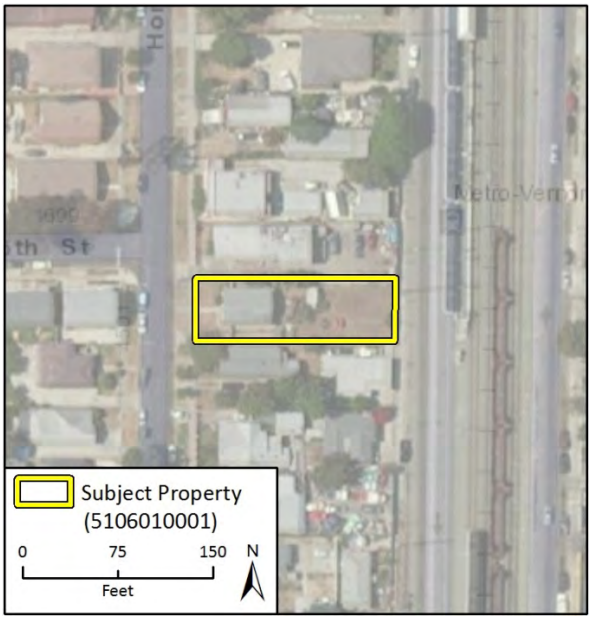
Parcel data and building permits suggest the subject property was developed in 1921 as a single-family residence. City directories for years between 1956 and 1987 list James A. McGhee as the resident.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and ubiquitous example of a single-family cottage with no particular style; it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." Available at: http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 21, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4516 Honduras Street (Map Reference No. 8-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 16 S.B.**B.M.**

c. Address: 4516 Honduras Street City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-010-006

***P3a. Description:**

The subject property is a single-story residential building designed in a vernacular style. The irregular plan building is clad in stucco and features a combination hip-and-gable roof clad in asphalt shingle. A hipped dormer clad in horizontal wood planks is present at the center of the west (front) elevation. Windows are multi-light vinyl sliders. The primary entrance is located at the west elevation; however, the door was obscured from view by a metal screen door at the time of evaluation. The property is located mid-block on a level parcel and is landscaped with a lawn and four Italian Cypress trees. Alterations include the application of stucco cladding, the replacement of original windows, and the construction of a rear addition and a carport.

***P3b. Resource Attributes:** HP2. Single Family Property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West (front) and south elevations; view northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1903 (County of Los Angeles Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

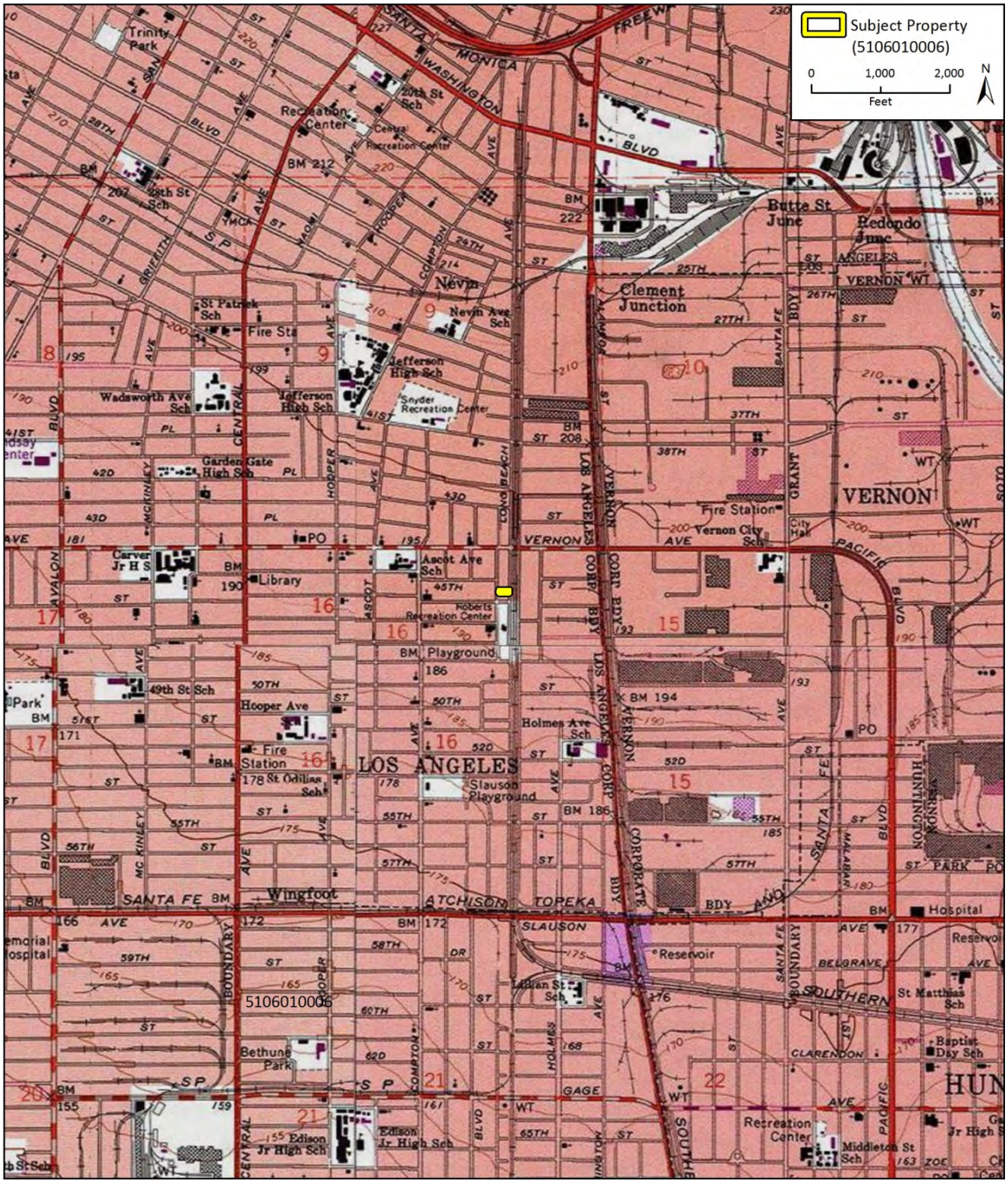
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 4516 Honduras Street (Map Reference No. 8-005)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4516 Honduras Street (Map Reference No. 8-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

According assessor data, the residence was constructed in 1903. Los Angeles Department of Building and Safety (LADBS) permits indicate a 14'x38' addition was built in 1906, the house resided with asbestos in 1949, and the carport constructed in 2007.

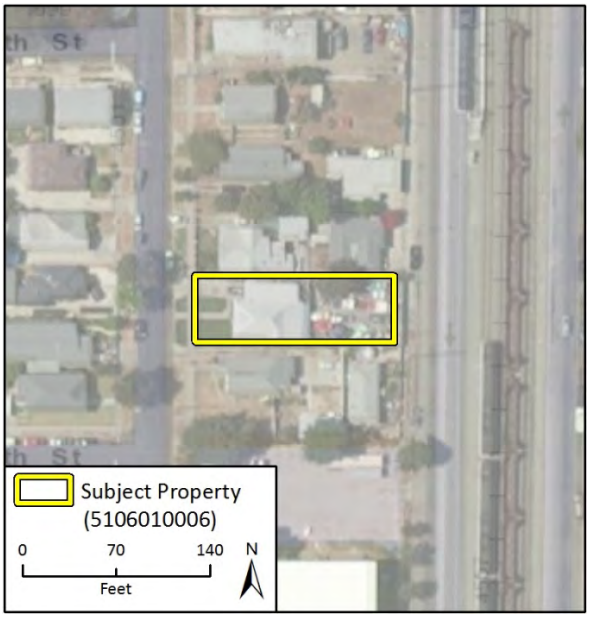
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Assessor data and LADBS building permits indicate the subject property was developed in 1903 as a single-family residence. According to city directories, a succession of several owners and/or occupants was associated with the property until around 1949, by which time, available show, Ollie and Simon Redditt came into ownership of the property. They owned and resided in the home until at least as recently as 1997 (LADBS var.). Research conducted for this evaluation failed to uncover additional information of consequence.

The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a vernacular residence and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams. Rincon Consultants
***Date of Evaluation:** November 5, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4520 Long Beach Avenue (Map Reference No. 8-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township: 2S Range: 13W Section: 16 S.B.**B.M.**

c. Address: 4520 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-007-023

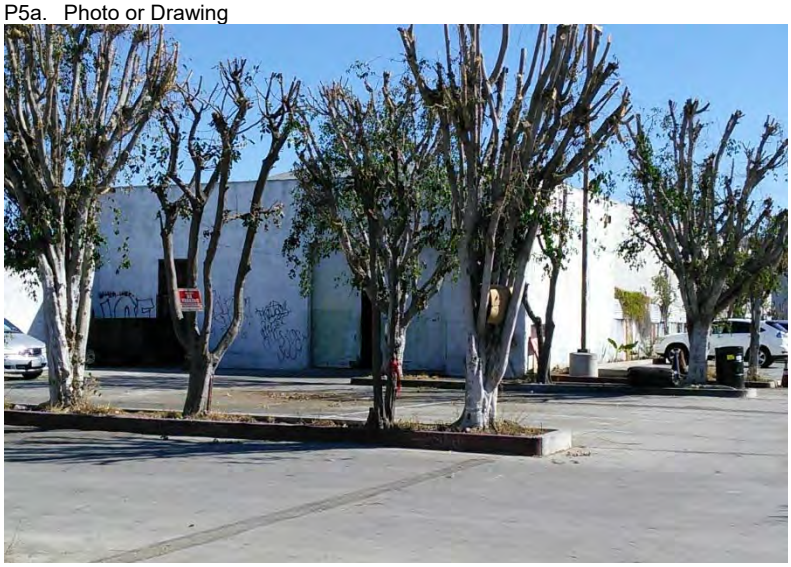
***P3a. Description:**

The subject property is a two-story industrial building with a concrete foundation, flat roof, and a concrete exterior. The building is relatively nondescript but includes a row of loading bays along its southern façade. Along the western (primary) elevation, it exhibits two oversized garage openings with what appear to be swinging wood doors. There are no visible windows along the western and southern facades. The rest of the parcel is characterized as a paved lot, interspersed with rectangular planters with mature trees. Visibility of the building was poor from the public right-of-way, but the building appears to be in poor condition due to a lack of maintenance.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation, camera facing east, May 28, 2109

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (Los Angeles Department of Building and Safety 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 26, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

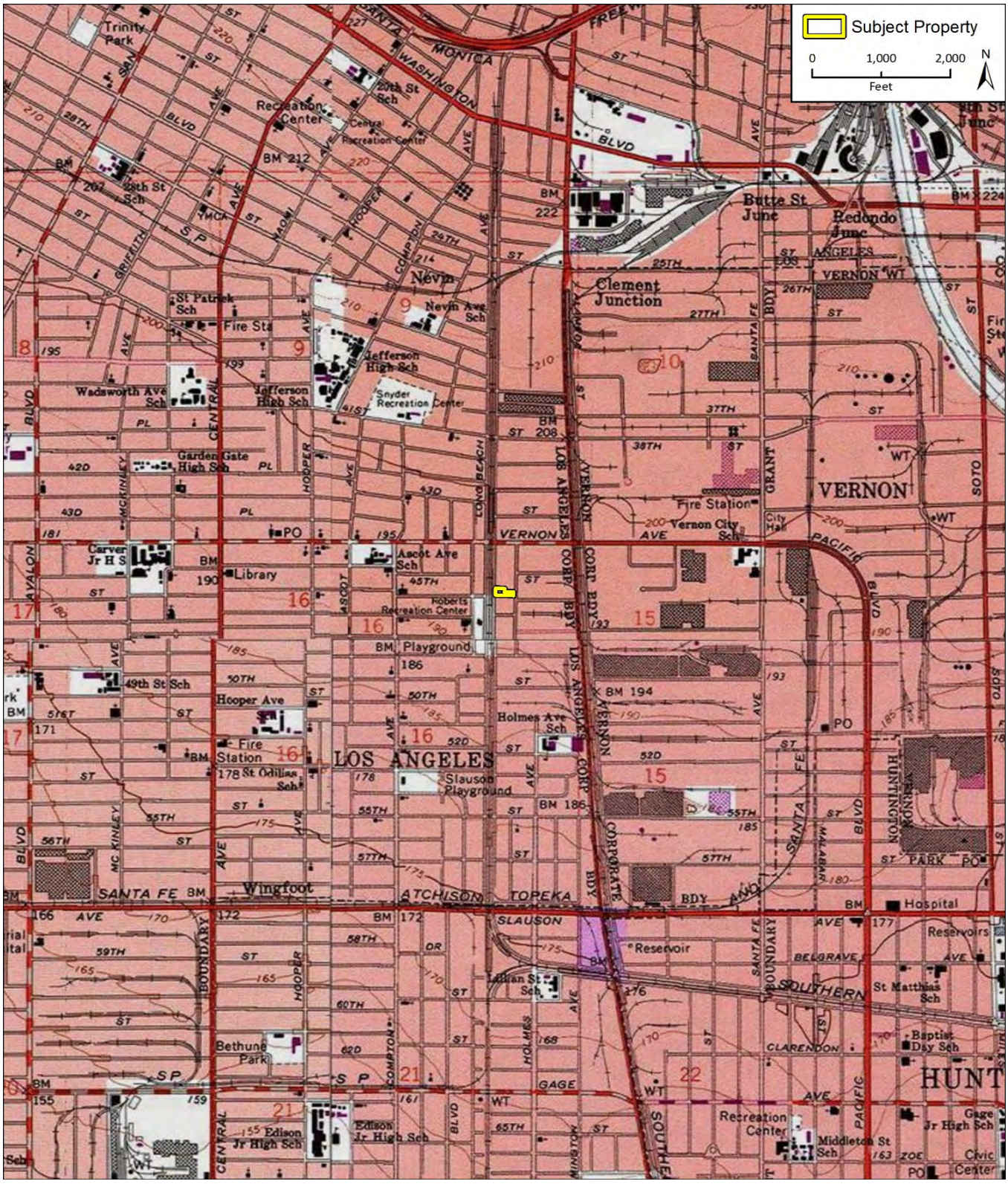
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4520 Long Beach Avenue (Map Reference No. 8-006)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4520 Long Beach Avenue (Map Reference No. 8-006) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No Discernible Style
***B6. Construction History:**

Los Angeles Department of Building and Safety (LADBS) permits list the date of construction as 1964. In 1966, an addition was added to the building. A light pole was erected at the property in 1993. The building was reroofed in 2004.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: None b. Builder: F. E. McDonald Jr.
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

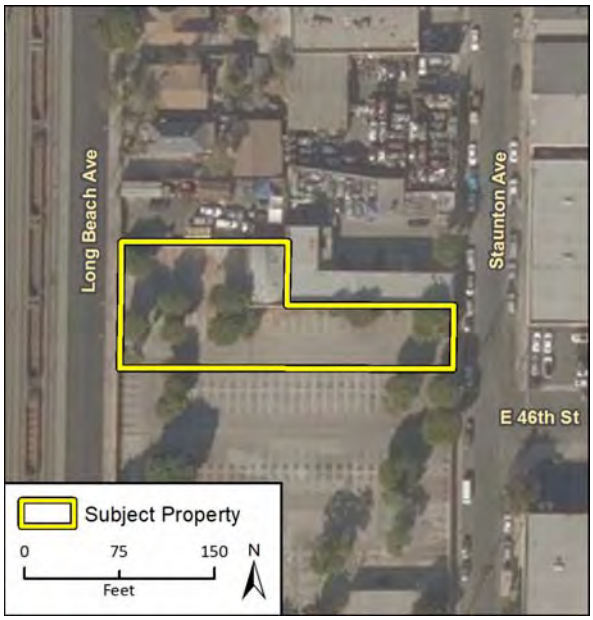
The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land use. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates that historically the railroad corridor lining Long Beach Avenue and Alameda Street to its east divide the area's land use patterns, with industrial properties to the east and primarily residential development to the west. Although the clarifier and wash rack slab for Green Trucking were not completed at the property until 1964, it appears that the property was used for trucking storage prior to this date and as early as 1949.

The subject property appears ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of an industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 26, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 4 ***Resource Name or #:** Fred Roberts Recreation Center (Map Reference No. 8-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: N/A City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-010-900

***P3a. Description:**

Fred Rogers Recreation Center is a municipal park, occupying a rectangular, level parcel that is approximately 2.85 acres and bounded by East 48th Place to the south, Honduras Street to the west, Long Beach Avenue to the east, and a private property near East 46th Street to the north. Continually developed since the land was purchased by the City of Huntington Park in the late 1950s, the park currently consists of a recreation building, a soccer field, a basketball court, a playground, and permanent fitness equipment. A number of paved paths traverse the park, which is also characterized by grass areas, trees, and two surface parking lots.

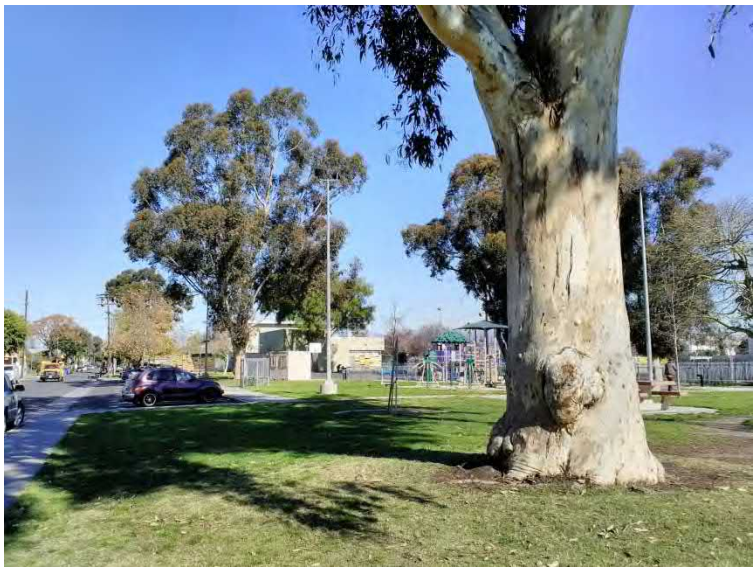
Completed ca. 2012, the community center buildings are situated at the north end of the park. The irregular plan buildings feature shared design elements, including complex, multi-tiered roofs; stucco and tile exterior wall cladding; and fixed aluminum-frame windows.

Adjacent to the community center, is an asphalt-paved basketball court which features a pair of pole-supported hoops with metal backboards. The basketball court is surrounded on three sides by unpaved areas and on the south by the playground. The playground is a rectangular, unpaved area surrounded by a chain-link fence with permanent play equipment. Further south is the soccer field; its dimensions are scaled to fit the confines of the park. The soccer field is surfaced with artificial turf and enclosed on all sides by a high chain-link fence. Two sets of covered aluminum bleachers are located along the west side of the field.

***P3b. Resource Attributes:** HP39. Other (park); HP13. Community center

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of Fred Roberts Recreation Center; camera facing northeast from Honduras Street.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Park: 1959 (*Los Angeles Times* 1981); community center buildings: ca. 2010 (NETROnline 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 9, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resource Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

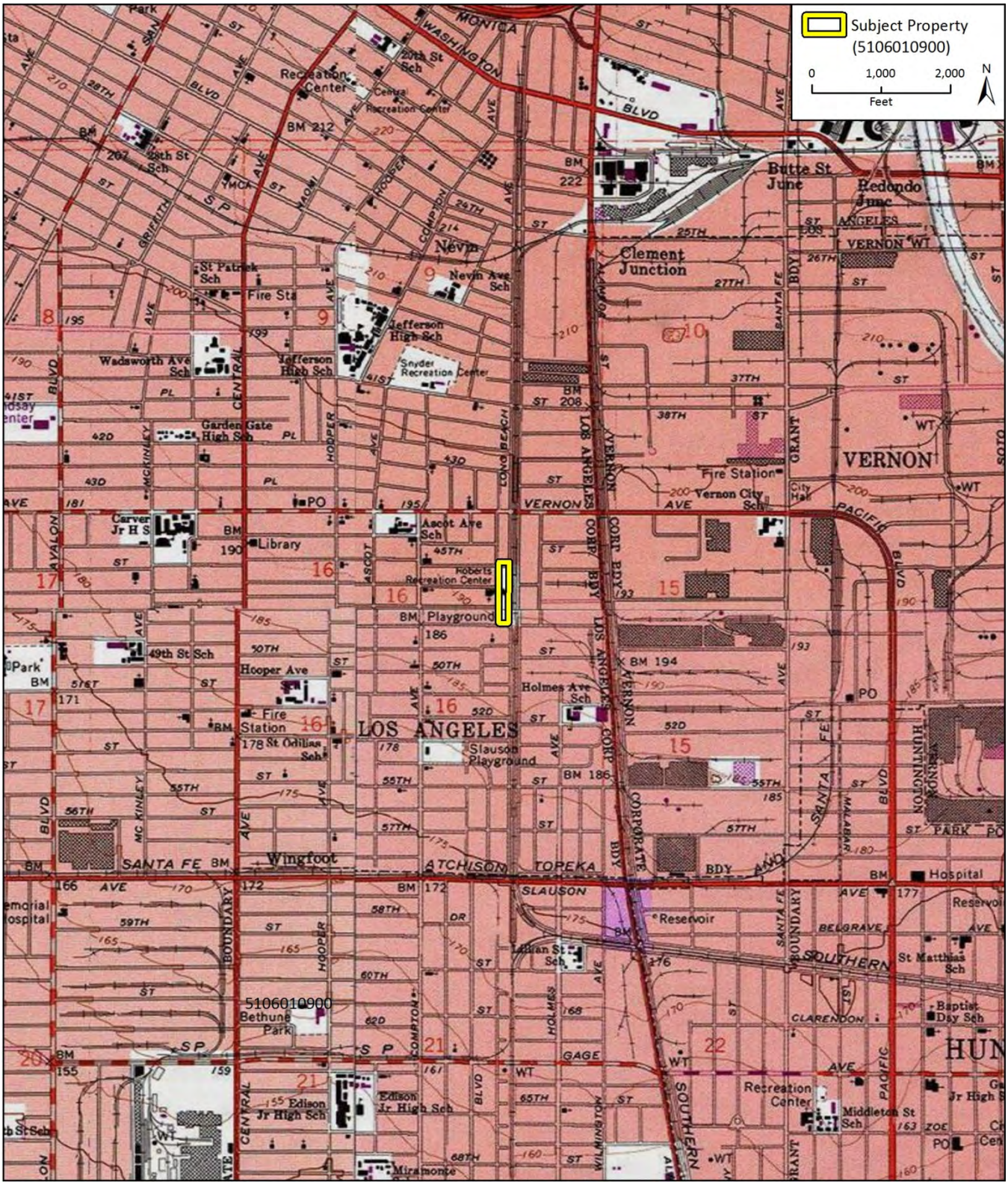
State of California Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** Fred Roberts Recreation Center (Map Reference No. 8-007)

***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Fred Roberts Recreation Center (Map Reference No. 8-007) ***NRHP Status Code 6Z**

B1. Historic Name: Fred Roberts Memorial Park
B2. Common Name: N/A
B3. Original Use: Park; community center B4. Present Use: Park; community center
***B5. Architectural Style:** N/A
***B6. Construction History:**

The park was established in 1959 and originally included a playground and clubhouse. A new community center complex, playground, soccer field, and basketball court were constructed between 2010 and 2014. The original clubhouse was razed to make way for the basketball court.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The pattern of early development in the area trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

____. "Historical Newspapers: *Los Angeles Sentinel*, 1881-1988." [digital newspaper database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/ splash.html. Accessed November 2018.

____. "Historical Newspapers: *Los Angeles Times*, 1934-2005." [digital newspaper database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/ splash.html. Accessed November 2018.

SurveyLA. 2017. Los Angeles Citywide Historic Context Statement. Context: Public and Private Institutional Development, 1850-1980, Sub-Context: Government Infrastructure and Services, 1850-1980, Theme: Municipal Parks, Recreation, and Leisure, 1886-1978.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 28, 2018

(This space reserved for official comments.)



Significance (continued):
During World War II, the subject property was outfitted with Quonset huts for use as a City-operated public housing complex named the Corregidor Project. By the late 1940s, the housing project had been abandoned and the property used as an unauthorized dumping site. Offended by the growing piles of car parts, abandoned household appliances, and other refuse, several neighborhood residents organized under the banner of the East of Central Improvement Association (ECIA) to pressure the City of Los Angeles to purchase the 2.85-acre property and convert the land to a park (*Los Angeles Times* 1981; 1982). To this end, ECIA launched a petition drive that collected "hundreds" of signatures in the early-to-mid-1950s. By 1955, local authorities had authorized the purchase of the site, though the property's owner reluctance to sell led the City to initiate condemnation proceedings (*Los Angeles Times* 1982; *Los Angeles Sentinel* 1955; 1956). Eventually the City acquired the site, and in 1957, the City Council voted to dedicate the park to Frederick M. Roberts, who in 1918 became the first African American elected to the California State Legislature (*Los Angeles Times* 1982). Councilman Gordon R. Hahn presided over a May 1957 dedication ceremony with Roberts' widow in attendance. Speaking to the press at the time of the dedication, Hahn reported that the park was the first in the Western United States to memorialize to an African American (*Los Angeles Times* 1957).

Fred Roberts Park opened in 1959 with a playground and club house located on the grounds (*Los Angeles Times* 1981; NETROnline 2018). The park was completed as part of a $35-million, bond-funded City effort to expand the Los Angeles park system. According SurveyLA, many parks in this era were designed with a "[focus] on serving a neighborhood with buildings such as club houses" (SurveyLA 2017). In the case of Fred Roberts Park, the club house hosted recreational programs for neighborhood residents, and in 1965 was selected as the site for a local Head Start program (*Los Angeles Times* 1965).

Over the following decades, historic aerial photographs reveal, several alterations were made to the park, including the construction of a new building adjacent to the original clubhouse sometime ca. 2005; the ca.-2012 completion of the extant community center buildings; the demolition of the clubhouse buildings in ca. 2014; and the construction of a new basketball court, playground, and soccer field ca. 2012 (NETROnline 2018). Many of these recent construction projects altered the layout of the park, moving the playground, basketball court, and community center functions to new locations. As a result, the park has lost much of its original appearance.

The property is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument. While the park is arguably important at a local level for its association with the grassroots campaign to convert the property into a public recreational space in the 1950s, it does not possess sufficient integrity to convey this association. As a result, it is not recommended eligible under Criteria A/1/1. It is not associated with any persons significant in local, regional, state, or national history(Criteria B/2/2). The park is a relatively ordinary example of a municipal park and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

Pb5. Photographs (continued):



Photograph 2. Community center (north and east elevations) at Fred Roberts Recreation Center; camera facing southwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4816 Long Beach Avenue (Map Reference No. 8-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 4816 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-009-044

***P3a. Description:**

The primary building is a single-story industrial building. The building is largely a rectangular warehouse structure but includes a projection from the east elevation. The building features a flat roof with parapet and is constructed of CMU block. The south elevation, which includes the office and loading bays, is finished in smooth stucco. Windows were obscured by decorative metal security bars at the time of evaluation but appear to be vinyl sliders. Entrances are located along the south elevation and include two-man doors that appear to be wooden, and three metal roll-up doors at the loading dock.

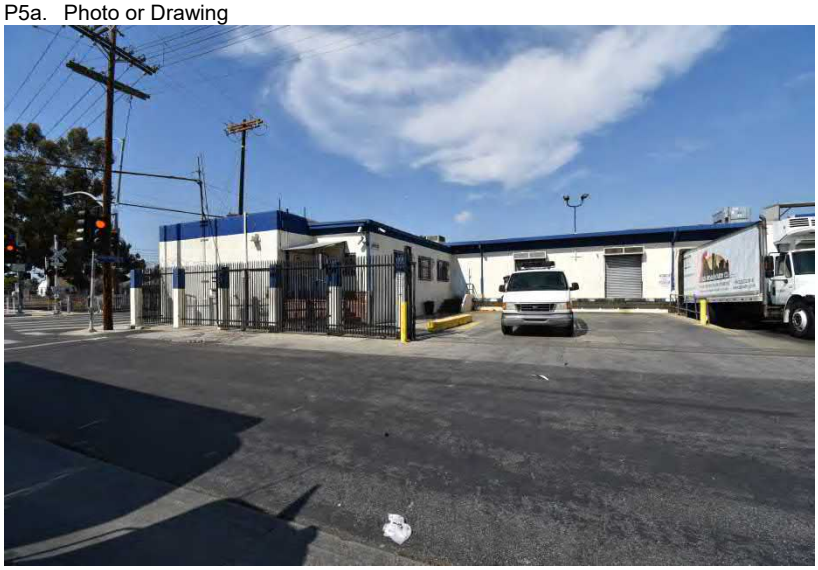
There are also two sheds located at the east end of the property; both of these wood frame buildings are built on rectangular plans and are capped with pent roofs. The northernmost shed is open on its western end and clad in sheet plastic on its southern elevation. The southernmost shed features horizontal wood plant siding. Site constraints prevented a detailed observation of the buildings.

The property is located on a level corner lot and has no landscaping.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; view north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1969; County of Los Angeles Assessor, 2018

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams, Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

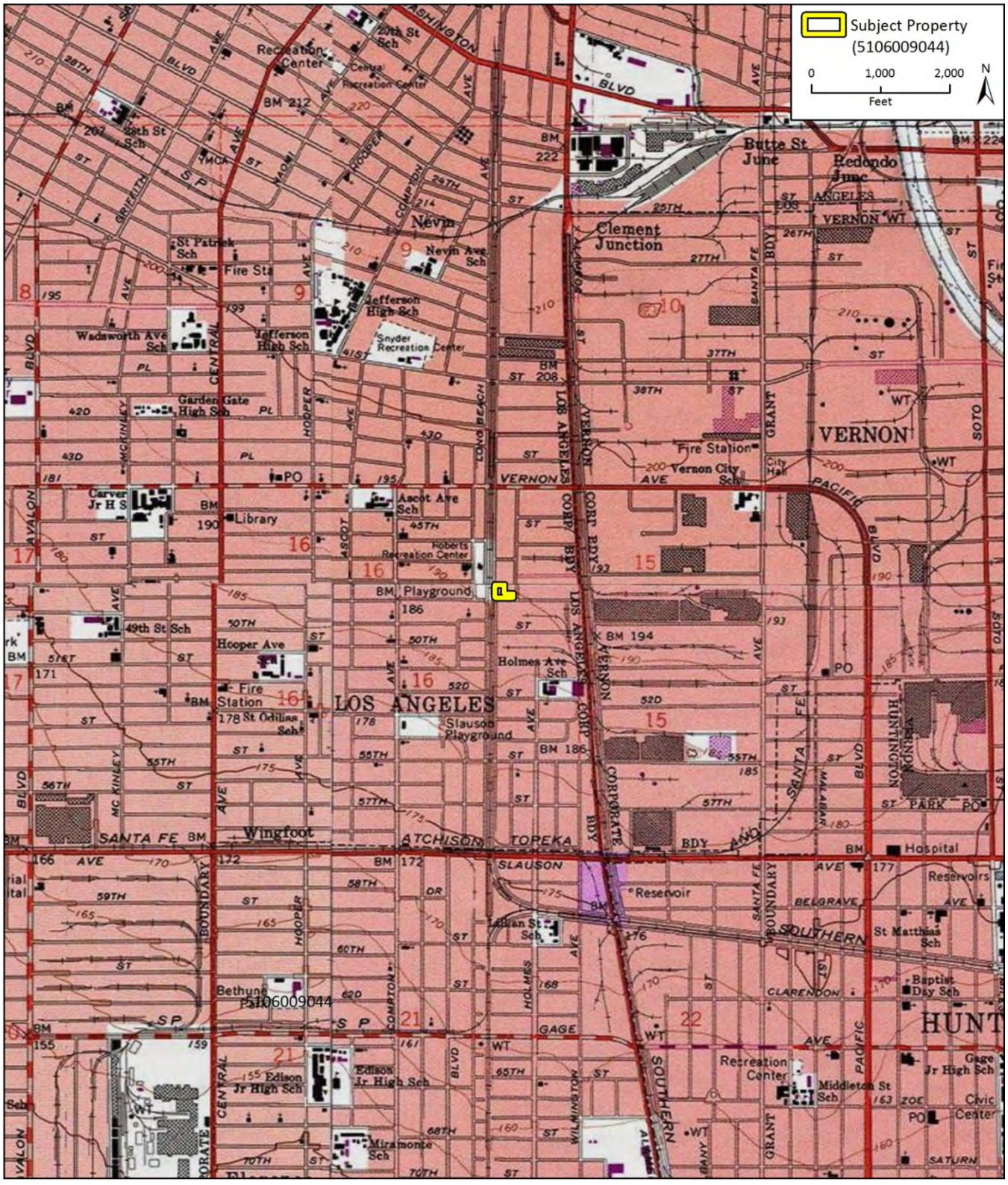
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 4816 Long Beach Avenue (Map Reference No. 8-008)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4816 Long Beach Avenue (Map Reference No. 8-008) ***NRHP Status Code** **6Z**
Page 3 **of** 4

B1. Historic Name: American Provision Company
B2. Common Name: Los Angeles Poultry Company
B3. Original Use: Industrial/meat processing B4. Present Use: Industrial/meat processing
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to County assessor data and Los Angeles Department of Building and Safety (LADBS) permits, the primary building was constructed in 1969. Historic aerial photographs suggest the wood framed sheds date from ca. 2005 (Netronline 2018).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

LADBS permits indicate that Coca-Cola Bottling of Los Angeles developed the property in 1969 as a meat processing plant for American Provision Company. City directories show that American Provision occupied the property at least as late as 1987 and was ultimately succeeded by Los Angeles Poultry Company, the property's current occupant.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

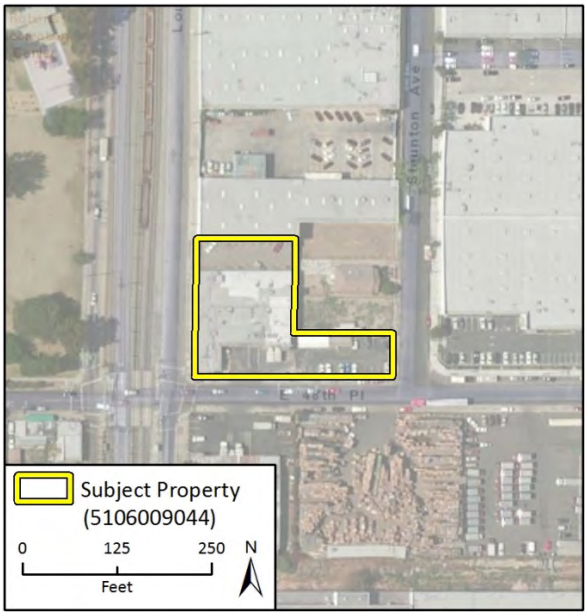
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants,
***Date of Evaluation:** October 29, 2018

(This space reserved for official comments.)



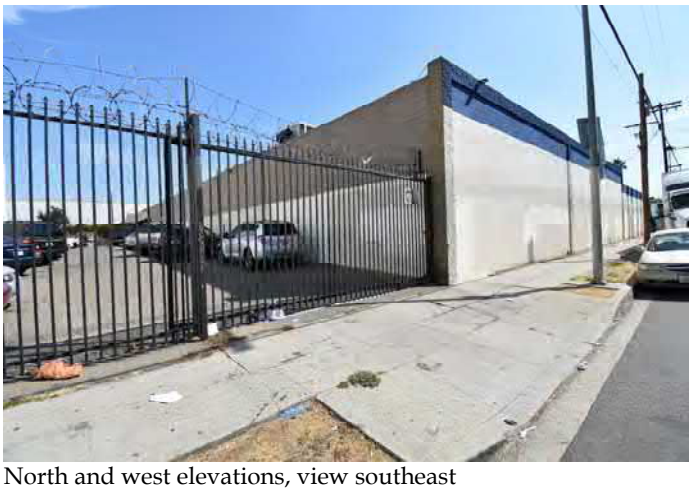

South elevation, view north.



West and south elevations, view northeast


East elevation of office projection, view west.


Detail of CMU block and doorway at east elevation


North and west elevations, view southeast


South elevations, view northwest

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 4903 Long Beach Avenue (Map Reference No. 8-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 4903 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-021-016

***P3a. Description:**

The subject property is a two-story industrial building designed in a utilitarian style. The L-plan building sits on a concrete foundation and is capped by a low-pitched, cross-gabled roof sheathed in corrugated or standing-seam metal. Standing seam metal sheathes its structural system. Windows are limited to a pair of open apertures on the second floor. Entrances to the building are located on the north and west elevations and feature a combination of standard-size, roll-up and man doors. The property occupies the full length of its block and is on level terrain landscaped with a grass planted in park strips on three sides of the building. Alterations include the formation of a new east-elevation warehouse bay and the installation of a metal man door therein.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1966, 1970 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

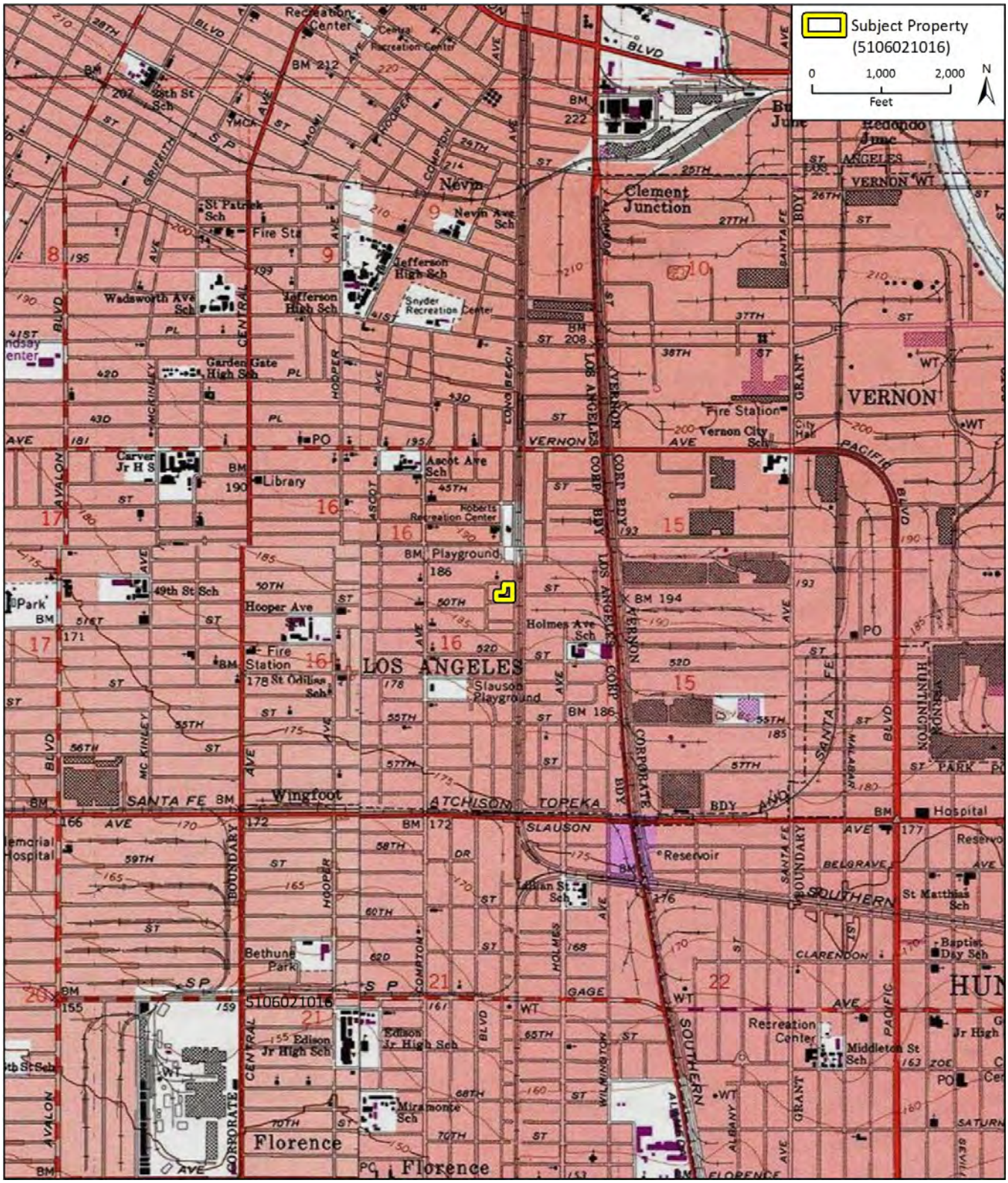
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 4903 Long Beach Avenue (Map Reference No. 8-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4903 Long Beach Avenue (Map Reference No. 8-009) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Southwestern Fixture Company
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to Los Angeles Department of Building and Safety (LADBS) permits, the northernmost section of the warehouse was built in 1966. The southern sections were built in 1970, replacing warehouses of similar dimensions that were first built ca. 1920, but were likely rebuilt following a 1945 fire (LADBS 1966; 1970).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. LADBS permits, city directories, and newspaper items indicate that the property was first developed as an industrial property around 1920 and was owned by Southwestern Fixture Company, a cabinet maker and plastics manufacturer for grocery stores, from as early as the World War Two era through at least 1973.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

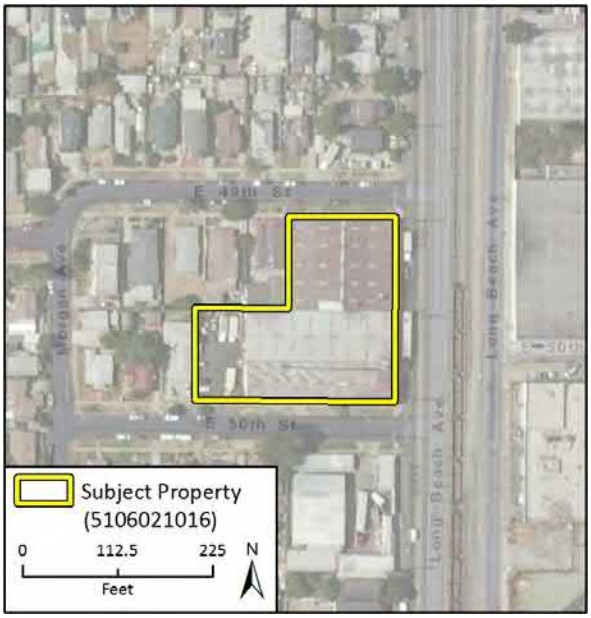
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 29, 2018

(This space reserved for official comments.)



State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 5017 Long Beach Avenue (Map Reference No. 8-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Angeles* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5017 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-024-009

***P3a. Description:**

The subject property is a one-story residential building designed is a cottage with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows are replacement vinyl, 1/1 double-hung sashes. Entrances to the building are located on the primary (east) elevation and feature a metal security door. An open carport is attached to the northern elevation. The property is located mid-block on a level parcel and is landscaped with planters with small flowering plants, shrubs, and two mature trees. Alterations include the replacement of the porch roof and several windows and the addition of a north-elevation carport.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1914 (LADBS 1914)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 7, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

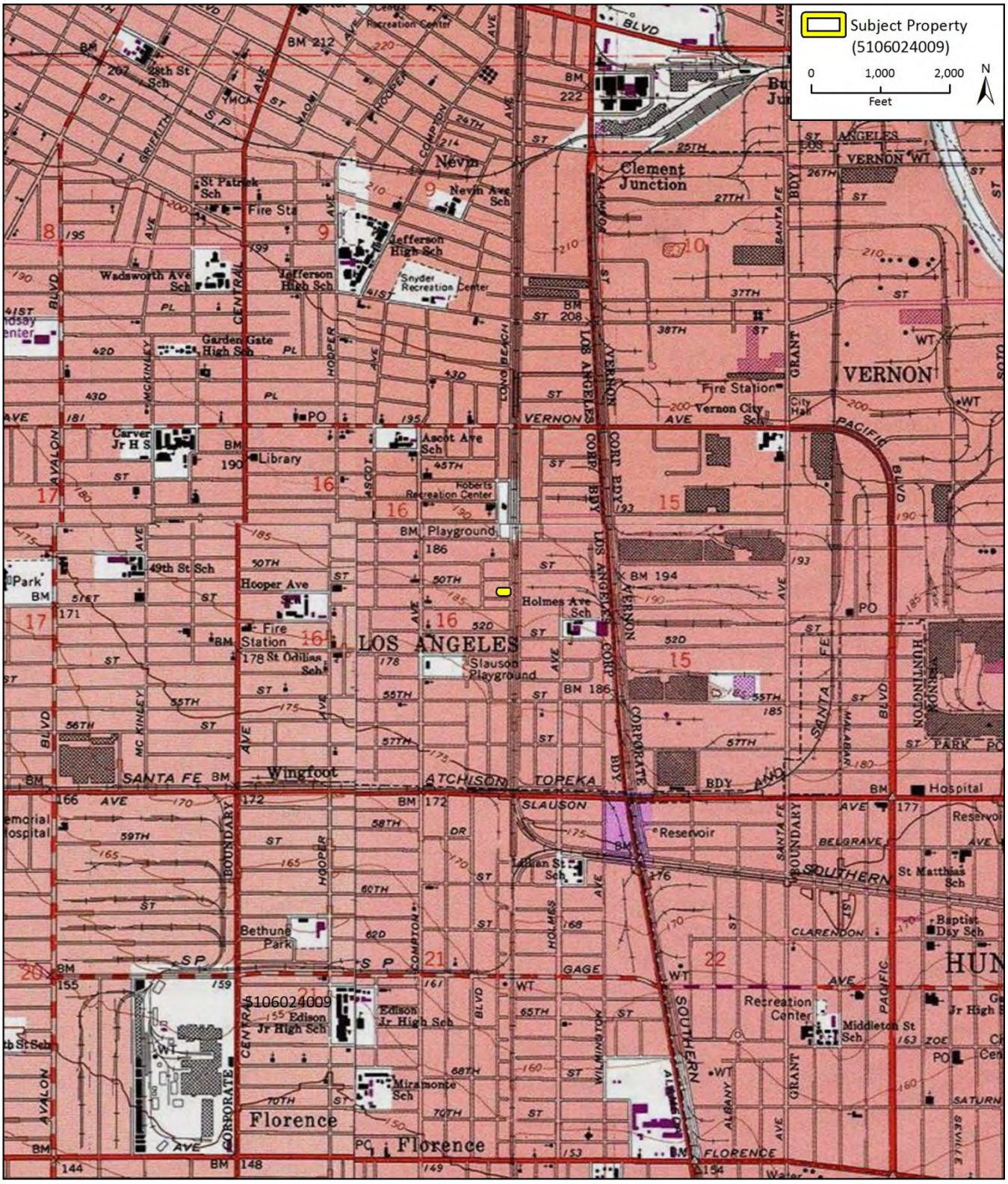
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5017 Long Beach Avenue (Map Reference No. 8-010)
***Map Name:** *Los Angeles* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5017 Long Beach Avenue (Map Reference No. 8-010) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
***B5. Architectural Style:** No discernible style ***B6. Construction History:**

According to Los Angeles Department of Building and Safety (LADBS) permits, the residence was constructed in 1914, with several windows replaced in 2006. The north elevation carport was added in 2018.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Building permits indicate the subject property was developed in 1914 as a single-family residence. City directories list John Hessong and William H. Howard as early residents at this address. Mary Padilla lived in the house from at least as early as 1969 through 2006, according to city directories and building permits.

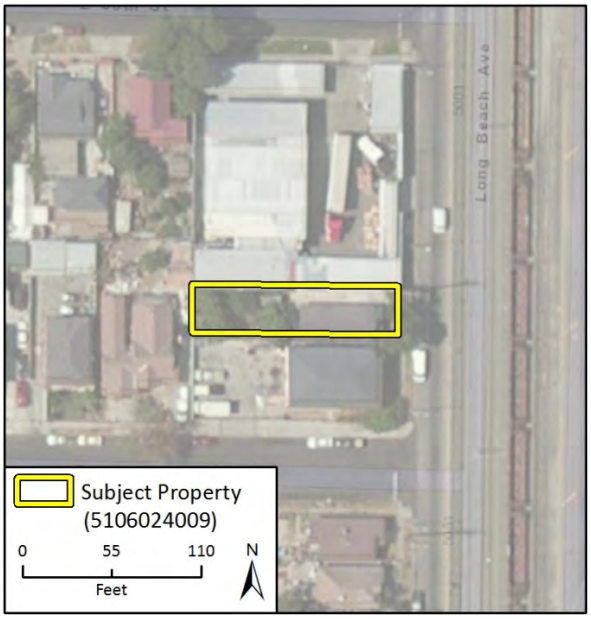
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an ordinary example of a simple cottage and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 21, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5053 Long Beach Avenue (Map Reference No. 8-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5053 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5106-024-018

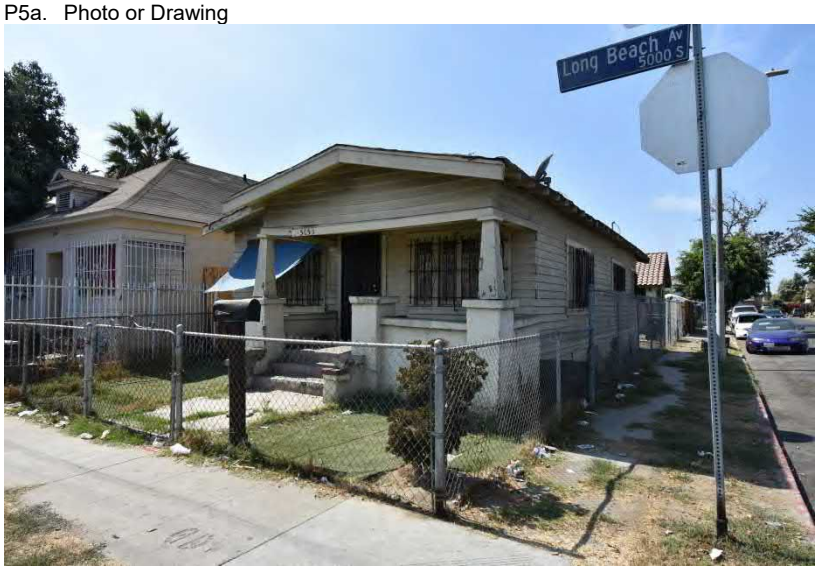
***P3a. Description:**

The subject property is a single-story residence built in a vernacular interpretation of the Craftsman style. The rectangular plan building features horizontal board siding and a front-gabled roof clad in asphalt shingles. A partial-width front porch with a front gabled roof and tapered column supports is situated at the primary (east) elevation. Windows are wooden casement. Entrances are located on the east and west elevations; doors were obscured from view by metal screen doors at the time of evaluation. The property is located on a level corner lot and landscaping consists of a modest lawn. Alterations include the replacement of original roofing material and the application of stucco to the brick porch wall.

***P3b. Resource Attributes:** HP2. Single Family Property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) and north elevations; view southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1914 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

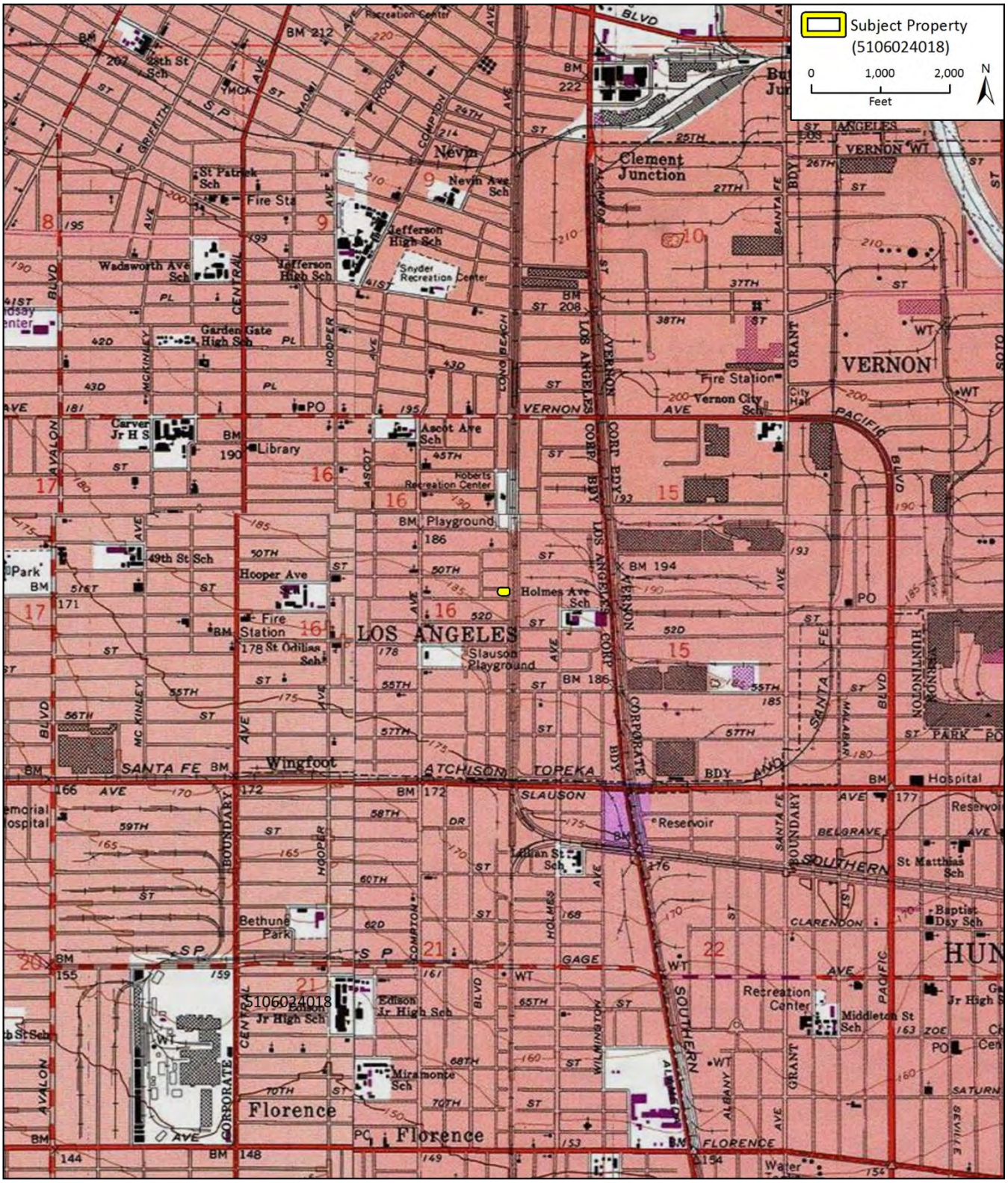
LOCATION MAP

Trinomial

***Resource Name or #** 5053 Long Beach Avenue (Map Reference No. 8-011)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5053 Long Beach Avenue (Map Reference No. 8-011) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** vernacular Craftsman
***B6. Construction History:**

According to parcel data and Los Angeles Department of Building and Safety (LADBS) permits, the subject building was constructed in 1914.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Charles A. Bartholf, owner
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Parcel data and LADBS permits indicate that Charles A Bartholf built the subject residence in 1914. A review of city directories identified only two additional past residents, William C. Jones (1956) and L. Britton (1965). Valentine Realty Co. took ownership of the house by 1963.

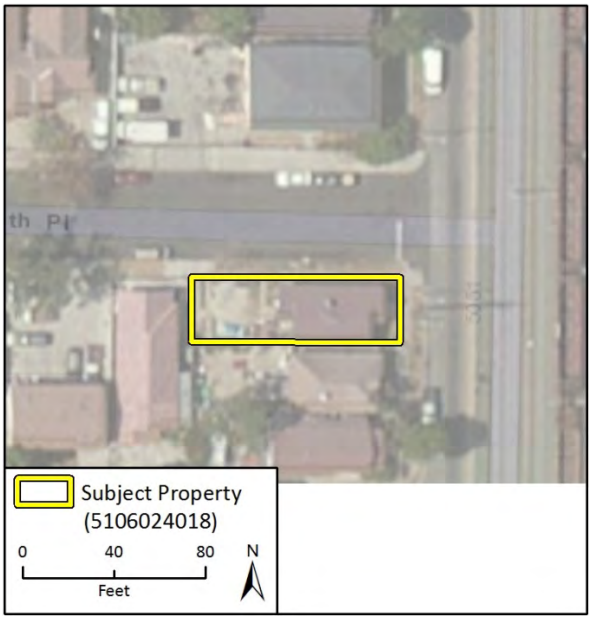
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest and highly common example of a Craftsman-style home and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1647 East 53rd Street (Map Reference No. 8-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 1647 East 53rd Street City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-001-031

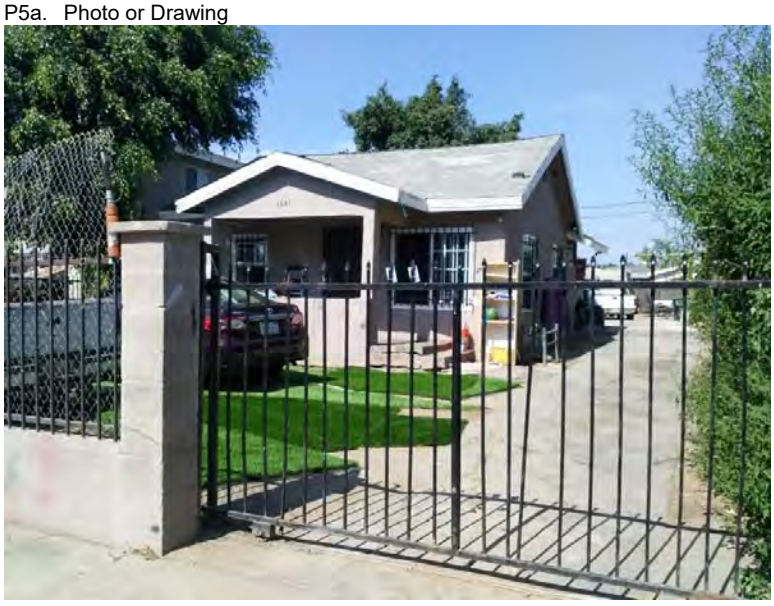
***P3a. Description:**

The subject property is a single-story residential building with no discernible style. The rectangular plan building is finished in stucco and features a cross-gabled roof clad in asphalt shingles. Windows are replacement vinyl sliders. The primary entrance is located on the south elevation, under a deep front-gabled porch roof. The door was obscured from view at the time of evaluation by a metal screen door. The property is located mid-block on a level parcel with no landscaping. Alterations include the application of stucco, and the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP2. Single Family Property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary façade; view north

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1918 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

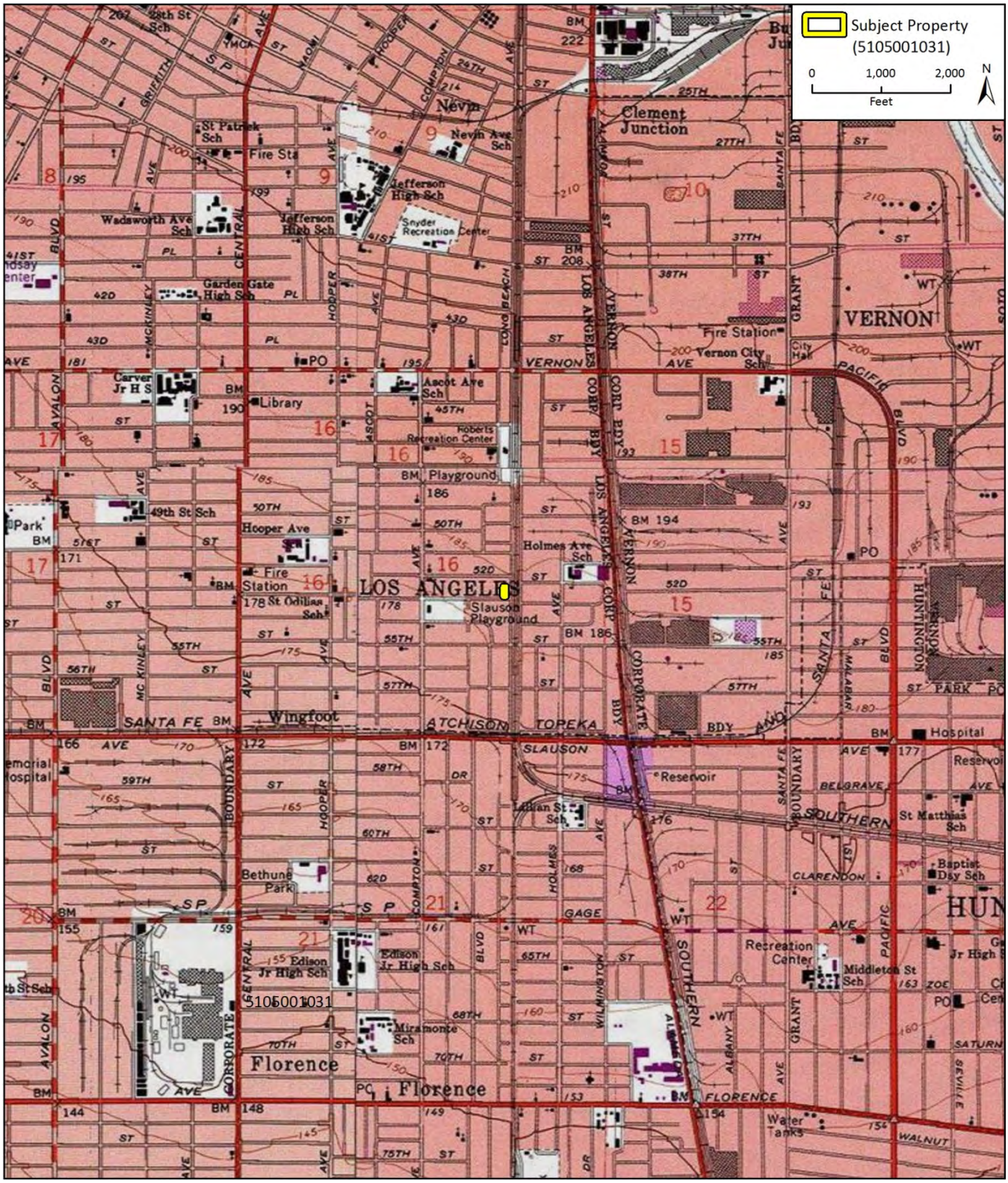
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1647 East 53rd Street (Map Reference No. 8-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1647 East 53rd Street (Map Reference No. 8-012) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

Building permits indicate the subject residence was built ca.-1911. The exterior was stuccoed in 1964 and a rear was constructed in 1968. Replacement windows were installed in recent years.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

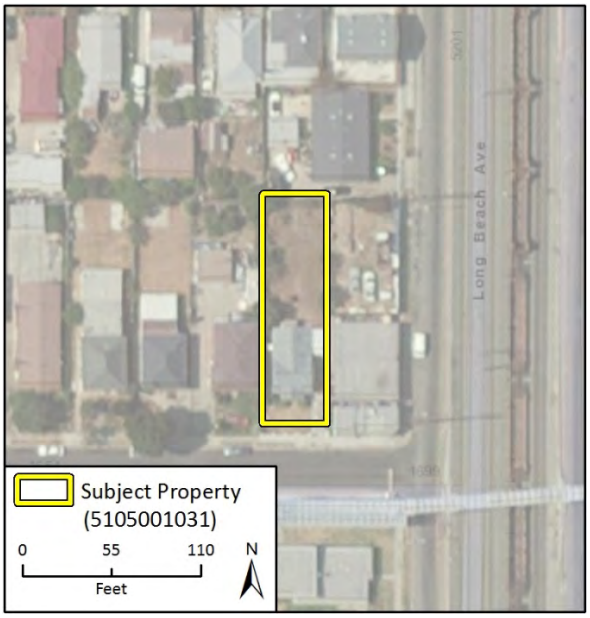
Building permits indicate the subject property was developed ca.-1911 as a single-family residence. City directories and building permits list the following individuals as owners and/or occupants of the property between 1912 and 2012: Geoff Carder, Polly Greenspan, Ennis Hunt, Katherine Hunt, Roosevelt Baker, Hudson Payton, Waldo Matthews, and Mary Matthews.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a multi-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 26, 2018



(This space reserved for official comments.)

The subject property was previously recorded, evaluated, and found eligible for listing in the National Register of Historic Places in 2000 (Slauson 2000). It is listed in the Historic Property Data File with a 2S2 status code indicating that it has been determined eligible for listing in the NRHP. Greenwood and Associates found the complex was significant under Criterion A for its association with New Deal housing policies, its role in meeting increased World War II-era housing demands, and its status as "the first federally funded public housing facility in the Los Angeles region to accept African American residents." Greenwood and Associates also found the property eligible under Criterion C. The firm described the resource as "a fine representative example of its functional type," and cited "its innovative use of low-cost construction techniques and international-style design elements" and application of "'Garden City' planning principles." Greenwood also cited the property's significance as the product of a collaboration by architects Paul R. Williams, Richard Neutra, Adrian Wilson, Gordon B. Kaufmann, Walter Wurdeman, and Weldon Becket and landscape architect Ralph D. Cornell. It was found eligible at the local level of significance, with a period of significance of 1942, the year the housing complex was completed.

In 2012, SurveyLA revisited the site. It was recorded, evaluated, and found eligible for the National Register of Historic Places and the California Register of Historical Resources and for designation as a City of Los Angles Historic Cultural Monument in 2012. SurveyLA found the Pueblo Del Rio housing complex "exemplifies the city planning and public welfare practices which responded to urban housing shortages and substandard living conditions in the second quarter of the 20th century" (Criteria A/1/1). The evaluation further found the resource "is also exemplary of Garden City planning principles, with such characteristics as superblock site planning, common green space, and separation of vehicular and pedestrian traffic. The buildings and landscape retain a high degree of integrity from the period of significance, which has been identified as 1941-44 (the period of development of the complex and the annex)" (Criteria C/3/3).

The current survey update of the subject property was conducted as part of the West Santa Ana Branch Transit Corridor Environmental Study in Los Angeles County, California. Since the property was last evaluated, there have been no visible alterations and there is no evidence to suggest it would no longer be eligible for federal, state, or local designation.

References:

Slauson, Dena
2000 Department of Parks and Recreation Form 523: Pueblo del Rio Public Housing. Greenwood and Associates, Pacific Palisades, CA.

SurveyLA
2012 Southeast Los Angeles: Historic Districts, Planning Districts and Multi-Property Resources - March 2012. Prepared by Galvin Preservation Associates, El Segundo, CA.



Pueblo del Rio public housing complex. Photo taken from the intersection of Long Beach Ave. and E. 55th St., facing northwest.

(continued on page 2)



Pueblo del Rio public housing complex. Photo taken from the intersection of Long Beach Ave. and Morgan Ave., facing north.

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.SURV.	0053-4000-0000		7R	
026668	19-172655	736 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0037	06/11/09	1D	A
							HIST.SURV.	0053-4001-0000		7R	
026694	19-172681	737 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0016	06/11/09	6X	
							HIST.SURV.	0053-4027-0000		7R	
026669	19-172656	744 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0038	06/11/09	1D	A
							HIST.SURV.	0053-4002-0000		7R	
026695	19-172682	745 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0017	06/11/09	1D	A
							HIST.SURV.	0053-4028-0000		7R	
026670	19-172657	750 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0039	06/11/09	1D	A
							HIST.SURV.	0053-4003-0000		7R	
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026671	19-172658	756 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0040	06/11/09	1D	A
							HIST.SURV.	0053-4004-0000	04/16/09	3D	A
026697	19-172684	759 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0019	06/11/09	1D	A
							HIST.SURV.	0053-4030-0000		7R	
026672	19-172659	762 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0041	06/11/09	1D	A
							HIST.SURV.	0053-4005-0000	04/16/09	3D	A
026698	19-172685	765 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0020	06/11/09	1D	A
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026673	19-172660	768 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0042	06/11/09	1D	A
							HIST.SURV.	0053-4006-0000		7R	
026699	19-172686	773 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0021	06/11/09	1D	A
							HIST.SURV.	0053-4032-0000		7R	
026674	19-172661	774 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0043	06/11/09	1D	A
							HIST.SURV.	0053-4007-0000		7R	
026700	19-172687	779 E 52ND PL		LOS ANGELES	P	1911	HIST.SURV.	0053-4033-0000		7R	
026675	19-172662	780 E 52ND PL		LOS ANGELES	P	1911	HIST.RES.	NPS-09000398-0044	06/11/09	1D	A
							HIST.SURV.	0053-4008-0000		7R	
026676	19-172663	788 E 52ND PL		LOS ANGELES	P	1911	HIST.SURV.	0053-4009-0000		7R	
162452		313 E 52ND ST		LOS ANGELES		1910	PROJ.REVW.	HUD060501M	06/01/06	6U	
088781	19-174878	413 E 52ND ST		LOS ANGELES	P	1906	PROJ.REVW.	HUD940215B	03/28/94	6Y	
070601	19-174004	424 E 52ND ST		LOS ANGELES	U	1912	PROJ.REVW.	HUD910521D	06/12/91	6Y	
154183		926 E 52ND ST		LOS ANGELES		1923	PROJ.REVW.	HUD040202L	02/02/04	6U	
026644	19-172631	934 E 52ND ST		LOS ANGELES	P	1907	HIST.SURV.	0053-3977-0000		7N	
026648	19-172635	1031 E 52ND ST		LOS ANGELES	P	1905	HIST.SURV.	0053-3981-0000		7R	
026649	19-172636	1039 E 52ND ST		LOS ANGELES	P	1895	HIST.SURV.	0053-3982-0000		7R	
106243	19-176465	1124 E 52ND ST		LOS ANGELES	P	1924	PROJ.REVW.	HUD961202C	01/09/97	6Y	
026646	19-172633	1125 E 52ND ST		LOS ANGELES	P	1895	PROJ.REVW.	HUD961202C	01/09/97	6Y	
							HIST.SURV.	0053-3979-0000		5S2	
026645	19-172632	1160 E 52ND ST	ADAMS APARTMENTS	LOS ANGELES	P	1930	HIST.SURV.	0053-3978-0000		3S	
026647	19-172634	1187 E 52ND ST	FIRE STATION 21	LOS ANGELES	M	1941	HIST.SURV.	0053-3980-0000		7R	
086421	19-174757	100 E 53RD ST		LOS ANGELES	P	1920	HIST.SURV.	0053-4735-0000	06/01/92	6L	
026701	19-172688	668 E 53RD ST		LOS ANGELES	P	1906	HIST.SURV.	0053-4034-0000		5S2	
094957	19-175088	739 E 53RD ST		LOS ANGELES	P	1911	PROJ.REVW.	HUD950301A	03/30/95	6Y	
026702	19-172689	1014 E 53RD ST		LOS ANGELES	P	1902	HIST.SURV.	0053-4035-0000		7R	
026703	19-172690	1168 E 53RD ST		LOS ANGELES	P	1904	HIST.SURV.	0053-4036-0000		7N	
164496		1171 E 53RD ST		LOS ANGELES	P	1910	PROJ.REVW.	HUD061206B	12/19/06	6Y	
087640	19-174865	1180 E 53RD ST		LOS ANGELES	P	1908	PROJ.REVW.	HUD940111E	02/23/94	6Y	
026704	19-172691	1218 E 53RD ST		LOS ANGELES	P	1899	HIST.SURV.	0053-4037-0000		5S2	
116407		1351 E 53RD ST		LOS ANGELES	P	1910	HIST.RES.	DOE-19-96-0313-0000	09/05/96	6U	
							PROJ.REVW.	HUD970203Z	09/05/96	6U	
026705	19-172692	1369 E 53RD ST		LOS ANGELES	P	1901	HIST.SURV.	0053-4038-0000		3S	
182774		1635 E 53RD ST		LOS ANGELES	P	1902	PROJ.REVW.	HUD110503H	05/12/11	6U	
129916		1801 E 53RD ST	PUEBLO DEL RIO PUBLIC HOUSING	LOS ANGELES	M	1942	HIST.RES.	DOE-19-02-0023-0000	02/14/02	2S2	AC

19-188179

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D
Other Listings Prop No. 129916
Review Code _____ Reviewer _____ Date / /

Page 1 of 4

*Resource Name or #: Pueblo del Rio Public Housing
P1. Other Identifier: Pueblo del Rio Defense Housing
*P2. Location: ☐ Not for Publication ▨ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad South Gate Date 1981 T 2 ; R 13 ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1801 East 53st Street City Los Angeles Zip 90058
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
APE Map: #1

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Pueblo del Rio is a public housing complex composed of 57 original two-story buildings placed on a 17.5 acre site in southeast Los Angeles, completed in 1942. Additions to the complex were made in 1954 (north of 52nd St.)and 1955 (west of Long Beach Ave.), and the complex presently includes 1320 units on 34 acres. The original buildings are painted reinforced brick and concrete and are typically placed on the site in rows of closely spaced linear pairs. The paired buildings have two standard forms: rectangular with opposite end blocks pulled out slightly, or; with staggered facades, creating a bowed elevation when paired. Executed in the International Style, the buildings display flat roofs with thin, broadly cantilevered overhangs, and bands of metal-framed casement windows without trim. Paired entrances for each duplex block are covered by flat hoods -- extensions of the upper story floor slabs. The innovative site plan features central "common" areas,children's play areas, individual garden plots and clothes drying areas between rows of residential structures. The complex is landscaped with mature eucalyptus, palm, and ficus trees, and foundation plantings.

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple Family Property
*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ▨ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
Pueblo del Rio complex, looking S. from 53rd St

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ▨ Historic ☐ Both
1941-42

*P7. Owner and Address:
Housing Authority of the City of Los Angeles

M--Municipal

*P8. Recorded by:(Name, affiliation, address)
Dana Slawson
Greenwood and Associates
725 Jacon Way
Pacific Palisades CA 90272

*P9. Date Recorded: 07/28/2000

*P10. Survey Type: (Describe)
Project related (Long Beach Ave. Pedestrian Grade Crossing)

*P11. Report Citation: (Cite survey report/other sources or "none") Historic Architectural Survey Report, Long Beach Ave./ Metro Rail Blue Line Pedestrian Grade Crossing. G and A for City of LA, 7/00.

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

19-188179

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3D

*Resource Name or #: Pueblo del Rio Public Housing

B1. Historic Name: Pueblo del Rio Defense Housing

B2. Common Name: Pueblo del Rio Public Housing

B3. Original Use: Multi-fam. residential, public B4. Present Use: R--Residential, public

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Original development built in 1941-42, East Extension added in 1954, West Extension in 1955.

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

*B8. Related Features:

Administrative building at 52nd St. and Holmes Ave.

B9a. Architect: Paul R. Williams, Chief Architect b. Builder: R.F. Campbell, Gen. Contractor

*B10. Significance: Theme World War II Era Public Housing Area Los Angeles

Period of Significance 1942 Property Type Public Housing Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Pueblo del Rio public housing complex is the result of a unique wartime collaboration between a number of Los Angeles' most acclaimed architects, including Gordon B. Kaufmann, (Walter) Wurdeman and (Welton) Becket, Richard Neutra, Adrian Wilson, and landscape architect Ralph D. Cornell, with Paul R. Williams appointed chief architect. Immediately prior to and during WWII, large individual residential commissions were rare and many top LA architects turned their talents to federally supported public housing. Known as the Southeast Housing Architects, Associated, the consortium designed the facility first known as the Pueblo del Rio Defense Housing Project beginning in 1940; construction was completed in 1942. Fifty-seven two-story units were placed on the 17.5-acre site. The brick and concrete buildings, with their bands of steel casement windows and flat roofs with projecting eaves are typical of the Federal Public Housing Authority projects of the era. Chief architect Williams had been appointed a commissioner of the National Board of Municipal Housing in 1933, and in Los Angeles, he was a member of the Housing Commission from 1933 through 1941. Pueblo del Rio was the first public housing project he was responsible for in southern California. To this juncture, Williams had done no substantial work in the International idiom. The Pueblo del Rio project and his contact with Neutra are thought to have played a significant role in his subsequent embrace of the mode, which he employed in numerous succeeding projects.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References:

Southwest Builder and Contractor, 7/5/40, 4/17/42

Architect and Engineer, 9/42

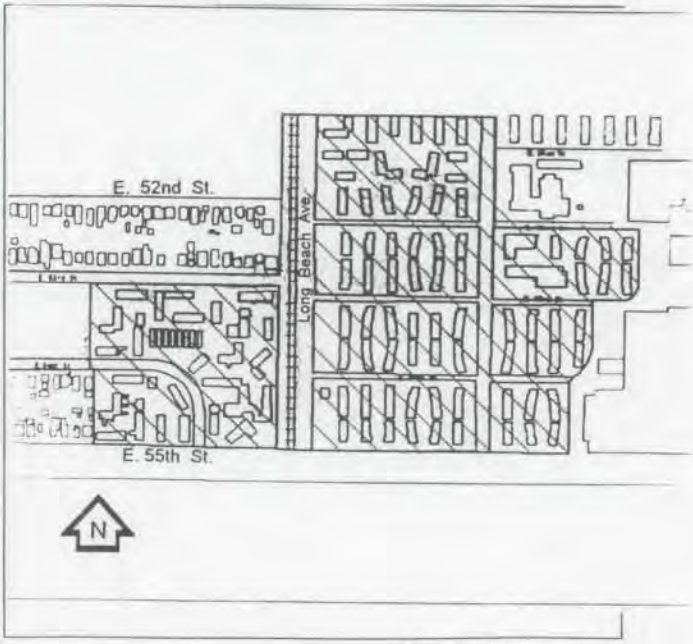
Hudson, 1993 "Paul R. Williams, A Legacy of Style."

B13. Remarks:

*B14. Evaluator: D. Slawson

Date of Evaluation: 06/05/2000

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 *Recorded by Dana Slawson *Date 07/28/2000 ☒ Continuation ☐ Update
*Resource Name or #: Pueblo del Rio Public Housing

The construction of Pueblo del Rio corresponded with the increase in defense related manufacturing in the days leading up to, and during, the Second World War. Priority for space in the complex went to workers involved in war related industries. Pueblo del Rio had the dubious distinction of being the only one of 15 Defense Housing facilities completed in Los Angeles during the war to accept African-American applicants (Hines 1982:175; Hudson 1993:25).

The Pueblo del Rio Public Housing complex appears eligible for the National Register under Criterion A, for its association with trends in public housing originating in the New Deal policies of President Franklin Roosevelt, and evolving to meet the housing demands of defense industry workers during World War II. It also has importance as the first federally funded public housing facility in the Los Angeles region to accept African-American residents. The complex also appears eligible under Criterion C, as a fine representative example of its functional type, retaining an excellent level integrity. It is also important for its innovative use of low-cost construction techniques and International-style design elements. "Garden city" planning principles were employed in the site design of the complex, which incorporates common greenspaces, private garden areas, and peripheral vehicle parking. Pueblo del Rio is the product of several of the most prominent and influential American architects of the day, including Paul R. Williams, Richard Neutra, Adrian Wilson, Gordon B. Kaufmann, Wurdeman and Becket, and landscape architect Ralph D. Cornell, all of whom collaborated to undertake this single project. The complex is significant at the local level, its period of significance being 1942, the date of its completion.



Pueblo del Rio, detail of entrance treatment.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4 *Recorded by Dana Slawson *Date 07/28/2000 ☒ Continuation ☐ Update

*Resource Name or #: Pueblo del Rio Public Housing



Pueblo del Rio, interior "common" area.



Pueblo del Rio, garden and clothes drying area.

Name: Pueblo del Rio



Description:

The Pueblo del Rio public housing complex is located in the Central Alameda neighborhood of Southeast Los Angeles. The roughly rectangular-shaped main portion of the complex (constructed in 1941-42) sits on level land bounded by 51st Street to the north, Alameda Street to the east, 55th Street to the south, and Long Beach Avenue to the west. This initial construction consisted of 400 units of housing in 57 two-story buildings on 17.5 acres. The annex (constructed in 1944) is bounded by 53rd Street to the north, Long Beach Avenue to the east, 55th Street to the south, and the Slauson Senior Citizen Center to the west. The annex consists of 22 buildings with 88 units of housing on six acres. Land to the east of the district is zoned for industrial use and contains multiple warehouses and industrial buildings. The majority of buildings in Pueblo del Rio are arranged in parallel rows, oriented north-south and facing each other across a series of lawns. The buildings are multi-family, two-story dwellings constructed in a modest Mid-Century Modern style. There is a one-story administration building located in the center of the district on Holmes Avenue. There are mature Chinese Elm trees lining Holmes Avenue.

Significance:

Pueblo del Rio is significant as one of the oldest public housing complexes in Los Angeles. It exemplifies the city planning and public welfare practices which responded to urban housing shortages and substandard living conditions in the second quarter of the 20th century. It is also exemplary of Garden City planning principles, with such characteristics as superblock site planning, common green space, and separation of vehicular and pedestrian traffic. The buildings and landscape retain a high degree of integrity from the period of significance, which has been identified as 1941-44 (the period of development of the complex and the annex).

In response to a nationwide housing shortage, the United States Housing Authority was established in 1937 to create low-cost public housing to alleviate overcrowding in cities such as Los Angeles. In 1938, the city of Los Angeles established its own local program, the Housing Authority of the City of Los Angeles (HACLA). With funding from the Federal Housing Act, HACLA constructed ten public housing complexes, including Pueblo del Rio in 1941-42. This type of housing development, planned and constructed by a city agency, was intended to combat housing shortages and provide healthy, safe living conditions for residents. Pueblo del Rio was designed by a team known as Southeast Housing Architects, which included prominent local architects Paul R. Williams, Richard Neutra, Gordon Kaufman, Adrian Wilson, and the firm of Wurdeman & Becket. More than 150 units of housing associated with the Furlong Tract were cleared from the site before construction. Because the site had been previously developed, the architects largely worked within the existing street grid, combining parcels within the blocks to create mini 'superblocks." With the entry of the United States into World War II, newly constructed housing was set aside for employees essential to national defense. Applications for housing at Pueblo del Rio were opened first to defense workers and enlisted personnel of the armed forces, then to low-income renters. Annual income of families admitted to the complex could not exceed $1,750.00 per year.

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Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Public & Defense Housing, 1939-1945
Property type:	Residential
Property sub type:	Public Housing Complex
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	One of the earliest housing projects in Los Angeles designed and built for defense workers. Associated with a distinguished group of architects.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Familty
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a garden apartment complex, exhibiting garden city planning principles such as superblock site planning, common green space and separation of vehicular and pedestrian traffic.

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5501-07 Long Beach Avenue (Map Reference No. 8-014)

P1. Other Identifier: 1964 E. 55th Street

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5501 Long Beach Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-014-001

***P3a. Description:**

The subject property contains two single-story commercial buildings and one single-story residential building. Vernacular in style, the commercial buildings are irregular in plan, clad in smooth stucco, and feature flat roofs with parapets. The southernmost building features a slight eave overhang at the roofline and a scallop design on the upper face of the parapet. The northernmost building features a slight eve overhang with a banded pattern at the roofline that wraps around to the north. Windows were obscured by metal bars at the time of evaluation but appear to be aluminum sliders. Entrances are located on the east and north elevations and were also obscured by metal bars but appear to be wooden.

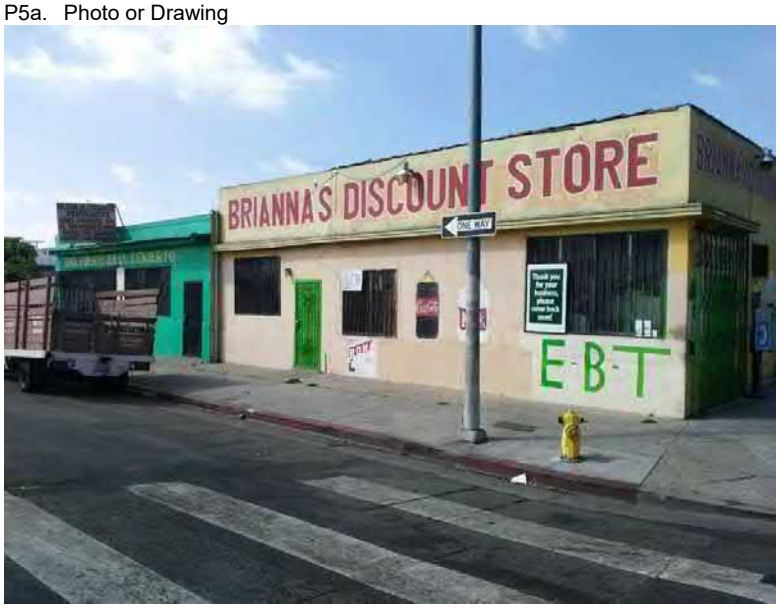
The residence is rectangular in plan and finished in rough stucco. The roof system is cross-gabled at the front and hipped at the rear and is sheathed in asphalt shingles. Craftsman influences such as wide eave overhangs with exposed rafters and triangular knee braces at the gable ends of the roof were present at the time of evaluation. Windows were obscured by metal bars but appear to be non-original aluminum sliders. The primary entrance is located on the north elevation and was obscured by metal bars.

The parcel is located at the southwest corner of Long Beach Avenue and East 55th Street; it is flat and contains no landscaping. Alterations include additions to the rear of both commercial structures and the application of stucco to, and replacement of windows on, the residential building.

***P3b. Resource Attributes:** HP2. Single Family Property; HP6. 1-3 Story Commercial Building (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Eastern façade; view southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Commercial buildings, 1950 and 1951; residence 1939 (LADBS var.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

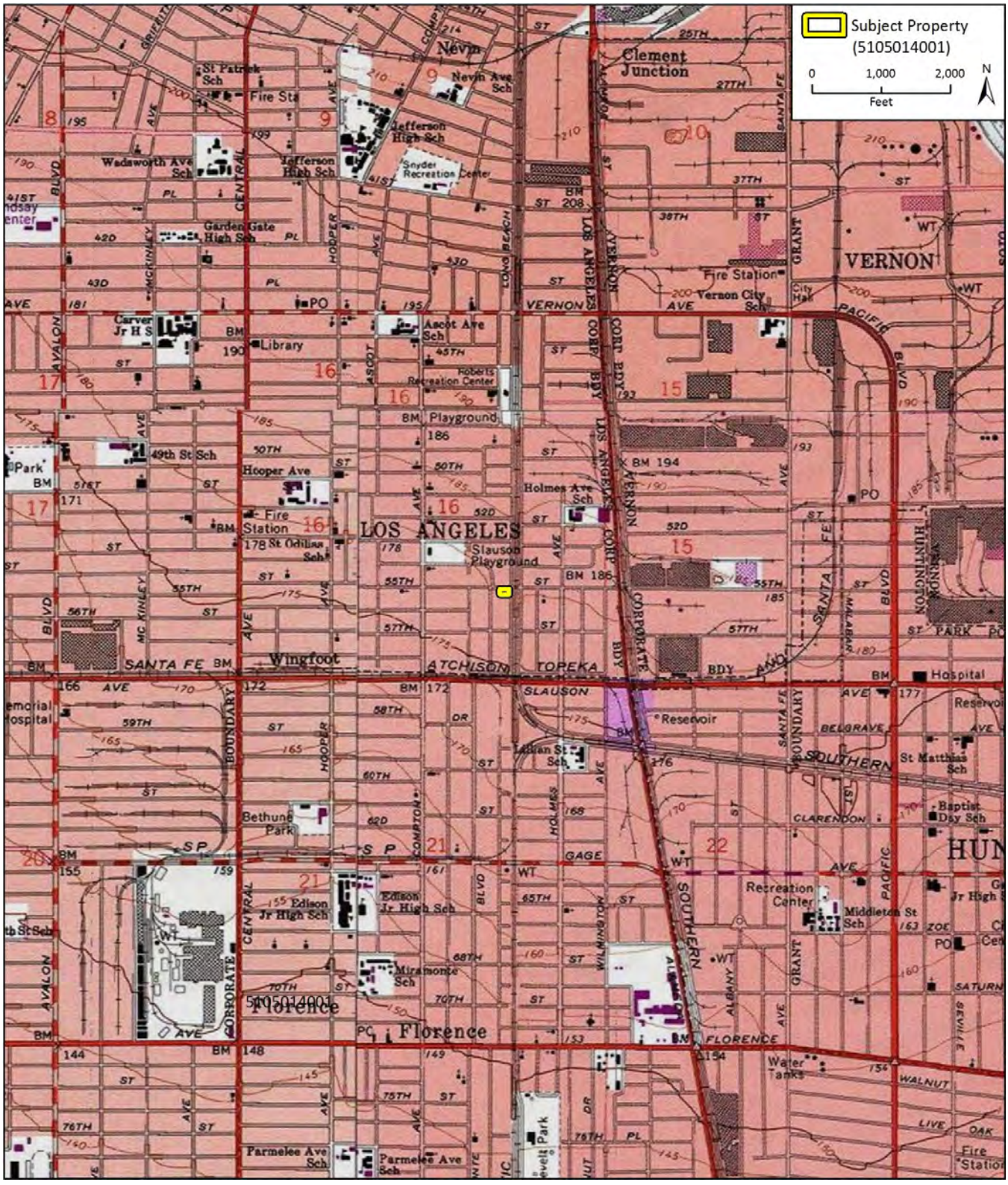
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 5501-07 Long Beach Avenue (Map Reference No. 8-014)
***Map Name:** USGS 7.5' Quad: *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5501-07 Long Beach Avenue (Map Reference No. 8-014) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: Citizen's Market
B2. Common Name: Brianna's Discount Market; Iglesia Jesucristo de Pentecostes
B3. Original Use: Commercial, residential B4. Present Use: Commercial, residential, religious
***B5. Architectural Style:** Vernacular, Craftsman
***B6. Construction History:**

The residence at 1654 E. 55th Street was built in 1939, according to Los Angeles Department of Building and Safety (LADBS) permits. Stucco cladding and replacement windows constitute apparent alterations. The commercial building at 5505-07 Long Beach Avenue dates from 1950. Rear additions were built in 1953 and 1957. The commercial building at 5501-03 Long Beach Avenue was built in 1951 with a rear addition also constructed that year (LADBS var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: J.M. Fratt (5501-03 Long Beach Ave.) b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

LADBS building permits indicate that property owner George Wong built the residence at 1654 E. 55th Street in 1939. Wong also built the commercial buildings on the property's Long Beach Avenue frontage, completing them in 1950 and 1951, respectively. City directory listings from between 1956 and 1969 indicate that tenants of the property's four storefronts included Citizen's Market, Jones Cleaners and Dyers, Superior Barber Shop, and Citizen's Laundromat. Research uncovered no further information of consequence.

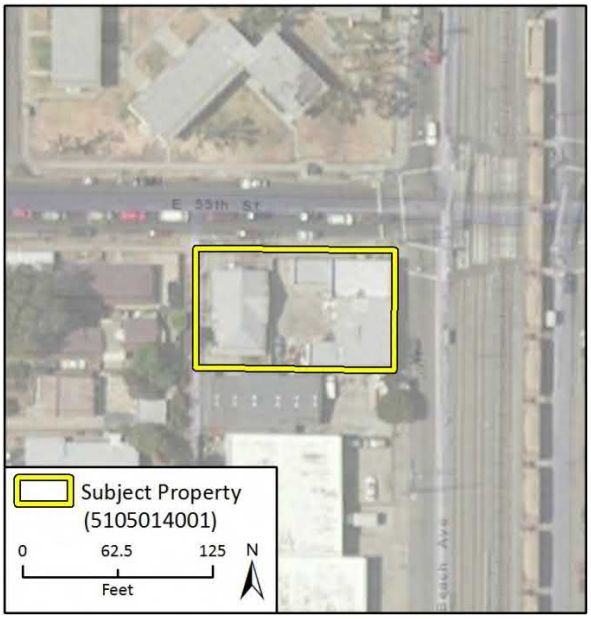
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 5, 2018

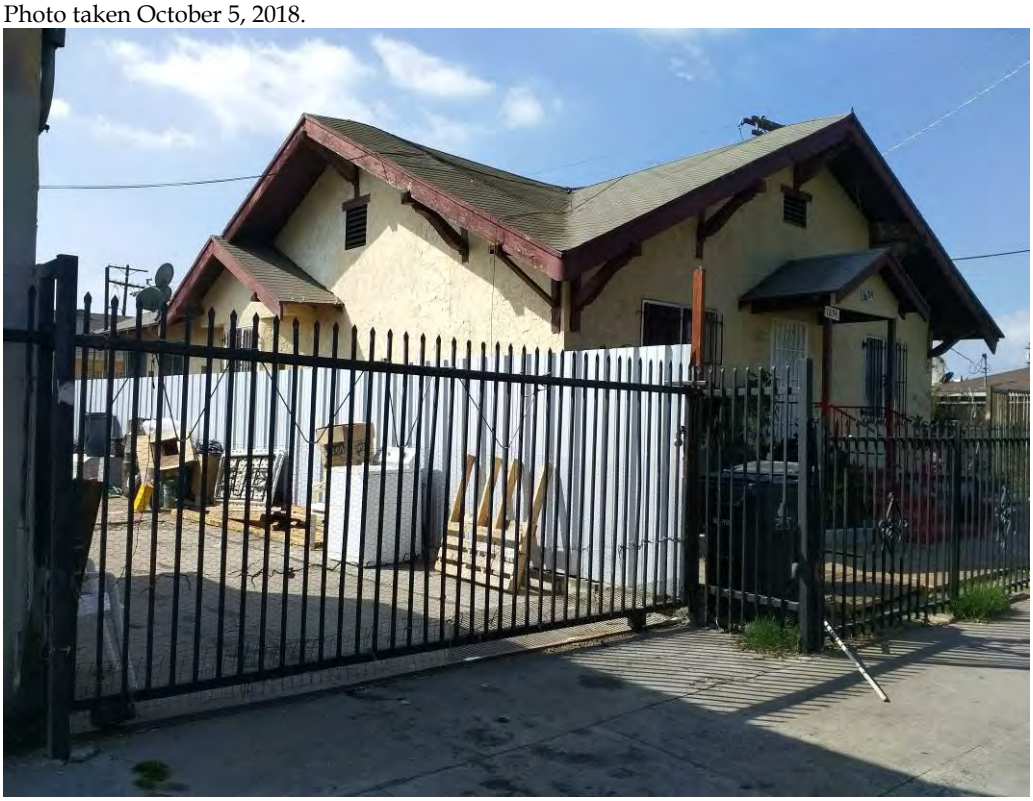
(This space reserved for official comments.)



P5b. Photographs (continued):



Photograph 2. North and west elevations of residential building, view southeast.
Photo taken October 5, 2018.



Photograph 3. North and west elevations of residential building, view southwest.
Photo taken October 5, 2018.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5511 Long Beach Avenue (Map Reference No. 8-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5511 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-014-029

***P3a. Description:**

The subject property is a single-story industrial building with no discernible style. The rectangular plan building is constructed of CMU brick in a checkerboard/zigzag relief pattern and features a flat roof with a short parapet. A window at the eastern elevation was largely obscured by a screen and metal awning at the time of evaluation but appears to be multi-light wooden. Two other windows were obscured by metal bars. Entrance to the building is located at the eastern elevation and was open at the time of evaluation; therefore, its material was not ascertained. The property is located mid-block on a level parcel and has no landscaping. Alterations include the resurfacing of the roof.

***P3b. Resource Attributes:** HP8. Industrial building.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Eastern façade; view northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

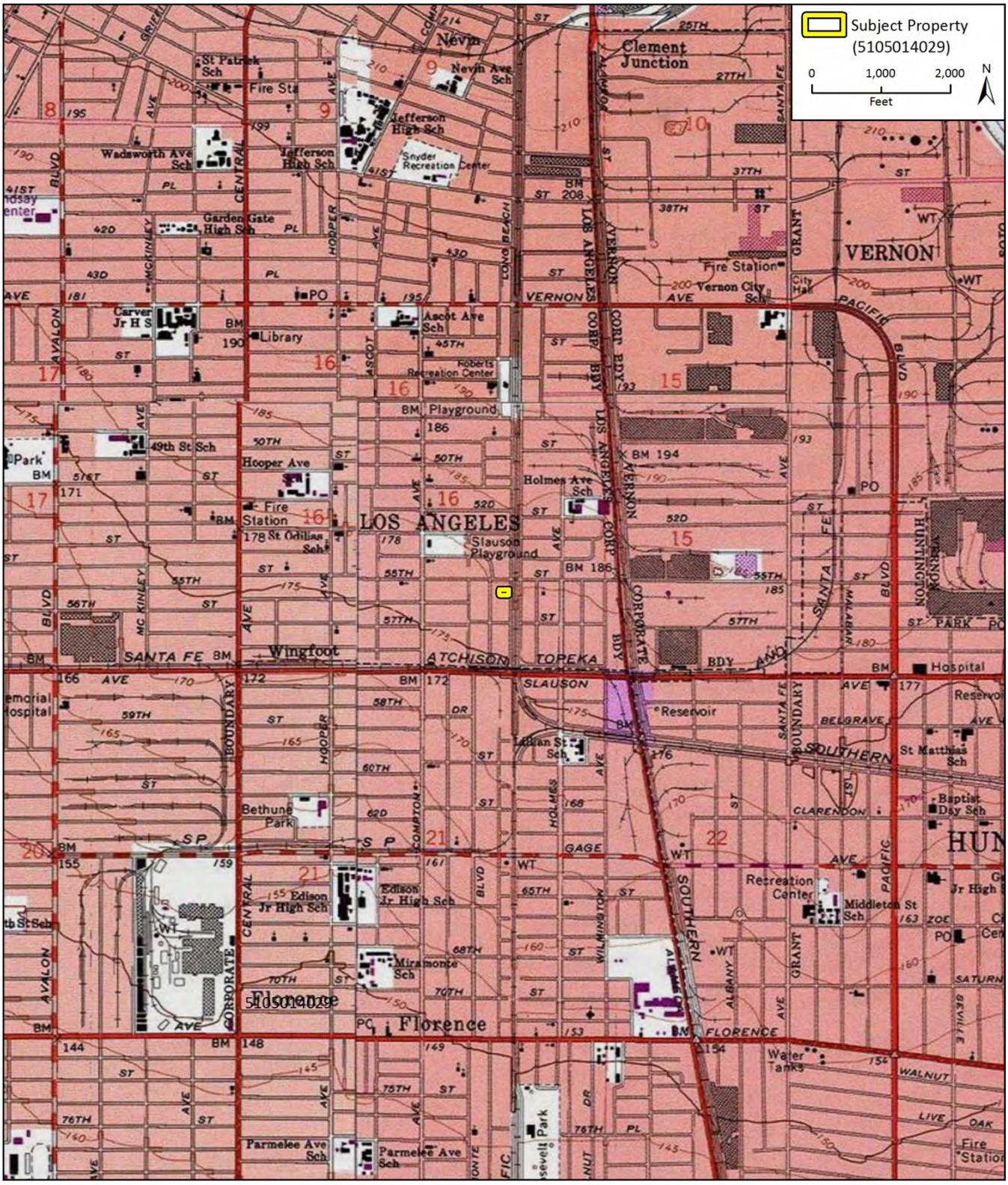
LOCATION MAP

Trinomial

***Resource Name or #** 5511 Long Beach Avenue (Map Reference No. 8-015)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5511 Long Beach Avenue (Map Reference No. 8-015) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: Lyons Food Products
B2. Common Name: Marsa Specialty Products
B3. Original Use: Industrial; food processing and distribution B4. Present Use: Food processing
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1963. It was re-roofed in 2006, according to Los Angeles Department of Building and Safety (LADBS) permits.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R. Gray, engineer b. Builder: Cornelius & Sons
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. Parcel data and LADBS permits indicate that C.T. Cornelius developed the property in 1963 as a gelatin processing plant. Cornelius also developed the neighboring building at 5521 Long Beach Avenue (LADBS 1963). According to city directories, food processing and distribution firms, including Lyons Food Products and Marsa Specialty Products, have occupied the building historically. Marsa Specialty Foods continues to operate from the property.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

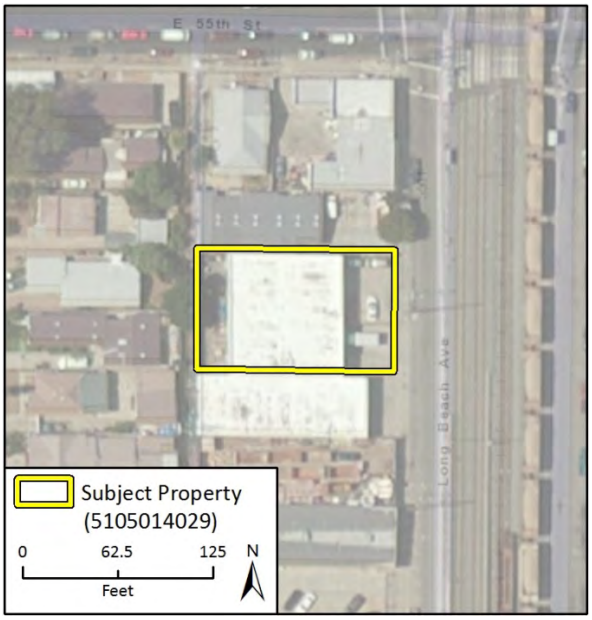
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 31, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5521 Long Beach Avenue (Map Reference No. 8-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5521 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-014-005

***P3a. Description:**

The subject property is a single-story industrial building with no discernible style. The rectangular plan building is constructed of CMU block, featuring a checkerboard/zigzag relief pattern along a portion of the eastern elevation, and includes a flat roof with a short parapet. A window at the east (front) elevation was obscured by metal bars at the time of evaluation, as was the main entrance. A metal swing-up garage door is also present at the east elevation. The property is located mid-block on a level parcel and has no landscaping. Alterations include the re-roofing of the building in 2006, according to Los Angeles Department of Building and Safety permits.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) façade; view southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

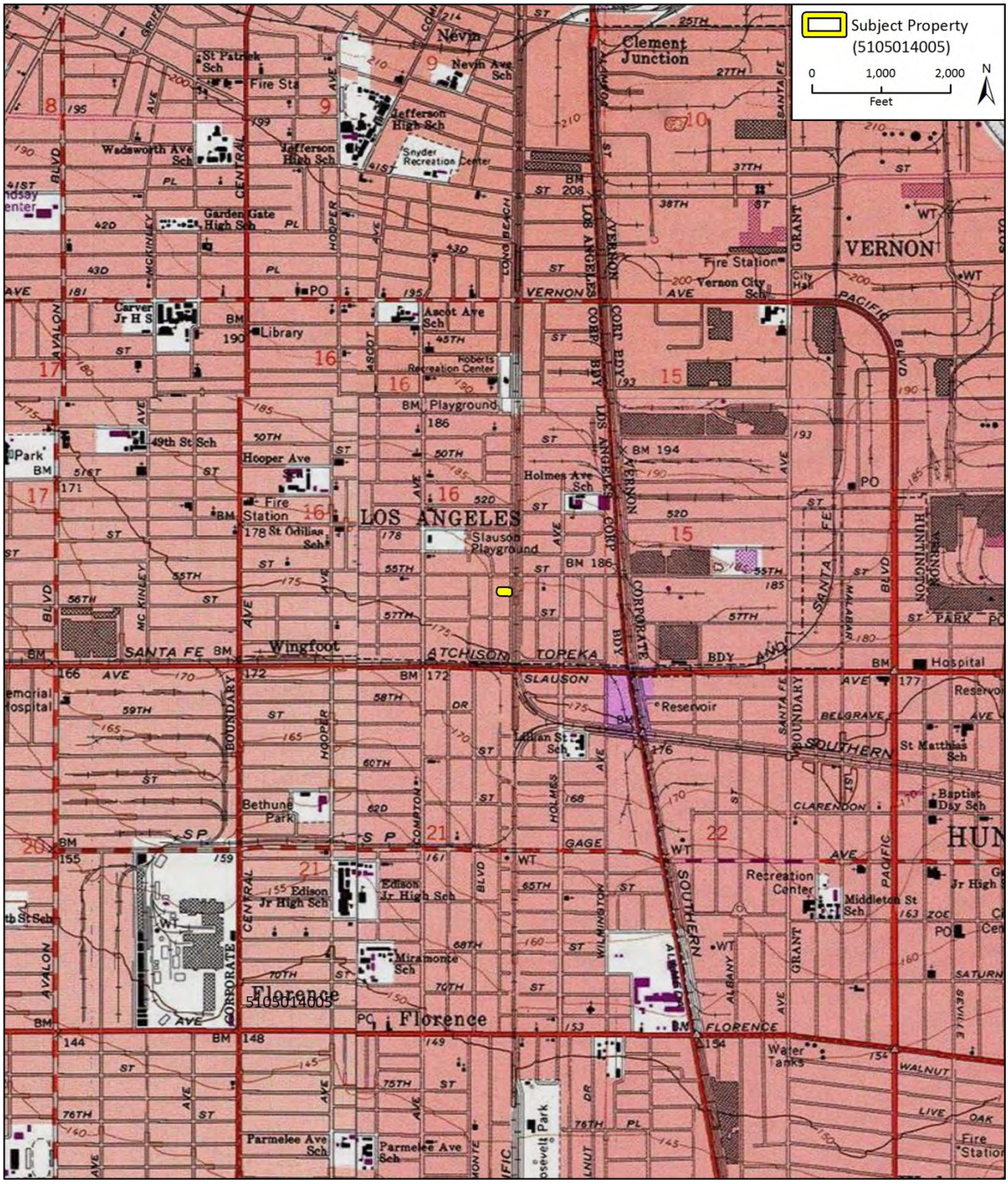
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 5521 Long Beach Avenue (Map Reference No. 8-016)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5521 Long Beach Avenue (Map Reference No. 8-016) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/manufacturing B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to County parcel data, the building was constructed in 1964. The roof was replaced in 2006, according to the Los Angeles Department of Building and Safety (LADBS).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R. Gray b. Builder: C.T. Cornelius
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land use. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates that historically the railroad corridor lining Long Beach Avenue and Alameda Street to its east divide the area's land use patterns, with industrial properties to the east and primarily residential development to the west.

Parcel data and LADBS permits indicate that the subject building was developed by property owner C.T. Cornelius in 1963-64 as a manufacturing plant. Cornelius simultaneously developed the neighboring building at 5511 Long Beach Avenue (LADBS 1964). Subsequent occupants of 5521 Long Beach Avenue include Levy Bros. Box Company and Del Rae Furniture Manufacturing, according to city directory listings between 1968 and 1973. Jotta Mode, Inc., an apparel manufacturer, has operated from this address in recent years.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 26, 2018



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 5533 Long Beach Avenue (Map Reference No. 8-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5533 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-014-031

***P3a. Description:**

The subject property is a single-story, utilitarian-style industrial building. The rectangular plan building features two front-gabled roof systems that are obscured by a stepped parapet at the east (front) and north elevations. The building is finished in smooth stucco. Access to the site is provided through a metal sliding gate. No windows or doors are visible from the ROW. The property is located mid-block on a level parcel and has no landscaping. While no alterations were apparent from the public right-of-way, Los Angeles Department of Building and Safety (LADBS) permits indicate that the skylights and a south-elevation entryway roof were installed in 1992.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

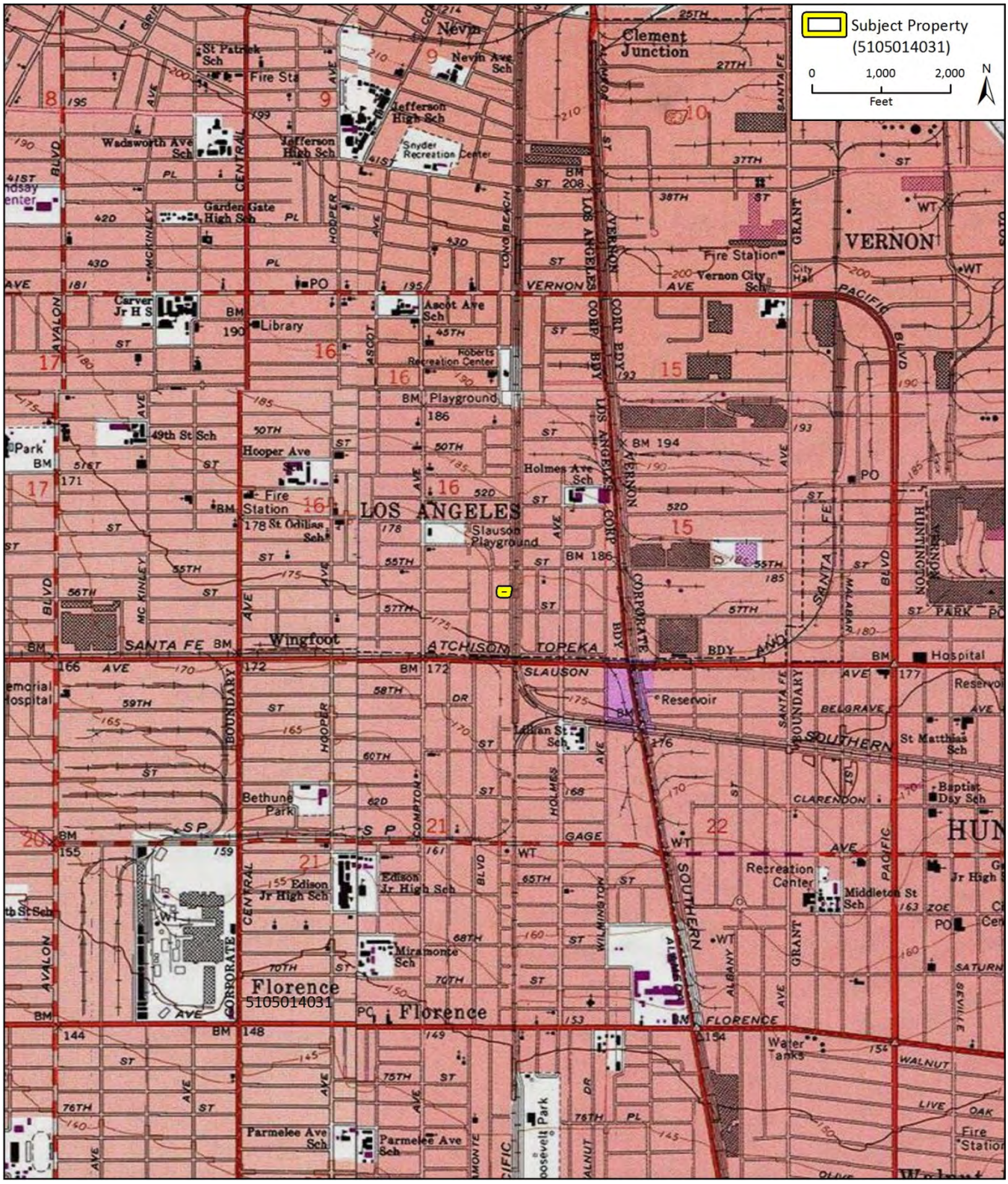
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5533 Long Beach Avenue (Map Reference No. 8-017)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5533 Long Beach Avenue (Map Reference No. 8-017) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to County assessor records and LADBS permits the building was constructed in 1947, with skylights and an entryway roof installed in 1992.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

City directories and LADBS permits indicate that it was developed in 1947 as a warehouse for the Curtis Automatic Sprinkler Company. Subsequent occupants identified in building permits include S/P Transportation Company and World Impact, a religious institution.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

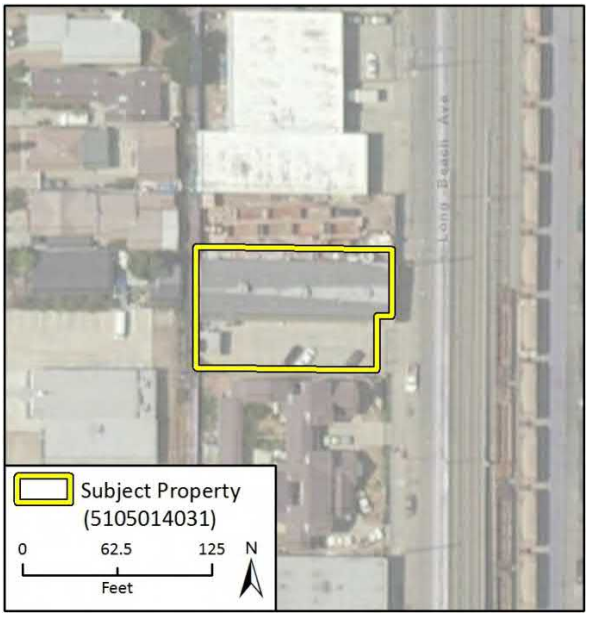
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 5528-32 Long Beach Avenue (Map Reference No. 8-018)

P1. Other Identifier: 5530 Long Beach Avenue

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5528-32 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-013-021 and -020

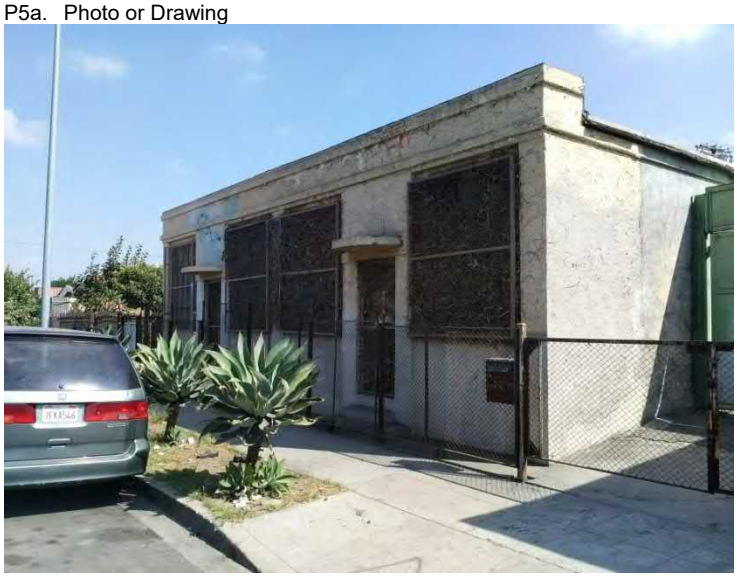
***P3a. Description:**

The subject property consists of two adjacent parcels with two single-story industrial buildings designed with minimal Streamline Moderne-style elements. Both rectangular plan buildings are clad in stucco and corrugated metal and feature a flat roof with a banded parapet. While most of the windows on the western elevation were obscured from view with metal screening at the time of evaluation, a single metal casement window was visible on the north building. Primary entrances are located on the primary (western) elevation, each marked by two curved steps and a rounded canopy; door types were obscured from view by metal screen doors. Alterations include the covering of the north building's north-elevation window openings with corrugated metal. Aerial imagery indicates that two ancillary buildings are located at the rear of the complex. Both of these have rectangular plans. The property is located mid-block on level terrain. Landscaping includes a park strip planted with large succulents and large shrubs on the interior of the property, as suggested by aerial photographs.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North building, west (front) and south elevations; view northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

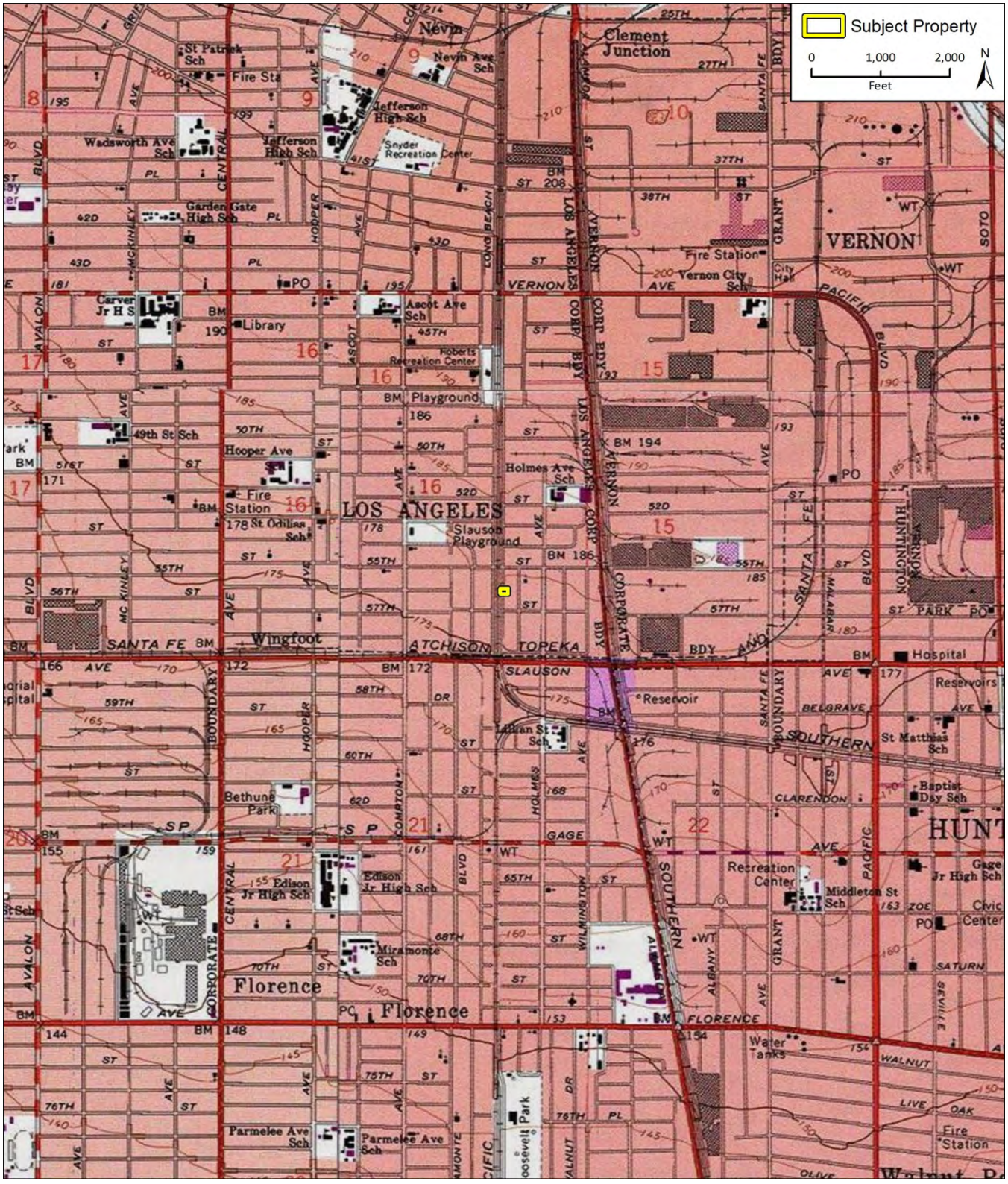
LOCATION MAP

Trinomial

***Resource Name or #** 5528-32 Long Beach Avenue (Map Reference No. 8-018)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5528-32 Long Beach Avenue (Map Reference No. 8-018) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian; Streamline Moderne-influenced
***B6. Construction History:**

According to assessor data, the primary building was constructed in 1941. The ancillary building was constructed sometime between 1994 and 2003 (Netronline 2018). The Los Angeles Department of Building and Safety (LADBS) issued a permit for an 8'-high concrete-block garden wall in 1988.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Warren (engineer) b. Builder: John Terberg
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

LADBS and assessor records indicate that property owner Burton Scott Miller developed the subject property in 1941 to house an unspecified industrial shop and Valley Tool Co., a manufacturer of tools for aircraft plants. According to building permits and city directories, subsequent occupants included C.W. Turner, Ben Franklin Cup Co., Bert Kendall Company, T&A Metal Polishing Company, and Morales Cabinet Shop.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



B10. Significance (continued):

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

P5a. Photographs (continued):



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5549 Long Beach Avenue (Map Reference No. 9-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section 16 S.B.**B.M.**

c. Address: 5549 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-014-011

***P3a. Description:**

The subject property is a single-story industrial building designed in a utilitarian style. The rectangular plan building is constructed of CMU block and features a flat roof. A metal roll-up garage door is located at the eastern elevation. Metal gates and a metal grate further enclose the garage door. A make-shift fence, consisting of corrugated metal and plywood, partially obscures view of the building. The property is located mid-block on a level parcel with no apparent landscaping. No alterations were noted.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) and north elevations; view southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

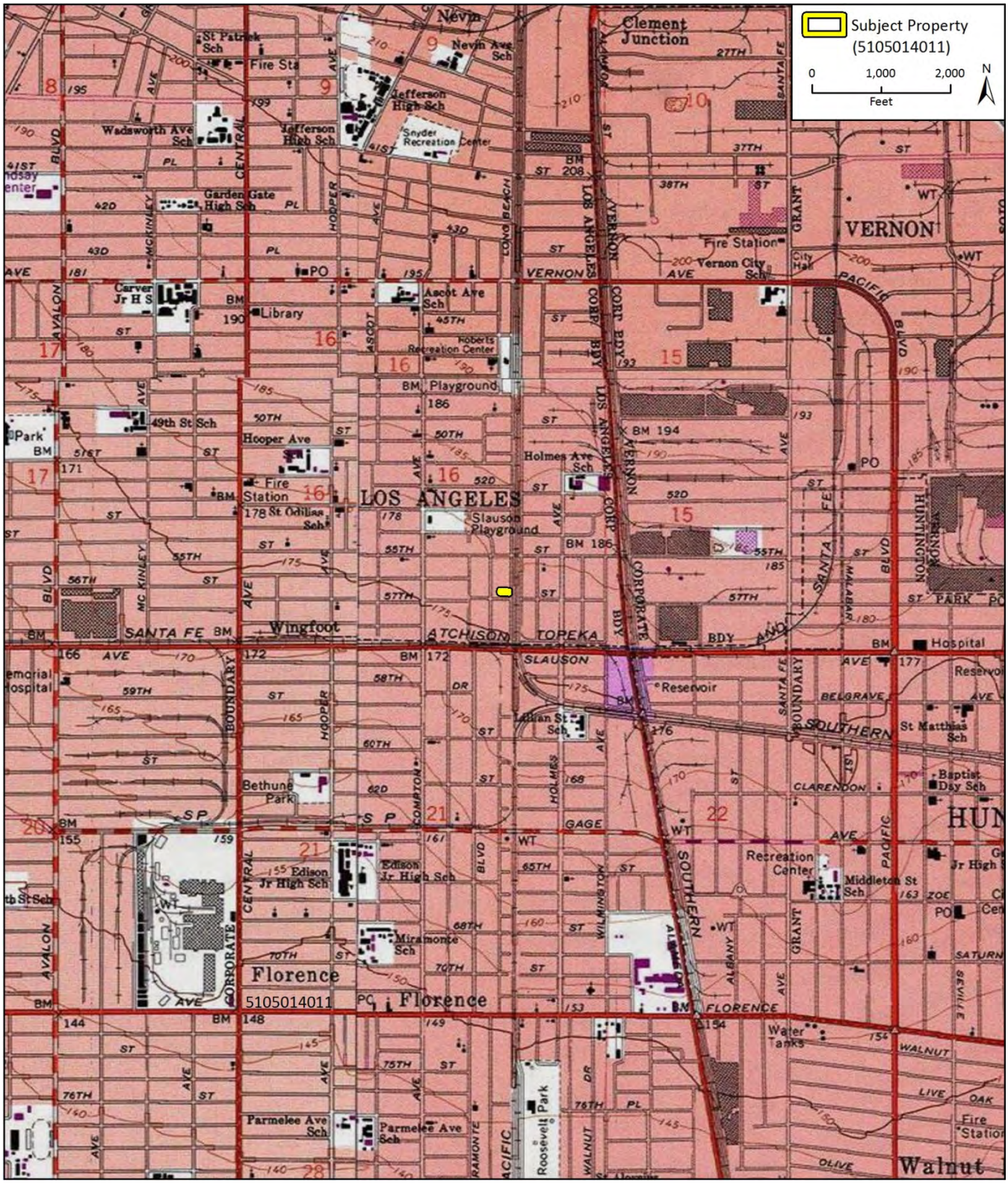
Primary #
HRI#
Trinomial

***Resource Name or #** 5549 Long Beach Avenue (Map Reference No. 9-001)

***Map Name:** *South Gate*

***Scale:** 1:24,000

***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5549 Long Beach Avenue (Map Reference No. 9-001) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/warehouse B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to Los Angeles Department of Building and Safety permits, the building was constructed in 1963, with no documented or apparent alterations.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Russ Conners, engineer b. Builder: Paul Simpson
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

LADBS permits and city directories indicate that property owner Sam Miller developed the building in 1963 as a metal storage warehouse. City directories indicate it subsequently housed Exclusive Furniture Manufacturing company and Song's Iron Works.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

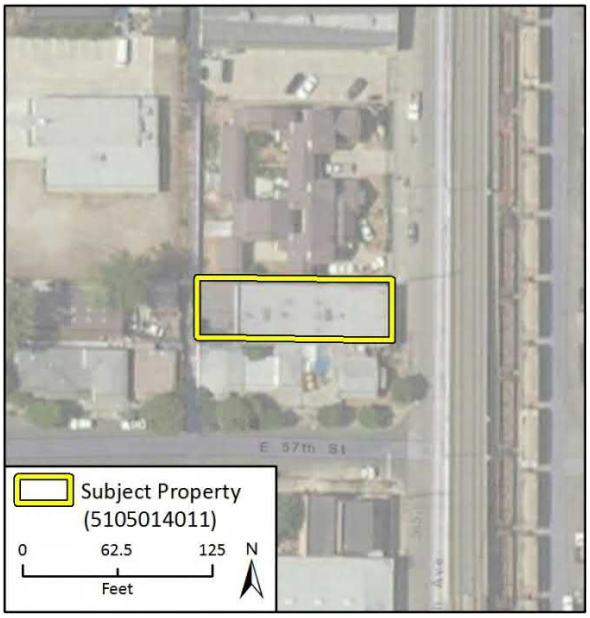
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5707 Long Beach Avenue (Map Reference No. 9-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5707 Long Beach Avenue City: Long Beach Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-020-003

***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The rectangular plan building is constructed of concrete masonry units (CMU) and features a curved roof punctuated by six skylights. Windows were obscured by metal screens at the date of evaluation. The entrance is located on the east elevation and features an entryway with a solid wooden door situated behind metal screen doors. The property is located mid-block on a level parcel and has no landscaping. Los Angeles Department of Building and Safety (LADBS) permits indicate the roof was rebuilt in 1968 following a fire and that unspecified repairs made after a 1972 fire.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East (front) elevation; view west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1951 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

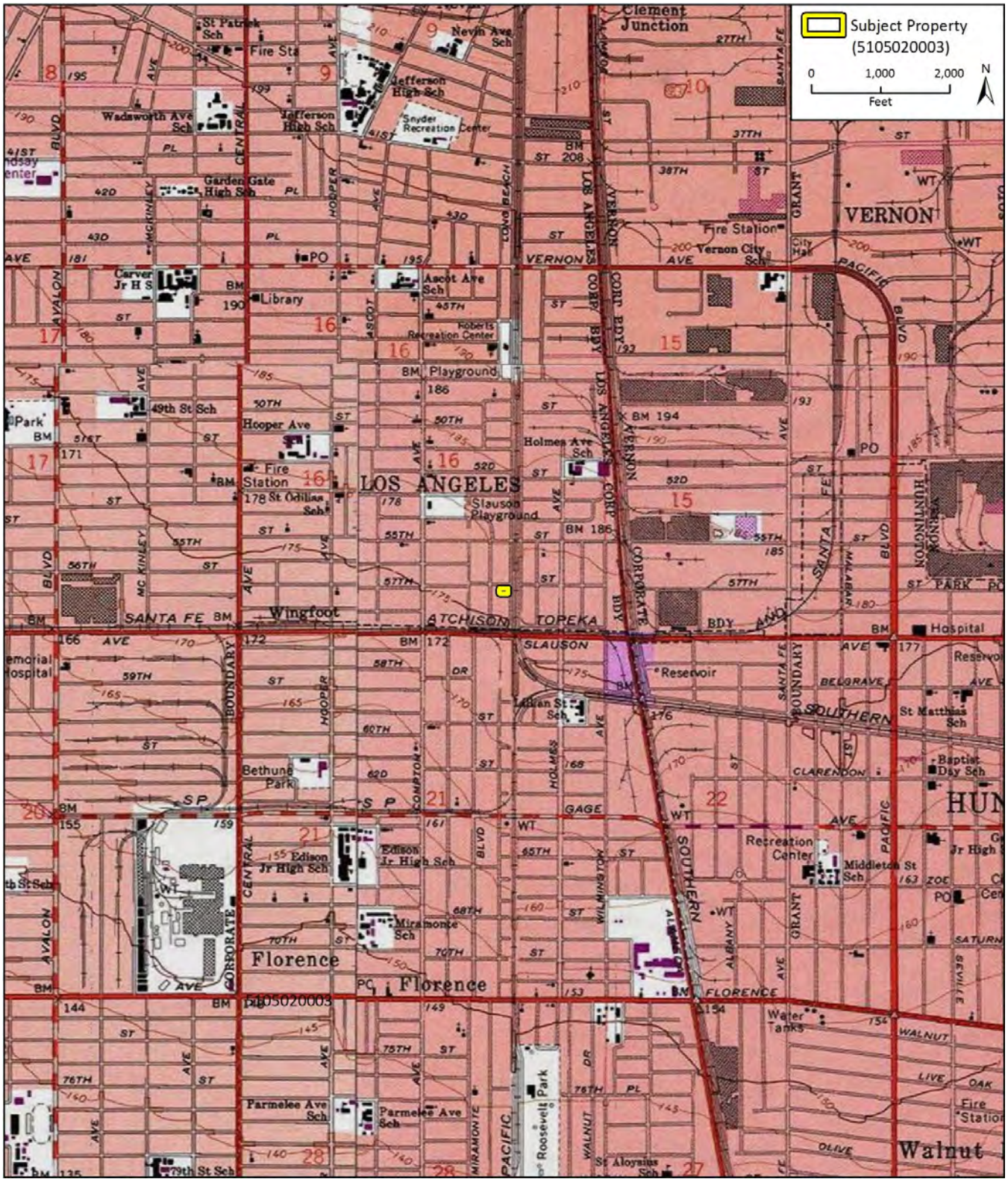
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5707 Long Beach Avenue (Map Reference No. 9-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5707 Long Beach Avenue (Map Reference No. 9-002) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/machine shop B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to LADBS permits, the subject building was constructed in 1951. The roof was replaced following a fire in 1968, and unspecified repairs were made after a 1972 fire.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

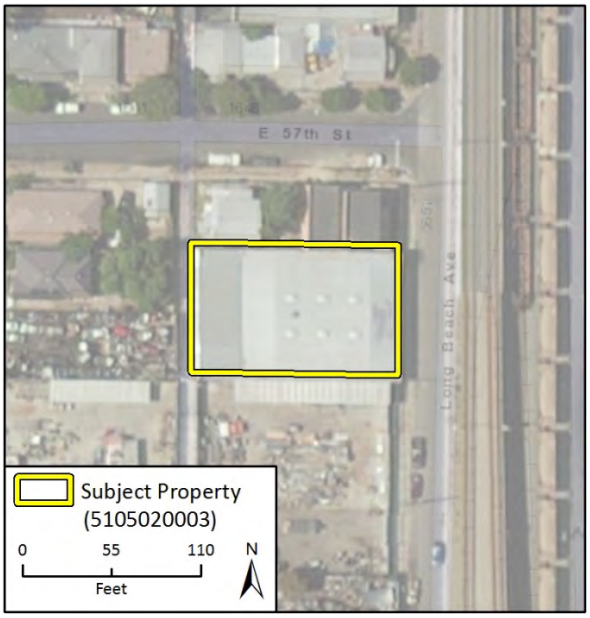
City directories and LADBS permits indicate that it was developed in 1951 as a machine shop and that a succession of industrial firms operated there thereafter. Bonded Brake Lining, Maple Furniture, and Coast to Coast installations are among the businesses listed at this address in directories published between 1956 and 1987.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 31, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5718 Long Beach Avenue (Map Reference No. 9-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5718 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-022

***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The L-plan building sits on a concrete foundation and is capped by a roof that is alternately flat and saw-toothed and sheathed throughout in composition cladding. Its brick walls include four large, windows that are filled in with brick. The front entrance is located on the primary (west) elevation and is situated behind a metal security door. The property is located mid-block on a level parcel and is landscaped with a small strip of grass. Alterations include the filling in of the west-elevation windows and unspecified alterations to the parapet, as indicated in building permits.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (LADBS 1925)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

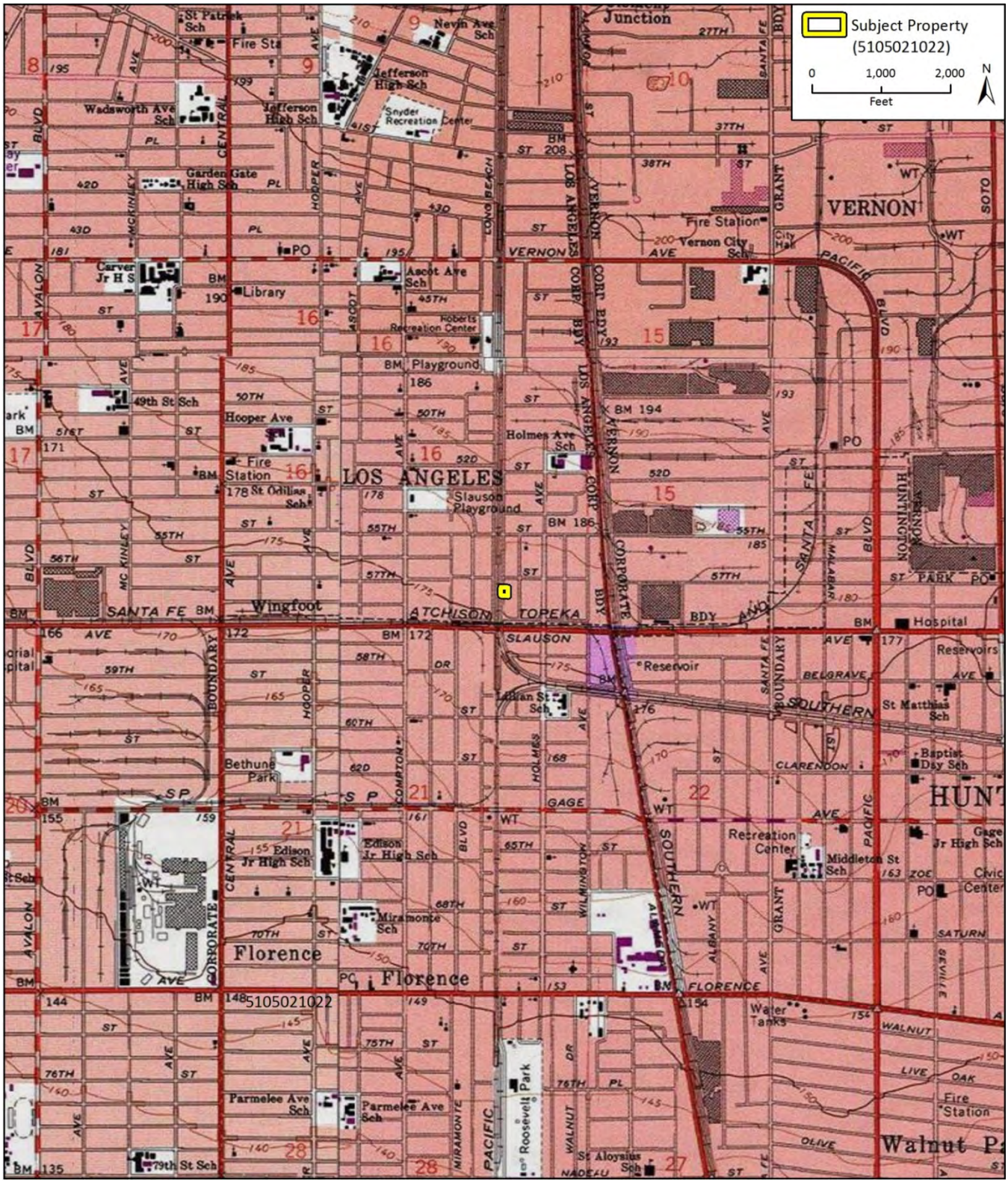
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5718 Long Beach Avenue (Map Reference No. 9-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5718 Long Beach Avenue (Map Reference No. 9-003) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

The building was constructed in 1925, according to building permits on file with the Los Angeles Department of Building and Safety. In 1964, a permit was issued for unspecified alterations to the parapet. The front windows were filled with brick on an unknown date.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

Building permits indicate J.J. Grant developed the subject property in 1925 as a plumbing shop. It has consistently remained in use for various industrial purposes since then, according to building permits and city directories. After serving as a gas and oil burner manufacturing plant, a preformed concrete fabrication shop, and a metal scrapyard, the building is currently an auto wrecking yard.

The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

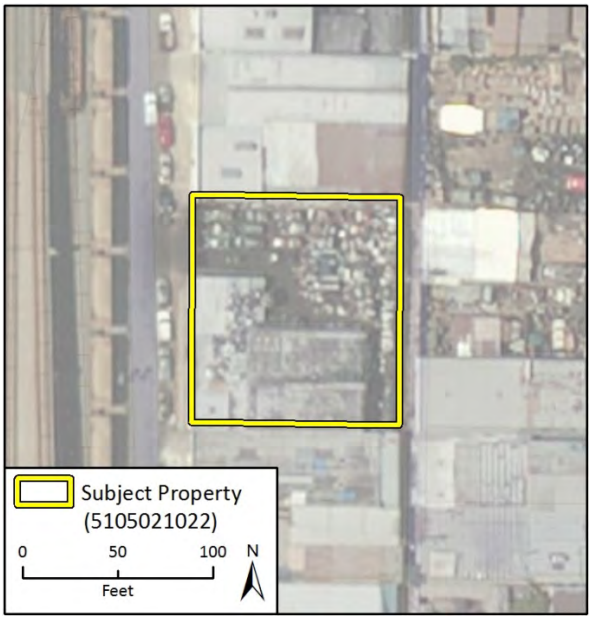
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 24, 2018

(This space reserved for official comments.)



State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **6Z**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5726 Long Beach Avenue (Map Reference No. 9-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5726 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-028

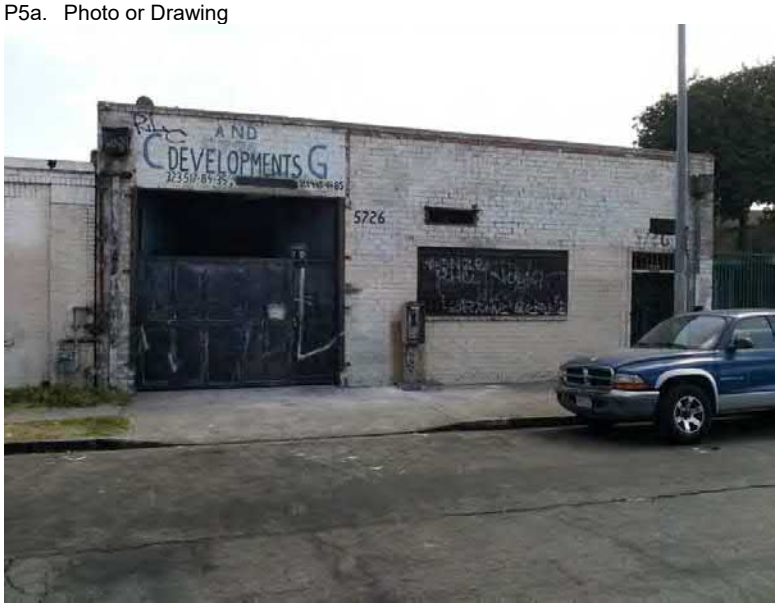
***P3a. Description:**

The subject property is a single-story, industrial building with no discernible style. The rectangular plan building is clad in brick and features a slightly rounded roof with parapet. There are three rectangular window cutouts of various sizes on the western elevation obscured from view with metal grates at the time of evaluation. The western elevation also possesses a man-door with recessed entrance and a garage door, both of which were obscured by metal gates. The property is located mid-block on a level parcel and has no landscaping. Alterations include the apparent replacement of the loading bay door.

***P3b. Resource Attributes:** HP8. Industrial Building.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Western façade; view east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1953 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

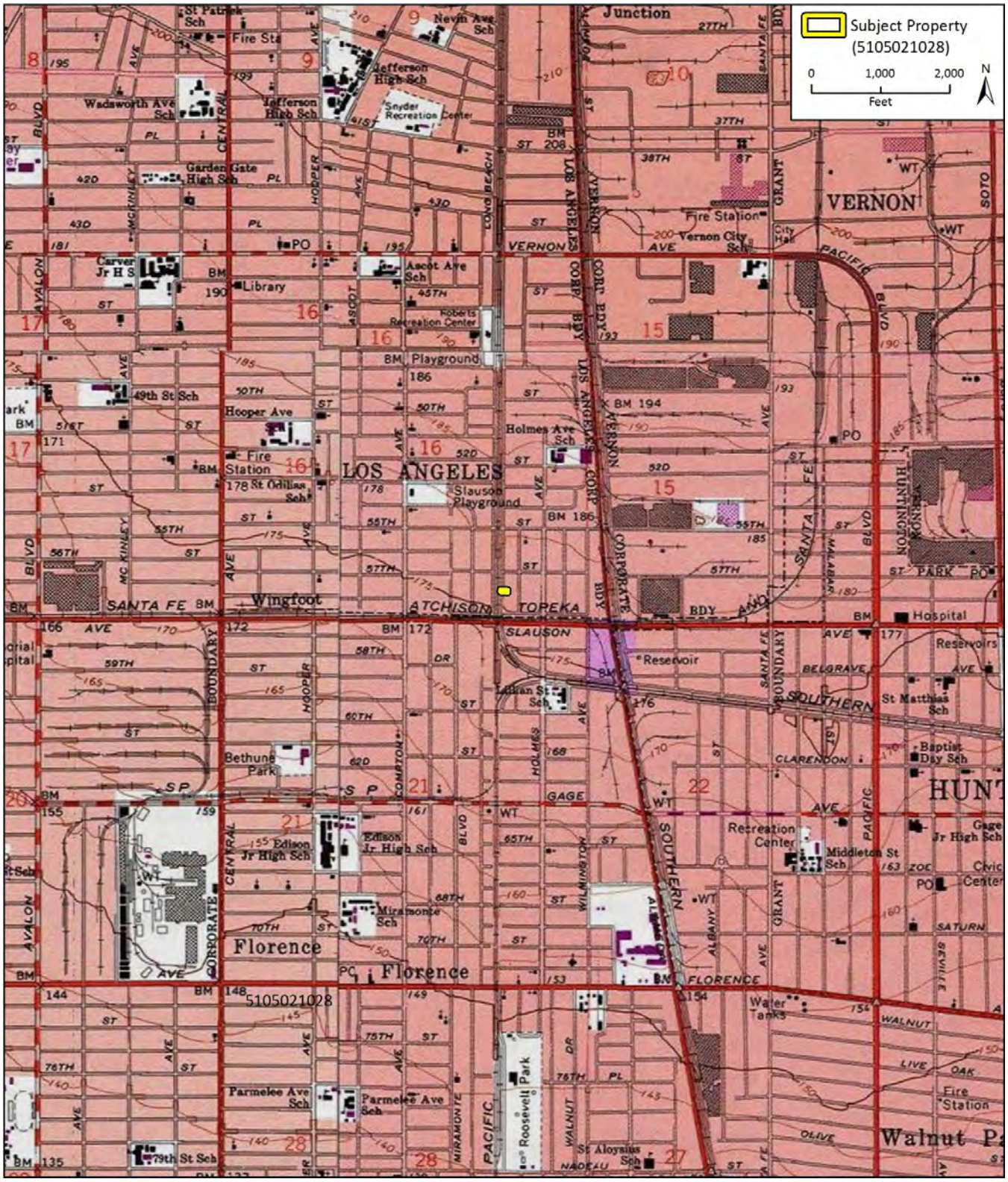
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5726 Long Beach Avenue (Map Reference No. 9-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
(5105021028)
0
1,000
2,000
Feet
N
5105021028
LOS ANGELES
VERNON
Florence
Florence
Junction
Wingfoot
SANTA FE
ATCHISON TOPEKA
SLAUSON
SOUTHERN
Reservoir
Hospital
Fire Station
Library
Playground
Recreation Center
Swimming Pool
Jefferson High Sch
Edison Jr High Sch
Gage Jr High Sch
Garfield High Sch
Bethune Park
Roosevelt Park
Slauson Playground
Snyder Recreation Center
Vernon City Hall
Water Tanks
Reservoirs
Fire Station
Recreation Center
Civic Center
Baptist Day Sch
St Matthias Sch
Middleton St Sch
Holmes Ave Sch
Ascot Ave Sch
Nevin Ave Sch
Wadsworth Ave Sch
Garden Gate High Sch
St Patrick Sch
49th St Sch
St Odilias Sch
Miramonte Sch
Parmelee Ave Sch
79th St Sch
St Aloysius Sch
Lillian St Sch
Vernon City Sch
Hooper Ave
Wilmington Park
Florence
Walnut P
Junction
Fire Station
Fire Sta
Library
PO
Hospital
Reservoir
Reservoirs
Recreation Center
Swimming Pool
Playground
Fire Station
Water Tanks
Fire Station
Walnut P
BM 194
BM 186
BM 208
BM Playground
SP
WT
PO
PARK PO
Civic Center
Fire Station
Fire Station
Fire Station

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5726 Long Beach Avenue (Map Reference No. 9-004) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/machine shop B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

City of Los Angeles building permits indicate the building was constructed in 1953, with interior alterations made in 1963 and 1977 to accommodate changes in use.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: E.F. Escalle, engineer b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west.

City directories and Department of Building and Safety permits indicate the property was developed in 1953 as a machine shop. Subsequent owners used the property for food processing. These included California Milling Company, Master Design Lighting, and California Sheet Metal Products.

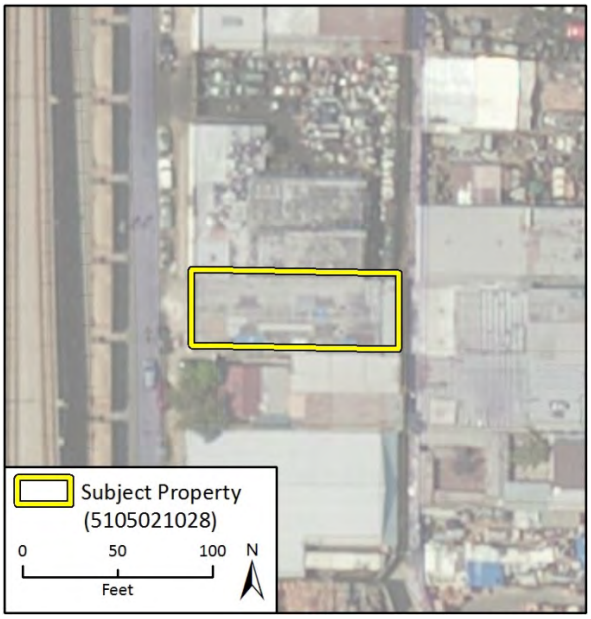
The subject property does not appear eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5727-31 Duarte Street (Map Reference No. 9-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5729-31 Duarte Street City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-010;-009

***P3a. Description:**

The subject property consists of two adjacent parcels with two one-story industrial buildings of similar vernacular-style designs that are adjoined by a corrugated metal canopy. The rectangular plan buildings sit on concrete foundations and are capped by flat roofs sheathed in asphalt roll-on cladding. Smooth stucco sheathes their wood frame structural systems. Windows could not be identified by type, due to the presence of metal security grates. Entrances are located on the east elevations and feature solid wood and metal roll-up doors. The property is located mid-block on a level parcel and is landscaped with mature trees planted along the sidewalk. Alterations include the addition of the central canopy.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 and 1956 (County of Los Angeles Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

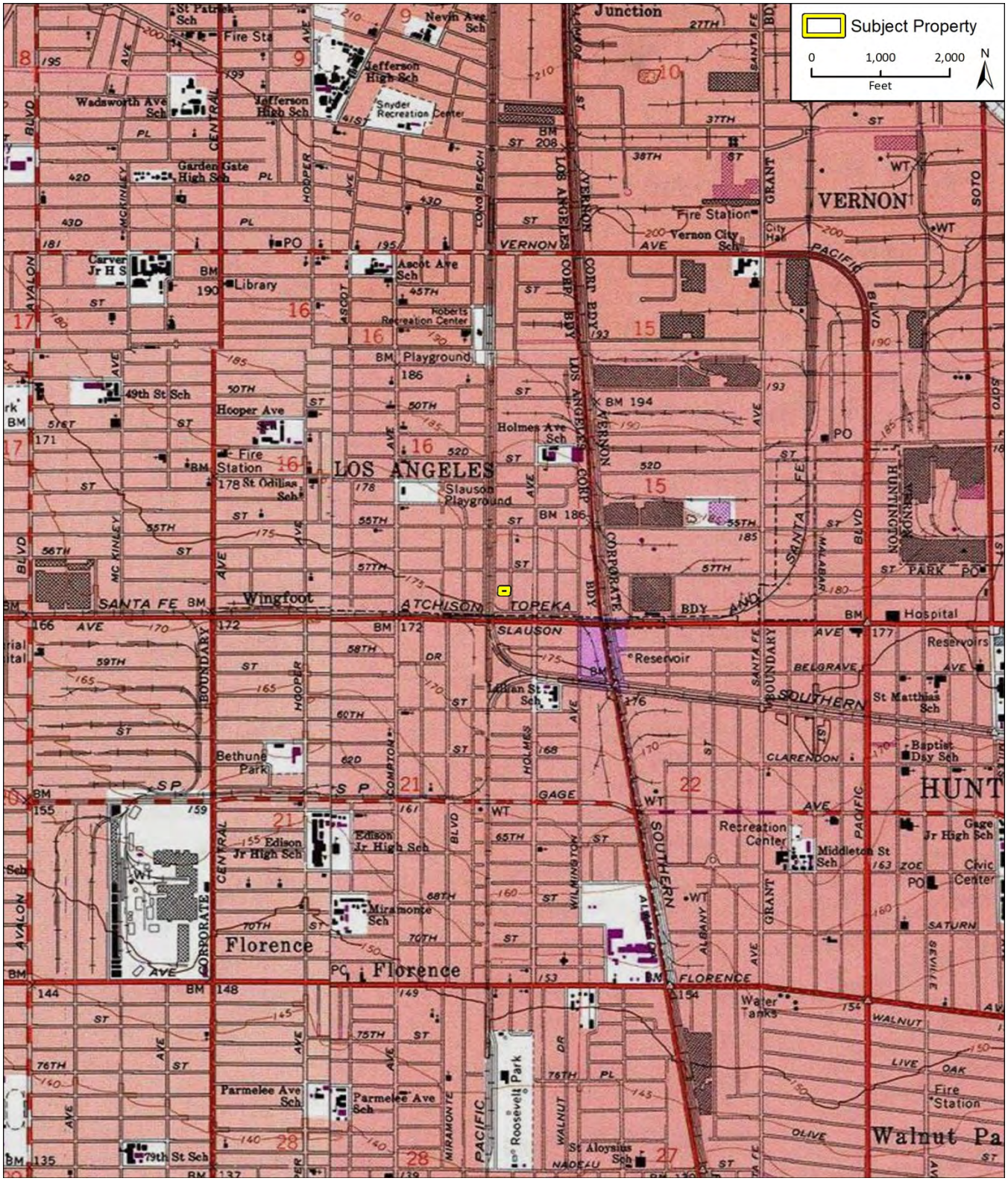
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5727-31 Duarte Street (Map Reference No. 9-005)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5727-31 Duarte Street (Map Reference No. 9-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Western Machine Tool; Victory Welding
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

According to parcel data 5729 Duarte was constructed in 1941 and 5731 in 1956. The central canopy dates from 1978, according to Los Angeles Department of Building and Safety (LADBS) permits.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Neighbor and Jones b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

Building permits and parcel data indicate the property owner Florence Crane developed the subject properties in 1941 and 1956 as machine shops. According to city directories, early occupants of the buildings included Western Machine Shop and Victory Welding.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not significant within the context of Industrial Development in Los Angeles and is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a vernacular-style industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 21, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5730 Long Beach Avenue (Map Reference No. 9-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5730 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-019

***P3a. Description:**

The subject property includes a one-story prefabricated residence designed in a vernacular style by Pacific Ready-Cut Homes (LADBS 1924). The rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof with a front-gabled dormer, all sheathed in asphalt shingles. Horizontal wood planks sheath its wood frame structural system. Windows include wood, 1/1 double-hung sashes—likely original—and a single non-original aluminum sliding window, which is located on the west facade. The primary entrance to the building is located on the west elevation and features a door of undetermined type situated behind a metal security door. Alterations include the aforementioned aluminum sash window.

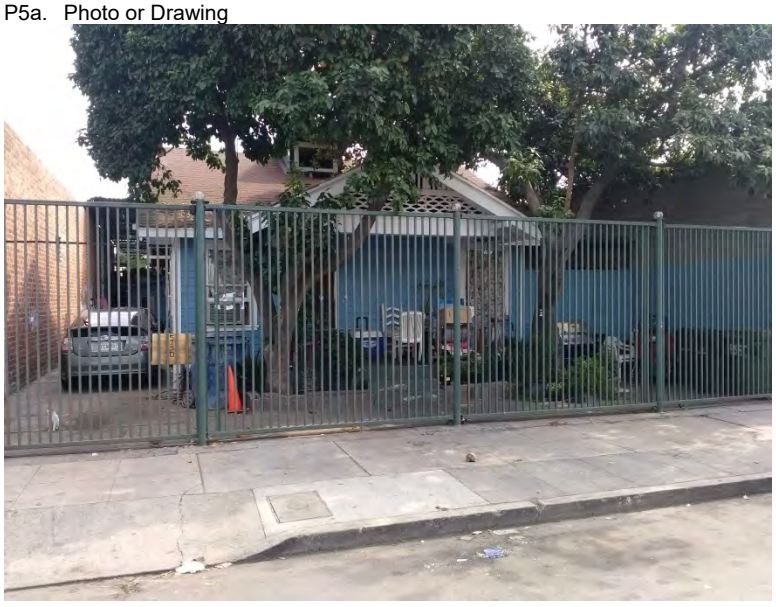
Covering most of the rear (east) of the property is a large, metal framed open-air shelter with a pent roof clad with corrugated or standing seam sheet metal. Beneath the shelter is a shed, which features a rectangular plan, front-gabled roof, and a combination of plywood and horizontal plank siding. Site constraints prevented a detailed survey of these buildings.

The property is located mid-block on a level parcel. As most of the parcel is paved with concrete, landscaping is limited to a pair of mature trees in concrete planters flanking the entrance.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (LADBS 1924)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

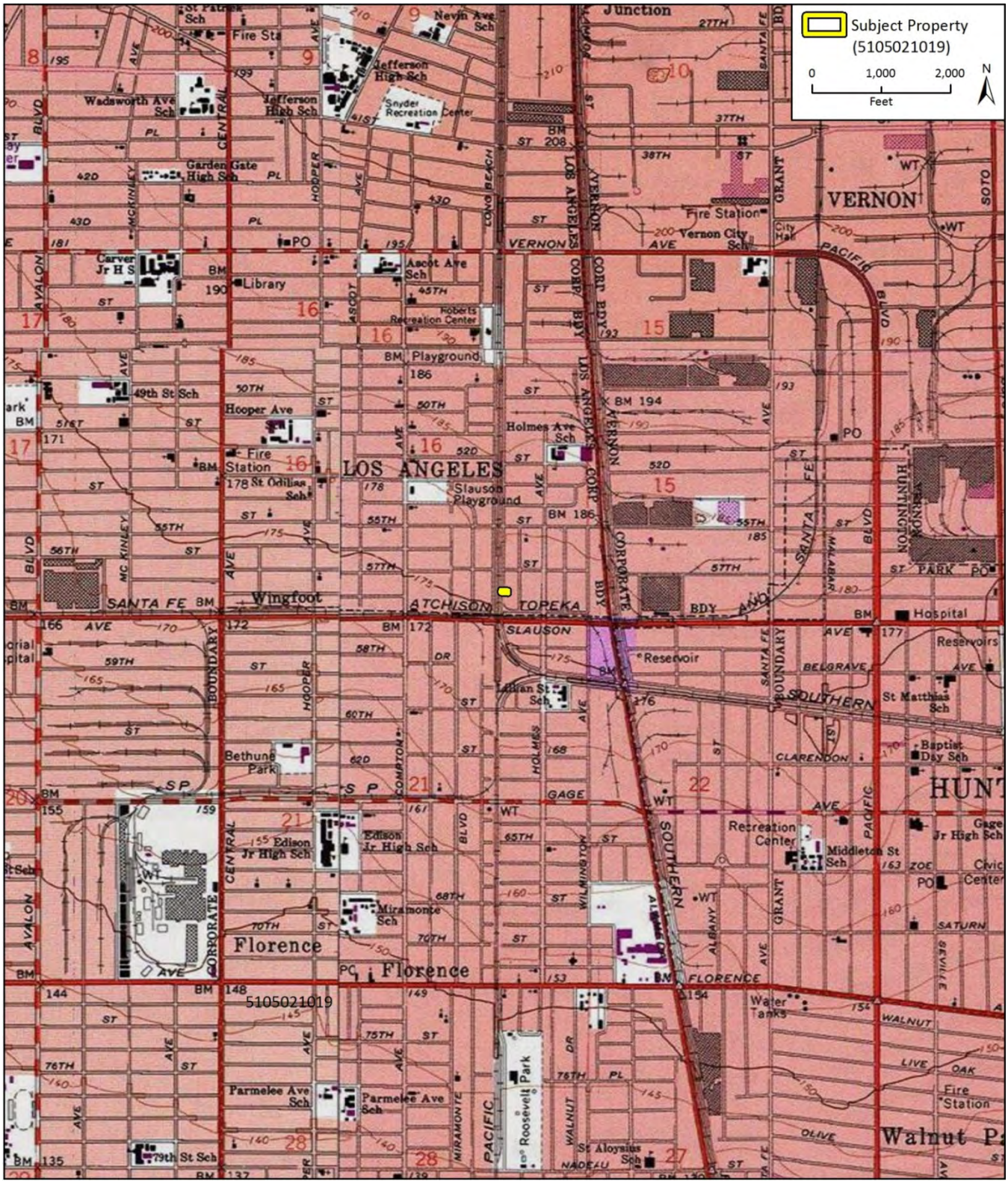
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 5730 Long Beach Avenue (Map Reference No. 9-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5730 Long Beach Avenue (Map Reference No. 9-006) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

According to parcel data and Los Angeles Department of Building and Safety (LADBS) permits, the residence was constructed in 1924. Historic aerial photos suggest the metal framed shelter dates from sometime between 1980 and 1994 (Netronline 2018). The date of construction for the shed was not ascertained.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Pacific Ready-Cut Homes b. Builder: Unknown
***B10. Significance: Theme** Early Residential Development **Area** Southeast Los Angeles Community Plan Area
Period of Significance 1880-1930 **Property Type** Single-family residence **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

Building permits indicate owner Ernest Broguiere developed the subject property in1924 as a single-family residence. He and his wife, Mary, were immigrants from the Swiss Alps region who founded Broguiere's Dairy in Montebello in 1920 (Newspapers.com 2018). The Broguieres acquired the house as a kit home supplied by the firm Pacific Ready-Cut Homes (LADBS 1924). It is unlikely that Broguiere and his immediate family ever resided at this address as records available through Ancestry.com reveal the family lived in Montebello area between the early 1920s and the 1950s. A search of city directories dating from between 1925 and 1987 revealed that Hugo L. Palma (1973) and Julian Garcia (1987) resided at this address. Archival research failed to identify consequential information about the owners/occupants of the property.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not associated significant within the context of Early Residential Development in Los Angeles or any other important events (Criteria A/1/1).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



B10. Significance (continued):

Although it was developed by Ernest Broguiere, a notable dairyman, the building never appears to have been occupied by Broguiere, who continued to reside in Montebello. The building is a relatively ordinary and altered example of a vernacular-style single-family house and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5735 Duarte Street (Map Reference No. 9-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5735 Duarte Street City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-011

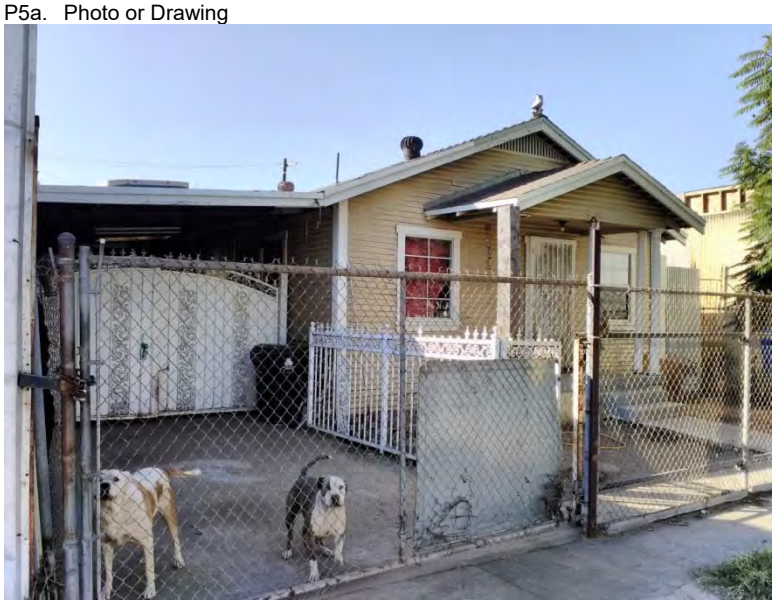
***P3a. Description:**

The subject property is a one-story residential building designed in a vernacular style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows are multi-light vinyl sashes. The front entrance to the building is located on the east elevation and features metal security door. The property is located mid-block on a level parcel and is landscaped with grass and a mature tree planted in a park strip. Alterations include the replacement of original window and roofing materials and the construction of a pent-roof carport on the south elevation.

***P3b. Resource Attributes:** HP2.Single family property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 12, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

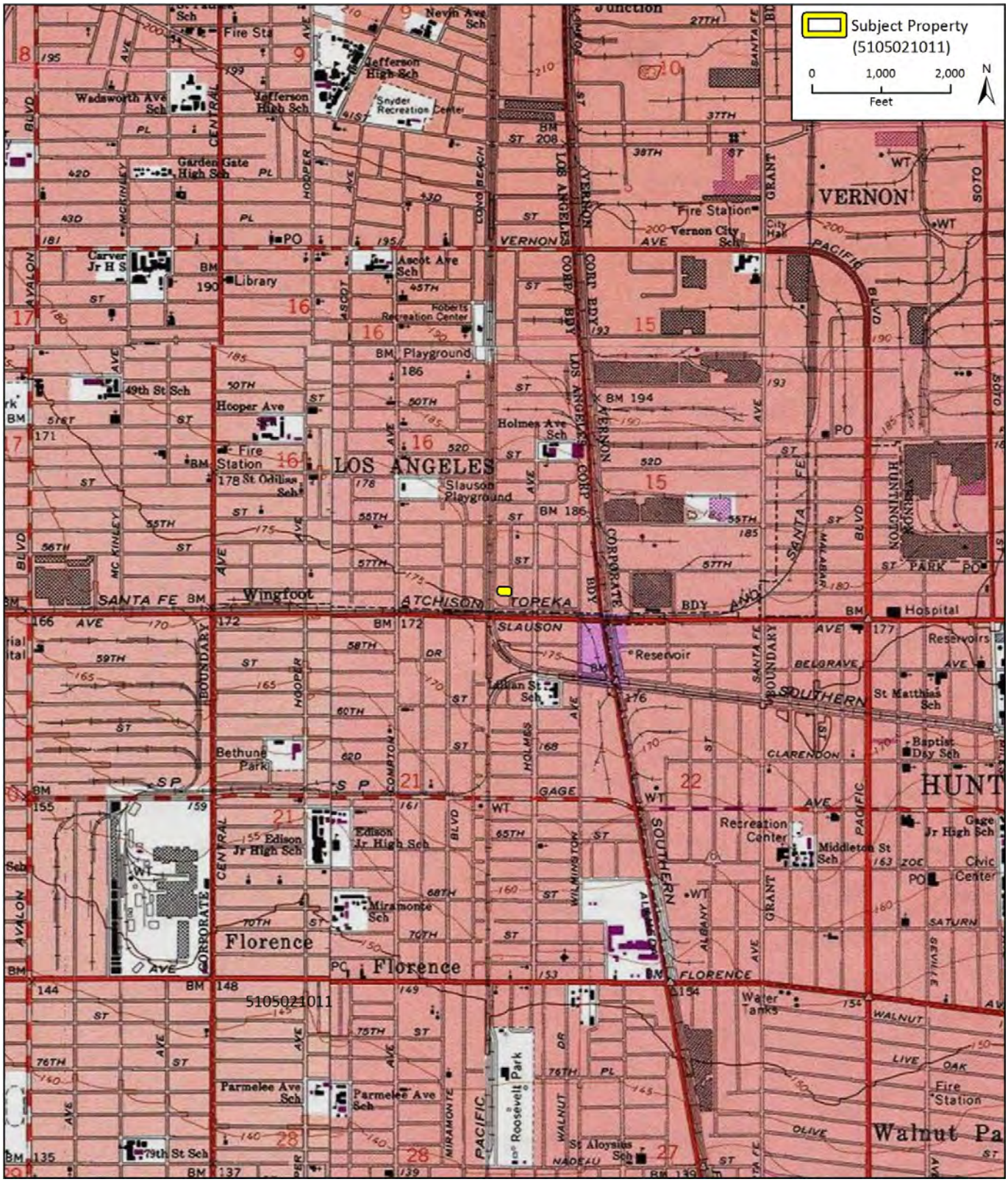
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5735 Duarte Street (Map Reference No. 9-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5735 Duarte Street (Map Reference No. 9-007) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

The residence was constructed in 1924, according to County assessor data. Aerial photographs indicate the carport was added sometime between 1980 and 2003 (NETRonline 2018).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

County assessor data indicate the subject property was developed in 1924 as a single-family residence. In 1951, Manuel V. Rodriguez, a resident at this address, was listed as a Korean War casualty in a *Los Angeles Times* news item (Newspapers.com 2018). Research conducted for this study uncovered no additional information of consequence.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a vernacular-style single-family residence and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 21, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5738 Long Beach Avenue (Map Reference No. 9-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S, Range: 13W, Section: 16 S.B.**B.M.**

c. Address: 5738 Long Beach Avenue City: Los Angeles Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-018

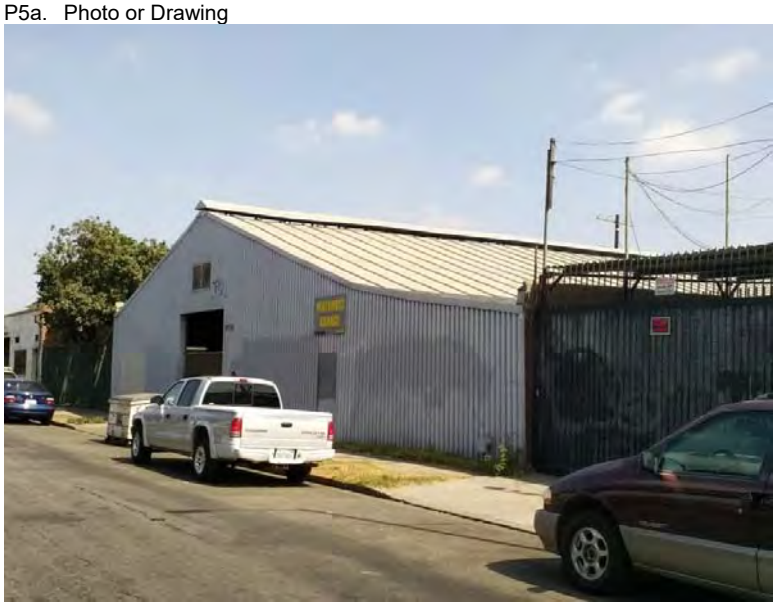
***P3a. Description:**

The subject property is a single-story industrial warehouse building. The rectangular plan building is clad in aluminum siding and features a front-gabled standing seam metal roof with a ridge monitor and shed roof to the north. The eastern façade features a garage door at center that was partially enclosed by a metal screen gate at the time of evaluation. No windows are visible from the public ROW. The property is located mid-block on a level parcel and has no landscaping. There are no apparent significant alterations to the building.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Western façade; view northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ■ Both

1952 (LADBS 1952)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

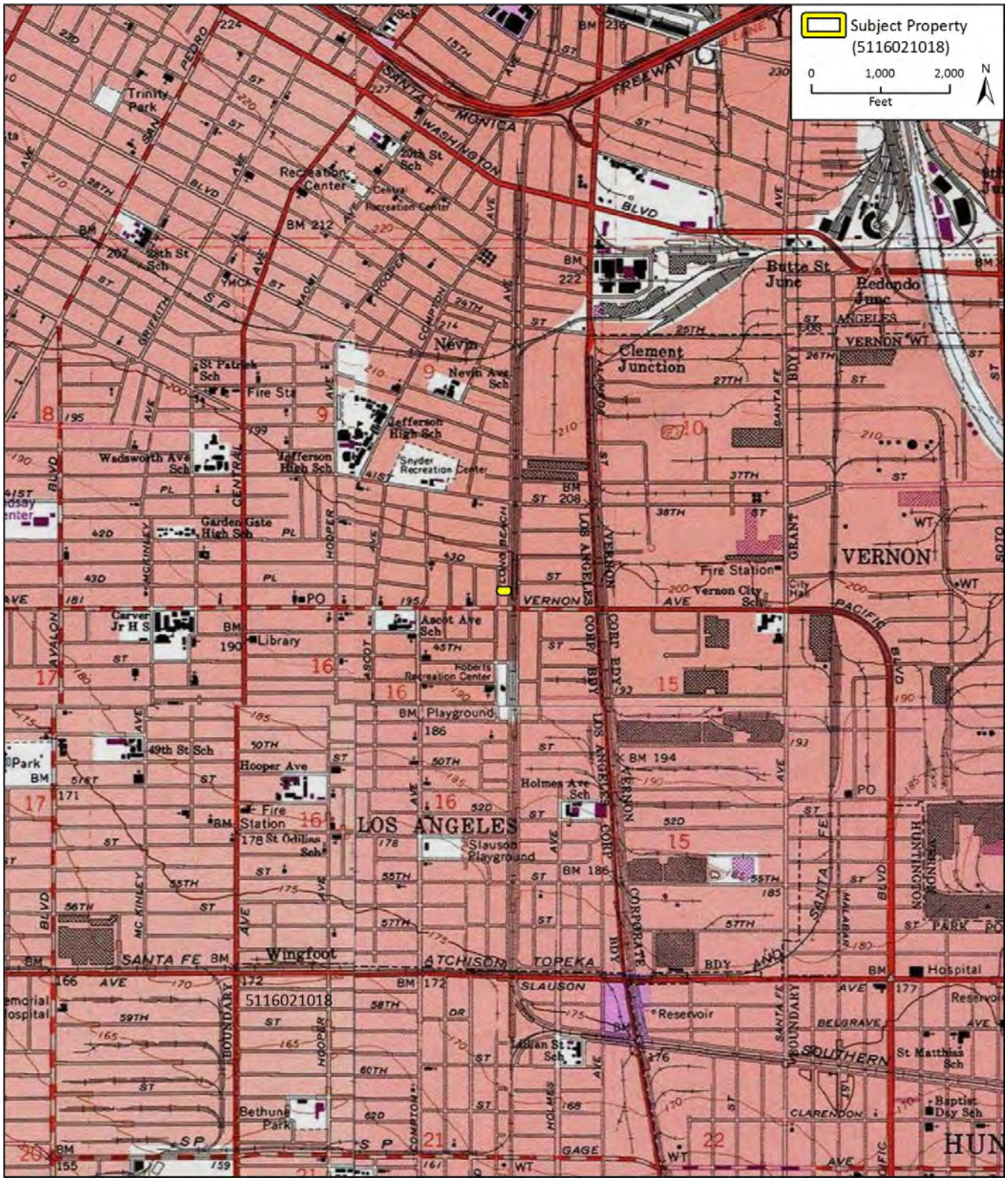
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 5738 Long Beach Avenue (Map Reference No. 9-008)
***Scale:** 1:24,000 ***Date of map:** 1981



State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5738 Long Beach Avenue (Map Reference No. 9-008) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: West Coast Foundry
B2. Common Name: Mataboyz Garage
B3. Original Use: Industrial B4. Present Use: Industrial/Automotive service
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

The City of Los Angeles first issued a permit for the construction of the subject building in 1952. In 1953, while construction was ongoing, a second permit was issued for the pent-roof extension on the south elevation (LADBS 1952; 1953).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: R.L. Carse b. Builder: H&D Welding and Construction
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

Historic aerial imagery and building permits indicate that is was developed in 1952 as West Coast Foundry, an aluminum foundry (LABDS 1952). City directories dating from between 1956 and 1987 list the following occupants: Walter Foate, Trophy Industries, Hallmark-California Furnace, and Central Welding and Iron Works. Mataboyz Garage is the property's most recent occupant.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for the Industrial—Building and Construction—Metal Shop Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. SurveyLa guidance for evaluating properties of this type indicates, among other things, that a "good example… will be able to demonstrate multiple steps in metal fabrication through the presence of foundries and machine shops" and that an eligble property must be "historically associated with a building company that that was well-known in the local, regional, or national marketplace." Field work and research conducted for the present study did not suggest the building meets satisfies these criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

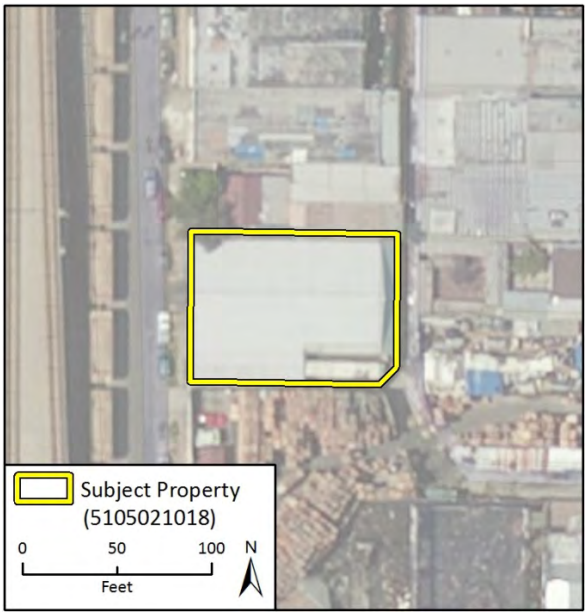
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 25, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1655 Slauson Avenue (Map Reference No. 9-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2, Range 13, Section 16 S.B.**B.M.**

c. Address: 1655 Slauson Avenue City: Los Angeles Zip: 90011

d. UTM Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105020013

***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The rectangular plan building is constructed of brick and has a truss roof with surrounding parapet, and features a low-pitched front-gabled clerestory projection at its center. Windows were obstructed by metal mesh panels at the date of evaluation. The entrance to the building is located on the south elevation and was also obstructed by a metal mesh panel. The property is located on the corner of a level parcel and has no landscaping. Alterations include an addition to the rear of the building.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South (front) and east facades of building; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

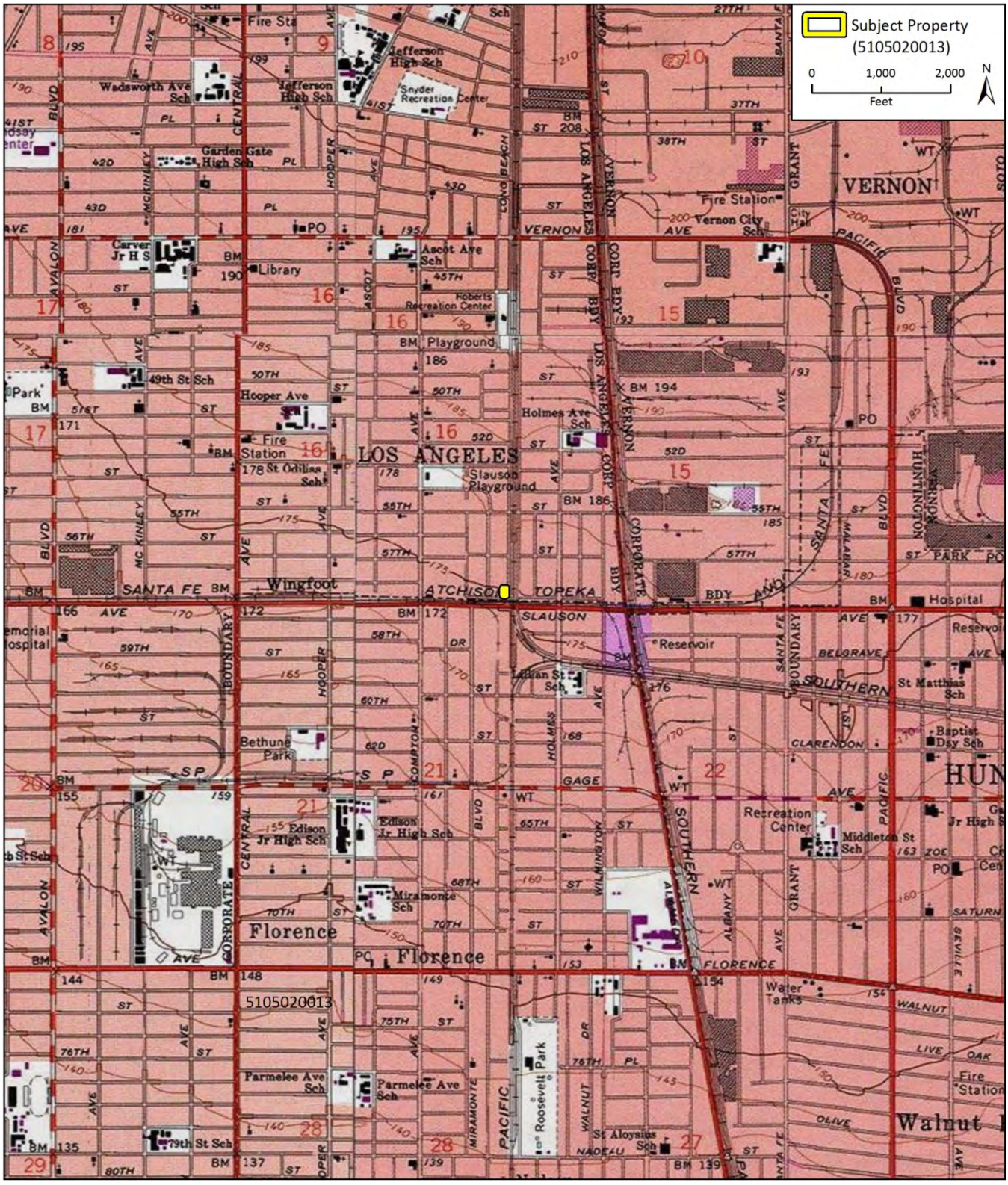
Trinomial

***Resource Name or #** 1655 Slauson Avenue (Map Reference No. 9-009)

***Map Name:** *South Gate*

***Scale:** 1:24,000

***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1655 Slauson Avenue (Map Reference No. 9-009) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: Industrial Pattern Shop
B2. Common Name: N/A
B3. Original Use: Pattern shop B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

The building was constructed in 1947, according to County assessor data. In 1953, the property's owner applied for a permit to rebuild a fire-damaged portion of the roof (LADBS 1953). The building's rear addition was completed sometime between 1972 and 1980 (Netronline 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: J.A. Murray b. Builder: F.L. Richardson
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

The subject property was constructed in 1947 as Industrial Pattern Shop, a business owned by Paul A. Nest. City directories indicate that Industrial Pattern Shop continued to operate at this location until at least as recently as 1987.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. Industrial Pattern Shop is not significant within the context of Industrial Development in Los Angeles and the property is not associated with any other important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is an ordinary example of a utilitarian-style industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, County of: Office of the Assessor. Maps.assessor.lacounty.gov. Accessed July 2018.

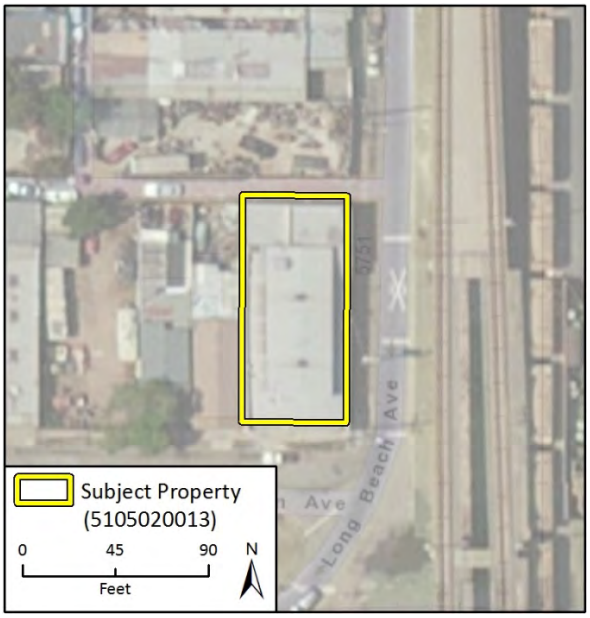
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 16, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1717 East Slauson Avenue (Map Reference No. 9-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 1717 East Slauson Avenue City: Los Angeles Zip: 90058

d. UTM Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-021-030

***P3a. Description:**

The subject property is a single-story industrial warehouse with no discernible style. The rectangular plan building is finished in stucco and features a flat roof with parapet that includes a curved banding detail where it meets the roof line. Windows were obscured by metal security screens at the time of evaluation, but appear to be multi-light wooden casement. The primary entrance to the building is located on the north elevation and was obscured by metal bars. It is slightly recessed and features a thin canopy with rounded corners. The property is located along the northeast corner of East Slauson and Long Beach avenues; it is level and has no landscaping. Alterations include the infilling of bays on the east elevation.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North façade; view southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 (LADBS 1941)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

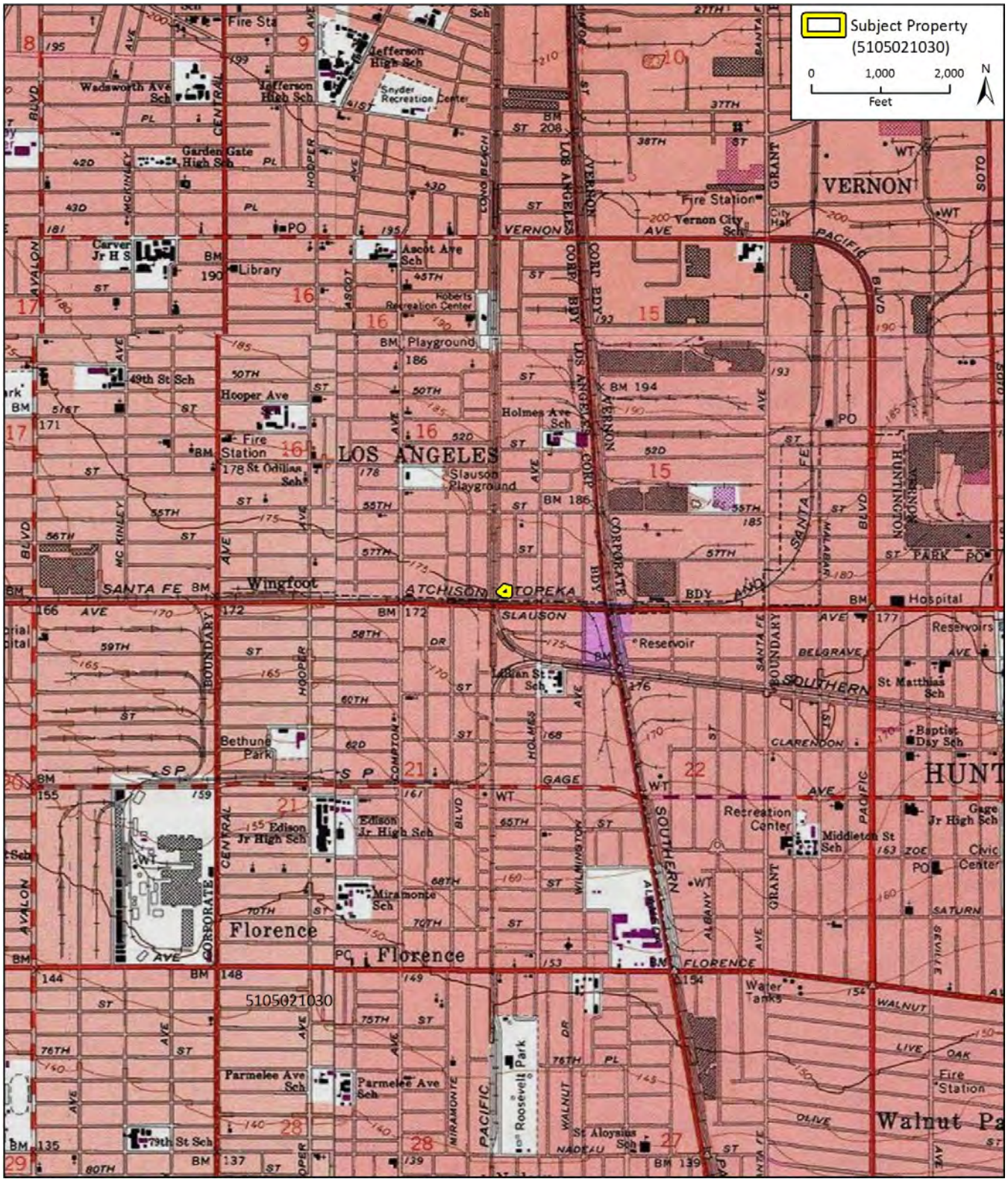
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1717 Slauson Avenue (Map Reference No. 9-010)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1717 Slauson Avenue (Map Reference No. 9-010) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Hard Chrome Engineering
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Unknown
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to City of Los Angeles building permits, the subject building was constructed in 1941, with interior alterations made in 1942. Permits were issued for the construction of additional buildings in 1943 and 1953, though no buildings matching the dimensions indicated in these applications are extant on the property.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Blake E. Beatty (engineer) b. Builder: Joe Schuck
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is located in the Central Alameda neighborhood within the Southeast Los Angeles Community Plan Area (CPA). The pattern of early development in the Southeast Los Angeles CPA trended southward accompanying the spread of streetcars extending from Los Angeles city center. The area north of Slauson Boulevard, which encompasses the subject property, was largely developed by 1910, with the conversion of former agricultural lands to include a variety of land uses. A review of historic aerial imagery and Sanborn Fire Insurance Maps indicates the railroad corridor lining Long Beach Avenue and Alameda Street to its east historically divided the area's land use patterns, with industrial properties to the east of the corridor and residential development primarily to the west. The subject property is located along Long Beach Avenue, the history of which begins with single family residential development and expands to include industrial properties in the latter half of the 20th century.

Building permits indicate that the building was designed by structural engineer Blake E. Beatty and constructed by general contractor Joe Schuck. It was constructed for Hard Chrome Engineering, who remained at the location as late as 1952. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not eligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. The property does not meet the eligibility requirements for any Context/Theme/Property Type combination included in the SurveyLA Historic Context Statement. It is not significant within the context of Industrial Development in Los Angeles and is not associated with any important events or persons significant in our past (Criteria A/1/1 and B/2/2). The building is a nondescript industrial building with no discernible style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

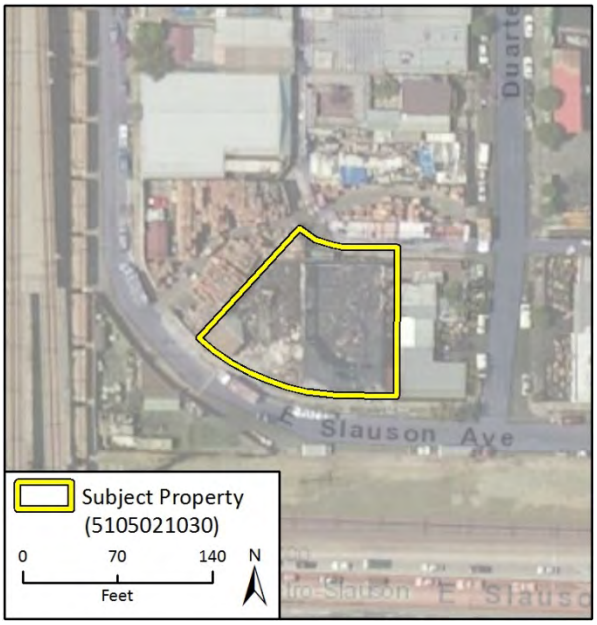
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed July 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 18, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Atchison, Topeka & Santa Fe Railroad, Redondo Branch (Map Reference No. 9-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: None City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-025- 901 through 5105-025- 904

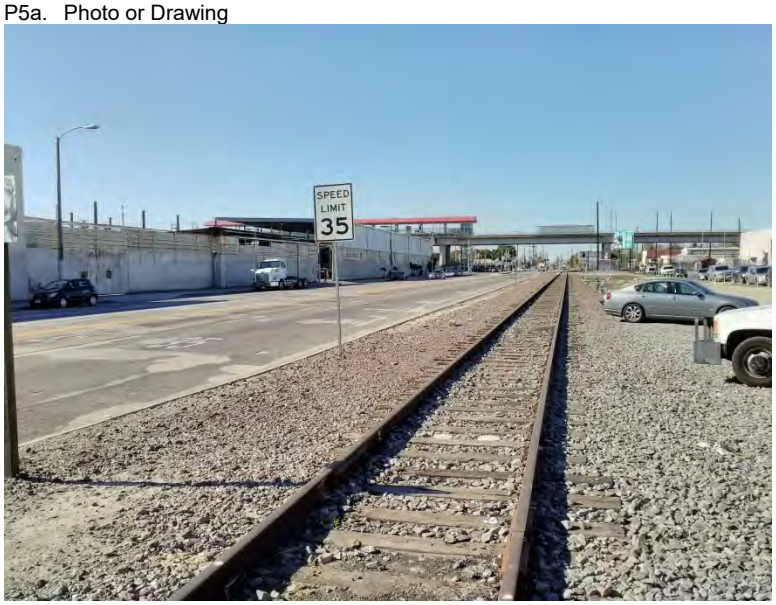
***P3a. Description:**

The subject resource is a rail segment along what was historically the Atchison, Topeka & Santa Fe Railroad, Redondo Branch. Located on the north side of Slauson Avenue, the rail segment runs approximately 0.25 miles through an urbanized, industrial area. The segment intersects, from east to west, Holmes Avenue, the former Pacific Electric Long Beach Line tracks, and Long Beach Avenue, while also passing under the elevated Metro Blue Line tracks near the segment's west end. Occupying an unpaved right-of-way measuring approximately 65 feet wide, the tracks consist of metal rails fastened to wooden ties and situated atop a short, gravel-lined, earthen berm. The tracks intersect the roadways at level crossings. Associated features include crossing gates and signals.

***P3b. Resource Attributes:** HP39. Other (railroad)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Redondo Branch tracks; camera facing toward the Slauson and Long Beach avenues intersection.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1888 (Abandonedrails.com 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

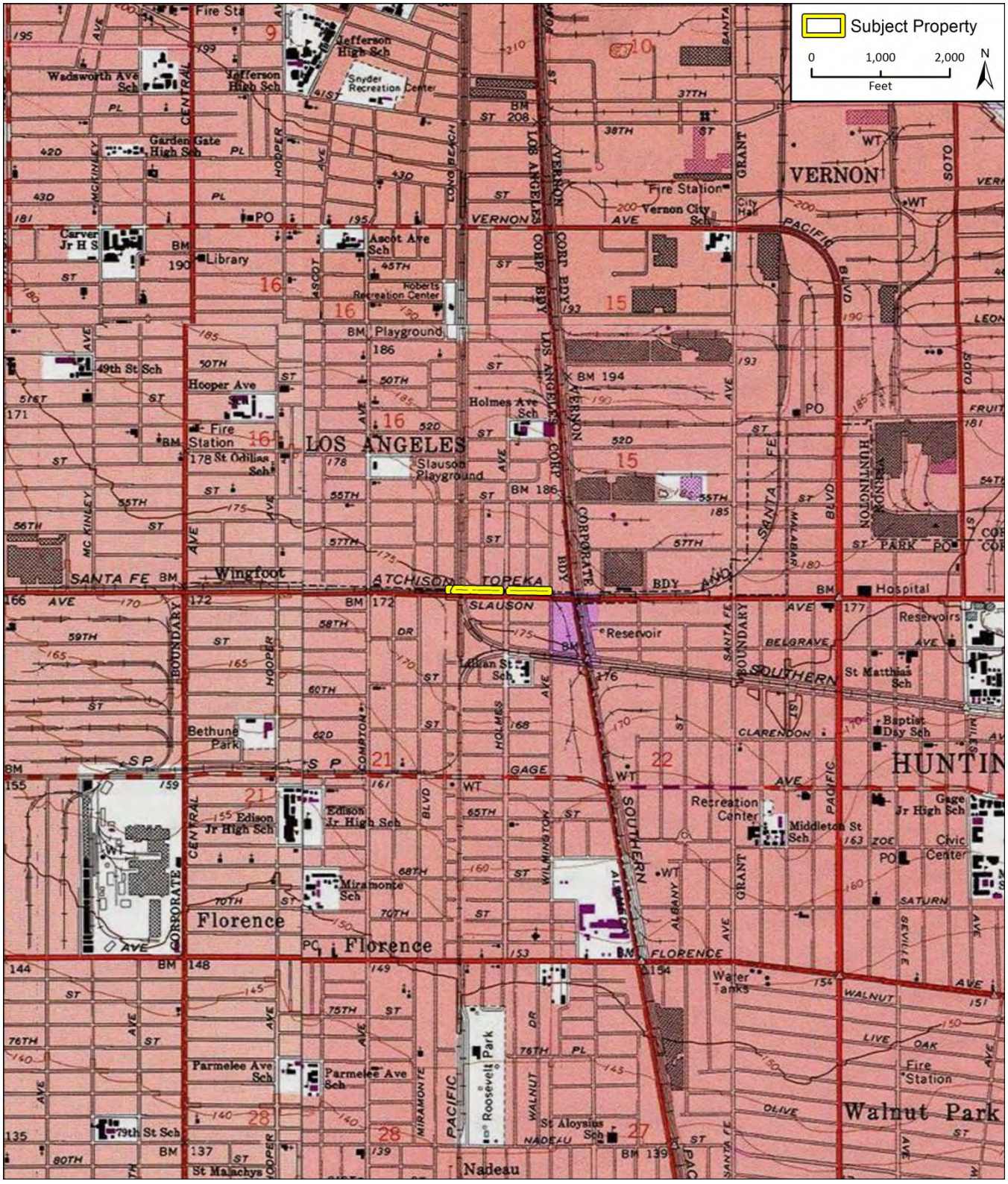
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** Atchison, Topeka & Santa Fe Railroad, Redondo Branch (Map Reference No. 9-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Atchison, Topeka & Santa Fe Railroad, Redondo Branch (Map Reference No. 9-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Redondo Branch
B2. Common Name: N/A
B3. Original Use: Freight and passenger railroad B4. Present Use: Unknown
***B5. Architectural Style:** N/A
***B6. Construction History:**

The rail segment was completed in 1888 (Abandonedrails.com 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The 0.28-mil subject rail segment was constructed as part of the Atchison, Topeka & Santa Fe (ATSF) Railroad, Redondo Branch. Completed in 1888, the Redondo Branch connected the ATSF's Redondo Junction (originally Bellona Junction) maintenance facility with freight wharves constructed by one of its subsidiary rail companies at Redondo Beach. The Redondo Beach freight facility suffered in competition with busier Southern California freight ports, such as those at Long Beach and San Diego, and traffic on the Redondo Branch line suffered, as a result. Passenger service on the line ceased by 1918 (Abandonedrails.com 2018; Applied Earthworks 2001). Research for this study failed to uncover further information of consequence.

The subject resource is recommended ineligible for listing in the National or California Registers, or as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. While the subject rail segment is associated with the expansion of the Los Angeles-area railroad network, it was a relatively unsuccessful line that was not important to regional rail transportation (Criteria A/1/1). Research conducted for this study did not suggest any individuals directly associated with the establishment or operation of the Redondo Branch made historical contributions important to local, regional, state, or national history (Criterion B/2/2). The subject segment of the Redondo Branch represents an ordinary railroad line and is not a distinguished engineering structure. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

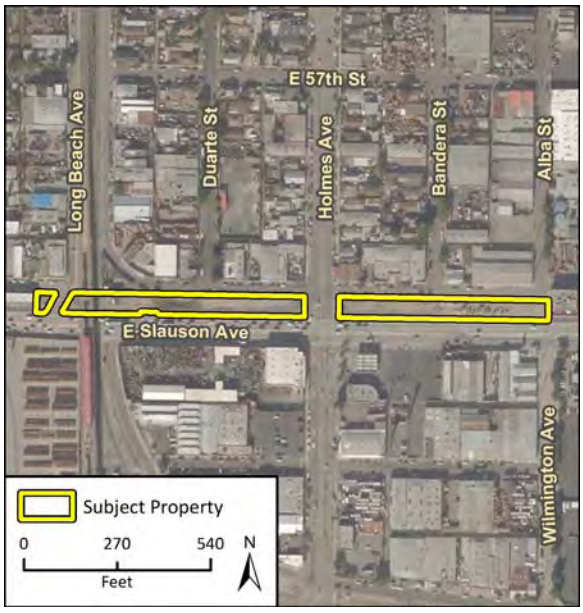
B11. Additional Resource Attributes: N/A
***B12. References:**

Abanodnedrails.com. 2018. "The Redondo Beach Branch." http://www.abandonedrails.com/ Redondo_Beach_Branch. Accessed November 2018.

Applied Earthworks. 2001. *The Alameda Corridor Project: Redondo Junction Tower, 1906-2001, Redondo Junction, Los Angeles, California*. Prepared for Alameda Transportation Authority, August 2001.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1700 East 58th Place (Map Reference No. 9-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1700 East 58th Place City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-002-029

***P3a. Description:**

The subject property is an industrial complex with four one-story, vernacular-style buildings situated in two clusters straddling East 58th Place. On the north side of East 58th Place is building #1. The irregular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and saw-toothed. The roof is sheathed in composition roofing material and punctuated by skylights. Entrances to the building are located on the south and east elevations feature metal roll-up and solid wood or metal doors.

South of East 58th Place, fronting Holmes Avenue, is building #2. Rectangular in plan, the building sits on a concrete foundation and is capped by a roof that is alternately gabled and flat and sheathed in a combination of composition and corrugated metal cladding. Smooth stucco and standing seam metal sheathe its structural system. Windows are aluminum sliding sashes. Entrances to the building are located on the north and east elevations and feature solid wood, wood panel, and metal roll-up doors.

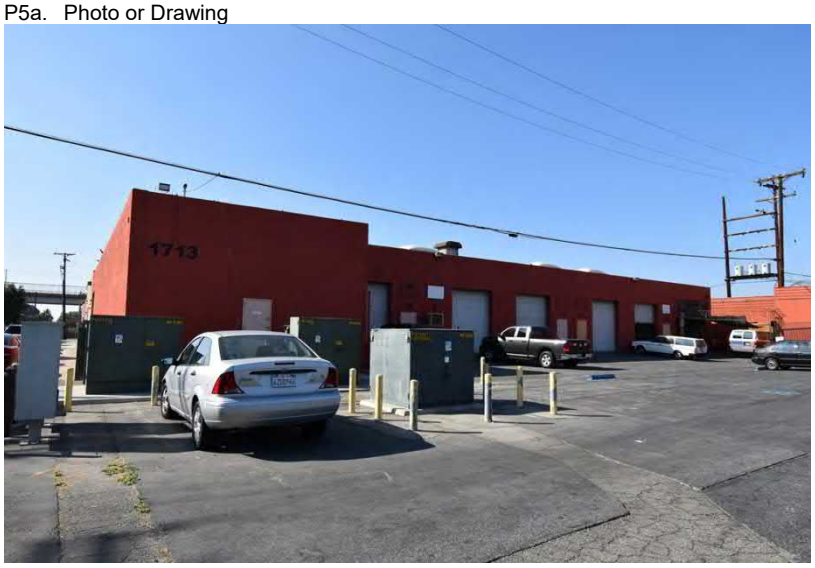
Situated just west of, and presently adjoined to, building #2 is building #3. The irregular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and vaulted and sheathed entirely in composition roofing material. Steel-sash, multi-light windows punctuate the building's structural concrete walls. Entrances to the building are located on the north elevation and feature metal roll-up and solid wood doors. In a few locations, the building's wall junctions display rounded corners, indicating a modest Streamline Moderne influence.

Building #4 is located immediately south of buildings #1 and #2. Built on an irregular plan, the building's south elevation follows the arcing alignment of Randolph Street. Its roof is composed of sections that are flat and saw-toothed, the entirety of which is clad in composition roll-on roofing material. A long ribbon of windows on the south elevation is obscured by louvered metal blinds. Entrances include several metal roll-up and solid wood doors that open toward a parking area near the building's Holmes Avenue frontage. (See continuation sheet.)

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Building #1, south & east elevations; facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921-ca.1980 (County Assessor 2018; NETROnline 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

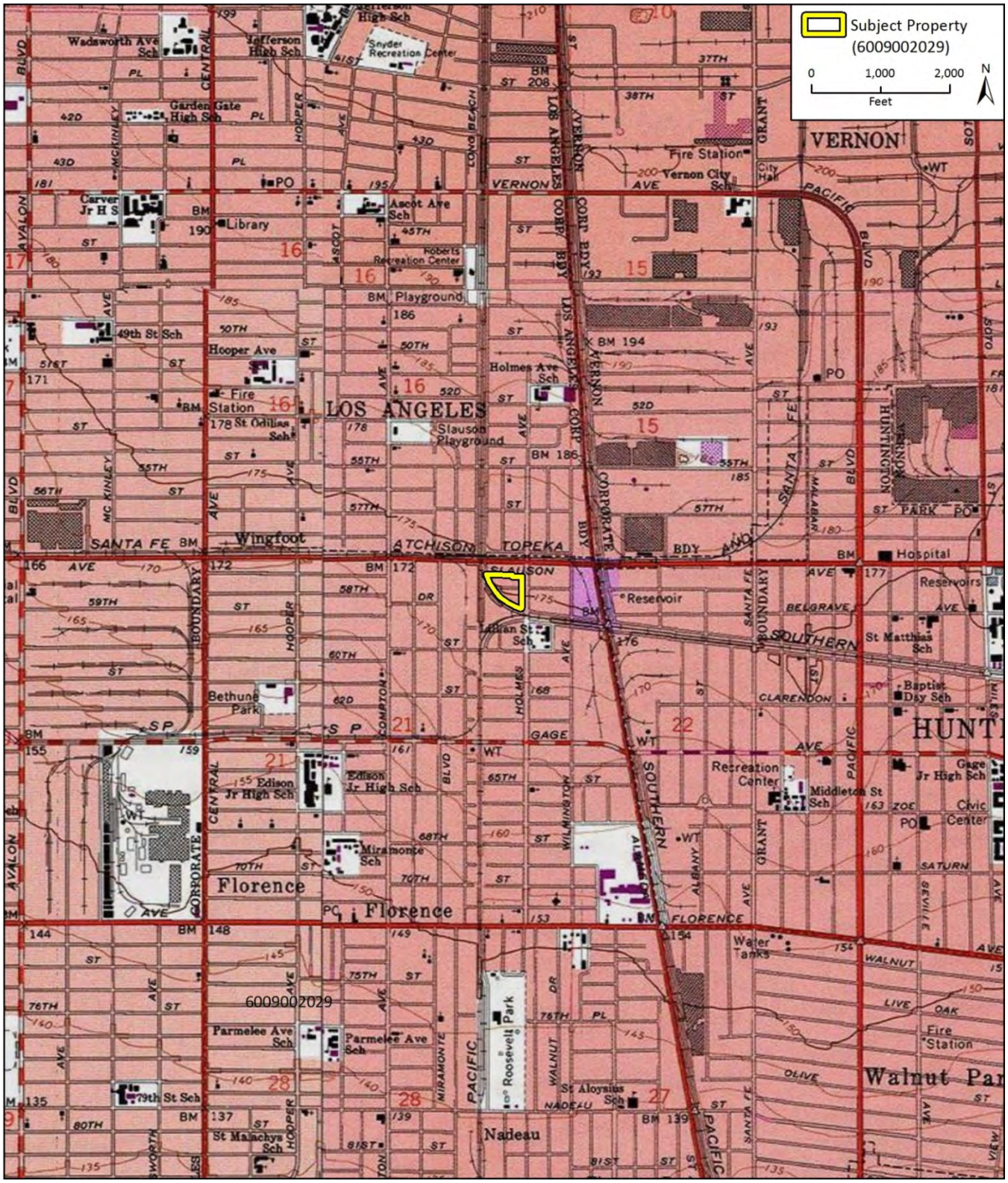
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1700 East 58th Place (Map Reference No. 9-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1700 East 58th Place (Map Reference No. 9-012) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Streamline Moderne-influenced
***B6. Construction History:**

While assessor data indicates that buildings on this property were constructed in 1924, 1938, 1954, 1955, and 1957, it does not specify which buildings correspond to these construction dates. Sanborn Fire Insurance Company maps show that buildings #2 and #3 were in place by 1950. According to historic aerial photos, building #1 was completed between 1952 and 1963 and building #4 between 1963 and 1972. Between 1972 and 1980, an addition was constructed, adjoining buildings #2 and #3 (NETROnline).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

According to assessor data and historic aerial photographs, the subject property is an industrial complex constructed in phases between 1924 and ca. 1980. Sanborn maps indicate that, by 1950, buildings #1 and #2 served various industrial functions including as a plumbing manufactory and plastic molding and machine shops. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is Additionally recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 28, 2018

(This space reserved for official comments.)



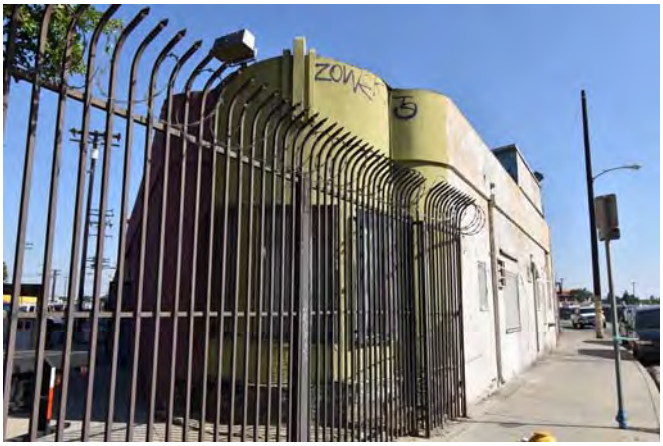
***P3a. Description (continued):**
The property is located level corner parcel that is almost entirely paved. Landscaping is limited to trees planted along the property lines. Alterations appear throughout the complex, including the application of non-original stucco to exterior walls, the likely replacement of several doors, the adjoining of buildings #2 and #3, and multiple minor building additions.

Pb5. Photographs (continued):





Photograph 2 (right). Building #2, east and south elevations; camera facing northwest. Photograph 3 (left). Building #3, north elevation; camera facing south.





Photograph 4 (lright). Rear of building #2; camera facing southeast. Photograph #5 (left). Overview of north elevations of buildings #2 and #4; camera facing northwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1829-51 Randolph Street (Map Reference No. 9-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1821-1835 Randolph Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-004-013, -14, -15, -16, -17

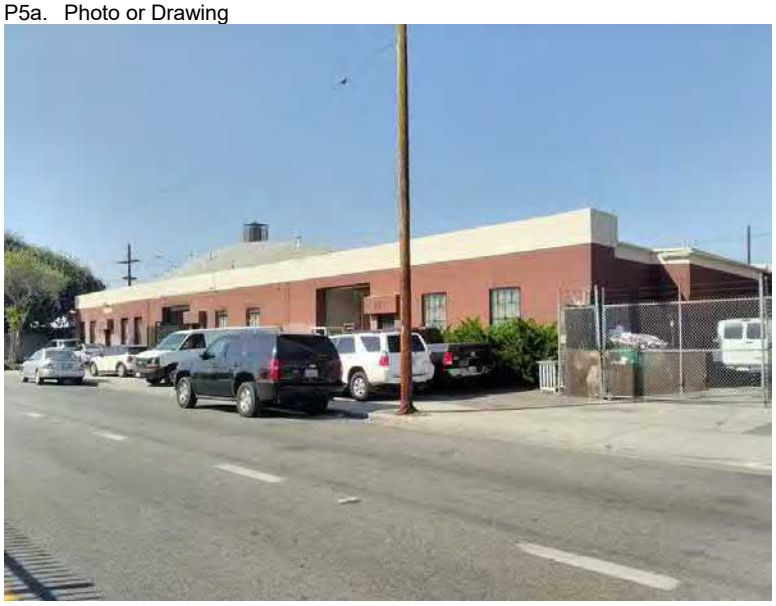
***P3a. Description:**

The subject property consists of two associated industrial building spanning 5 parcels. The one-story buildings share a common utilitarian design. The irregular plan buildings sit on concrete foundations and are capped by roofs that are alternately flat and bowstring-truss and sheathed in composition roofing material. Smooth stucco and a brick main facade sheathe their steel frame structural systems. Windows are wood, multi-light fixed sashes, with louvered wooden vents built into the lower portion of the sashes on the building at the west end of the property. Entrances to the buildings are located on the south elevation and feature metal roll-up and solid wood doors. The property is located mid-block on a level parcel and is landscaped with small shrubs, palms, and a mature bottlebrush tree. The sole notable alteration to the property is that the western building, constructed in 1926, was expanded in 1945, the same year the eastern building was completed. The property appears in good condition.

***P3b. Resource Attributes:** HP8. Industrial building (2)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations of west building; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1926-1945 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

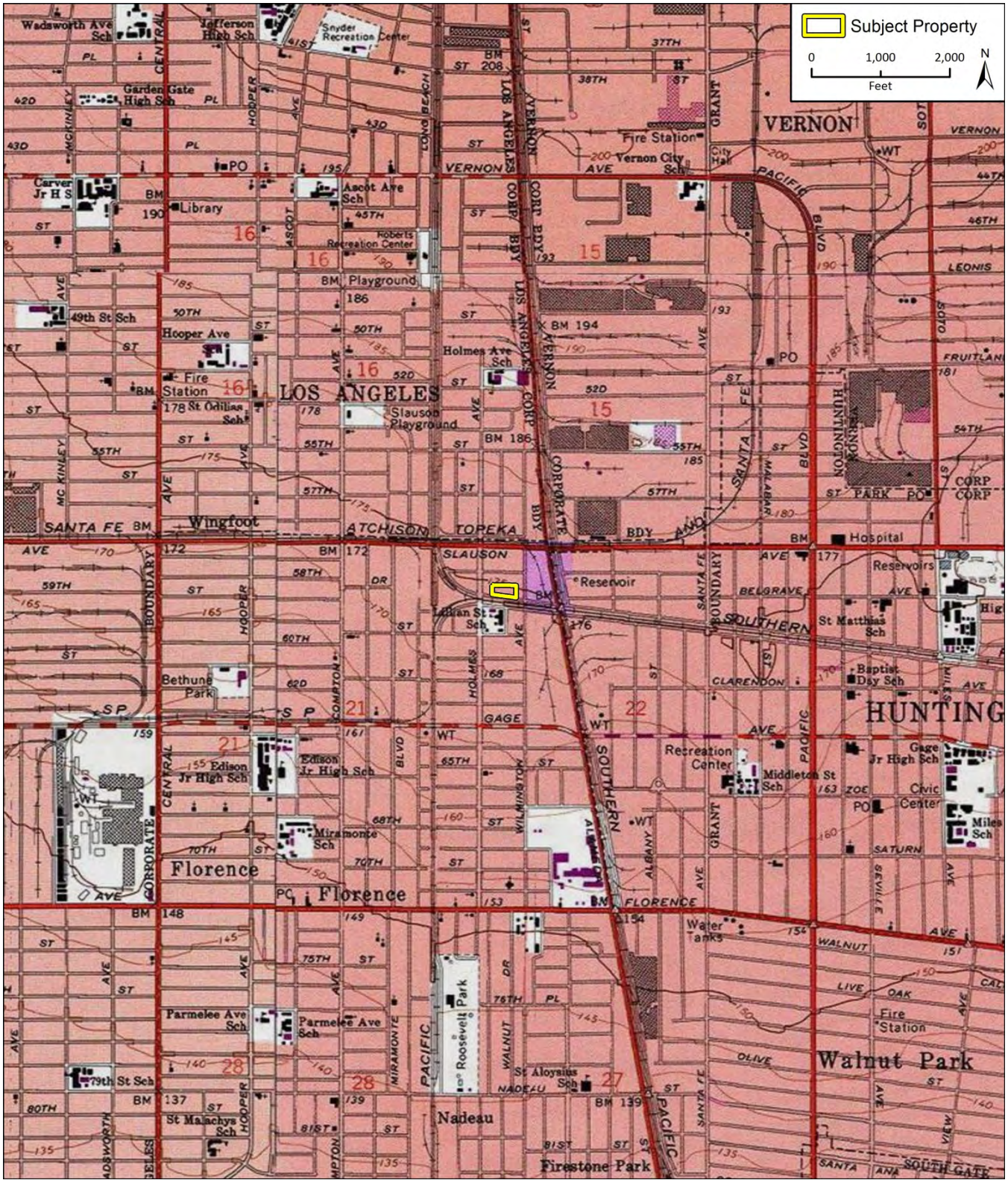
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1829-51 Randolph Street (Map Reference No. 9-013)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1829-51 Randolph Street (Map Reference No. 9-013) ***NRHP Status Code** 6Z

B1. Historic Name: Kan-Dor Electric Corporation
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
A stone plaque on the west building's main façade indicates it was "erected [in] Sept. 1926." The Los Angeles County Assessor data records the construction date as 1945. This discrepancy reflects the east building's construction dates from 1945 to 1947.

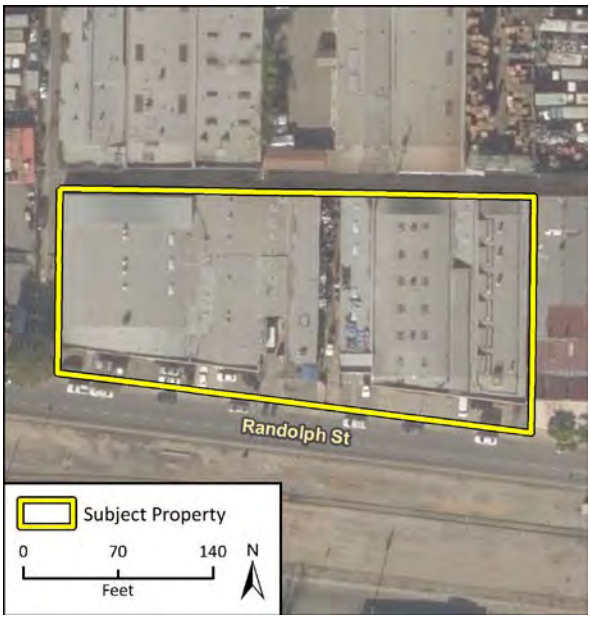
***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property consists of a pair of industrial buildings. The west building was likely constructed in phases between 1926 and 1945. Exterior signage suggests the building was originally constructed for the Kan-Dor Electric Company, an electrical motor manufacturing company headed by Henry P. Kanaky and R.L. Dorsey (Kanaky 1929). The building was likely expanded in 1945, and by 1947, the east building was completed. By 1950, a Sanborn map indicates, the property included shops for engineering, manufacturing, and plating and polishing. At the time, these functions reflected general patterns of land use in the area north of Randolph Street and east of Holmes Avenue. City directories indicate the property was subsequently used by manufacturing and research firms. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

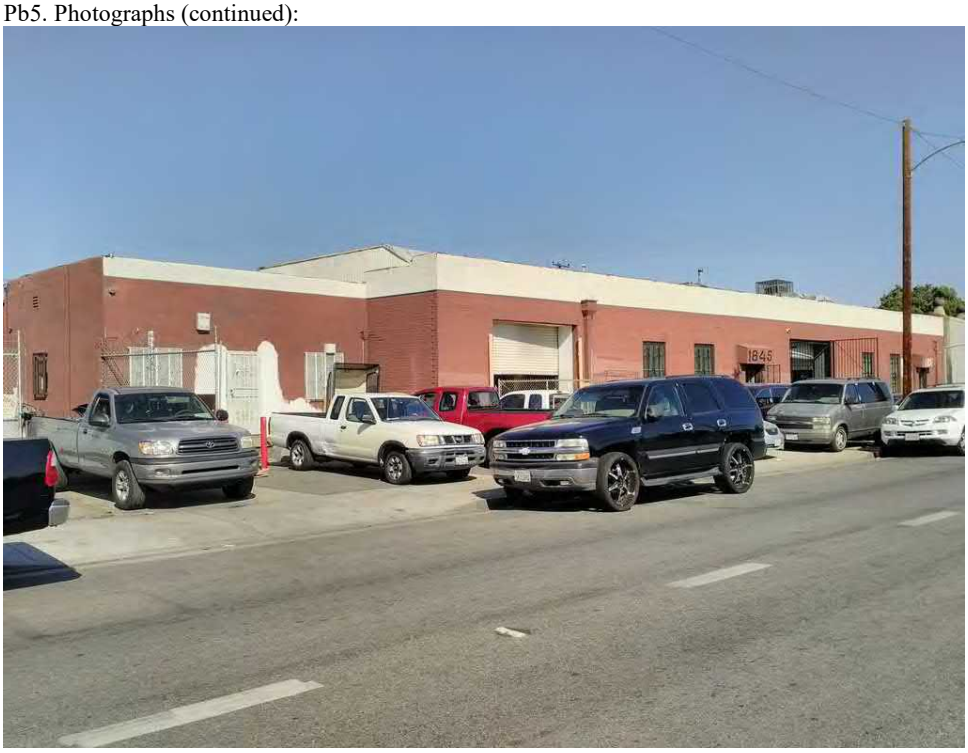
Kanaky, Henry P. 1929. A Method of Making Electric Motor Stators." Free Patents Online. http://www.freepatentsonline.com/1711414.pdf. Accessed November 2018.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2019.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed October 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

Pb5. Photographs (continued):



Photograph 2. Eastern building, west and south elevations. Camera facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6000 Alameda Street (Map Reference No. 9-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6000 Alameda Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-007-015, 6321-007-016, 6321-007-017

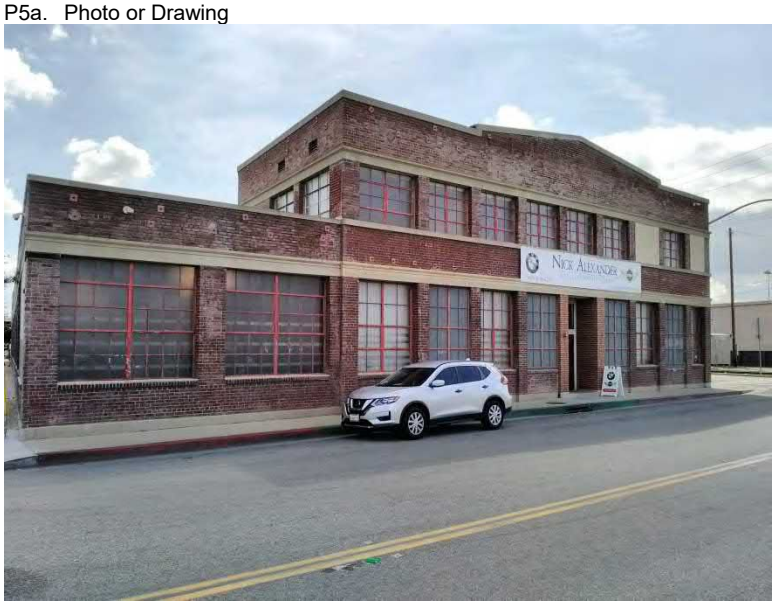
***P3a. Description:**

The subject property is a two-story daylight factory building. The trapezoidal-plan building sits on a concrete foundation and is capped by a roof that is alternately flat and saw-toothed, characteristic of its original function. Its primarily brick-veneer exterior conceals a steel frame structural system. The rear (east) elevation is stuccoed. Fenestration consists of steel industrial sashes, which are found extensively on all elevations. Entrances to the building are located on the west and north elevations and feature a glazed wood-panel, solid wood, and metal roll-up doors. The building's main (west) elevation is characterized by a pediment-shaped parapet over the two story portion of the elevation. A one-story addition extends to the north, disrupting the main façade's once-symmetrical design. The two sections of the main elevation share some architectural details, including brick cladding, simple concrete cornices and exposed anchor bolts. Located at the west end of its block, the building extends to the public right-of-way on three sides. Landscaping includes young trees planted curbside. Alterations include the replacement of original doors and the construction of additions on the east and south sides of the building.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

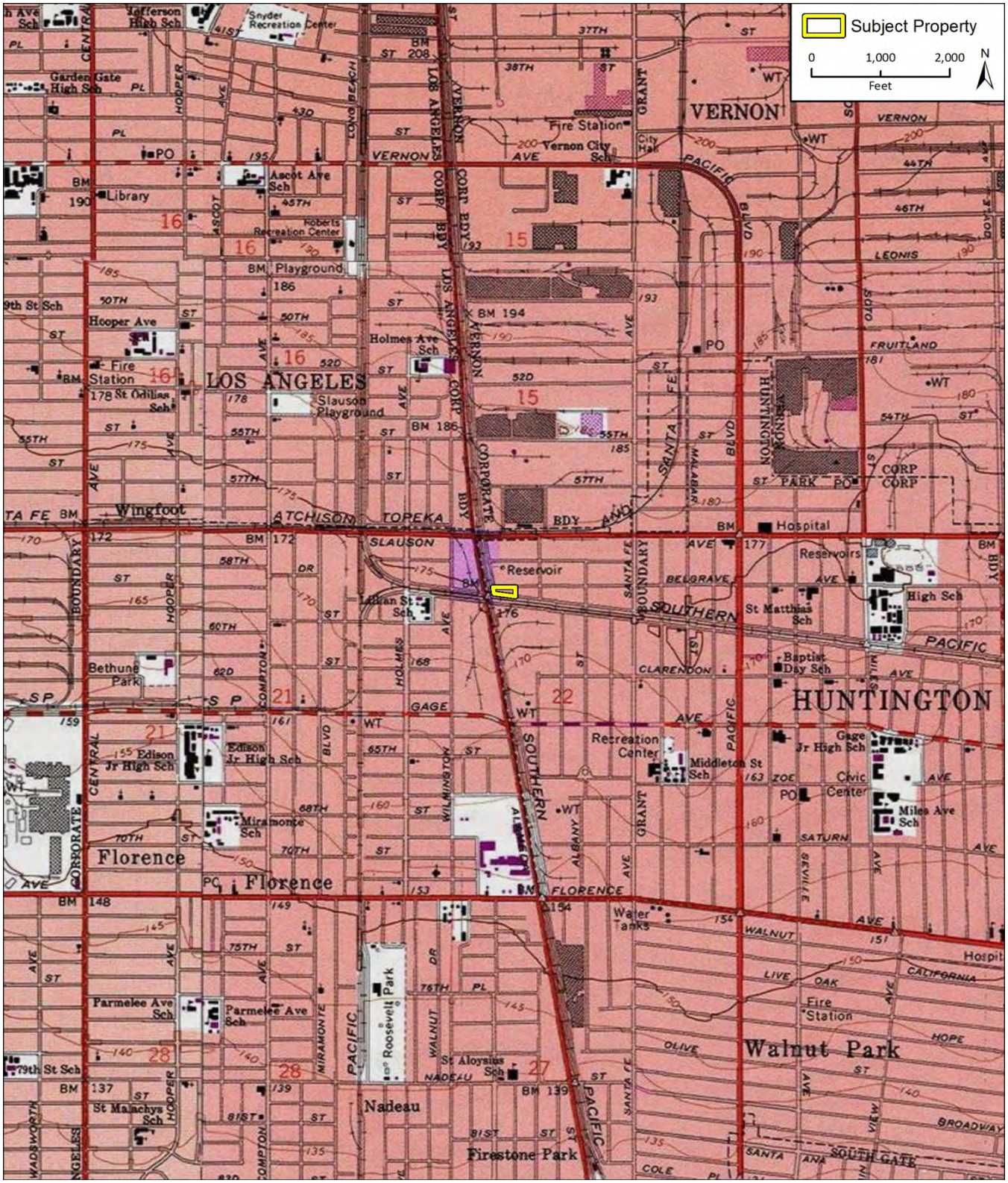
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 6000 South Alameda Street (Map Reference No. 9-015)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6000 South Alameda Street (Map Reference No. 9-015) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: National Automatic Pan Corporation; Oil Well Manufacturing Company
B2. Common Name: Nick Alexander Collision Center
B3. Original Use: Manufacturing B4. Present Use: Automotive services
***B5. Architectural Style:** Daylight factory
***B6. Construction History:**
Assessor data and newspaper articles indicate the constructed in building was constructed in 1925, with a one-story side (north) addition completed around 1929 (Los Angeles County Office of the Assessor 2019; *LAT* 1/25/1925, 8/4/1929). Aerial photographs reveal the two-story rear (east) addition was built sometime between 1952 and 1963 (NETROnline 2019). Visual inspection reveals the work area at the rear of the property was resurfaced in recent years.

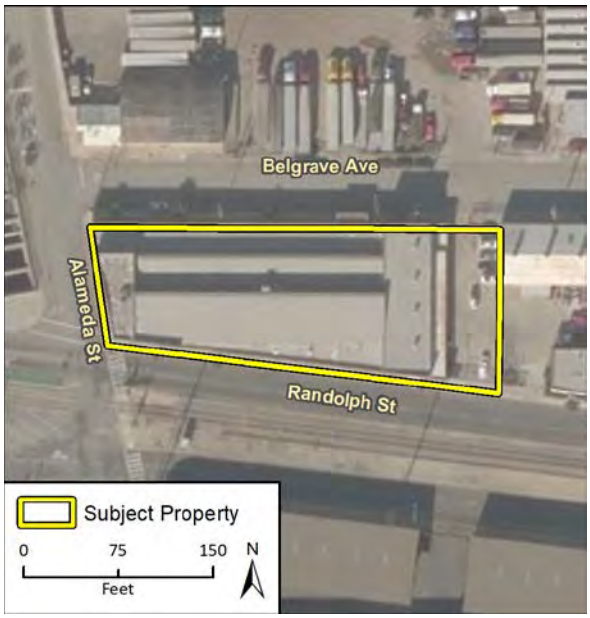
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: A.V. Perkinson
***B10. Significance: Theme** Architecture **Area** Huntington Park
Period of Significance 1925-1929 **Property Type** Industrial **Applicable Criteria** C/3/3
The subject property is a daylight factory building constructed in 1925. The daylight factory building type emerged in the late nineteenth century, prior to the widespread use of electrical lighting. Such buildings characteristically employed skylights, specialized roof forms, and expansive windows to bring natural lighting to the factory floor. By the 1910s, the steel industrial sash window was introduced in the United States, offering a new window form with comparatively thin frames that maximized the penetration of light into a building's interior (SurveyLA 2018).

Huntington Park and several other communities in the southeastern Los Angeles area began to industrialize in the first two decades of the twentieth century. According to Sanborn fire insurance maps, the immediate surroundings of the subject property were characterized by a mix of industrial and residential uses by 1924 (ProQuest 1924). Newspaper articles published the following year indicate the National Automatic Pan Corporation hired contractor A.V. Perkinson to construct the subject building as a factory for the production of pan manufacturing machines (*LAT* 1/25/1925, 5/10/1925). In 1927, the Long Beach-based Oil Well Manufacturing Company (also known as Oil Well Supply Company) purchased the building for use as its main factory building (*LAT* 7/17/1927). The firm expanded the factory building with a north-elevation addition in 1929 and a two-story, east-elevation addition and one-car garage by 1955 (NETROnline 2019; City of Huntington Park 1955). Oil Well Manufacturing Company remained at this location until at least as recently as 1967 (LAPL 1967). Subsequent occupants included Capitol Metals Company, Lo Brothers Enterprises, and Nick Alexander Collision Center the property's current occupant (City of Huntington Park var.). Archival research failed to identify any additional consequential information about its former owners or occupants. (See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**
Huntington Park, City of: Planning Department. 1929-2013. Building permits pertaining to 6000 Alameda Street.
Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 2, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The subject property is recommended eligible for listing in the National and California Registers and local designation in the City of Huntington Park. The subject building is associated with industrial development in Huntington Park. However, research conducted for this study uncovered no evidence suggesting it was important in this context or any other context significant in the history of the city, region, state, or nation. It is therefore recommended ineligible under Criteria A/1/1. Because no available evidence indicated the subject property is associated with individuals who have made important historical contributions, it is recommended ineligible under Criteria B/2/2.

The subject property is recommended eligible under Criteria C/3/3 as a good example of a 1920s daylight factory building in Huntington Park. Its period of significance begins in 1925, the year it was initially developed, and concludes ca. 1929, when the north-elevation addition was constructed. The resource's boundary is defined by the building footprint and excludes the work and storage area immediately adjacent to the east elevation. While that portion of the property is historically associated with the building, it was resurfaced with concrete in recent years, possesses the appearance of a modern parking lot, and, as a result, does not contribute to the historical significance of the subject building. Its immediate vicinity characterized by a railroad right-of-way and industrial properties developed during the second quarter of the twentieth century, the subject resource retains its integrity of location, setting, workmanship, and association. Although several alterations—the construction of an east-elevation addition, filling in of window openings, and replacement of doors—have diminished somewhat the property's integrity of design, materials, and feeling, these modifications do not detract substantially from the buildings character-defining features, which include its brick exterior, saw-tooth roof form, front-elevation pediment, and expanses of industrial sash windows. Completed sometime between 1952 and 1963, the east-elevation addition, enlarged the building slightly and introduced a stucco-clad, rear exterior wall punctuated by steel-sash windows. However, because the addition is concealed on the north and south by a parapet wall that mimics the original design of the building, it is conspicuous only when viewed from the rear of the property. Replacement doors and infilled windows occur only sporadically throughout the north, south, and west elevations. Altogether, these alterations do not prevent the building from conveying its historical significance.

A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References (continued):

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

Los Angeles Times. 1925. "Expansion of Factory Underway." January 25. Viewed at Newspapers.com." [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

_____. 1925. "Huntington Park Plant to Start Activity Soon." May 10. Viewed at Newspapers.com." [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

_____. 1927. "Oil Well Makers at Huntington Park." July 17. Viewed at Newspapers.com." [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

_____. 1929. "Factory Builds Addition." August 4. Viewed at Newspapers.com." [digitized archive]. https://www.newspapers.com/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area, 1924. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

P5a. Photographs (continued):



Photograph 2. South elevation, taken from Randolph Street. Camera facing northwest.



Photograph 3. Rear (east) elevation. Camera facing northwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1667 East 59th Street (Map Reference No. 9-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1667 East 60th Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6008-038-022

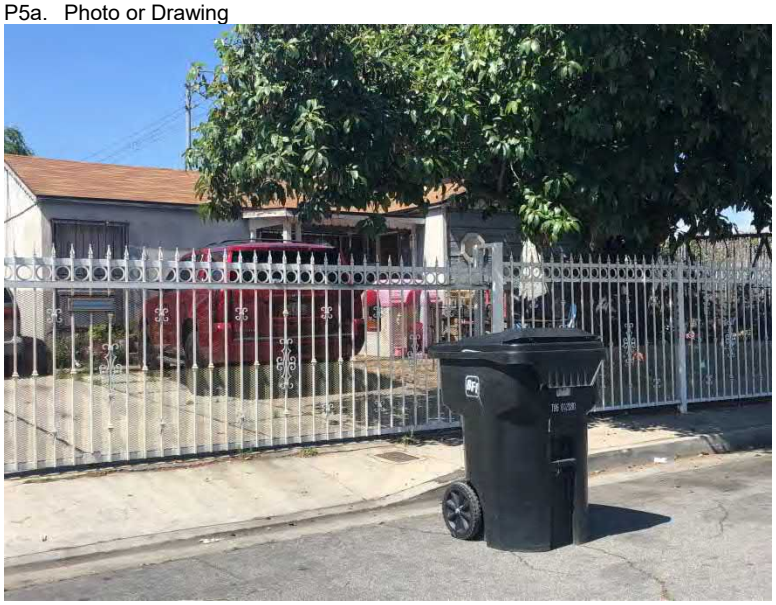
***P3a. Description:**

The subject property is a one-story single-family residence designed in a Minimal Traditional style. The irregular plan building sits on a concrete foundation and is capped by a gable-and-wing roof sheathed in asphalt shingles. Smooth stucco and horizontal wood plank siding sheathe its wood frame structural system. Scalloped vertical wood-plank siding fills the gable ends. Window types could not be determined due to limited visibility. The front entrance is located on the south elevation and exhibits a wood-panel door. The building's Minimal Traditional style is reflected in its compact form, spare ornamentation, and gable-and-wing roof. Satellite imagery indicates a detached garage is located at the rear of the property. The garage is rectangular in plan with a hipped roof. The property is located at the end of a cul-de-sac on a level parcel and is landscaped with mature trees and ornamental plants. The building is in good repair. Visible alterations include the replacement of original roofing materials.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

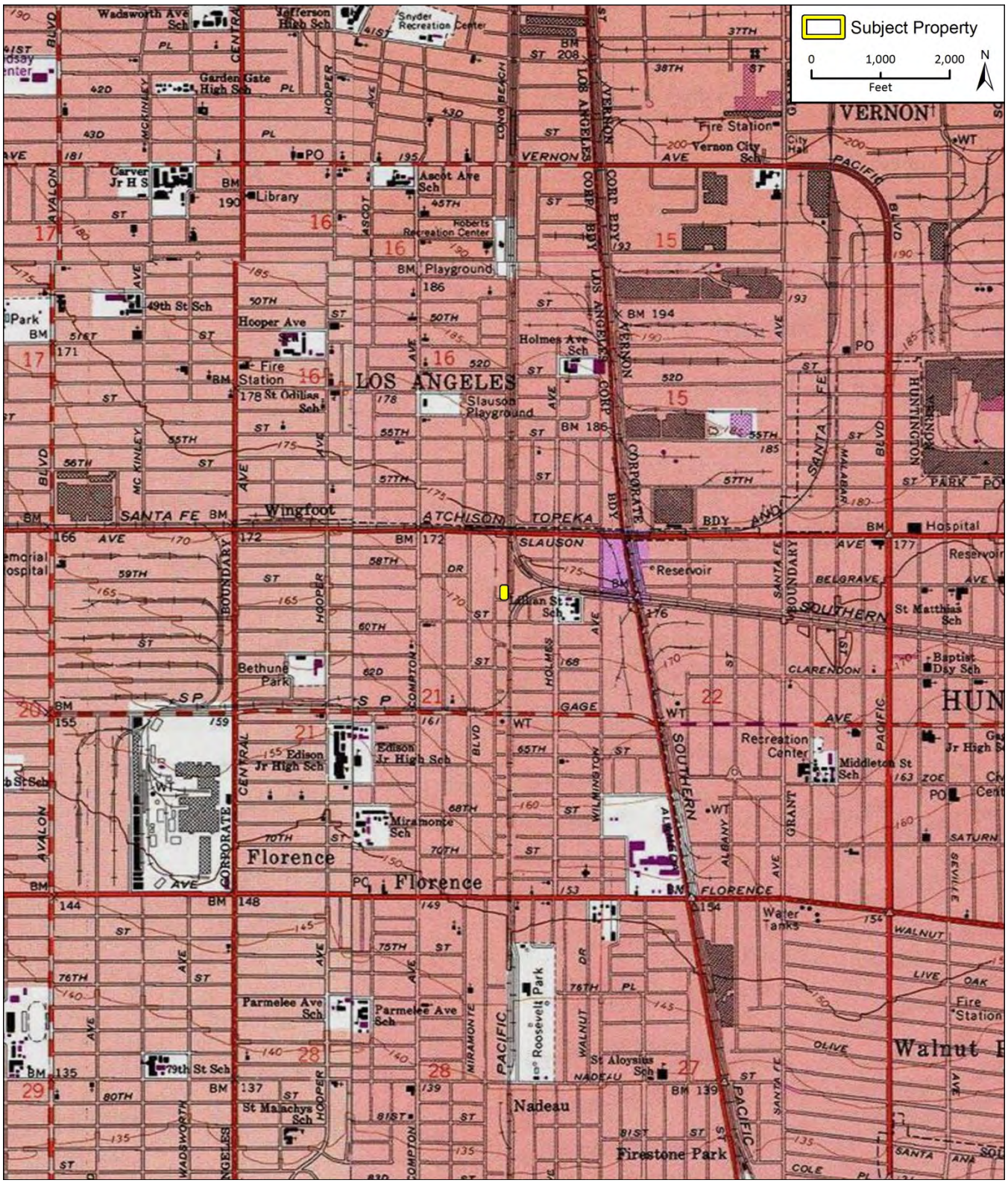
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1667 East 59th Street (Map Reference No. 9-016)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1667 East 59th Street (Map Reference No. 9-016) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:**
According to parcel data, the subject residence was completed in 1941.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1941. Sanborn fire insurance maps indicate residential development in the surrounding area remained scattered as late as1923, but was complete by 1950 (ProQuest 1923, 1950). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The subject building is an ordinary example of a Minimal Traditional-style single-family residence and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1923-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 26, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6001 Regent Street (Map Reference No. 09-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B. **B.M.**

c. Address: 6001 Regent Street, 2010-14 Belgrave Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6321-007-011

***P3a. Description:**

The subject property is a two-story industrial building that does not embody any particular architectural style. The rectangular plan building sits on a concrete foundation and is capped by roof that is alternately pent, gabled, and flat and primarily sheathed in roll-on roofing material. Exterior wall materials include stucco, corrugated metal, and structural concrete blocks. The structural system on the south end of the building is made of steel. Windows are wood-frame, 1/1 double-hung; steel fixed; and steel hopper sashes. Entrances to the building are located at the canted northeast corner and on the north and east elevations. Entrances consist of glazed metal and metal roll-up doors. The subject parcel spans a full block fronting Regent Street. Landscaping includes mature fichus and palm trees planted along the north and east frontages. Alterations include the construction and subsequent enlargement of the two-story section of the building and the boarding over of several west-elevation windows. The property is in fair condition overall.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northeast corner of property, view to southwest

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (Los Angeles County Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

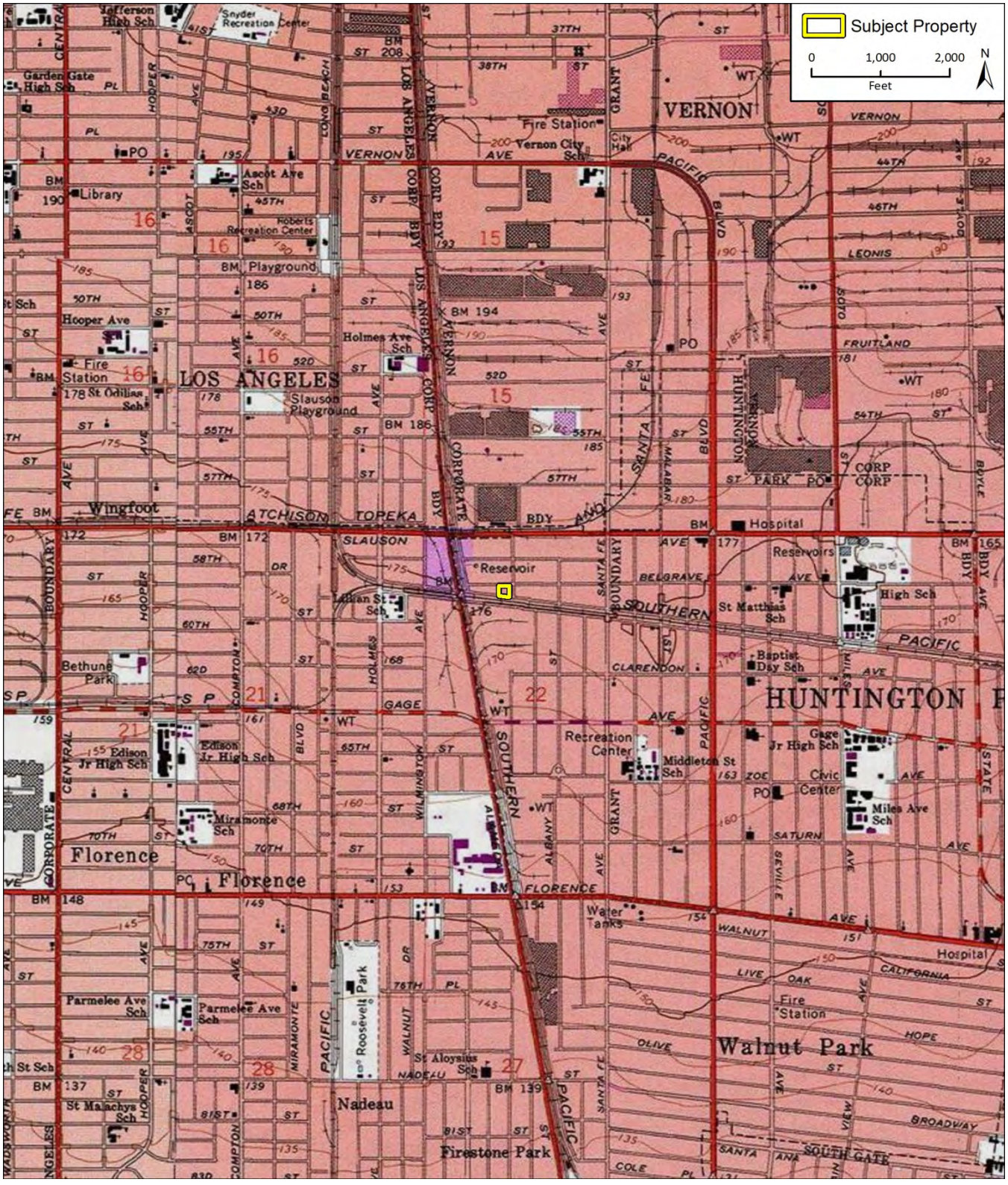
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6001 Regent Street (Map Reference No. 09-017)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6001 Regent Street (Map Reference No. 09-017) ***NRHP Status Code** 6Z

B1. Historic Name: Burdett Oxygen Company
B2. Common Name: N/A
B3. Original Use: Gas manufacturing B4. Present Use: Unknown
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The building was initially constructed in 1947, according to parcel data. Sanborn Fire Insurance Company maps and historic aerial photographs indicate the two-story section of the building was added between 1950 and 1952. It was expanded to its current footprint by 1963 (NETROnline 2018; UCSB 2018).

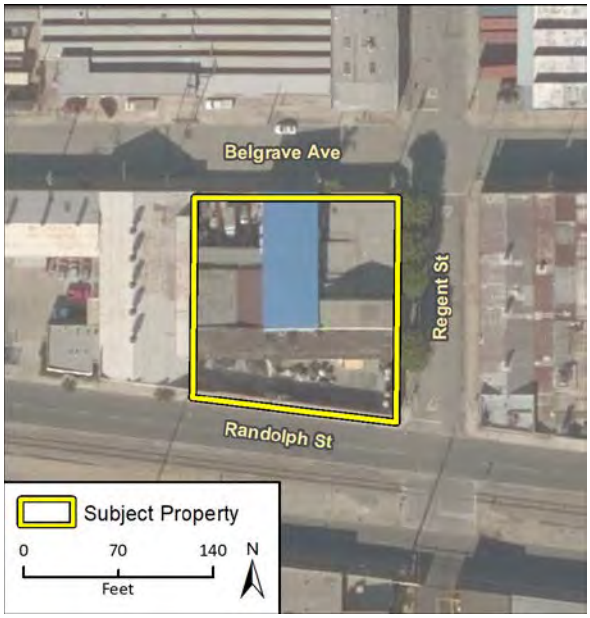
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is an industrial building initially developed in 1947, with additions built in the 1950s or early 1960s. Sanborn Fire Insurance Company maps indicate it was an oxygen and acetylene gas manufacturing plant in 1950. According to city directories and historical news items, occupants of the property between 1952 and 1987 included Burdett Oxygen Co., Oxygen Company of California, California Air Products, Aluminum Alloys Casting Co., Lanphere Refrigeration, Smokey's Tool Shop, and LRC Coil Company. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.
Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed July 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 13, 2018

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5906 Junction Street (Map Reference No. 9-018)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 5906 Junction Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6009-006-015

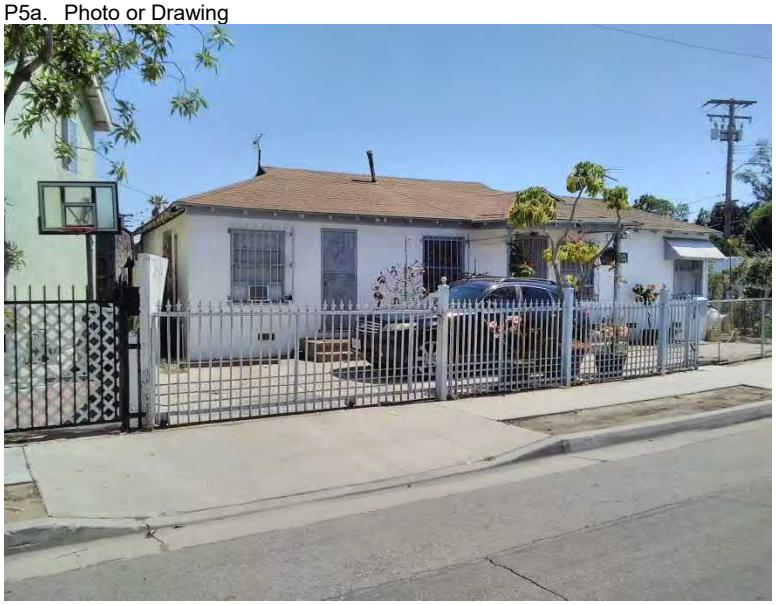
***P3a. Description:**

The subject property is a one-story residential building designed in no discernible architectural style. The irregular-plan building sits on a concrete foundation and is capped by a complex gable-on-hip roof sheathed in asphalt shingles. Smooth stucco sheathes its wood-frame structural system. Windows are wood, 1/1 double-hung sashes. Entrances to the building are located on the north elevation; door types are obscured by metal screen doors. Architectural detailing includes exposed rafter tails and non-original metal pan-type awnings. The property is located mid-block on a level parcel and is landscaped with small shrubs, cactus, young trees, and other decorative plants. The building is in good repair. Alterations include the replacement of original roofing materials and, likely, the application of stucco to the exterior walls.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Circa 1923-1950 (ProQuest 1923, 1950; Netronline 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

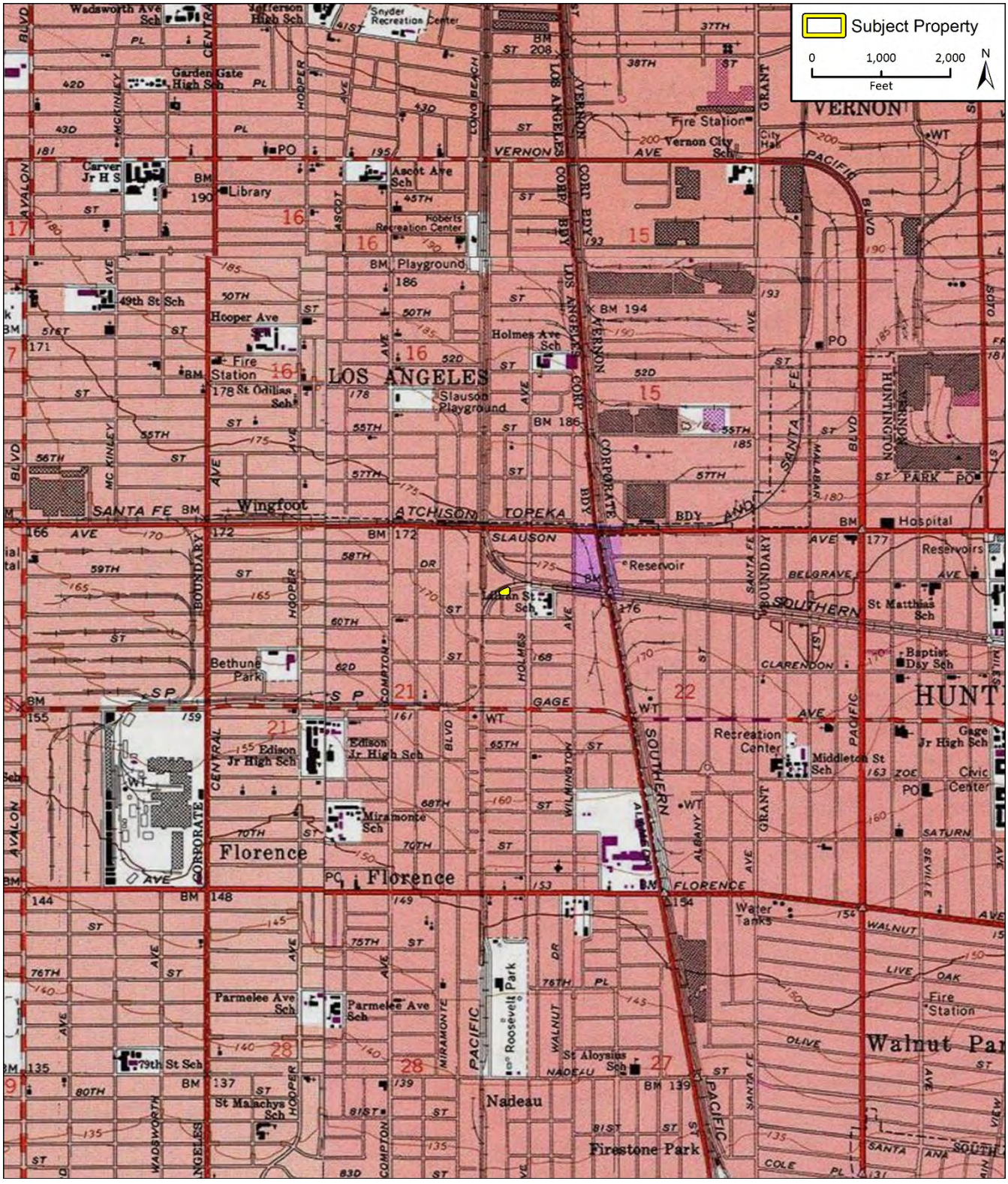
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5906 Junction Street (Map Reference No. 9-018)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5906 Junction Street (Map Reference No. 9-018) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, the residence was constructed in 1910; however, a 1923 Sanborn map depicts the subject parcel as undeveloped. Historic aerial photographs and a 1950 Sanborn map suggest the building was constructed on, or moved to, the property by the early 1950s (ProQuest 1923, 1950; Netronline 2019). The building's stuccoed exterior and pan-type awnings are possibly non-original.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a residential duplex which appears to have been constructed between 1923 and 1950 per Sanborn fire insurance maps and historic aerial photographs. Assessor data and Sanborn maps suggest residential development had begun in the surrounding area by the first decade of the twentieth century but was not complete until sometime between 1923 and 1950 (Los Angeles County Office of the Assessor 2019; ProQuest 1923, 1950). City directories list Ramon Duran and Alfanso Marcos as former residents of the property (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an ordinary duplex bearing no discernible architectural style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 10, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1921 Randolph Street (Map Reference No. 09-019)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 32 S.B.**B.M.**

c. Address: 1921 Randolph Street City: Huntington Park Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-030-002

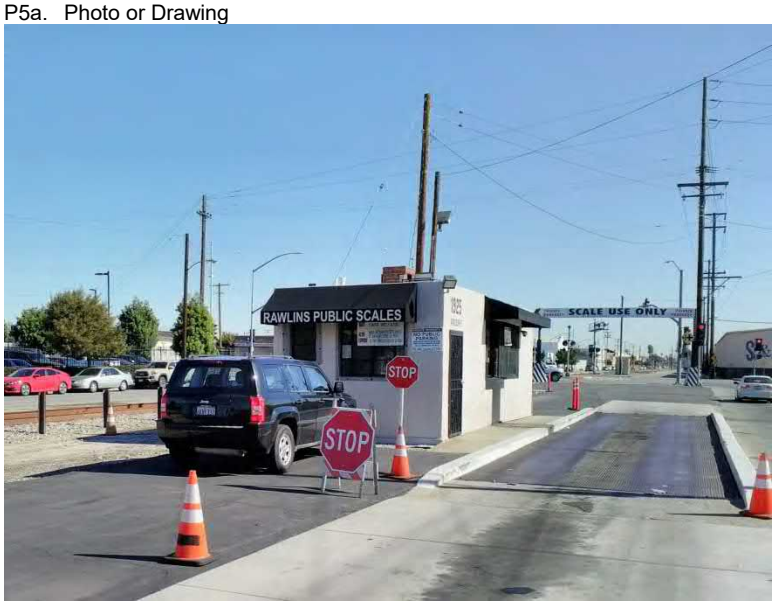
***P3a. Description:**

The subject property is a commercial truck scale facility located along the 1900 block of Randolph Street. Designed in a utilitarian style, the one-story, rectangular attendant's booth sits on a concrete foundation and is capped by a flat roof sheathed in roll-on, composition roofing material. Smooth stucco sheathes its reinforced concrete structural system. Windows are steel casements. The entrance is located on the south elevation and features a door of an undetermined type obscured by a metal security door. Alterations include the installation of security features on the door and windows and, likely, the application of new stucco exterior wall cladding. Additional features include a private vehicular lane, a steel-bed truck scale flanked by concrete curbs, and a steel, gantry-style street sign spanning the eastern terminus of the private vehicular lane. The property is located on a level, paved parcel and appears is good condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1944 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 24, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

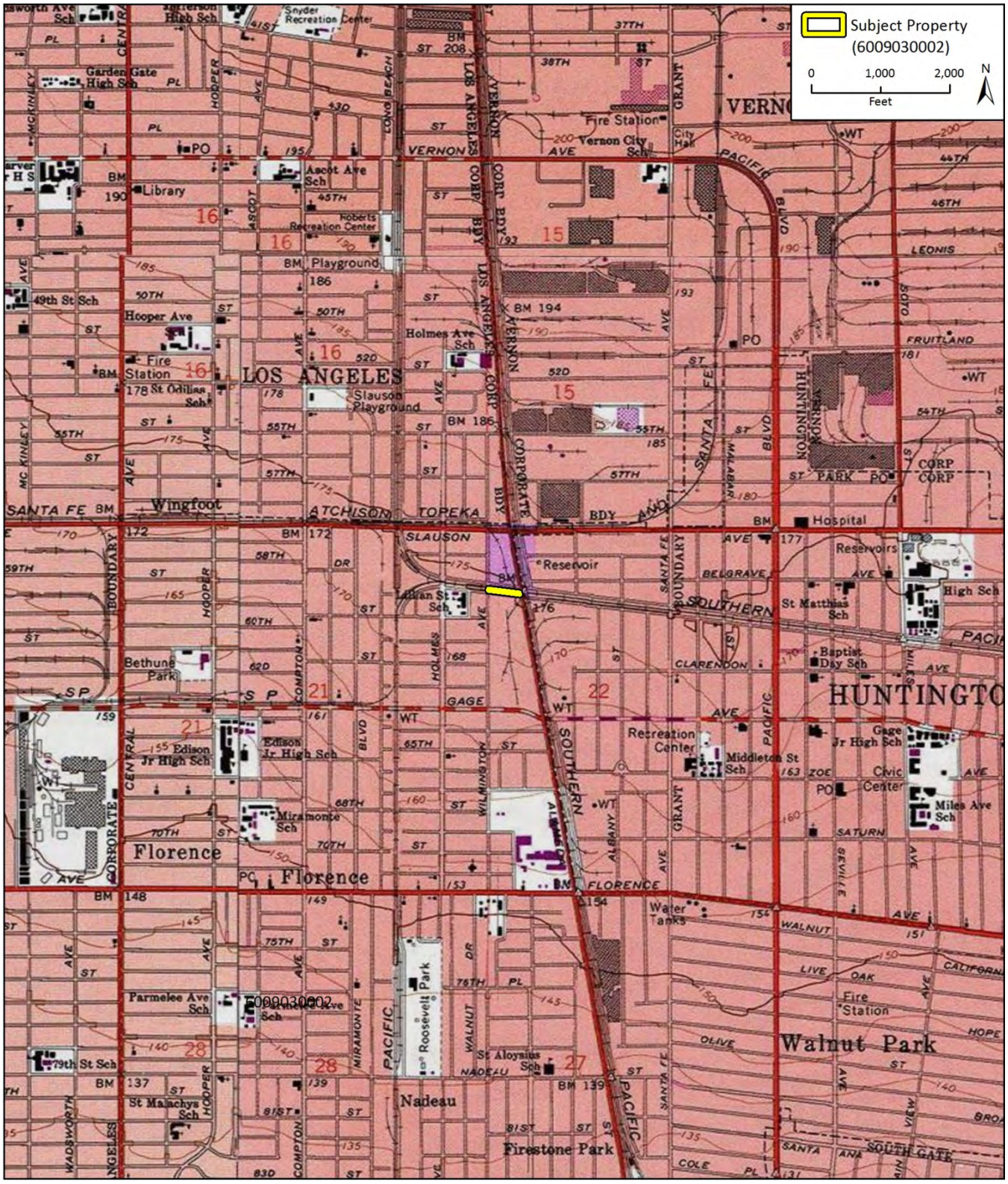
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1921 Randolph Street (Map Reference No. 09-019)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1921 Randolph Street (Map Reference No. 09-019) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Rawlins Public Scale Service Co.
B2. Common Name: Rawlins Public Scale
B3. Original Use: Freight truck scale B4. Present Use: Freight truck scale
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
According to parcel data, the subject resource was constructed in 1944 (Los Angeles County Office of the Assessor 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is commercial freight truck scale facility constructed in 1944. A search of city directories indicated that Rawlins Public Scale Service Company has operated at this site since at least as early as 1969. It is possible that the truck scale was once associated with the Rawlins Bros., Inc., which, a 1950 Sanborn Fire Insurance Company map shows, operated an oil pump manufacturing plant on the property immediately across Randolph Street South. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

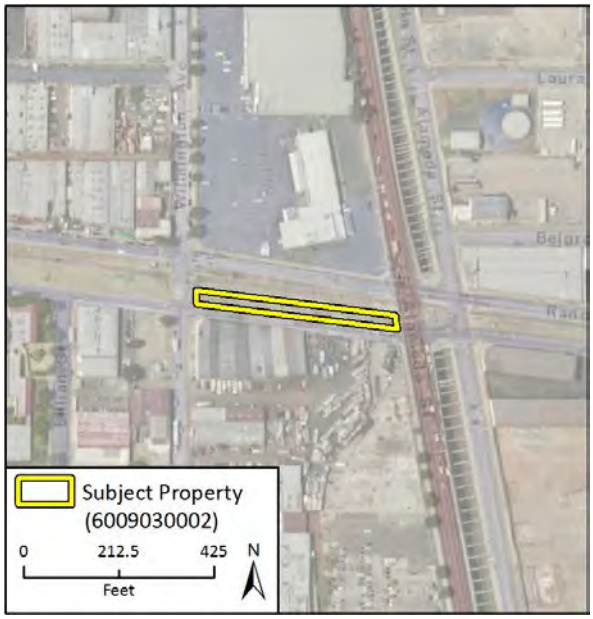
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 4, 2018

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1664 East 59th Street (Map Reference No. 9-020)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1664 East 59th Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6008-038-026

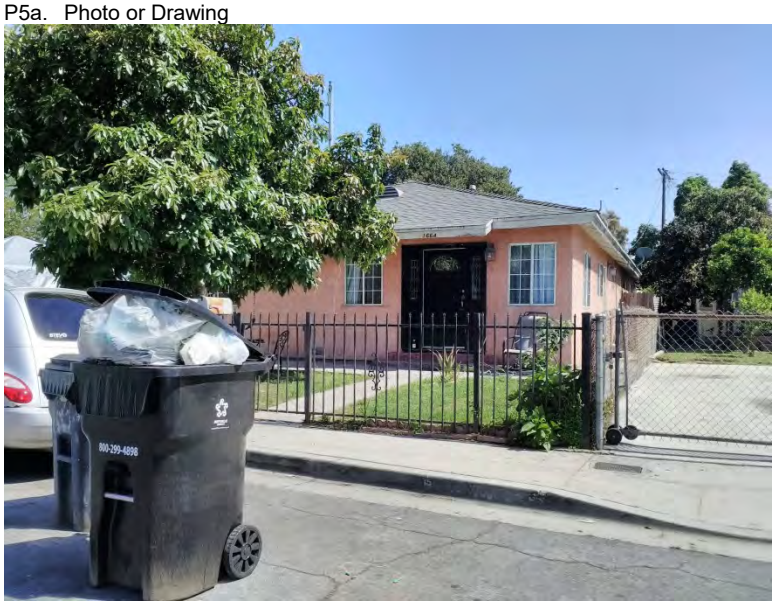
***P3a. Description:**

The subject property is a one-story, multi-family residential building designed in in no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are vinyl-sash replacements. Entrances are located on the north and west elevations and exhibit a glazed wood-panel door with stained-glass sidelights and two additional wood-panel doors. Satellite imagery indicates a hip-roofed detached carport is located at the rear (south) of the parcel. The property is located at the end of a cul-de-sac, adjacent to the Los Angeles County Metro Blue Line right-of-way. The level parcel is landscaped with a small strip of grass and small shrubs. The building is in good repair. Alterations include the replacement of original window and roofing materials and the construction of a rear addition to the residential building.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

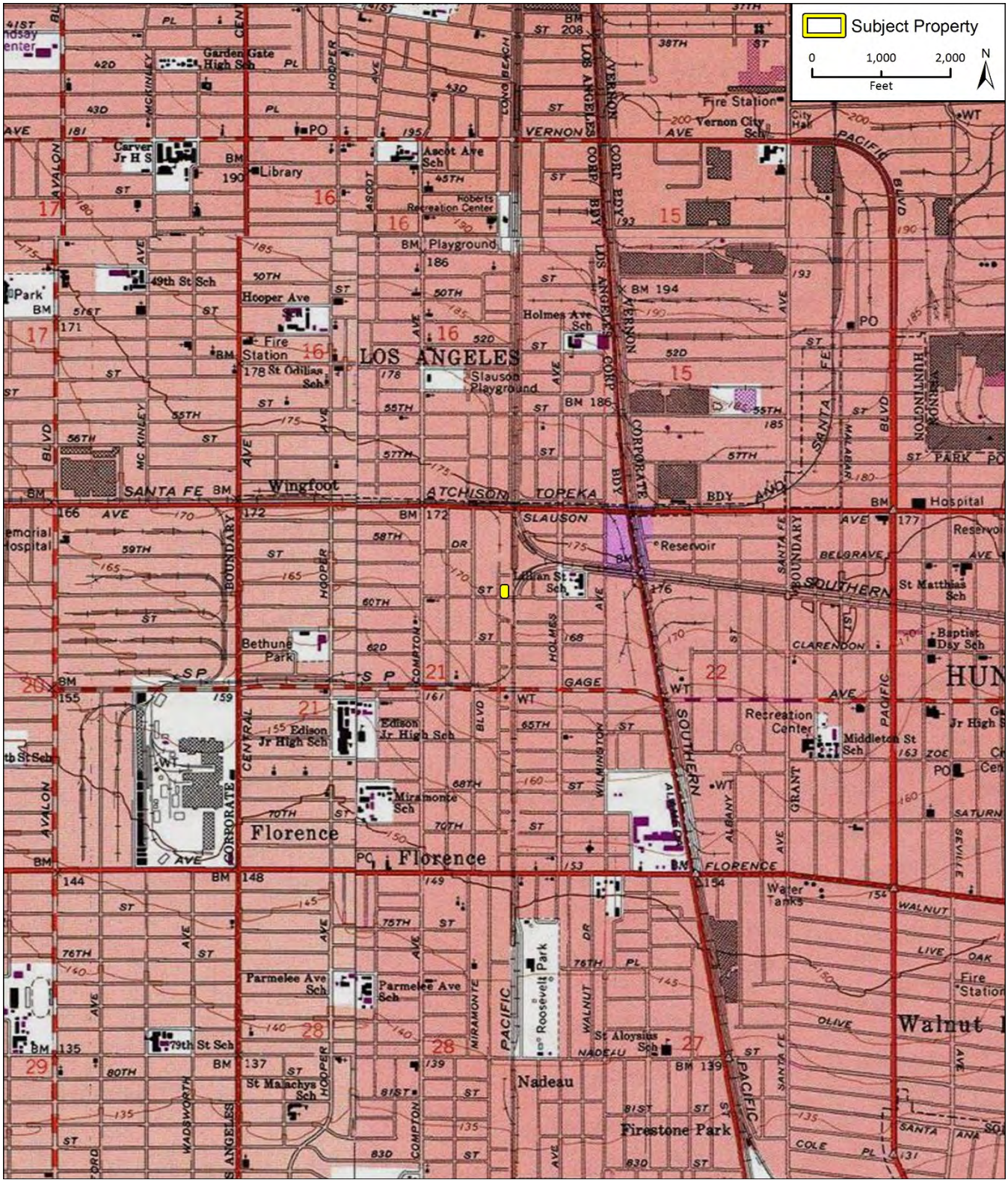
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1664 East 59th Street (Map Reference No. 9-020)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1664 East 59th Street (Map Reference No. 9-020) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, the residence was constructed in 1923. An addition was constructed in 1999 (BSD 2019). Visual observation indicates the windows were replaced in recent years. In 1999, the extant detached carport was constructed to replace an older garage at the same location (BSD 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a multi-family residential building constructed in 1923. Sanborn fire insurance maps indicate that residential development in the area was underway by 1923 and complete to its roughly present extent by 1950 (ProQuest 1923, 1950). Building permits indicate an addition to the residential building and a new detached carport were constructed in 1999 (BSD 2019). City directories list the following former occupants: Olga Gomez, Juan Murillo, Joe Martinez, and M. Duran (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

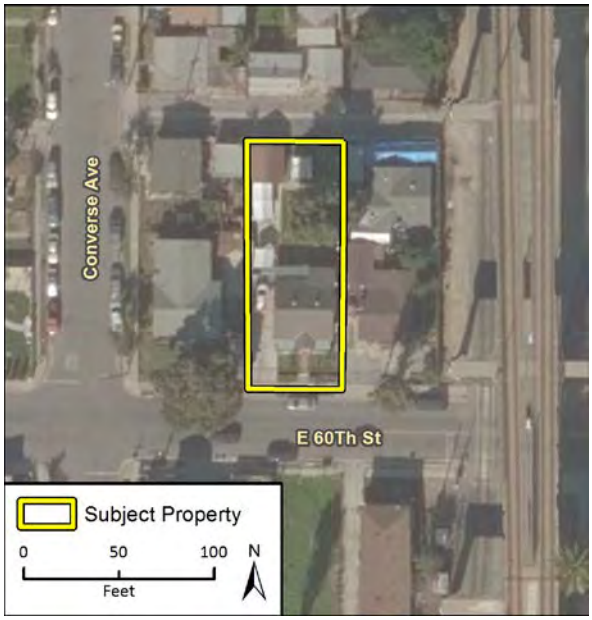
The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an ordinary multi-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County of: Department of Public Works, Building and Safety Department (BSD). "Building Permit Viewer." [tabular data]. County of Los Angeles Building Permits. https://dpw.lacounty.gov/bsd/bpv/. Accessed June 2019.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 12, 2019

(This space reserved for official comments.)



Pb5. Photographs (continued):



Photograph 2. Partial view of secondary building; camera facing southeast.



NO FEAR OF FLAMES—An unidentified worker dashes into burning Duncan Bolt Co. plant at 5910 Wilmington Ave. in Firestone Park district in an effort to save equipment. The blaze, started by a small grass fire in adjacent lot, caused minor damage. No one was injured.
Photo by K. L. Givens

Figure 1. Photograph accompanying a 1955 *Los Angeles Times* article on a fire that damaged the primary building (right) at 5900 Wilmington Avenue (Source: *Los Angeles Times* 1955).

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1844 Randolph Street (Map Reference No. 9-022)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1844 Randolph Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-005-015 and -016

***P3a. Description:**

The subject property consists of two buildings spanning two parcels. Facing Randolph Street is a one-story industrial building with no discernible architectural style. The rectangular plan building sits on a concrete foundation and is capped by a wood truss roof sheathed in composition roofing material. Its exterior walls are formed of brick laid in three patterns. Multi-light, steel-sash windows are present on the east elevation; windows elsewhere on the building were obscured by metal grates. Entrances to the building are located on the north and west elevations and feature metal roll-up and solid wood doors. Alterations include the in-filling of windows with bricks and a large rear addition.

Situated at the rear of the property, fronting Lillian Street, is a one-story, utilitarian industrial building. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in composition sheeting. At the rear the roof is pent and clad in corrugated steel. The building is generally of concrete tilt-up construction, though a portion at the rear has masonry and sheet-metal-clad walls. Windows are fixed and hopper types, both with steel sashes. Entrances to the building are located on the north and west elevations and feature metal roll-up and solid wood doors. There are no apparent substantial alterations to the building.

The property spans a full block on Lillian Street, from Randolph to East 60th Street. Landscaping consists solely of small shrubs in a brick-lined planter along Randolph Street. The property appears in fair condition.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Front building, north and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Front building: 1954-64; rear building: 1966 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

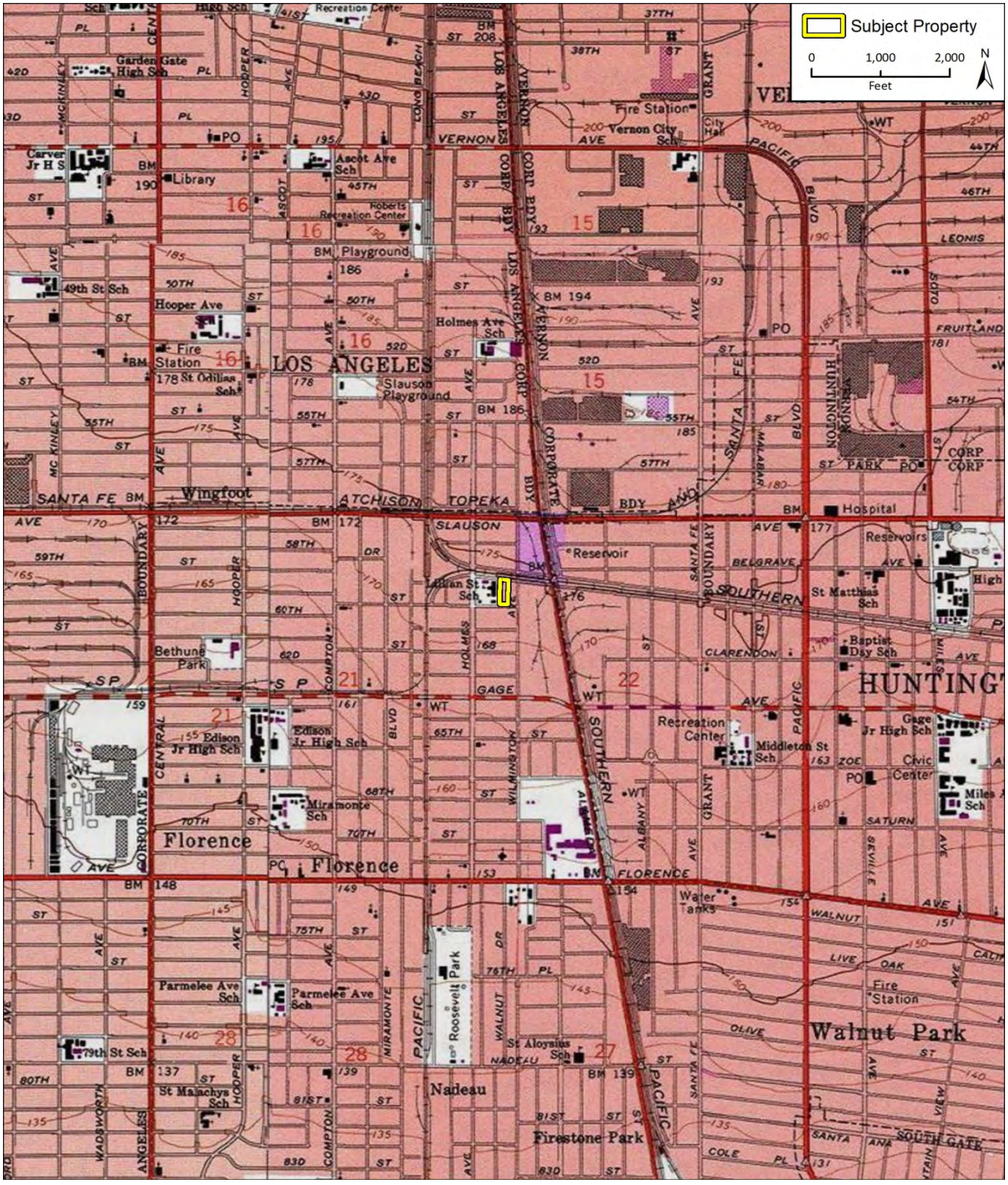
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 1844 Randolph Street (Map Reference No. 9-022)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1844 Randolph Street (Map Reference No. 9-022) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial/Machine shop B4. Present Use: Unknown
***B5. Architectural Style:** Utilitarian; no discernible style
***B6. Construction History:**
The front building's initial construction was completed in 1954, with additions built in 1956 and 1964. The rear building was completed in 1966.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an industrial building constructed in 1954. City directories and newspaper items indicate Excel Pattern Works, a machine shop, occupied the building by 1956 and remained there until 1988. Directories also list Aircot Engineering at this address in 1960. Archival research failed to identify any additional consequential information about the building or its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a utilitarian industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

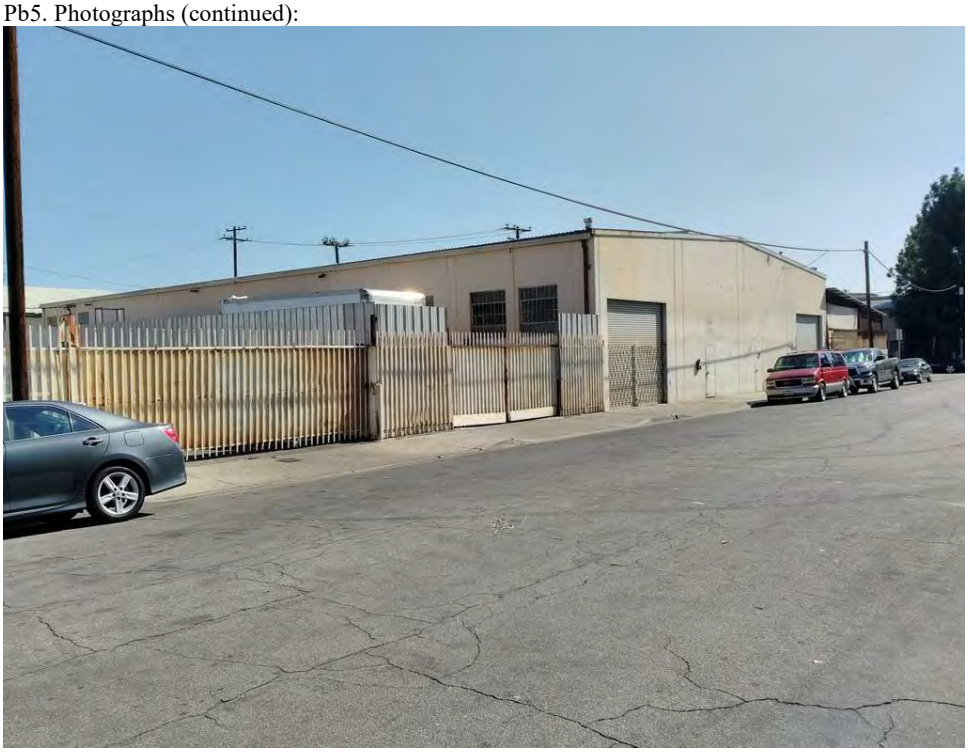
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed November 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 28, 2018



(This space reserved for official comments.)

Pb5. Photographs (continued):



Photograph 2. Rear building, north and east elevations. Camera facing southeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Lillian Street Elementary School (Map Reference No. 9-023)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 5909 Lillian Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data:

***P3a. Description:**

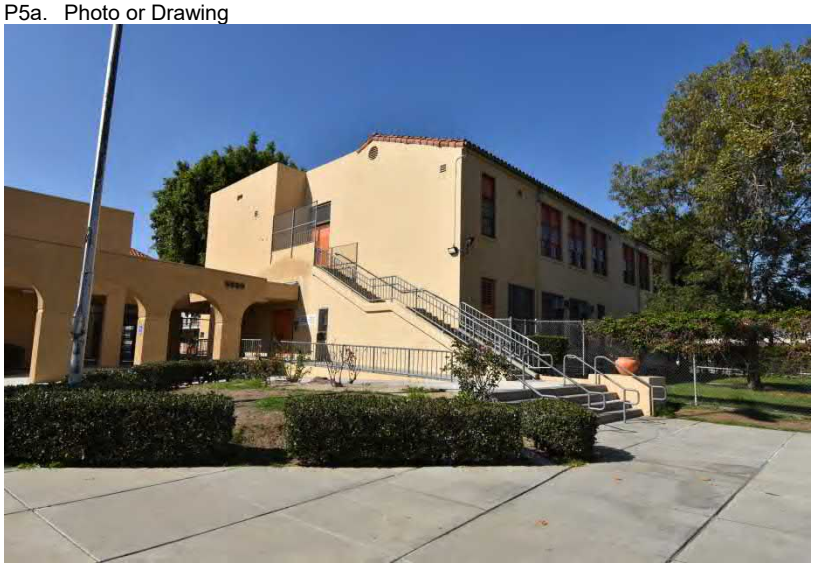
The subject property is an elementary school originally built in 1921 and expanded in the following decades. The campus centers on the school's oldest building (built in 1921), located at the intersection of Lillian and Randolph streets. It rises two-stories and was designed in a Mediterranean Revival architectural style. The rectangular plan building sits on a concrete foundation and is capped by a roof that is alternately gabled and flat. Gabled sections of the roof are sheathed in red barrel tiles, while the flat portion includes composition cladding. Smooth stucco sheathes its structural system. Windows are wood, multi-pane double-hung sashes. Entrances to the building are located on the north, south, and east elevations and feature solid wood doors, including solid double doors at the north-elevation main entry. Alterations include a large, concrete exterior staircase located at the rear of the building.

The other buildings on the campus date from the mid-20th century to the early-21st century and were designed in a variety of architectural styles. A largely-massed two-story building built between 1980 and 1994 near the western edge of the campus features minor Mediterranean-style elements such as neutral-colored stucco, red barrel tile on the dropped hipped roof, and covered walkways. A pair of two-story classroom buildings at the northern edge of campus are a generic design that is commonly found on Los Angeles Unified School District campuses. Twin buildings, they feature exterior staircases and an open-air walkway on the second story, flat roofs, and mechanical equipment in the narrow space between the two buildings. Buildings are generally clustered in the northeastern quadrant of the campus. A large blacktop play area and paved parking lots dominate much of the rest of the campus. Landscaping on the level parcel includes several lawns and areas planted with mature trees.

***P3b. Resource Attributes:** HP15. Educational building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
1921 building, south and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921-ca. 2004 (Western Museum 1921; NETROnline 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 17, 2018

***P10. Survey Type:**

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

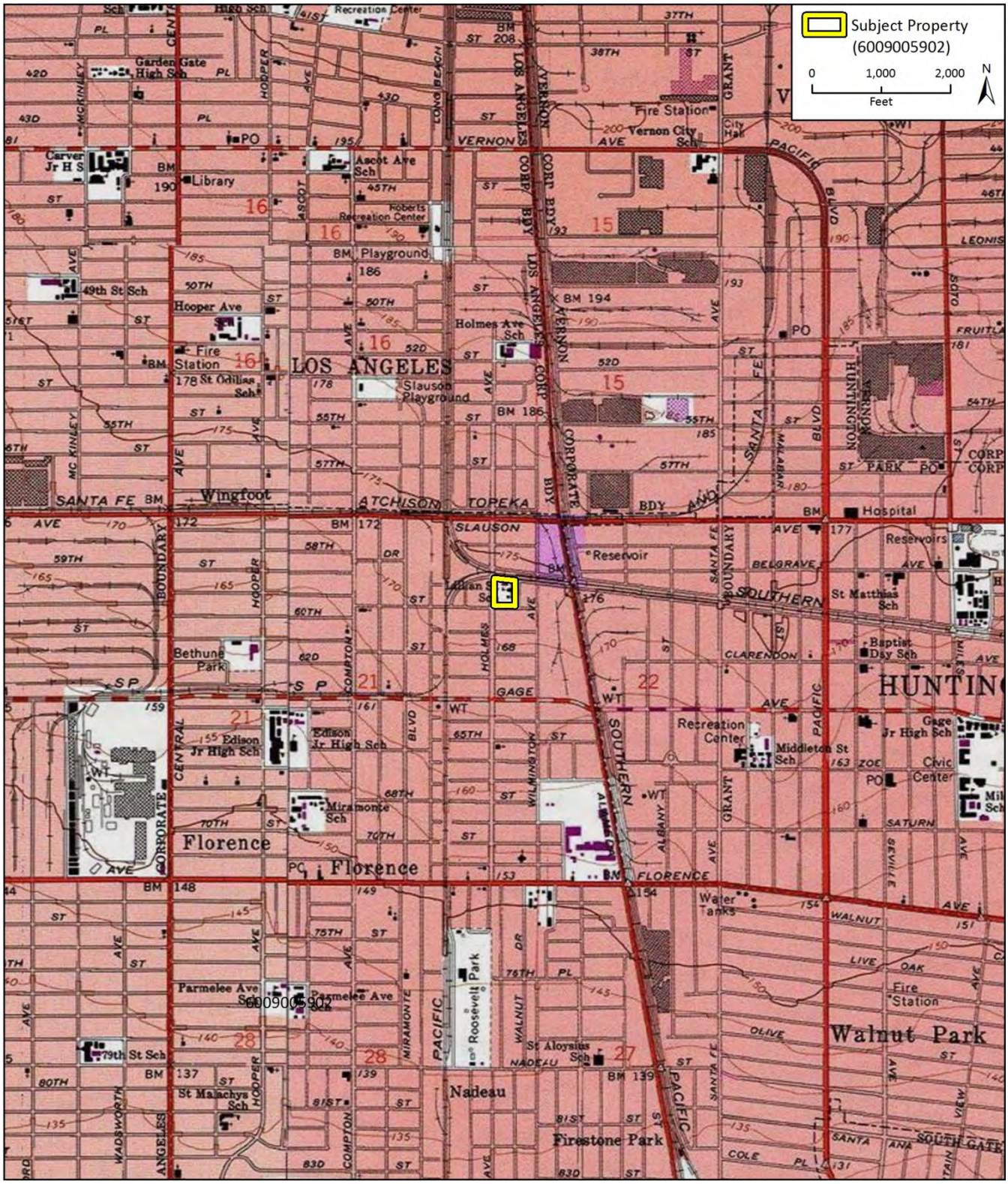
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Lillian Street Elementary School (Map Reference No. 9-023)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Lillian Street Elementary School (Map Reference No. 9-023) ***NRHP Status Code** 6Z
Page 3 **of** 5

B1. Historic Name: Lillian Street School
B2. Common Name: Lillian Street Elementary School
B3. Original Use: Educational facility B4. Present Use: Educational facility
***B5. Architectural Style:** Mediterranean Revival, utilitarian or no discernible style
***B6. Construction History:**
Available sources indicate the school opened in the early 1920s and the campus was expanded in stages over the following eight decades. According to Sanborn Fire Insurance company maps, the campus was rebuilt and extensively remodeled in 1937, following the Long Beach Earthquake.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: William Lee Woollett (ca.-1930s reconstruction) b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a public elementary school first constructed in 1921 (Southwest Museum 1921). Items in a 1937 edition of *Pacific Contractor* indicate that contracts were awarded for the rehabilitation or reconstruction of the school's "main brick building" in order to address damage from the Long Beach Earthquake of 1933. This work was completed in 1937. Aerial photographs show that new facilities were developed at the school throughout the latter 20th century and into the early 21st century. This included an expansion of the campus that encompassed a section of E. 60th Street and several parcels to the south. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property is a representative but altered example of a 1920s school building and campus and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

"Architects Appointed." *Pacific Contractor*. vol.17 (1934). https://archive.org/details/pacificconstruct1734asso/page/n5. Accessed November 2018.

Southwest Museum. 1921. *Annual Report of the Directors of the Southwest Museum*, Los Angeles, California, for the Year 1920. (Los Angeles: Southwest Museum). https://books.google.com/. Accessed November 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 29, 2018



(This space reserved for official comments.)

Pb5. Photographs (continued):



Photograph 2. 1921 building, main (north) elevation. Camera facing southeast.



Photograph 3. Overview of the rear of the campus. Camera facing northeast.

Pb5. Photographs (continued):



Photograph 3. Pair of classroom buildings at north end of campus, west elevation. Camera facing northeast.



Photograph 4. Two-story building at western end of campus, west elevation. Camera facing southeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5927 Junction Street (Map Reference No. 9-024)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 5927 Junction Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6009-006-021

***P3a. Description:**

The subject property is a one-story residential building designed in the Craftsman style. The roughly rectangular plan building sits on a concrete foundation and is capped by a front-gabled roof sheathed in asphalt shingles. Non-original siding of unknown composition sheathes its wood frame structural system. Windows are replacement vinyl and wood, 1/1 double-hung sashes. The front entrance is located on the east elevation, its door type obscured by a metal screen. While the building has incurred conspicuous alterations—including the aforementioned siding and a non-original flat roof extension—it retains some character-defining features of the Craftsman style. These include a vertical-slat gable vent, river rock-clad porch support and piers, and exposed rafters. The property is located mid-block on a level parcel and is landscaped mature trees, shrubs, and other plants that obscure the view of the building from the public right-of-way. The building is in fair condition.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1908 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

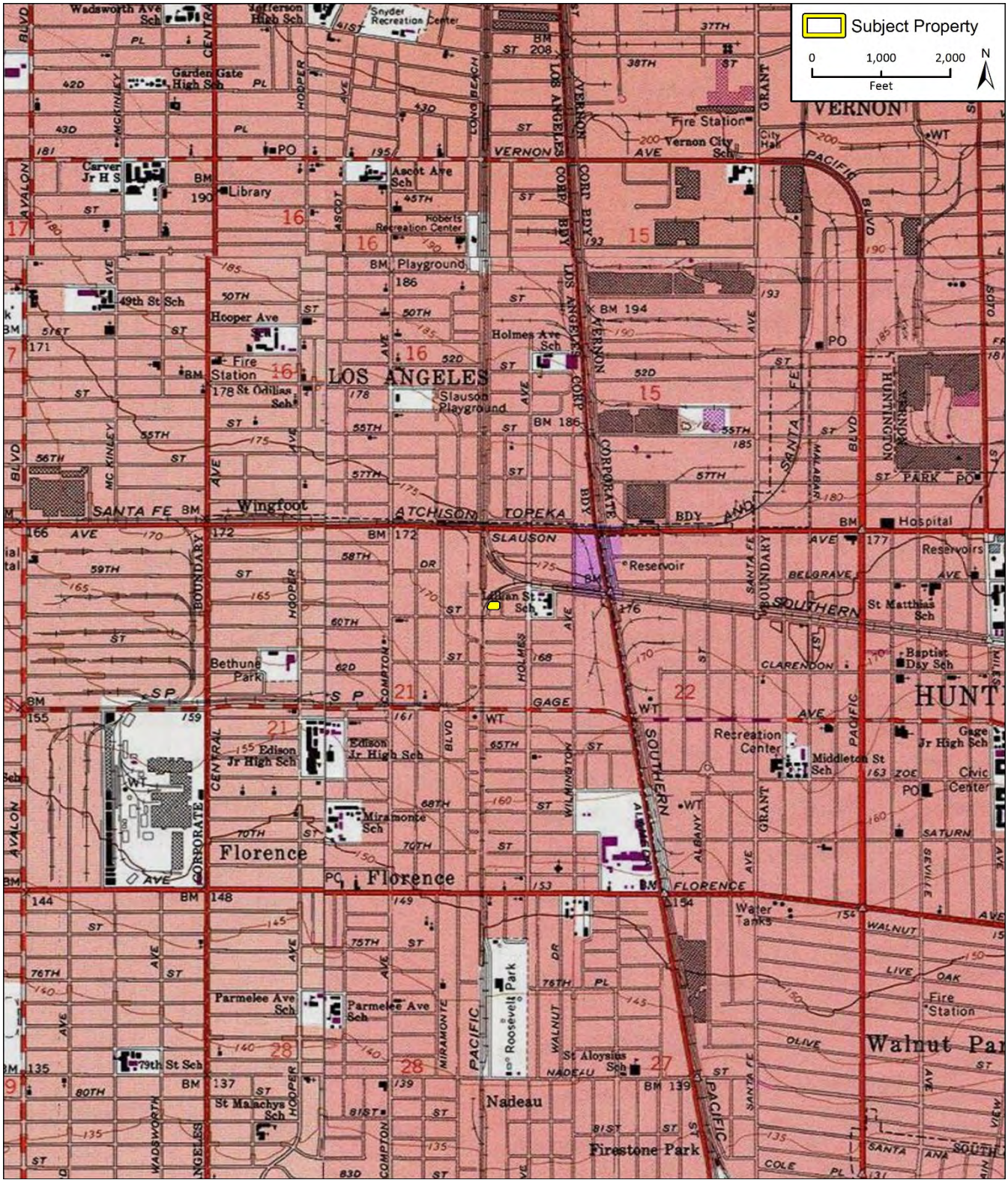
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5927 Junction Street (Map Reference No. 9-024)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5927 Junction Street (Map Reference No. 9-024) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:**
According to parcel data, the subject building was completed in 1908. The siding and roof extension appear to have been added in recent years.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single-family residential building constructed in 1908. Assessor data and Sanborn maps suggest residential development began in the surrounding area by the first decade of the twentieth century but was not complete until sometime between 1923 and 1950 (Los Angeles County Office of the Assessor 2019; ProQuest 1923, 1950). City directories and news items identify the following former occupants: Eula May Smith, Alma and James Samuels, and R. Calderon (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a Craftsman-style residence and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1908-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 10, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1663 East 60th Street (Map Reference No. 9-025)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1663 East 60th Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6008-038-030

***P3a. Description:**

The subject property was not clearly visible during the field survey conducted for the present study. Satellite imagery suggests it is a one-story single-family residence. The irregular plan building is capped by a cross-gabled roof sheathed in asphalt shingles. Wall cladding appears to be stucco. The property is located at the end of a short cul-de-sac on a level parcel, set back from the East 60th Street frontage and situated behind another private property. Access to the property is made via the public alley north of East 60th Street.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Obstructed view of north elevation; camera facing south west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

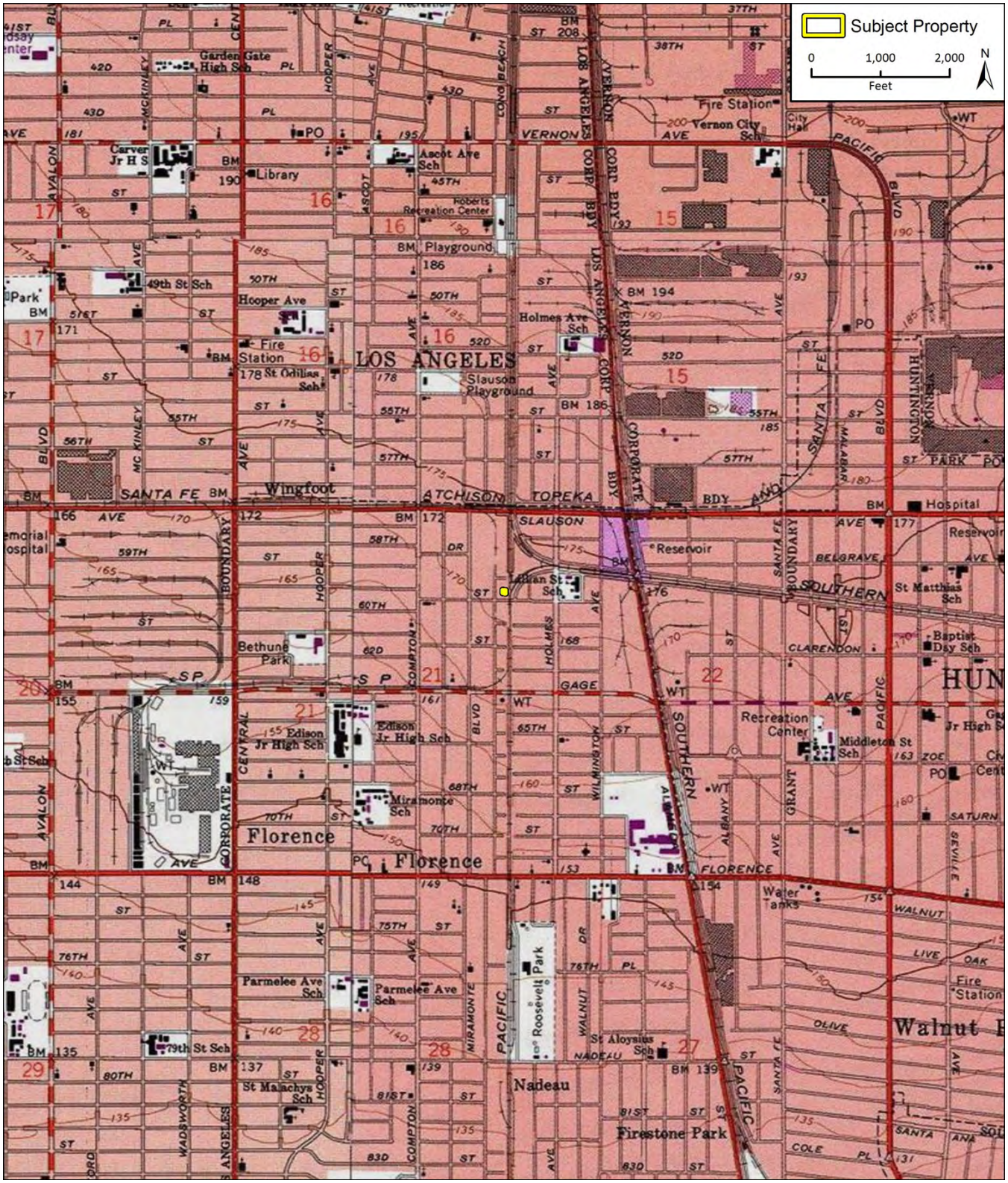
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1663 East 60th Street (Map Reference No. 9-025)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1663 East 60th Street (Map Reference No. 9-025) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Unknown
***B6. Construction History:**
According to parcel data, the subject building was completed in 1924.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1923. Sanborn fire insurance maps indicate residential development in the surrounding area remained scattered as late as1923, but was complete by 1950 (ProQuest 1923, 1950). City directories H.G. Beard and Antonio Cruz as former occupants of the subject property (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the building was only minimally visible during the field survey, it appears to be an ordinary example of a single-family residence, consistent in character with other such buildings in the area. As such, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1923-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 26, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5931 Junction Street (Map Reference No. 9-026)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 5931 Junction Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6009-006-020

***P3a. Description:**

The subject property is a one-story residential building designed in a Craftsman style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding sheathes its wood-frame structural system. Windows are wood, 1/1 double-hung sashes. Entrances to the building are located on the north and west elevations and feature solid wood doors. Architectural details include exposed rafter tails, tapered wood porch roof supports, a tapered front door surround, and an arched porch ceiling. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and small shrubs. The building is in good repair. Alterations include the replacement addition of metal window security screens and roofing materials.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1913 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

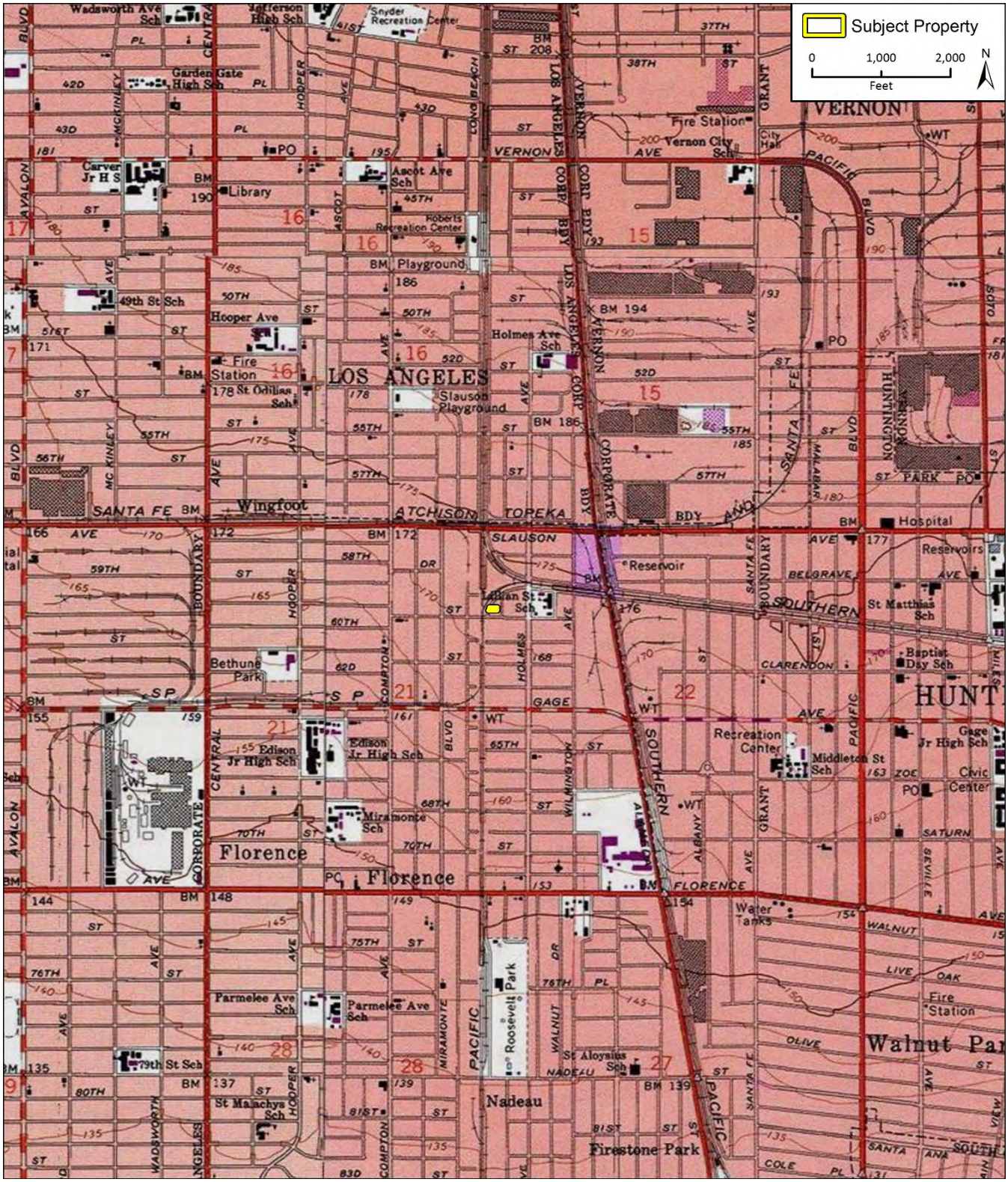
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5931 Junction Street (Map Reference No. 9-026)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5931 Junction Street (Map Reference No. 9-026) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:**
According to parcel data, the subject residence was constructed in 1913. The detached garage was completed sometime between 1913 and 1923, when it was depicted in a Sanborn map (ProQest 1923). The gable vent and central porch roof support may be non-original.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a multi-family residential building constructed in 1913. City directories identify the following former occupants: Joseph r. Norte, Teodoro Martinez, and Henry M. Vasquez (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a Craftsman-style single-family residence and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 28, 2019

(This space reserved for official comments.)



tate of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** 1665 East 60th Street (Map Reference No. 9-027)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 1665 East 60th Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6008-038-031

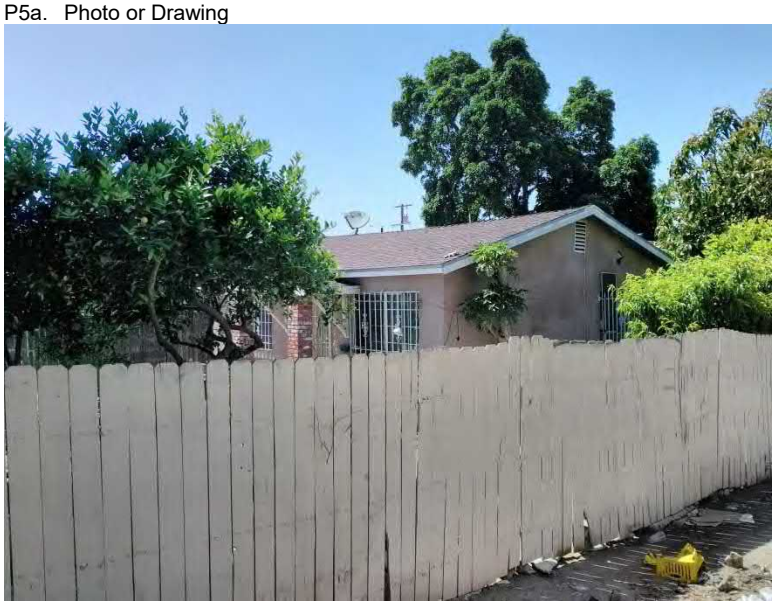
***P3a. Description:**

The subject property is a one-story single-family residence with no discernible architectural style. The irregular-plan building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are vinyl replacement sashes. Entrances to the building are located on the south elevation and feature a front door and garage door whose types were not determined due to limited visibility from the public right-of-way. The property is located on level terrain adjacent to the Los Angeles County Metro Blue Line right-of-way. It is landscaped with a small strip of grass and small shrubs. The building is in good repair. Alterations include the replacement of original window and roofing materials and the construction of rear additions that adjoined the residence and once-detached garage.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Partial view of south and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

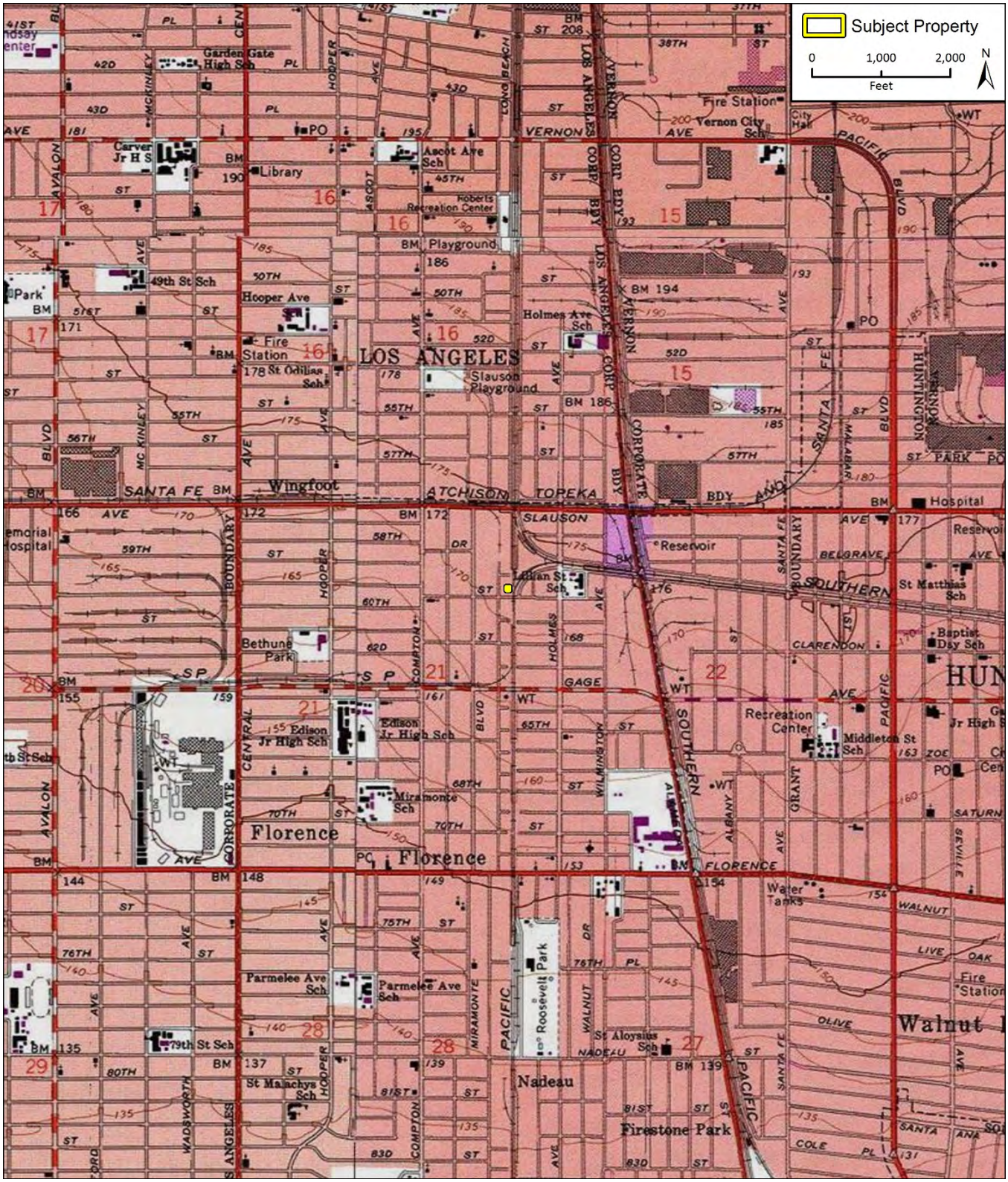
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1665 East 60th Street (Map Reference No. 9-027)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1665 East 60th Street (Map Reference No. 9-027) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, the residence was constructed in 1923. Historic aerial imagery indicates that by 1980 the once-detached garage had been adjoined to the residence by way of rear additions to the residence (Netronline 2019).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1923. Sanborn fire insurance maps indicate residential development in the surrounding area remained scattered as late as1923, but was complete by 1950 (ProQuest 1923, 1950). City directories list Martin C. Villa, Julian Medina, and Narciso Vargas as former occupants of the subject property (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a single-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1923-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 11, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5933 Junction Street (Map Reference No. 9-028)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 21 S.B.**B.M.**

c. Address: 5933-5935 Junction Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6009-006-019

***P3a. Description:**

The subject property consists of two residences and a detached garage situated on a single parcel. The front (east) residence is one-story in height and bears no discernible architectural style. Roughly rectangular in plan, it sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding and non-original stucco sheathe its wood-frame structural system. Windows are vinyl-sash replacements throughout. The front entrance is located on the east elevation, its door type obscured by a metal security screen. Alterations include the application of stucco, replacement of windows, and apparent enclosure of some window apertures, among them.

The one-story rear (west) residence exhibits no discernible architectural style. It is rectangular in plan and rises from a concrete foundation to culminate in a front gabled roof with asphalt shingles. Horizontal wood-plank siding envelopes its wood frame structural system. Windows are non-original vinyl sashes. The east-facing front entrance includes a metal screen door. Alterations include the replacement of all windows, partial enclosure of a window opening on the east elevation, and construction of a pent-roof rear (west) addition. Situated adjacent to the north is a detached one-car garage designed with a gabled roof and horizontal wood-plank siding. The property is at the end of its block and is bounded on the south, east, and west by the public right-of-way. Landscaping on the level parcel consists of a lawn and mature trees. Overall, the property is in fair condition.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Rear residence, south and east elevations; facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Front residence: 1910; rear residence: 1931 (Los Angeles County Office of the Assessor); garage: ca. 1910 (est.)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

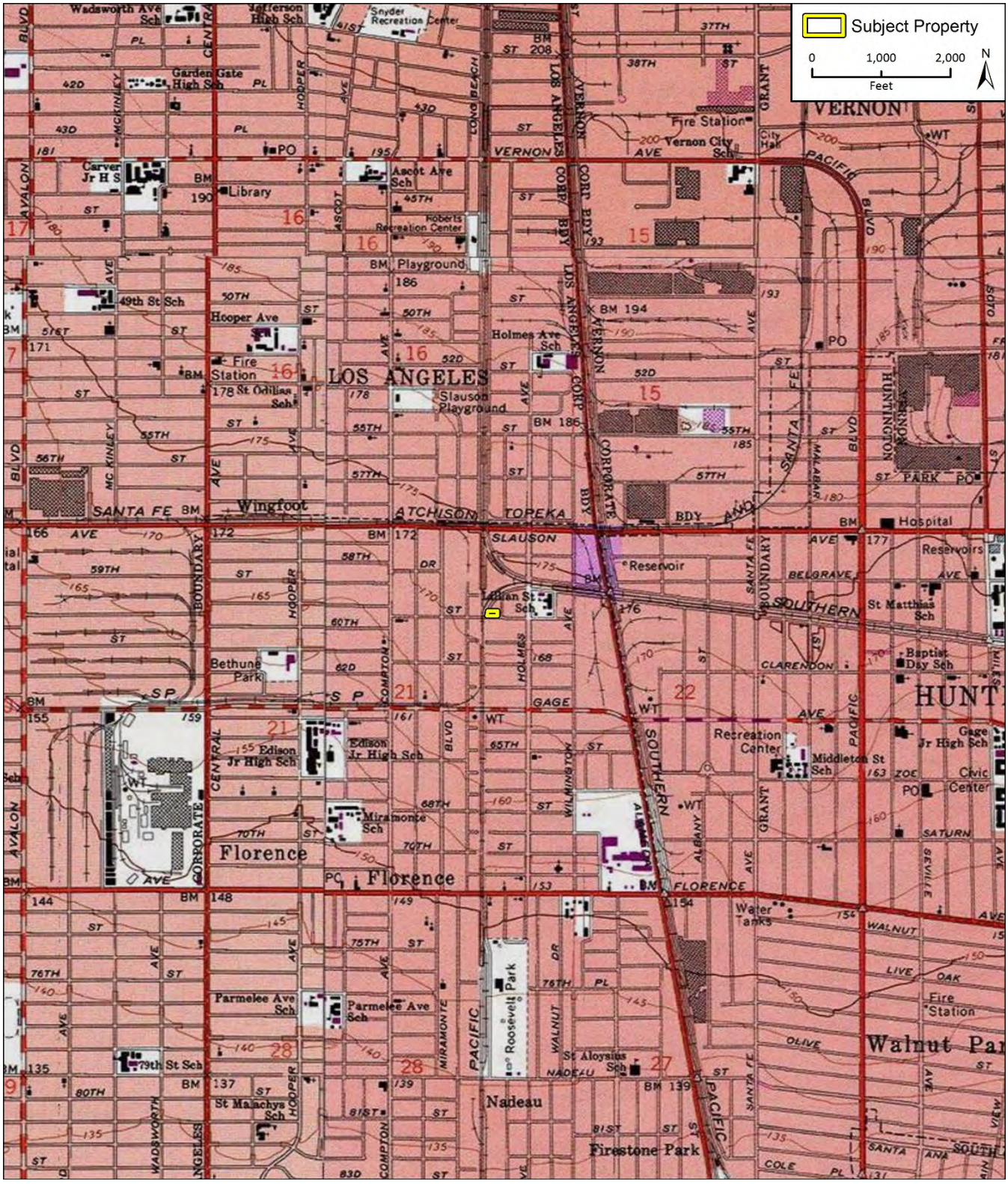
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 5933 Junction Street (Map Reference No. 9-028)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5933 Junction Street (Map Reference No. 9-028) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the front residence was constructed in 1910. The garage is presumed to have been built around the same time. The rear residence dates from 1931 (Los Angeles County Office of the Assessor). Because its presence on the property is not documented before 1952, it is presumed to have been moved onto the property approximately twenty years after it was constructed (ProQuest 1923, 1951; Netronline 2019).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property was initially developed as a single-family residence in 1910. Assessor data and Sanborn maps suggest residential development had begun in the surrounding area by the first decade of the twentieth century but was not complete until sometime between 1923 and 1950 (Los Angeles County Office of the Assessor 2019; ProQuest 1923, 1950). City directories and newspaper items identify the following former occupants: George and Velma Hauser, Francisca Salvadora, Bertha Elias, Lawrence McCollum, C. Ramos, Jr., J.W. Elias, Maria Valdez, Gabriel Ochoa, and Socorro Contreras (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, *Los Angeles Times*, 1940, 1955. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 11, 2019

(This space reserved for official comments.)



B10. Significance (continued):

The property is recommended ineligible for listing in the National and California Registers and for designation as a County of Los Angeles Landmark under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are undistinguished and altered residences with no discernible architectural style and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). In addition, the property has not been listed in, or formally determined eligible for, the National or California Registers (County Criterion 5); does not contain one of the largest or oldest trees of any species located in the County (County Criterion 6); and does not contain a tree, landscape, or other natural land feature possessing significant historical associations (County Criterion 7). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

P5a. Photographs (continued):



Photograph 2. Front residence, west and south elevations. Camera facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Pacific Electric, Whittier Line (Map Reference No. 9-029)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22, 23 S.B.**B.M.**

c. Address: None City: Huntington Park Zip: 90058

d. UTM: Zone: mE/ mN

e. Other Locational Data: The segment begins in the west just east of Wilmington Avenue, runs east along Randolph Street, and terminates at the at-grade with intersection with the Atchison Topeka & Santa Fe Railroad tracks located approximately 485' west of Maywood Avenue.

***P3a. Description:**

The subject resource is a two-mile, standard-gauge rail segment along what was historically called the Whittier Line. Starting at Wilmington Avenue, the segment runs east, following a right-of-way running down the center of the Randolph Street twin roadway. From State Street to the Atchison Topeka & Santa Fe Railroad tracks, the line runs on the north side of Randolph Street. Through most of the segment's course, the tracks consists of metal rails supported by wooden ties, all situated on a gravel bed. In such areas, the resource's bottom width is approximately 25-40 feet, while the top width is about 5 feet. The exceptions to this design are the several level crossings at streets intersecting Randolph Street. At such intersections the tracks are embedded in the roadway and, in some locations, feature a timber crossing surface with wooden beams laid alongside and between the rails. While the segment is generally single-tracked, it also includes a 0.3-mile-long, 120-foot-wide, double-tracked section located roughly between Plaska Avenue and Bissell Place, near the segment's eastern end. There a spur enters the right-of-way from the north to adjoin a secondary track running parallel to, and to the north of, the main track. The secondary tracks along this portion of the segment are in poor condition and are evidently out of use. The subject segment terminates at its interaction with the former Los Angeles Terminal Railway (LATR) line, just west of Maywood Avenue. Located throughout the segment are various ancillary features, including crossing arms, signals, and automated signaling and detection equipment. A notable lineside feature associated with the subject segment is an Art Deco-style equipment housing located immediately northwest of the LATR intersection. Made of concrete and brick, the structure includes pilasters with geometric decorative elements and stepped back walls.

***P3b. Resource Attributes:** HP39. Other (Railroad)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Whittier Line near Randolph and State streets intersection; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1903, double-tracked in 1904 (EHRA 2017)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

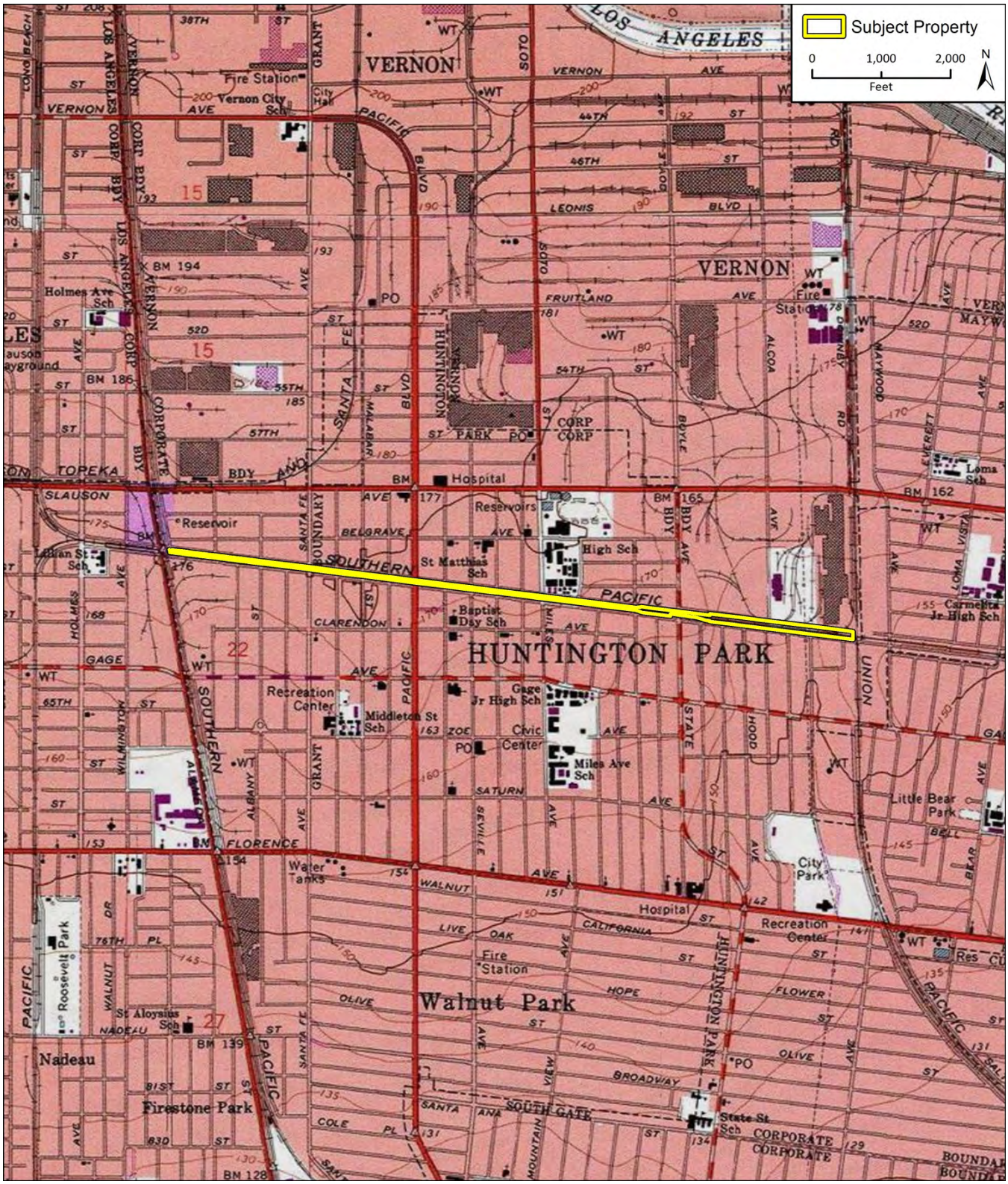
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** Pacific Electric, Whittier Line (Map Reference No. 9-029)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Pacific Electric, Whittier Line (Map Reference No. 9-029) ***NRHP Status Code** 6Z

B1. Historic Name: Whittier Line
B2. Common Name: Whittier Line
B3. Original Use: Interurban and freight railroad B4. Present Use: Abandoned
***B5. Architectural Style:** N/A
***B6. Construction History:**
The Los Angeles Interurban Railway Company built the Whittier line in 1903. In 1904, the company added as second set of tracks to the alignment (ERHA 2017). The line was reduced to a single set of tracks by 1952 (NETRonline 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Los Angeles Interurban Railway Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The Los Angeles Interurban Railway (LAIUR) Company opened its single-track Whittier line in 1903. Offering passenger service between Slauson Junction (near the intersection of Long Beach and Slauson avenues) and the community of Whittier, was part of a regional interurban rail network that facilitated the development of a Greater Los Angeles (ERHA 2018; Fogelson 1967). LAIUR expanded the line to include a second set of tracks the year after it opened. In 1908, the Pacific Electric (PE) Railway took over operation of the line, leasing it from LAIUR. In 1911, PE acquired the line outright as a result of the so-called Great Merger, which consolidated all Los Angeles-area interurban lines under PE control. As regional road improvements allowed for convenient transportation via car and bus in the 1920s and 1930s, the Whittier Line's ridership declined. Interurban service ceased in 1938, and the line was used subsequently only for freight carriage. It was reduced to a single track in 1941 (ERHA 2018). Southern Pacific retained ownership of the line at least as recently as 1981 (Caltrans 1981).

The property is recommended ineligible for listing in the National or California Registers or for local designation in Huntington Park under any significance criteria. While the rail segment was part of the LAIUR and PE systems—rail networks integral to the growth of metropolitan Los Angeles in the first half of the twentieth century—it served the underperforming Whittier Line, whose passenger service was terminated well before the PE went out of business in 1961. Furthermore, the removal of one of the line's tracks has substantially undermined the segment's ability to convey any potential historical significance derived from its association with interurban rail service in the first half of the twentieth century. Because of this, the subject resource is not recommended eligible for listing under Criteria A/1/1. Additionally, the rail segment is not associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). Is an ordinary engineering structure and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Electric Railway Historical Association (ERHA) of Southern California. 2018. "Pacific Electric Whittier Line." http://www.erha.org/pesw.htm. Accessed November 2018.

Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Berkeley: University of California Press.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)

See continuation sheet.

Pb5. Photographs (continued):



Photograph 2. Double-track portion near intersection of Plaska Avenue and Randolph Street. Camera facing west.



Photograph 2. Art Deco-style equipment housing near Whittier Line-LATR intersection. Camera facing northwest.

Sketch Map:


Subject Property
0
750
1,500
Feet
N
Chambers St
Hampton St
Leonis Blvd
S Soto St
S Santa Fe Ave
S Alameda St
S Boyle Ave
Fruitland Ave
Alcoa Ave
S Downey Rd
Maywood Ave
E 54Th St
Sears St
Soto St
Bickett St
E Slauson Ave
Regent St
Laura Ave
Belgrave Ave
Pacific Blvd
Oak St
Malburg Way
E 61St St
Alameda St
Cottage St
Albany St
Park Pl
Malabar St
Clarendon Ave
Randolph St
Benedict Way
E Gage Ave
Mortimer St
Santa Fe Ave
Middleton St
Zoe Ave
Hollenbeck St
Lucille Ave
Wilson Ave
Hawkins Cir
State St
Saturn Ave
Bell Ave
Bissell St
Salt Lake Ave
Mission Pl
Hood Ave
E Florence Ave
Crockett Blvd
Dou Dillon Ave
Mountain View Ave
California Ave
E 78Th St
Leota St
Hill St
Olive St
bing

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5726 Morgan Avenue (Map Reference No. 9-030)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5726 Morgan Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-020-026

***P3a. Description:**

The subject property is a single-story industrial building with a rectangular footprint. The building has a concrete foundation, flat roof with parapet, and is constructed of concrete masonry units. The only ornamentation to the building is a series of convex concrete blocks along the cornice separated by grooves. The primary entrance has a metal security screen, as do the paired windows just south of the entry. A similar metal door secures the vehicular entrance to the building, which is accessible along Morgan Avenue. Wall ties are visible along the north elevation of the building. Because of the building's close proximity to an adjacent building, the south elevation is not visible. The property appears to be in overall good condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
West elevation of building, camera facing east

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1951 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 16, 2020

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2020. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

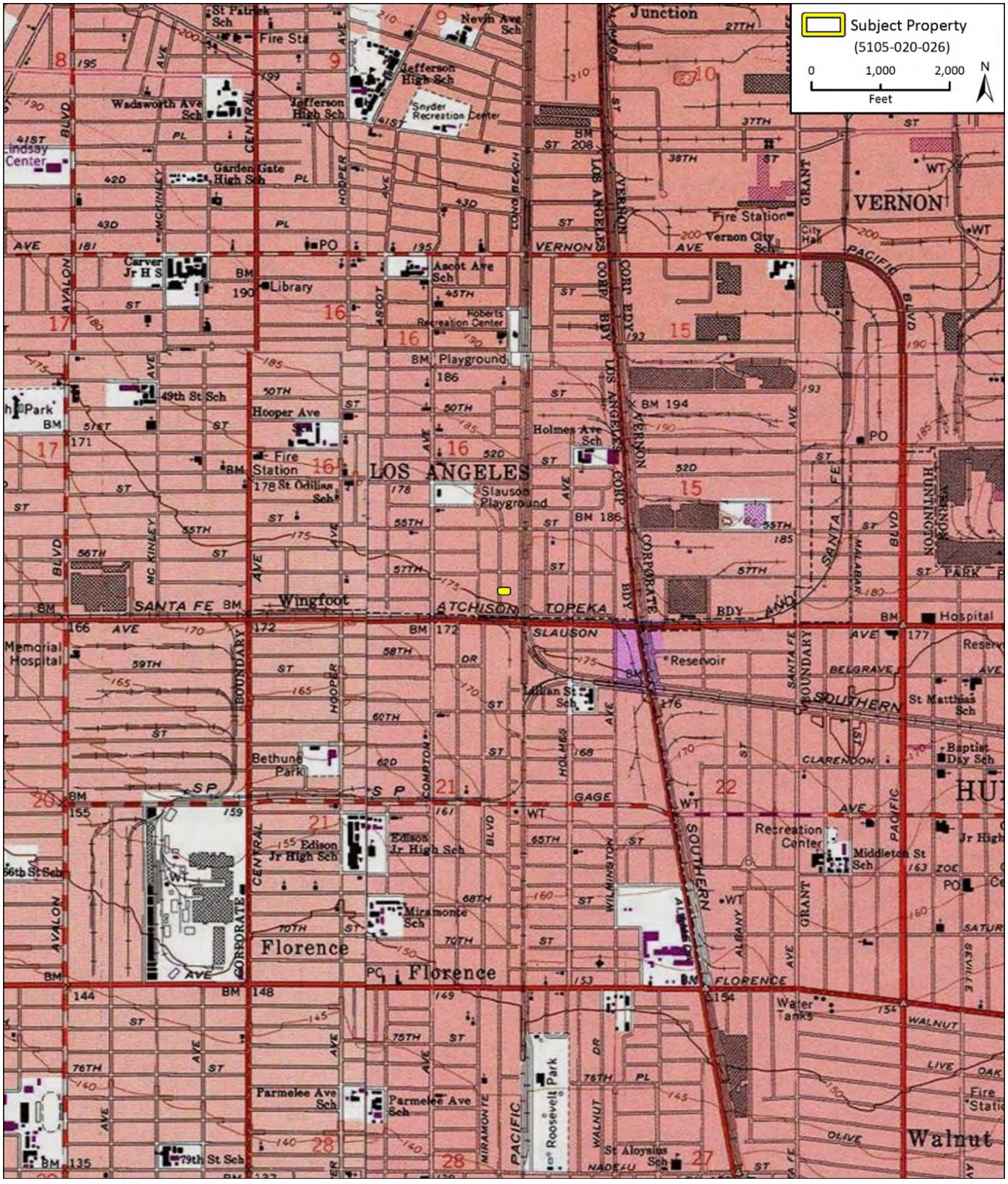
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5726 Morgan Avenue (Map Reference No. 9-030)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5726 Morgan Avenue (Map Reference No. 9-030) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial building B4. Present Use: Industrial building
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to LADBS, the concrete-block building was constructed in 1951 for then-owner Russell Jennings by Engineer E. F. Escalle (LADBS 1951). The Certificate of Occupancy listed the building as a machine shop.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an industrial warehouse located in the Central Alameda neighborhood, which is part of the Southeast Los Angeles Community Plan Area. This neighborhood north of Slauson Boulevard and west of Long Beach Avenue was largely developed in the first two decades of the twentieth century. The subject property is an industrial building constructed in 1951. The *Los Angeles Times* listed the building for lease in 1952 (Newspapers.com 1952). According to the original building permit, the first owner of the property was Russell Jennings, who worked as a manufacturer (LADBS 1951). Engineer Edward F. Escalle owned his own business, listed as Escalle Engineering. No information on the company was available. City directories did not list additional residents of the property. Archival research failed to identify any additional consequential information about the former owners or occupants of the property.

The property is recommended ineligible for listing in the National and California Registers, and as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Research did not indicate that the property is associated with events or people significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry. "U.S. City Directories." [digitized archive]. Los Angeles, CA, 1927, 1956, 1960, 1961. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2020.

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed January 2020.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. https://www.ancestry.com. Accessed January 2020.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2020.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2020.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2020.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** January 16, 2020

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5730 Morgan Avenue (Map Reference No. 9-031)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5730 Morgan Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-020-025

***P3a. Description:**

The subject property is a modest, single-story light industrial building originally built as a warehouse. Rectangular in plan, the building has a concrete foundation, flat roof with parapet, and is constructed of concrete masonry units. The western facade is clad in a rusticated-brick displaying a stack bond pattern and is punctuated by a standard-size door and a warehouse bay, both of which are secured with metal grates. The southern and northern elevations feature no fenestration or ornamentation. The property appears to be in good condition overall and shows no signs of alteration.

The subject building is immediately adjacent to the neighboring building to the north (see photo below). However, only 5730 Morgan Avenue is under evaluation presently.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
West elevation of building, camera facing east

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1966 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 20, 2020

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2020. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

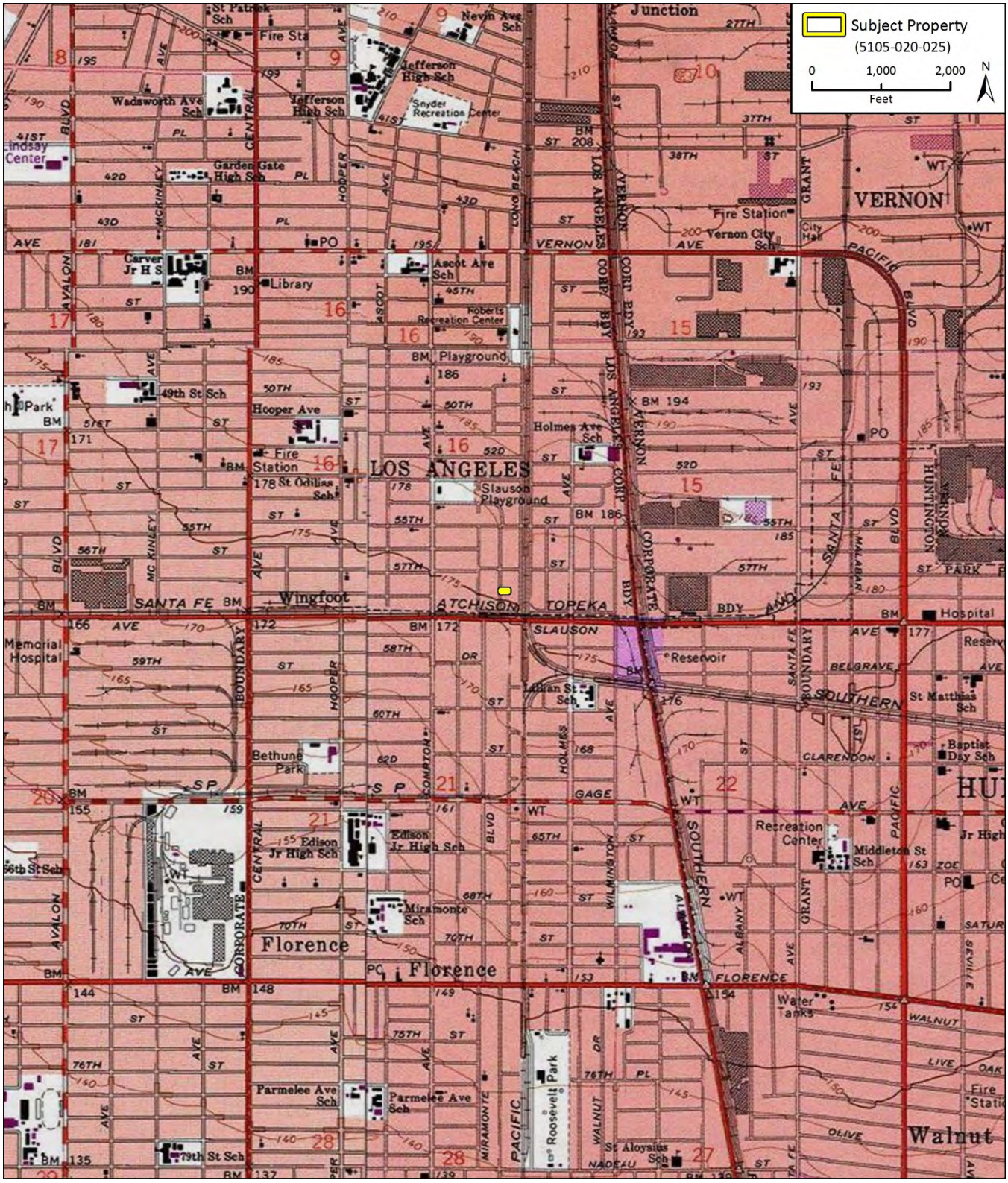
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 5730 Morgan Avenue (Map Reference No. 9-031)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5730 Morgan Avenue (Map Reference No. 9-031) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial building B4. Present Use: Industrial building
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to LADBS, the concrete-block building was constructed in 1966 for then-owners H.N. Smith and David Bell. E. L. Bouitz served as the engineer and Willard Brent was the contractor. The purpose of the building was listed as "warehouse."

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an industrial warehouse located in the Central Alameda neighborhood, which is part of the Southeast Los Angeles Community Plan Area. This neighborhood north of Slauson Boulevard and west of Long Beach Avenue was largely developed in the first two decades of the twentieth century. LADBS permits indicate H.N. Smith and David Bell redeveloped the property with the subject warehouse in 1966. According to city directories, Southern California Wood Industries occupied the building by 1967, followed by Lucky Fiberglass Company, which began operating from this address by 1987 (LAPL 1967; 1969; 1973; 1987). Archival research uncovered no additional information of consequence regarding the property or its past or present owners or occupants.

The property is recommended ineligible for listing in the National and California Registers, and as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Research did not indicate that the property is associated with events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a modest and undistinguished industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed June 2019.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2020.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** January 20, 2020

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5738 Morgan Avenue (Map Reference No. 9-032)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5738 Morgan Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 5105-020-023

***P3a. Description:**

The subject property is modest example of a single-story California Bungalow. The generally rectangular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding sheathes its wood frame structural system. Window and door types were obscured from view during the field survey. Added ten years aft the house's original construction, the asymmetrically placed front porch is sheltered by a front-gabled porch roof. The bungalow is largely devoid of ornamentation and lacks decorative elements that would associate it with any architectural styles, including Craftsman features. The property is located mid-block on a level parcel and is landscaped with a front lawn and small shrubs. The building is in good repair. Alterations include a rear addition and the replacement of original roofing materials. Aerial photographs depict an ancillary building situated at the southeast corner of the parcel, but limited visibility prevented the recording of this building during the field survey.

***P3b. Resource Attributes:** HP2. Single-family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1910 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 20, 2020

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2020. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

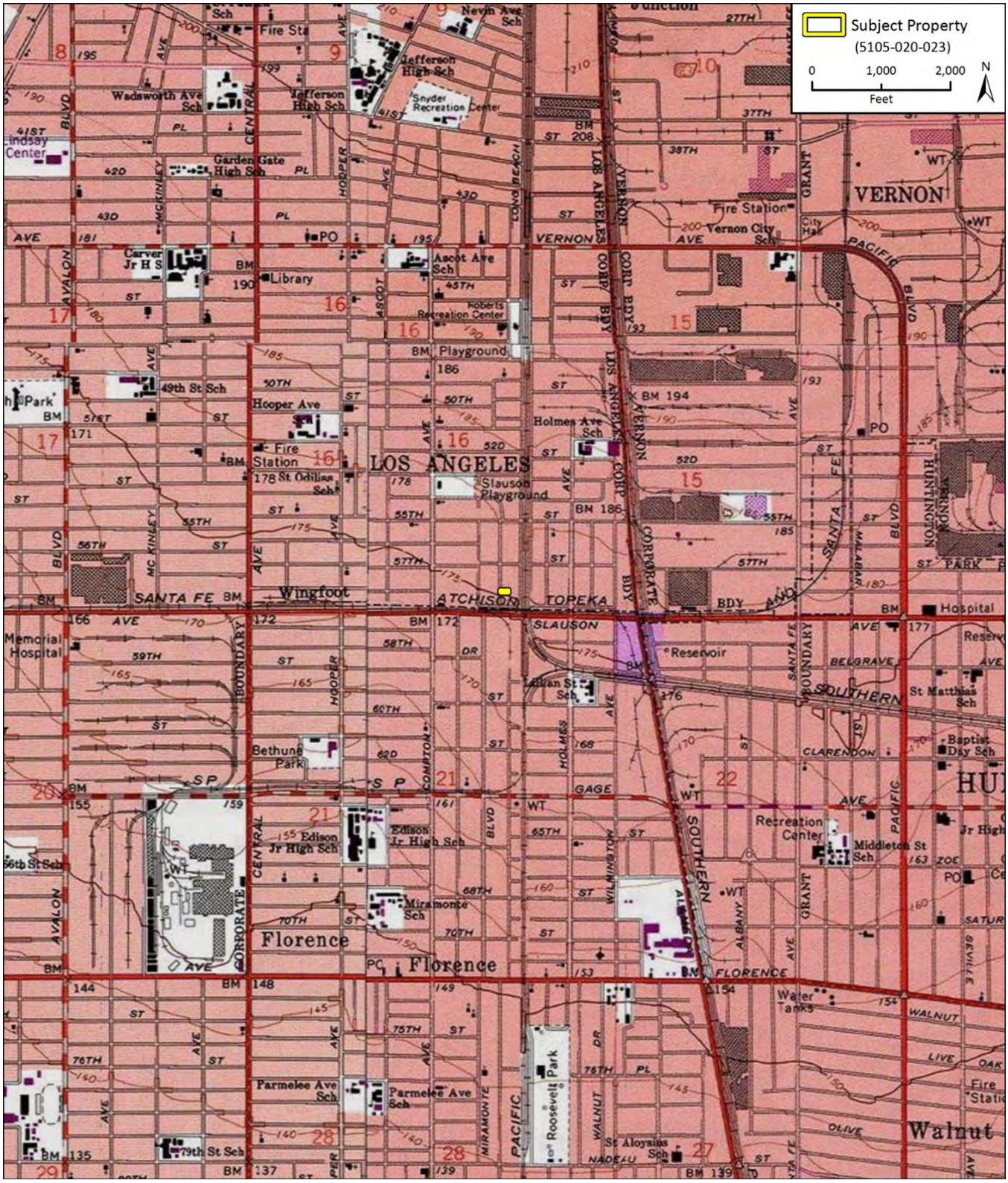
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5738 Morgan Avenue (Map Reference No. 9-032)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5738 Morgan Avenue (Map Reference No. 9-032) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** California Bungalow
***B6. Construction History:**

According to assessor data, the subject building was constructed in 1910. In 1921 a building permit was issued for the construction of an addition and a front porch, the completion of which is confirmed by a 1949 Sanborn map (LADBS 1921; ProQuest 2010). Sanborn maps also show that a detached garage was completed sometime between 1920 and 1949 (ProQuest 2010). Available sources did not clarify whether this garage is the ancillary building currently located at the southeast corner of the residence.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single-family residence located in the Central Alameda neighborhood, which is part of the Southeast Los Angeles Community Plan Area. This area north of Slauson Boulevard was largely developed in the first two decades of the twentieth century. Assessor data, LADBS permits, and Sanborn maps indicate the subject property was developed as a single-family residence in 1910 and enlarged with a sizeable addition and front porch sometime between 1921 and 1949 (LADBS 1921; ProQuest 2020). Julius McCabe, Lura Ellis, and Campbell Elis are among the individuals listed at this address in directories published between 1956 and 1987. Archival research uncovered no information of consequence pertaining to these individuals.

The property is recommended ineligible for listing in the National and California Registers, and as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a California Bungalow-style single-family residence building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2020.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** January 17, 2020

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1651 Slauson Avenue (Map Reference No. 9-033)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 1651 Slauson Avenue City: Los Angeles Zip: 90011

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 5105-020-014

***P3a. Description:**

The subject property is a single-story garage with a rectangular footprint. The building has a concrete foundation, front gable roof, and exterior clad in standing seam metal panels. A metal frame projects from the gable roof, and likely once held a sign or billboard. The building is utilitarian in nature with limited openings. The façade faces Slauson Avenue and has a pivoting metal garage door for vehicular entry. The west elevation features what appear to be windows with metal security grilles. Because of the building's close proximity to an adjacent building, the east elevation is not visible. The property appears to be in poor condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
South elevation of building, camera facing north

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1930 (LADBS)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 16, 2020

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2020. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

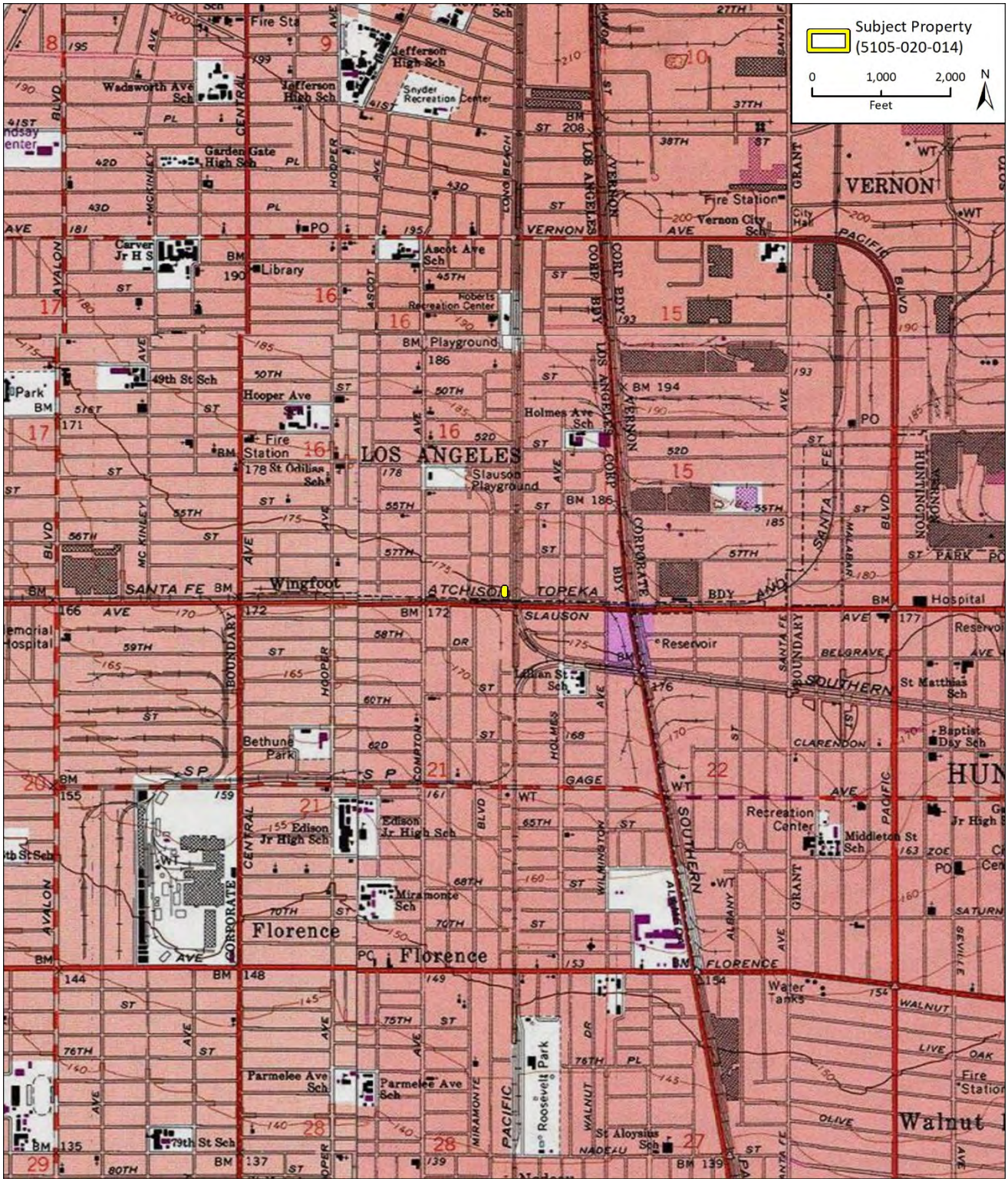
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1651 Slauson Avenue (Map Reference No. 9-033)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1651 Slauson Avenue (Map Reference No. 9-033) ***NRHP Status Code** 6Z

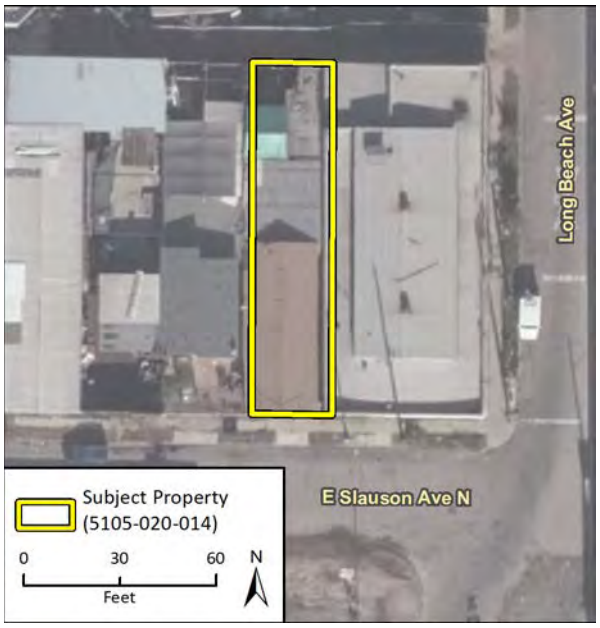
B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to LADBS, the concrete-block building was constructed in 1930 as a private garage and storage space by G. B. Carlsson. An addition of 24 feet was added by Carlsson the next year (LADBS 1930; 1931).

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a garage located in the Central Alameda neighborhood, which is part of the Southeast Los Angeles Community Plan Area. This neighborhood north of Slauson Boulevard and west of Long Beach Avenue was largely developed in the first two decades of the twentieth century. LADBS permits indicate that G. B. Carlsson developed the property with the subject garage in 1930. Riteway Polishing-Plating Company occupied the building from 1956 until at least 1964 (LAPL 1956; 1960; 1961; 1962; 1964). In 1965, the owner was listed as C. Langdon and was listed for sale (Newspaper.com 1965). It was owned by Lopez Sand & Shell Core from 1967 until at least 1973 (LAPL 1967; 1973).
Archival research uncovered no additional information of consequence regarding the property or its past or present owners or occupants. The property is recommended ineligible for listing in the National and California Registers, and as a City of Los Angeles Historic-Cultural Monument, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a modest and undistinguished industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**
Ancestry. "U.S. City Directories." [digitized archive]. Los Angeles, CA, 1927, 1956, 1960, 1961. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2020.
Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed January 2020.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. https://www.ancestry.com. Accessed January 2020.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2020.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2020.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2020.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** January 16, 2020

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 3CS, 5S3

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 2110 Belgrave Avenue (Map Reference No. 9-034)
P1. Other Identifier: L & F Machine Company

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

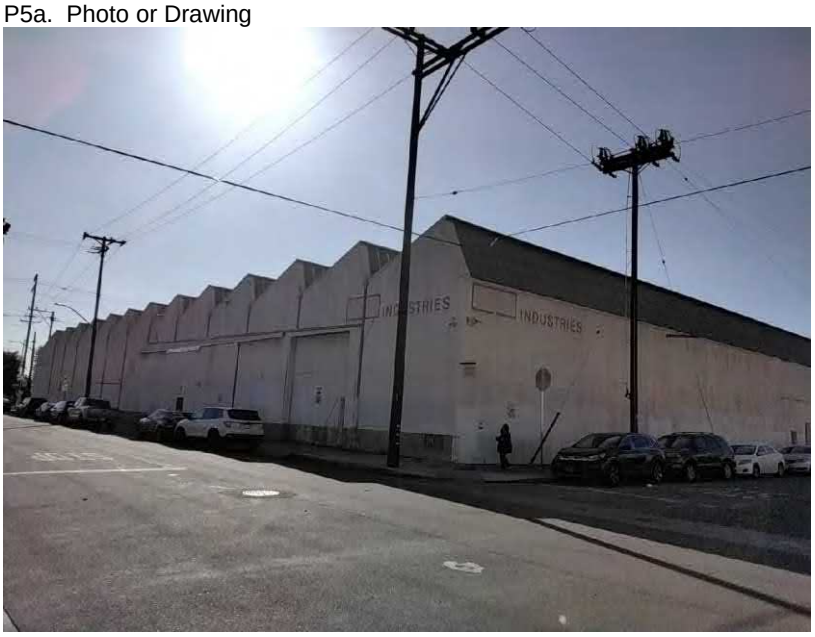
***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**
c. Address: 2110 Belgrave Avenue City: Huntington Park Zip: 90255
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: **APN**: 6321-006-025

***P3a. Description:**
The subject property is a large one-and-one-half story industrial and office building located at the corner of Belgrave Avenue and Albany Street. The building is rectangular in plan with a saw tooth roof over the warehouse portions of the building, while the office portion of the building has a flat roof. The building's exterior material is corrugated metal at the warehouse portion of the building and stucco and concrete block at the office portion of the building. The north elevation fronting Belgrave Street features several non-original doors multi-light steel sash windows, some of which are covered with metal security screens. The facade features one industrial rolling hangar entry at the west end of the elevation. The building's east elevation fronting Albany Street features several more hangar entries, and a single door covered by a security screen. The south elevation fronts Randolph Street and the adjacent rail line and has five large vehicle bays with hangar entries. The western elevation abuts structures in the adjacent property. The property is situated on a level lot with no landscaping and in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building, HP8. Industrial building

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Photo view southwest, corner of Belgrave Avenue and Albany Street.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1946 and 1955/56 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

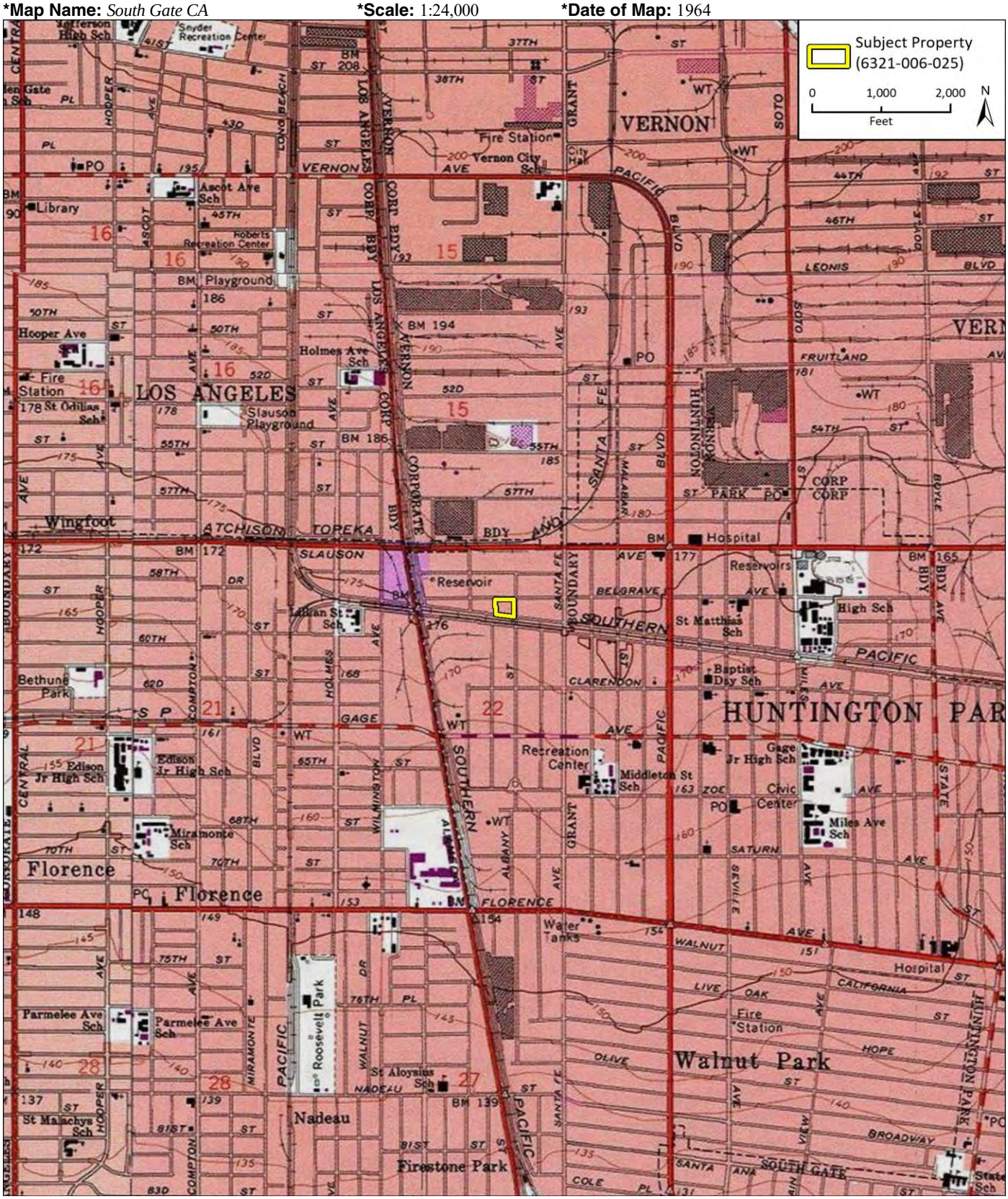
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 2110 Belgrave Avenue (Map Reference No. 9-034)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S, 3CS, 5S3
***Resource Name or #** 2110 Belgrave Avenue (Map Reference No. 9-034)

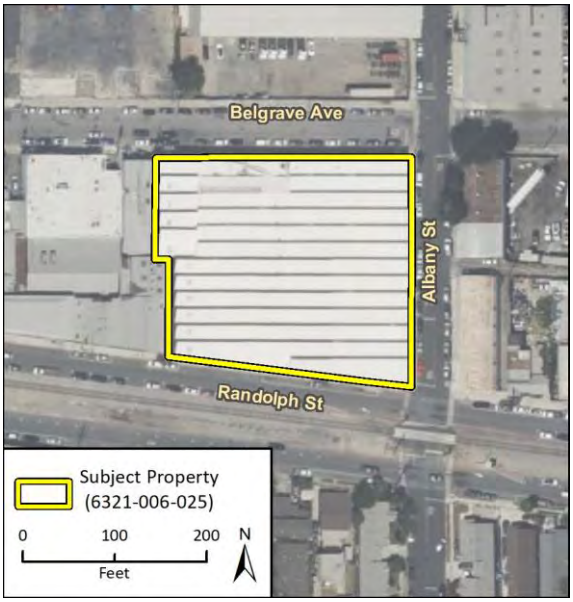
B1. Historic Name: L & F Machine Company
B2. Common Name: 2110 Belgrave Avenue
B3. Original Use: Commercial/Industrial warehouse
B4. Present Use: Unknown
***B5. Architectural Style:** None
***B6. Construction History:**
The building was constructed beginning in 1946 and reached its current form by 1955. It appears to have remained largely unchanged since then.
***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** Post-War World War II Manufacturing **Area:**
Period of Significance: 1946-1989 **Property Type:** N/A **Applicable Criteria:** A/1/1

The property was constructed for the L & F Machine Company between 1946 and 1955. Founded by industrialist and yachter Ralph Larrabee in 1935 and incorporated in 1956, L & F Machine Company was first a contract machine shop that fabricated equipment and parts for a number of customers in the Los Angeles area. Early in its history L & F Machine Company held several government and military procurement contracts and produced equipment to support the Korean War (Larrabee v. Comm'r of Internal Revenue 1960). Founder Ralph Larrabee was close friends with Harry Boller, owner of telescope manufacturing firm Boller and Chivens. The two men, who often sailed yachts together, were also joined in business.

L & F Machine Company was the principal fabricating shop for Boller and Chivens, who developed and manufactured the Baker-Nunn satellite tracking camera used for the Vanguard space program, which allowed for significant advancement in satellite programs and was the United States' response to Sputnik (bollerandchivens.com). Following that success, Boller and Chivens became the leading precision manufacturer of astronomical equipment in the post-World War II era and were regarded for producing high-quality optics with sturdy mounts that tacked excellently. L & F Machine Company fabricated all the company's large telescopes and weldments beginning in the late 1940s and continued through the late 1980s, though they appear to have ceased being the principal fabricating shop by 1985 (American Astronomical Society 2013). L & F Machine Company worked in close partnership with Boller and Chivens and were jointly responsible for manufacturing and installing telescopes at the US Naval Observatory in Flagstaff, Arizona; Las Campanas Observatory, Chile; Apache Point Observatory, New Mexico; and Siding Spring Observatory, Australia, among others, providing essential equipment for collecting astronomical and timing data for government and non-government research. Throughout their partnership with Boller and Chivens, L & F Machine Company were vital in the manufacturing and assembly of large telescopes and were responsible for assembling telescopes with an aperture larger than 52 inches (bollerandchivens.com). The facility at 2110 Belgrave was also where the first tests for the telescopes were carried out before they were dismantled and erected at their final locations (US Naval Observatory 1974).
See Continuation Sheet

B11. Additional Resource Attributes: N/A
***B12. References:**
American Astrological Society, AAS Meeting #221, January 2013.
Boller and Chivens Archives, bollerandchivens.com. Accessed January 2023.
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.
Larrabee v. Comm'r of Internal Revenue, Docket No. 67725, February 9, 1960. https://casetext.com/case/larrabee-v-commr-of-internal-revenue. Accessed January 2023.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.
See Continuation Sheet
B13. Remarks: N/A
***B14. Evaluator:** JulieAnn Murphy, Rincon Consultants, Inc.
***Date of Evaluation:** January 8, 2023

(This space reserved for official comments.)



***B10 Significance (Continued):**

In addition to their work with Boller and Chivens, L & F Machine Company also designed and manufactured telescope mounts on their own. They became experts in producing mirror blanks and mirror cells, a vital component of a reflecting telescope that holds the mirror in place to hold optical alignment. For large telescopes, the mirror cell requires complex structures, complete with systems that support air flow and actuators to support the optics systems (NOAO 1990).

The study of astronomy exploded in the 1950s and 1960s. Larger telescopes collect more light and allowed astronomers to see greater detail and further into space than they had before. At the time of its construction in 1963, the telescope L & F Machine helped build for the US Naval Observatory in Arizona was celebrated as "the most accurate ever constructed" (Press Telegram 1963). The increased availability of larger telescopes, like those made by L & F Machine, following World War II led to many breakthroughs in post-war astronomy, including the discovery of quasars, pulsars, and cosmic X-rays, all of which helped to clarify our understanding of the cosmos and the rate of the expansion of the universe. The extension of observable spectrum made available by larger telescopes led to a major impact in an expanded understanding of space (Wilson 1997).



Photo 1: Assembly of Axle for US Naval Observatory telescope, L & F Machine 1961

L & F Machine Company continued to operate from 2011 Belgrave Avenue following Larrabee's death at sea as a result of a yachting accident in 1959. In the years following the most productive period manufacturing telescope equipment, L & F Machine, later known as L & F Industries, worked on several other projects, including metal framing equipment for the aircraft industry. They remained at the 2110 Belgrave location until about 1996, when they relocated to Beaumont, California. The company continued the large-scale manufacturing of machinery and remained in Beaumont until they dissolved in 2003.

The subject property is recommended eligible for listing in the National and California Registers and the Huntington Park Historic Register under Criterion A/1/1 for its role in producing essential, large-scale astronomical equipment, particularly in the years following World War II, during a boom in the study of astronomy in the 1950s and 1960s. The subject property, largely unchanged since 1955, conveys its historic significance for manufacturing large-scale astronomical equipment through its extant physical features present at the time of the building's construction and during its significant manufacturing period.

The subject property is not eligible for its association with a person important to the past (Criteria B/2/2). L & F Machine Company was founded by Ralph Larrabee, though an industrialist, he is most remembered for his yachting interests and career. Having died in 1959, the property is not directly associated with his life or specific contributions to history, and no available archival documentation indicates that the building served as his business headquarters. It is not associated with construction that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master. The building is an ordinary example of a commercial and industrial building (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. Its associated period of significance is 1946 to 1989, the date of its construction through its most productive period in producing large-scale astronomical equipment.

The facility at 2110 Belgrave Avenue retains its integrity as a Post-War World War II manufacturing building. The property retains its historic location within Huntington Park and its setting of industrial and commercial uses. The facility at 2110 Belgrave Avenue retains its historic materials and design including rolled steel windows, corrugated metal siding, and the saw tooth roof, which maintain its integrity and appearance as a post-war manufacturing facility. Though the building has additions, they were constructed within the period of significance, 1946 to 1989, and are historic in their own right. Original signage the east elevation and other existing historic materials and design help retain an association with L & F Machine Company and the original craftsmanship of the building. 2110 Belgrave Avenue retains its historic integrity.

***B12 Reference (Continued):**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023

Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed January 2023.

Los Angeles County Times. "Sea's Romance Lives in Race." (Los Angeles Times, July 3, 1959). Accessed January 2023.

National Optical Astronomy Observation. Newsletter. 1989.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.

Press Telegram, "LB Truck Firm to Haul New Telescope to Arizona Site," September 8, 1963.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January. 2023.

South Gate Press, "L & F Machine Company." (Los Angeles Newspaper.) 12 Oct 1950, 4 - Hollydale Press at Newspapers.com. Accessed January 2023

Wilson, Robert. *Astronomy through the Ages: The story of the human attempt to understand the Universe.* (London: Taylor and Francis) 1997.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5925 South Alameda Street (Map Reference No. 9-035)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township: 02S Range: 13W, Section 22 S.B.**B.M.**

c. Address: 5925 S. Alameda Street City: Huntington Park Zip: 90001

d. UTM: Zone: N/A mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-030-013 / 6009-030-014

***P3a. Description:**

The subject property is a large, single-story commercial/light industrial building that is surrounded by a large, paved parking lot. The form of the concrete constructed building suggests that it was constructed in multiple phases or significantly added to following its initial construction. Overall, it features an L-shaped plan and is topped with a flat roof. The facade features an entry at the southern end which is distinct from the rest of that building in that it includes an expanse of windows beneath a wide cornice. The northern portion of the building has a more distinctly industrial appearance, as it is dominated by four large roll-up style garage doors. Two sizeable additions are identifiable at the rear of the building. The property is in fair condition.

***P3b. Resource Attributes:** HP6 1-3 story commercial building; HP8 Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation, facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1966 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 13, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

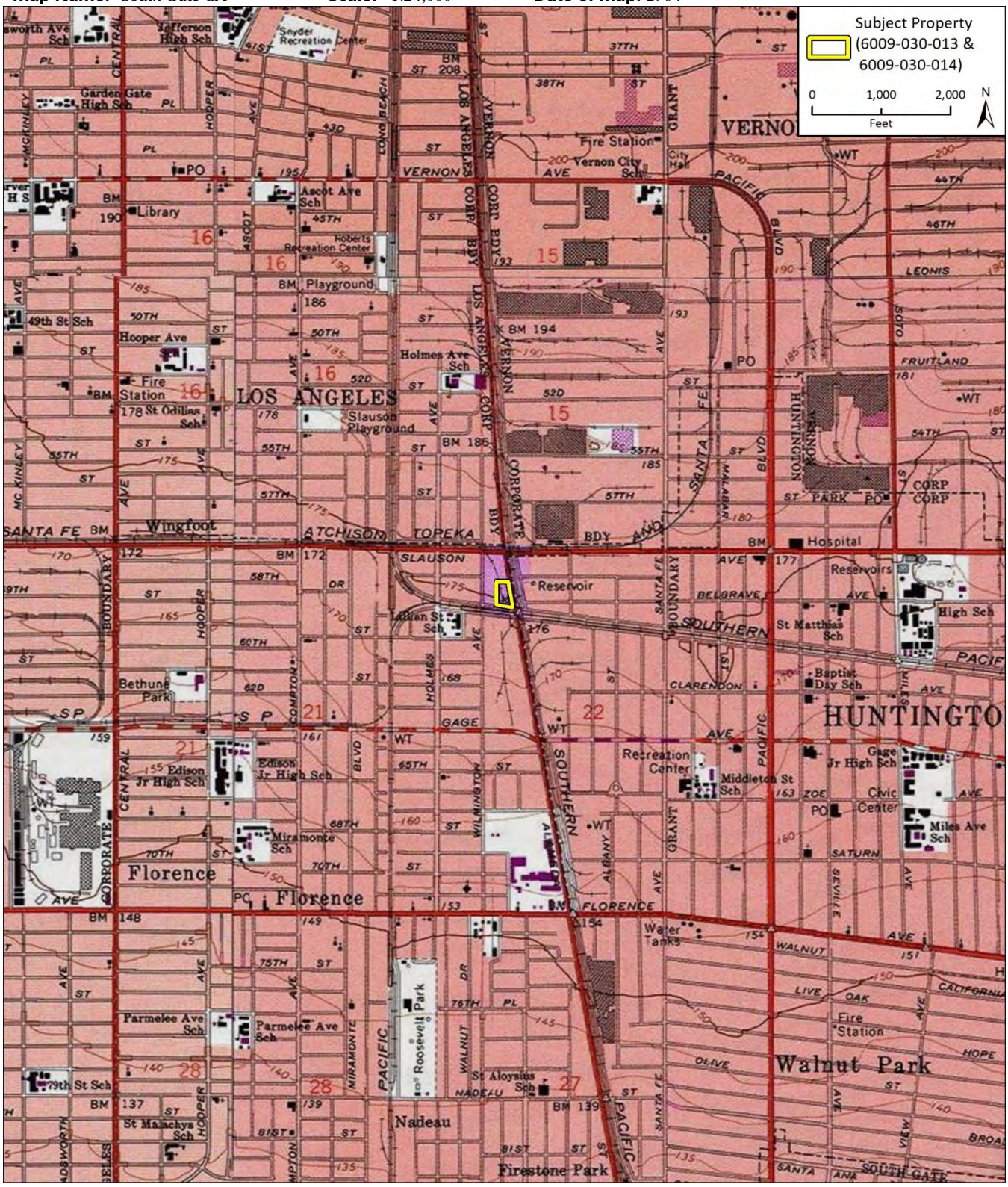
***Attachments:** ☐ NONE ☑ Location Map ☑ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5925 South Alameda Street (Map Reference No. 9-035)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5925 South Alameda Street (Map Reference No. 9-035) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: 5925 South Alameda Street
B2. Common Name: 5925 South Alameda Street
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Non-discernable style
***B6. Construction History:**
According to parcel data, 5925 South Alameda Street was constructed in 1966. Historic aerials indicate that a large addition to the rear was constructed between 1980 and 1987 (NETROnline 2023). A metal gate was added to divide the parking lot between 2016-2017.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains one large L-shaped commercial property developed in 1966. The building functioned primarily as a Ford truck dealership for a majority of its history. The first known occupant was Ford Truck Centers (Los Angeles Times 1966) and soon thereafter became Alameda Ford in 1968 (Los Angeles Times 1968). By 1988, it was known as Alameda Truck Center (Los Angeles Times 1988), and by 1990 it became Golden State Ford (Los Angeles Times 1990). Currently, the building appears to be occupied by two businesses: Diamond Environmental Services and UHCC, a cannabis dispensary. Archival research failed to find any information of consequence pertaining to the buildings' history or the lives of its previous owners or occupants.

The subject property is recommended ineligible for listing in the National Register, California Register, or Huntington Park Register. Research did not indicate the property is associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 /1 and B/2/2). The building is an unexceptional example of a commercial/industrial property. The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values or is a unique example of a commercial property and has alterations (Criteria C/3/3). A review of available evidence did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023.

Los Angeles Times. Various articles for "5925 S Alameda" March 1, 1966; March 12, 1968; February 29, 1988; December 14, 1990. www.newspapers.com. Accessed September 2023.

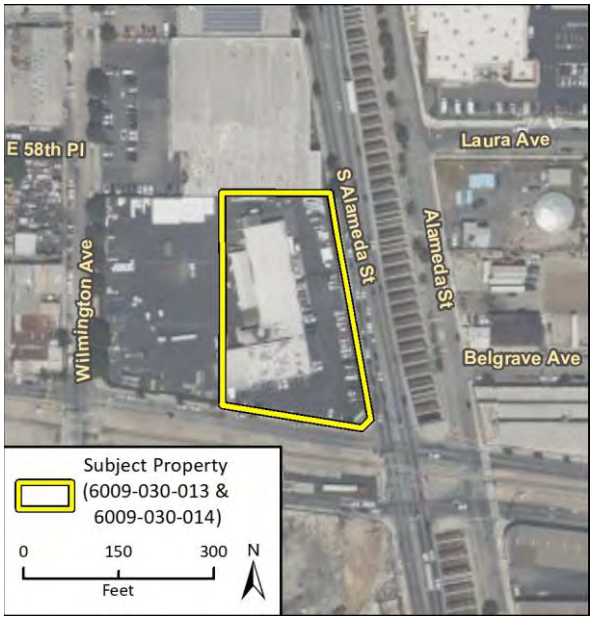
Los Angeles Times. Advertisement for Randolph Hotel Apartments. November 10, 1957. www.newspapers.com. Accessed September 2022.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. Accessed January 2023. https://www.historicaerials.com/viewer. Accessed January 2023.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed August 2022.

B13. Remarks: N/A
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants, Inc.
***Date of Evaluation:** January 13, 2023

(This space reserved for official comments.)



State of California — The Resources Agency	**Primary #**
DEPARTMENT OF PARKS AND RECREATION	**HRI #**
PRIMARY RECORD	**Trinomial**
	NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5531 Duarte Street (Map Reference No. 9-036)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township 02S, Range 13W, Section 16 S.B.**B.M.**

c. Address: 5531 Duarte Street City: Vernon Zip: 90058

d. UTM: Zone: 11S; 385239.05mE/ 3761965.39mN (G.P.S.)

e. Other Locational Data: APN: 5105013007

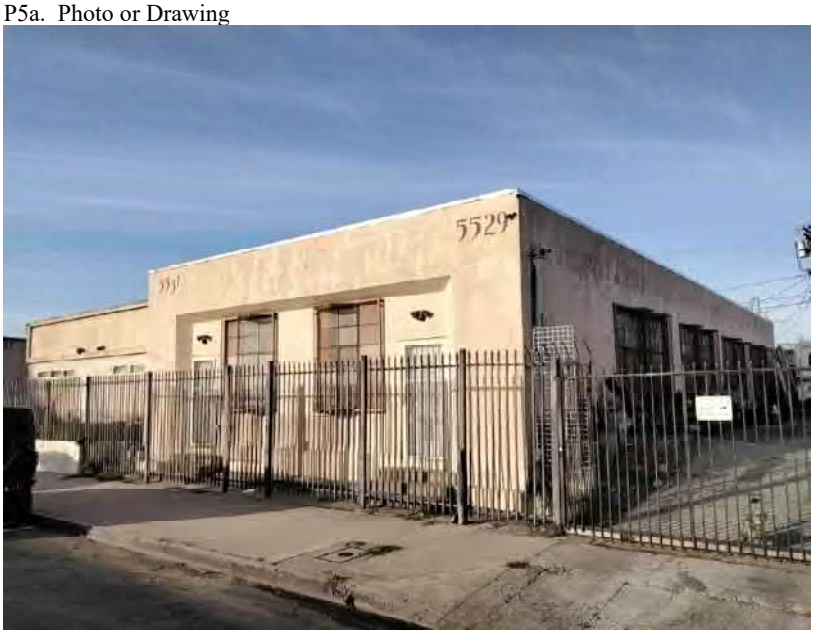
***P3a. Description:**

The subject property, located on the south side of Duarte Street between East 57th Street and East 55th Street, is a single-story commercial duplex building. The building is rectangular in plan and has a flat roof and stucco exterior walls. The primary entries, located on Duarte Street, feature doors covered by metal security screens which are accessible via three concrete steps. Windows are steel sash casements, also covered by security screens. The subject property is protected by a metal security fence and appears to be in good condition.

***P3b. Resource Attributes:** HP3: Commercial Building

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary elevation, view west

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1947 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Shelby Stepper & Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 6, 2023

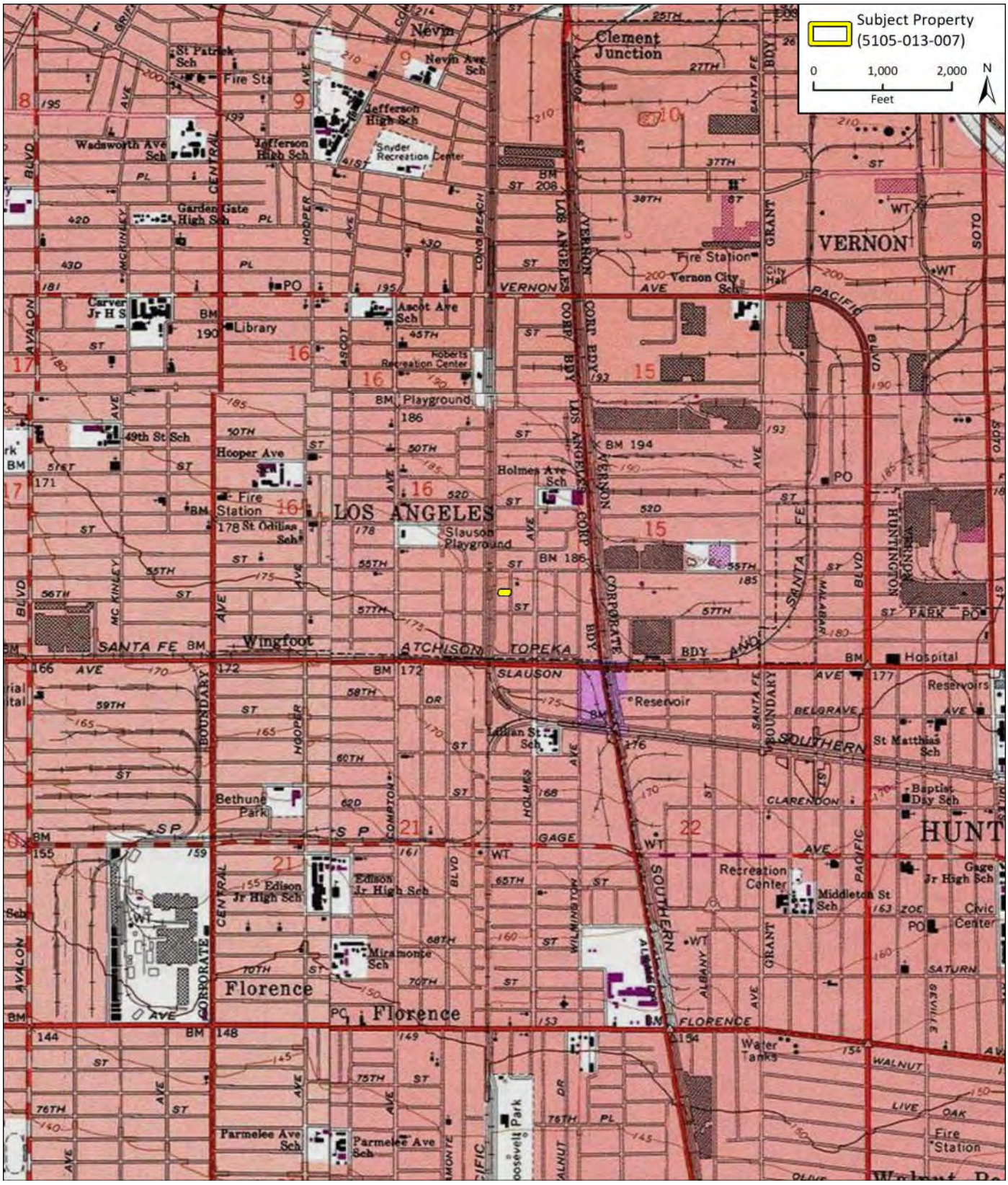
***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐NONE ■Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency	**Primary #**
DEPARTMENT OF PARKS AND RECREATION	**HRI#**
LOCATION MAP	**Trinomial**

 ***Resource Name or #:** 5531 Duarte Street (Map Reference No. 9-036)
***Map Name:** *South Gate, CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



B1. Historic Name: N/A
B2. Common Name: 5531 Duarte Street
B3. Original Use: Commercial property B4. Present Use: Commercial
***B5. Architectural Style:** Nondescript architectural style
***B6. Construction History:**
The subject property was constructed in 1947 (Los Angeles County Office of the Assessor); it has been relatively unaltered since that time.
***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

The subject property was constructed in 1947 and has been relatively unaltered since that time. Archival research failed to identify any consequential information about its owners or former occupants. The property is recommended ineligible for listing in the National or California Registers under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The subject property is a ubiquitous example of a commercial building and does not exemplify a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). January 2023.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023
Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed January 2023.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January. 2023.

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** January 29, 2023



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2315 Randolph Street (Map Reference No. 10-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2315 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-004-017

***P3a. Description:**

The subject property consists of a one-story single-family residence displaying minimal elements of the Craftsman style, and a one-story shop building. The rectangular plan residence sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding sheathes its wood-frame structural system. Windows throughout display vinyl replacement sashes. The front door is located on the street-facing south elevation, its type obscured by a metal security door. Alterations to the residence include the replacement of original window and roofing materials. South of the residence is a utilitarian shop building. It possesses a roughly rectangular plan, flat roof and concrete block walls. Due to limited visibility, further details could not be recorded. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and a mature tree.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations of residence with partial view of shop building (right); camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

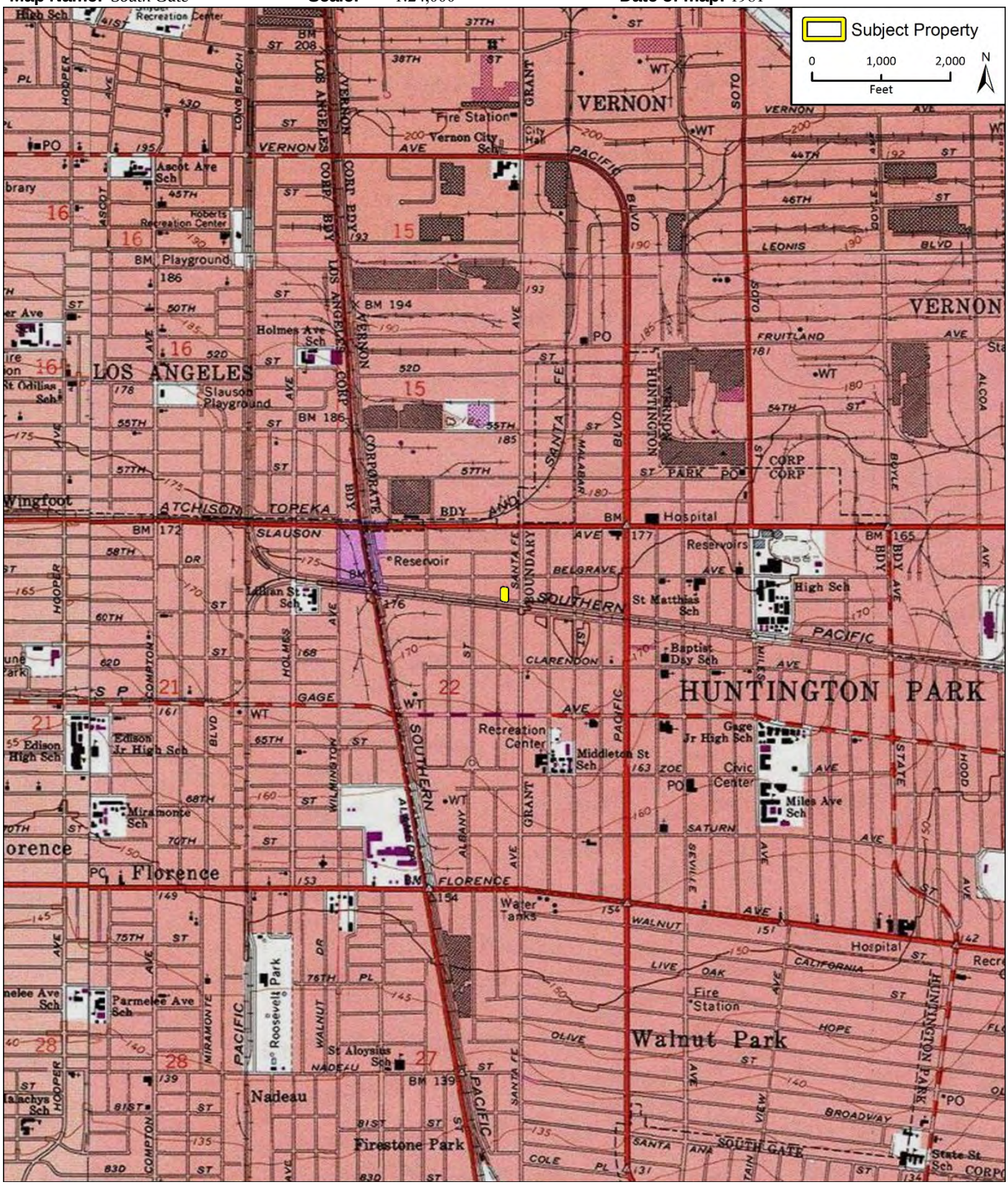
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2315 Randolph Street (Map Reference No. 10-001)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2315 Randolph Street (Map Reference No. 10-001) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Industrial
***B5. Architectural Style:** Craftsman influence
***B6. Construction History:**

According to assessor data, the residence/office was constructed in 1921 and the shop building in 1976. Vinyl replacement windows were installed in the residence/office in recent years.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of a residence constructed in 1921 that was subsequently converted to an office, and an industrial shop building completed in 1976. Sanborn Fire Insurance Company maps suggest that, when it was originally constructed, the residence's immediate vicinity was characterized by single-family homes and duplexes (ProQuest 1924). The property appears to have retained its original use as a house as late as 1961, when Albert G. Fisher was listed as its occupant. By 1967, Dependable Pattern Works had taken over the property, which appears to have remained industrial in use since then (LAPL 1956-1967). The property's conversion to a machine shop was consistent with the pattern of development in the vicinity of the subject property, which, during the second half of the twentieth century was increasingly industrial in character (NETROnine 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of relatively ordinary and ubiquitous example of a single-family residence with minimal Craftsman details, and a utilitarian-style shop building. The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

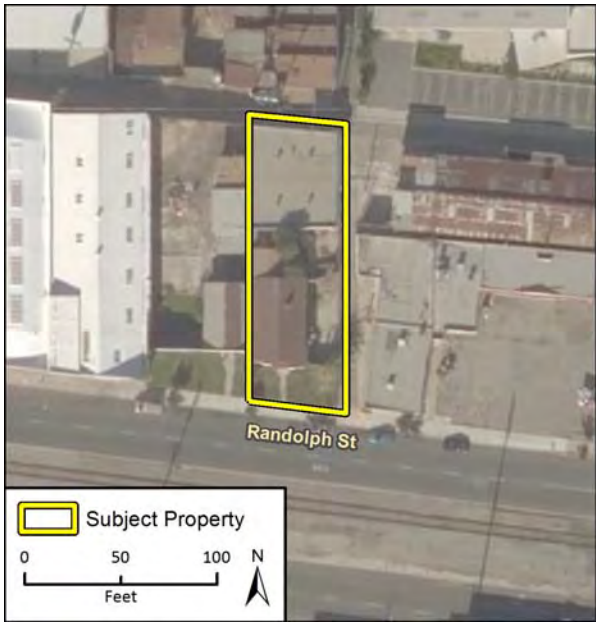
Los Angeles, City of: Public Library (LAPL 1956-1987). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 2, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6026 Malabar Street (Map Reference No. 10-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6032 Malabar Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-007

***P3a. Description:**

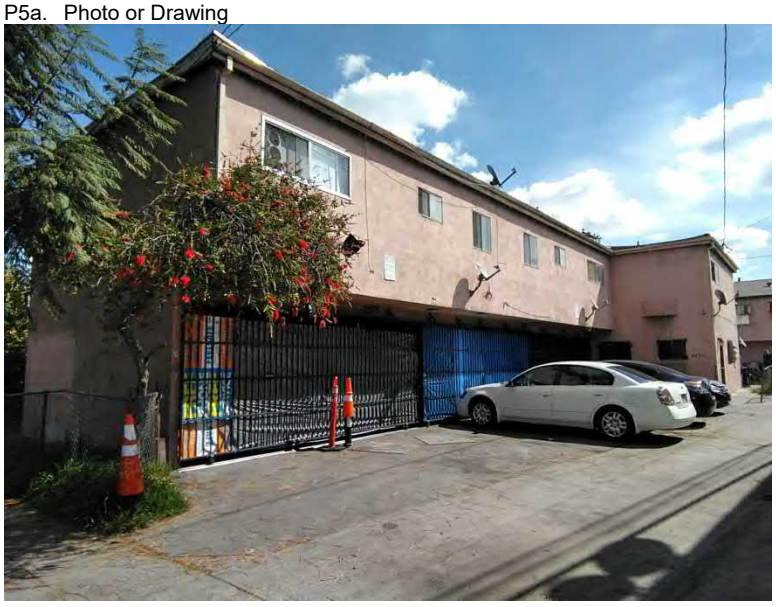
The subject property consists of two, two-story, Dingbat-style apartment buildings situated on a single parcel. Situated at the front (west) of the parcel coheres to an L-plan, sits on a concrete foundation, and is capped by a flat roof sheathed in rolled composition material. Smooth stucco sheathes its wood-frame structural system. Windows are aluminum, horizontal-sliding sashes. Entrances to the building are located on the north, south, and east elevations. Door types were obscured due to limited visibility and metal screen doors, except on the east elevation, where a sliding glass door was observed. Most of the ground level is occupied by a series of soft-story carports secured with non-original sliding metal gates.

Located at the rear of the parcel, the secondary building possesses an L-plan, a concrete foundation, and a bi-level gabled roof with composition shingles. It shares many of its counterpart's design elements, including stucco cladding, a wood frame structural system, and aluminum slider windows. Its east elevation features soft-story carports accessed via wood doors of various configurations. The property is located mid-block on a level parcel and is landscaped with shrubs and mature trees. The buildings are in fair condition overall. Alterations include the replacement of the installation of non-original garage doors and security gates on the carports.

***P3b. Resource Attributes:** HP3. Multiple family residential

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations of primary building; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Front building: 1964; rear building: 1955 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2018

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

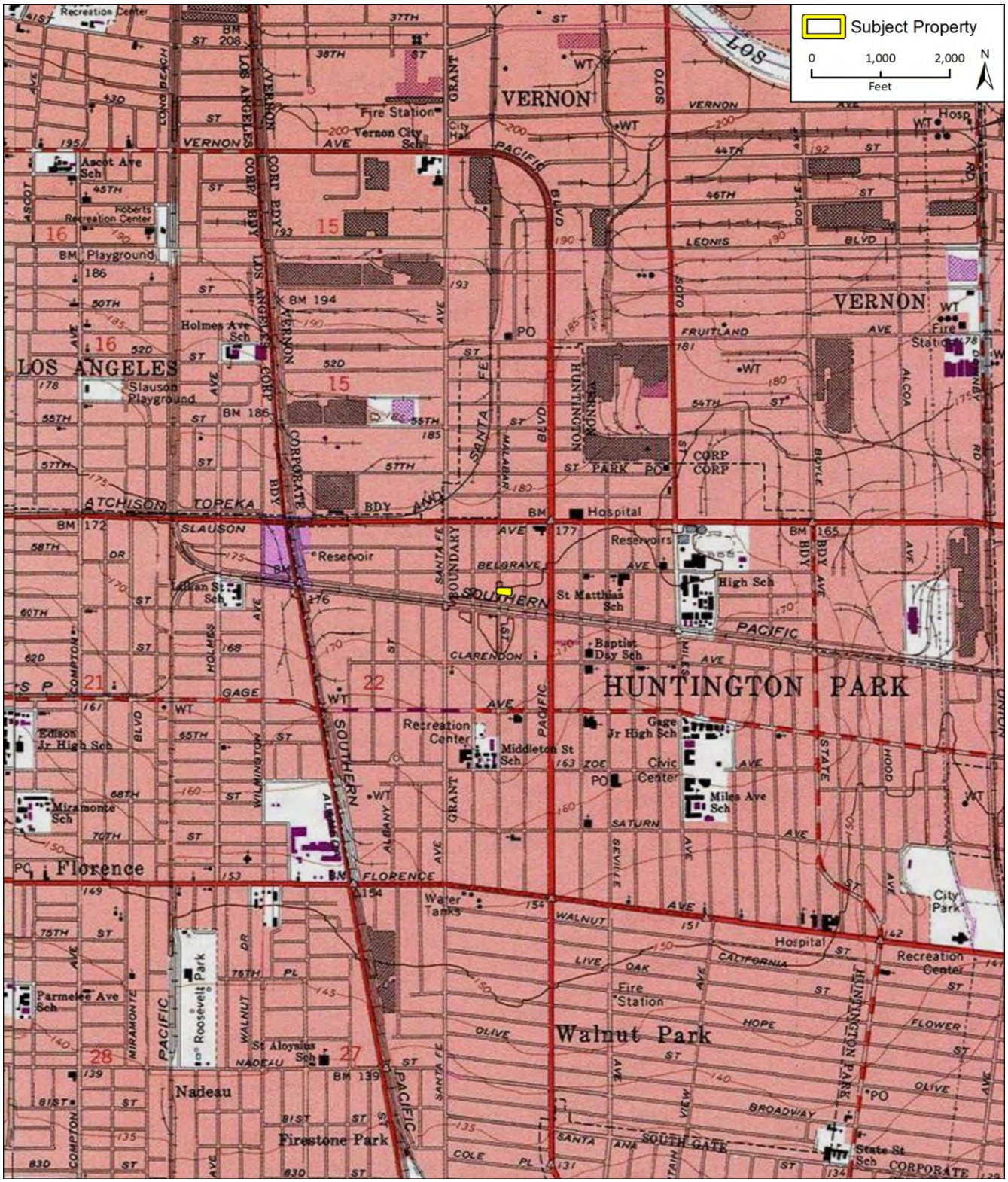
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 6026 Malabar Street (Map Reference No. 10-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6026 Malabar Street (Map Reference No. 10-002) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to parcel data, the front building was constructed in 1964 and the rear building in 1955. Visual observation suggests alterations are limited to the installation of doors and gates to the carports.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains two Dingbat-style multi-family residential buildings constructed in 1955 and 1964 respectively. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typically of inexpensive construction, dingbat apartments were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, minimal ornamentation, and recessed, soft-story auto parking (SurveyLA 2018; Treffers 2012). City directories reveal that past tenants included Eldon Clark, R. Manney, R. Lister, Rita Cruz, Jos. M. Welch, Manuel Rios, and Gerardo Tetangco (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary and unremarkable examples of the Dingbat-type apartment building and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County of: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 20, 2019

(This space reserved for official comments.)



P5a. Photographs (continued):



Photograph 2. Partial view of west elevation of secondary building. Camera facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6032 Malabar Street (Map Reference No. 10-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6032 Malabar Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-014

***P3a. Description:**

The subject property is a two-story Dingbat-style apartment building. The roughly rectangular plan building sits on a concrete foundation and is capped by a low-pitched gabled roof sheathed in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows are aluminum and non-original vinyl horizontal-sliding sashes. Entrances to the building are located on the south and west elevations. Door types could not be determined due to the presence of metal security doors. Upper level entrances are accessed via exterior stairways with metal rails and concrete steps. Its soft-story carports face the public alley to the north and are secured with sliding metal gates and a hinged metal double door. The property is located mid-block on a level parcel without landscaping. Alterations include the replacement of some original windows and installation of security gates and doors on the carports.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1960 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

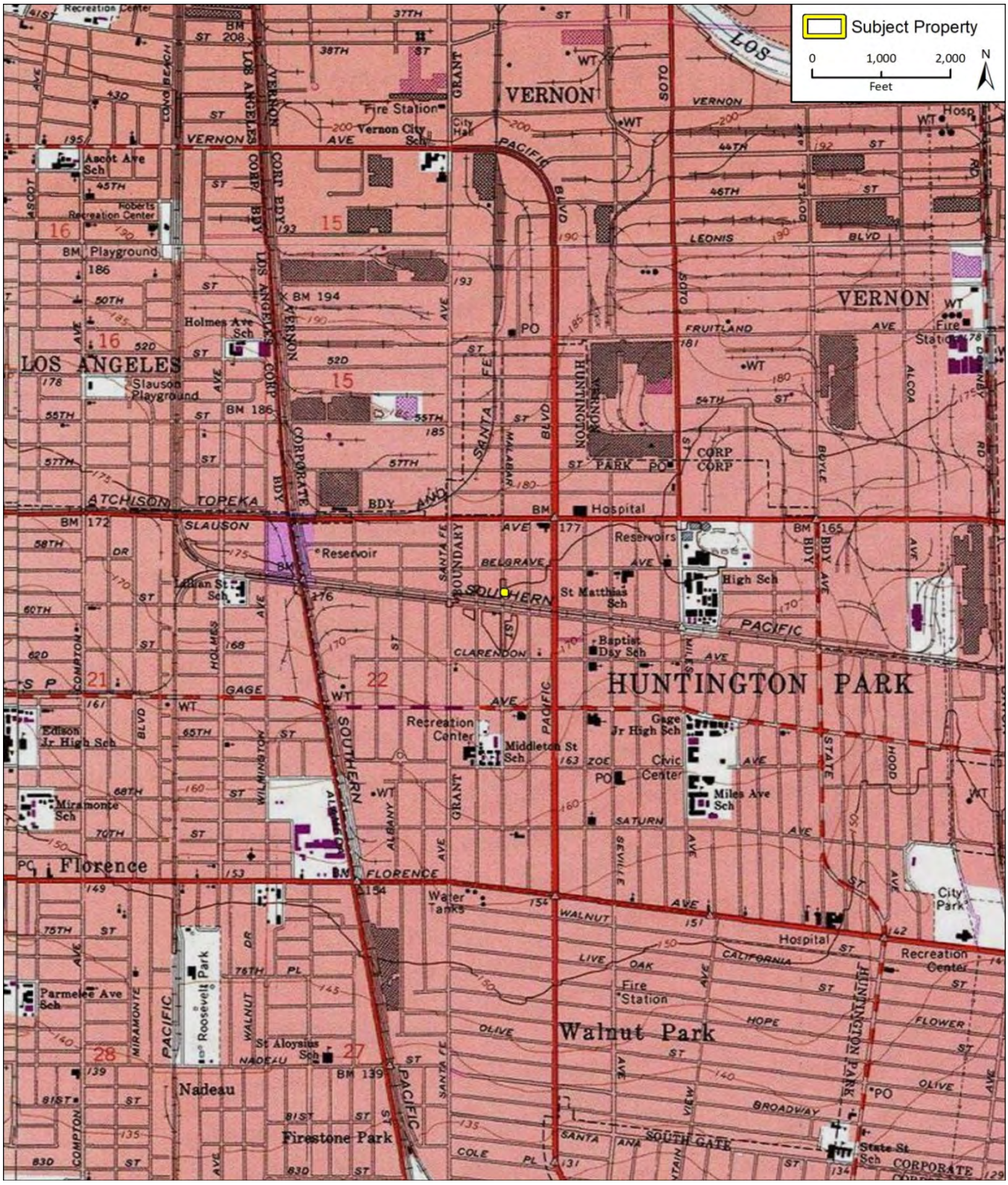
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6032 Malabar Street (Map Reference No. 10-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6032 Malabar Street (Map Reference No. 10-003) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to assessor data, the subject building was constructed in 1960. Alterations include the replacement of some windows and the installation of security gates and doors on the carports.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1960. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typically of inexpensive construction, dingbat apartments were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, minimal ornamentation, and recessed, soft-story auto parking (SurveyLA 2018; Treffers 2012). City directories reveal that past tenants included D. Kline and L. Woolridge (LAPL 1961-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and unremarkable example of a Dingbat apartment building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County of: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2455 Randolph Street (Map Reference No. 10-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2455 Randolph Street & 6030 Middleton Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-016-010

***P3a. Description:**

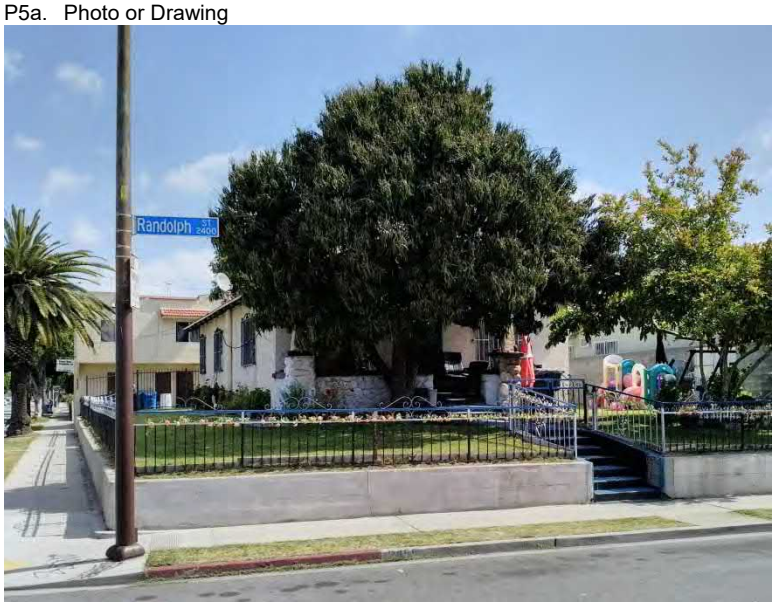
The subject property consists of two residential buildings—a single-family residence (2455 Randolph Street) and an apartment building (6030 Middleton Street)— situated on a single parcel. Situated at the front (south) of the lot is the single-family residence, which is Craftsman in design but is highly altered. The rectangular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Non-original stucco sheathes its wood-frame structural system. Windows are horizontally sliding aluminum sashes. The entrance is located on the south elevation, its door type obscured by a metal security screen. The house's remaining Craftsman-style elements include exposed rafter tails, tapered columns supporting the porch roof, and piers and porch supports clad in a fieldstone veneer. Alterations include the aforementioned stucco cladding and aluminum-sash replacement windows.

The apartment building is located at the rear of the parcel. Constructed in no discernible style, the two-story building is rectangular in plan, sits on a concrete foundation, and culminates in a flat roof sheathed in rolled composition material. Stucco envelopes its wood frame structural system. Windows throughout display horizontally sliding aluminum sashes. Entrances are located on the north and south elevations and feature solid wood, standard-size and swing-up garage doors. A centrally placed open entry accesses an internal staircase, which is presumed to lead to private entries to the upper-level dwelling units. Architectural detailing includes a shaped parapet and the sparing use of clay barrel tiles. The property is located on a level corner parcel and is landscaped with a lawn, palms, and mature trees. Overall, the property is in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
2455 Randolph St. and partial view of 6030 Middleton St. (far left); camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

2455 Randolph: 1919; 6030 Middleton: 1930 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

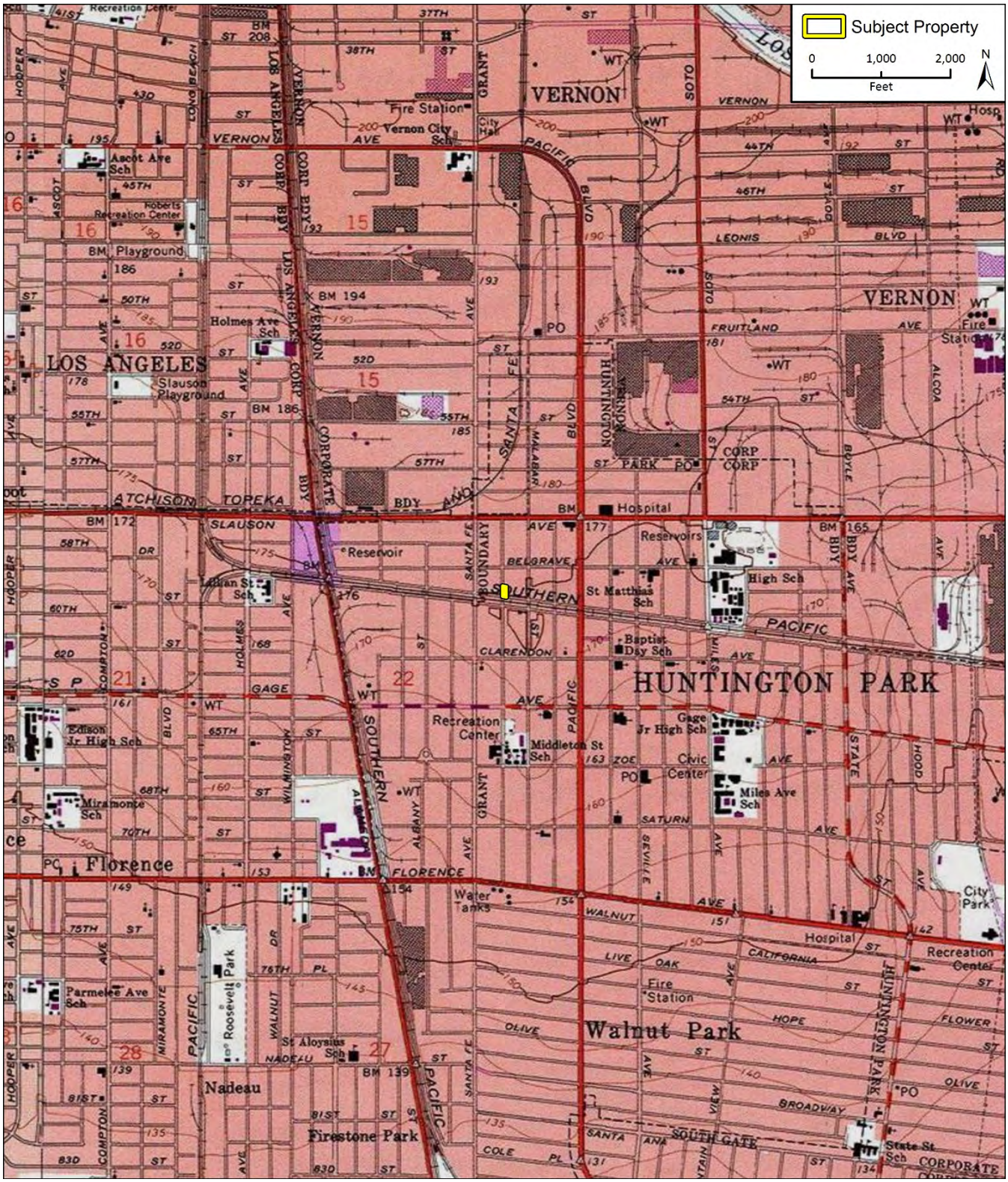
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2455 Randolph Street (Map Reference No. 10-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2455 Randolph Street (Map Reference No. 10-004) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman; no discernible style
***B6. Construction History:**

According to parcel data, the residence at 2455 Randolph Street was completed in 1919 and the apartments at 6030 Middleton Street in 1930. Alterations include the installation of aluminum-sash replacement windows on both buildings and the application of stucco exterior wall cladding to 2455 Randolph Street.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of a single-family residence constructed in 1919 and an apartment building completed in 1930. Sanborn maps indicate the surrounding area was developed with single- and multi-family properties by 1924 (ProQuest 1924). City directories list the following former occupants: John Beltzer, Fay Perkins, Flora Hughes, Charles Noonen, Floyd Bogart, Rosalina Alvarez, and Salvador Garcia (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property includes a Craftsman-style residence that has been altered such that it does not serve as a good example of the style and an ordinary apartment building of no discernible architectural style. As such, neither building embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, nor possesses high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1920-1940. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 6, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2471 Randolph Street (Map Reference No. 10-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2471 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-016-013

***P3a. Description:**

The subject property consists of two, two-story, Spanish Colonial Revival-style residential buildings located on a single parcel. The 8-unit primary building has a slightly U-shaped footprint and sits on a concrete foundation, raised above grade. The majority of the building is topped by a flat roof with a parapet, and a pent roof near the roofline wraps around the façade to small portions of the east and west elevations. The southwest corner of the building is stepped back and has an open-air patio area, beyond which is a cross gable. The pent and gabled roofs are clad in clay barrel tile. Smooth stucco sheathes the building's wood frame structural system. Fenestration includes non-original vinyl-sash multi-paned windows. Entrances are located on the west and south elevations; the western entries face onto a small grass lawn/garden. Door types are obscured by metal security doors and a generally obstructed view of the west elevation. Alterations include the replacement of original windows with vinyl sash, the addition of projecting molded window surrounds on the south and west elevations, non-original railing at the entry steps and second story patio.

Substantially smaller than its counterpart, the secondary building is a detached multi-car garage with residential space on the second story. Rectangular in plan, the building sits on a concrete foundation and is clad with stucco. The majority of the building has a flat roof with parapets. However, a portion at the southeast end of the building is covered by a shed roof - likely the area of the 1926 addition. A series of five garage doors are located on the south elevation at ground level. A staircase on the west end of the building leads to a standard size entry door of undetermined type. Fenestration appears to be vinyl sash multi-paned windows as in the primary building. A projecting molding in the shape of a quatrefoil (likely not original) is located beneath the parapet on the southern façade.

The property is located mid-block on a gently sloping parcel and is landscaped with small lawns on the west and south sides of the primary building, shrubs, and mature palm trees. A long driveway located at the western edge of the parcel leads from the street to the garages.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations of primary building and partial view of secondary building; facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
J. Williams & S. Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

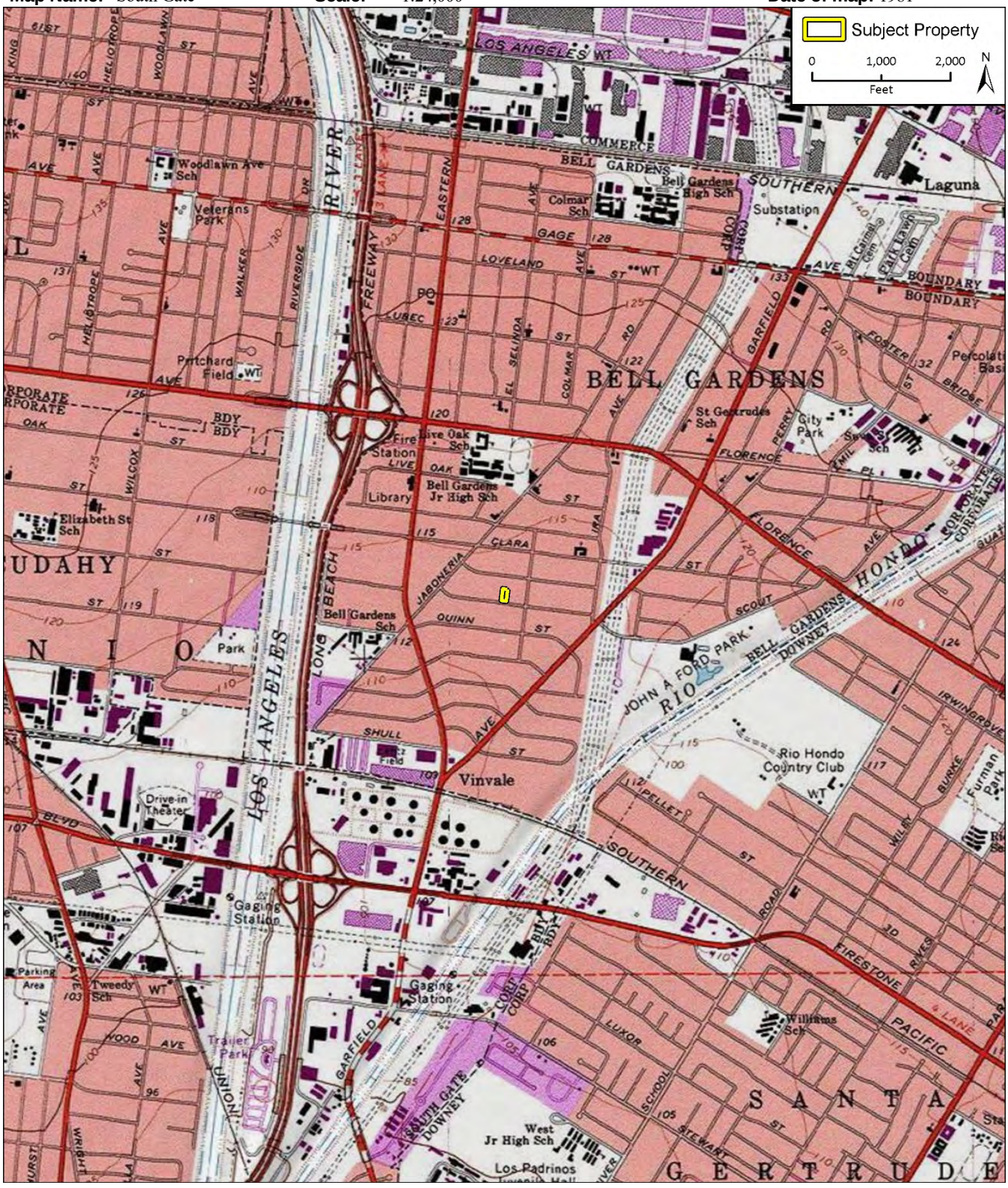
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2471 Randolph Street (Map Reference No. 10-005)

***Map Name:** South Gate ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2471 Randolph Street (Map Reference No. 10-005) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Revival
***B6. Construction History:**

Both buildings on the property were constructed in 1924. An additional room was constructed over the garage in 1926. Repairs of a stairway and landing in the rear building due to fire damage were completed between 1978-1981. Drywall work was completed in one of the bedrooms in 1998. Repairs or alterations were made to exterior concrete stairs in 2001. Additional repairs were made to drywall and electrical components (at the living room and entry to unit 5) following a fire in 2013 (City of Huntington Park, various). The windows were replaced at an unknown time. The projecting molded window surrounds on the south and west elevations of the primary building are not original.

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: None b. Builder: Greenamyer Brothers
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The multi-family residential property was originally developed in 1924 with a primary two-story apartment building at the front (south end) of the parcel, and a secondary building at the rear of the parcel that contained a three-room apartment over a five-stall garage. Huntington Park contractor Greenamyer Brothers constructed the buildings for property owner C.L. Royser. The primary apartment building was valued at $18,300 and the garage/apartment was valued at $2,200 (City of Huntington Park, various). A Sanborn Fire Insurance Company map from the same year indicates the vicinity of the property was substantially developed with a mix of single- and multi-family properties at the time (ProQuest.com 1924). An addition completed in 1926 consisted of another dwelling room constructed over the garage by contractor F.A. Shaffer for a cost of $800 (City of Huntington Park, various).

The rear building was damaged by a fire which required repairs to a stairway and landing, completed between 1978 and 1981. At this time the property owner was listed as Eleanor L. Jauregui. Repairs or alterations were made to exterior concrete stairs in 2001. In 2013, following another fire, the primary building underwent repairs to the drywall and electrical components in the living room and entry of unit #5. At this time the owner was listed as Francisco Sandoval (City of Huntington Park, various). The majority of the buildings' windows were replaced with vinyl sash at an unknown time. The projecting molded window surrounds on the primary building are likely not original, as they were installed only on the façade and west elevation, not the east and north elevations. Additionally, the rear building still displays the original wooden casing and one wood-sash, paired double-hung window on the north elevation. A projecting molded

Greenamyer Brothers, the original contractor for the two buildings, appears to have been active in the Los Angeles area in the mid-1920s based on local newspaper coverage of some of their projects (*Los Angeles Times* 1925a, 1925b). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

City of Huntington Park. Various. Building permit records for 2471 Randolph Street.
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987 (LAPL). http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** J. Williams & S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** May 6, 2019



(This space reserved for official comments.)

B10. Significance, continued:

No consequential information was uncovered regarding the original property owner, C.L. Royser. The multi-family property has had numerous residents over the decades; a search of city directories revealed that C.E. Little, K.M. Liskum, and Sherman Hurst were among the property's long-term residents (LAPL 1925-1983). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property includes two Spanish Revival-style apartment buildings that have been altered by an addition, wholesale replacement of the original windows with vinyl sash, and the addition of conjectural architectural elements such as the widely projecting molded window surrounds, keystones and quatrefoil. The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, nor possesses high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Los Angeles Times. 1925a. "Contract Let to Erect New Flat Building", 18 January. Accessed at newspapers.com

1925b. "Flat Contract Let", 17 May. Accessed at newspapers.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps for project area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 2515 Randolph Street (Map Reference No. 10-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2515 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-016

***P3a. Description:**

The subject property is a one-story commercial building with no discernible style. The rectangular-plan building sits on a concrete foundation. The majority of the building is capped by a flat roof with parapets that is sheathed in rolled composition material. However, the front (south) end of the building is capped by a Mansard-inspired roof that appears to be clad with composition tile. A tile-clad pent porch roof is located near the rear of the building on the east elevation. Rough stucco and field stone veneer sheathe the building's structural system. Fenestration includes a band of aluminum-framed display windows concentrated on the street-facing south elevation, in addition to vertically-oriented louvered windows on the east elevation. The primary entrance on the south elevation consists of aluminum-framed commercial double doors accessed via a concrete ramp edged by simple metal railings. An additional entrance appears to be located near the rear of the building on the east elevation. The property is located mid-block on a level parcel that is completely paved. No landscaping was noted on the property beyond a small tree planted curbside. Alterations include a rear addition, an accessibility ramp constructed at the main public entry, and the installation of security grilles over the windows and doors on the façade.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (Los Angeles county Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
J. Williams & S. Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

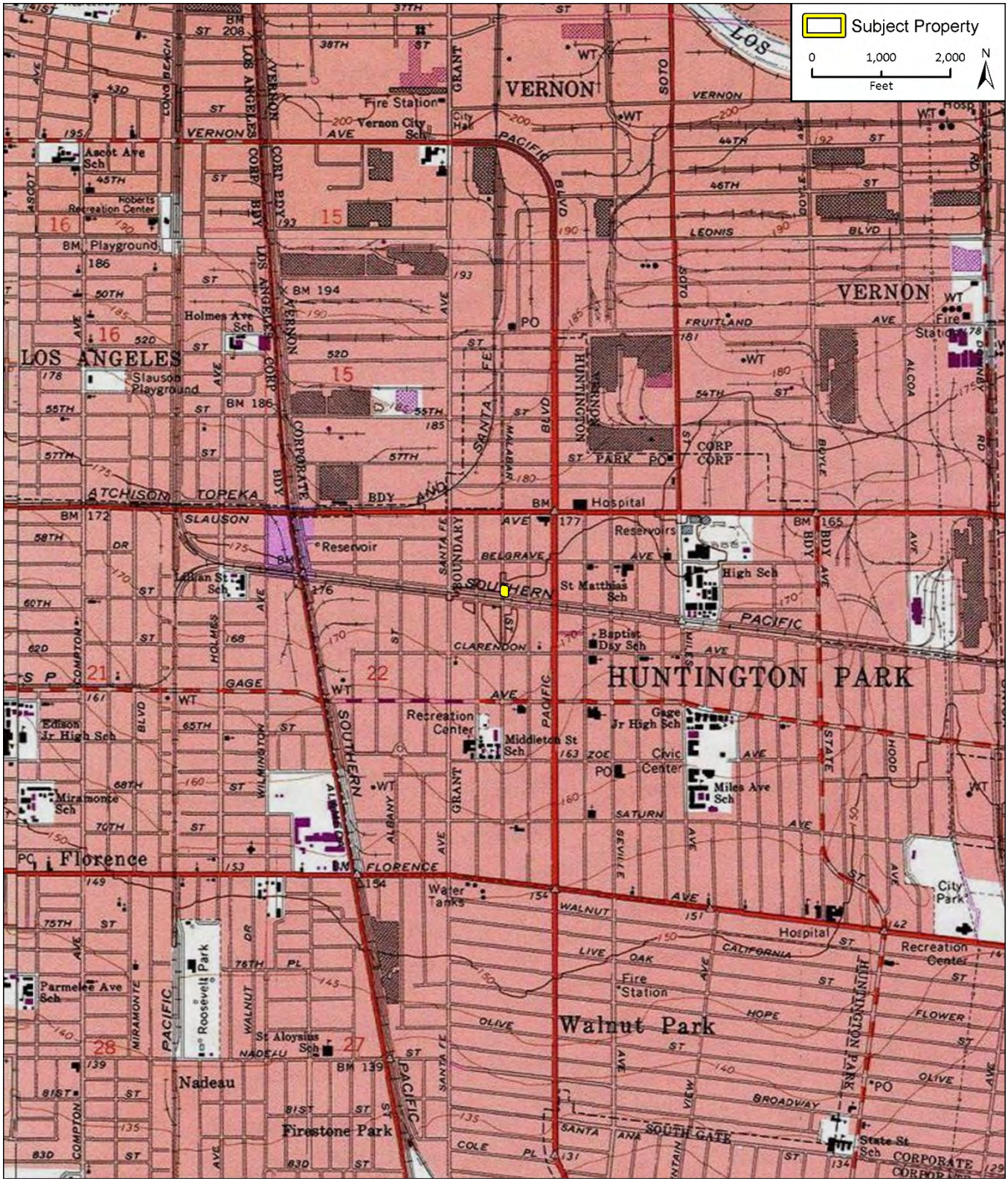
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2515 Randolph Street (Map Reference No. 10-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2515 Randolph Street (Map Reference No. 10-006) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to assessor data, the subject building was completed in 1968. Historic aerial photographs indicate a rear addition was constructed sometime between 1972 and 1980 (NETRONLINE 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial building constructed in 1968. In recent years, retailer H.P. Outlet and car alarm service company Bicron occupied the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2521 Randolph Street (Map Reference No. 10-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2521 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-017

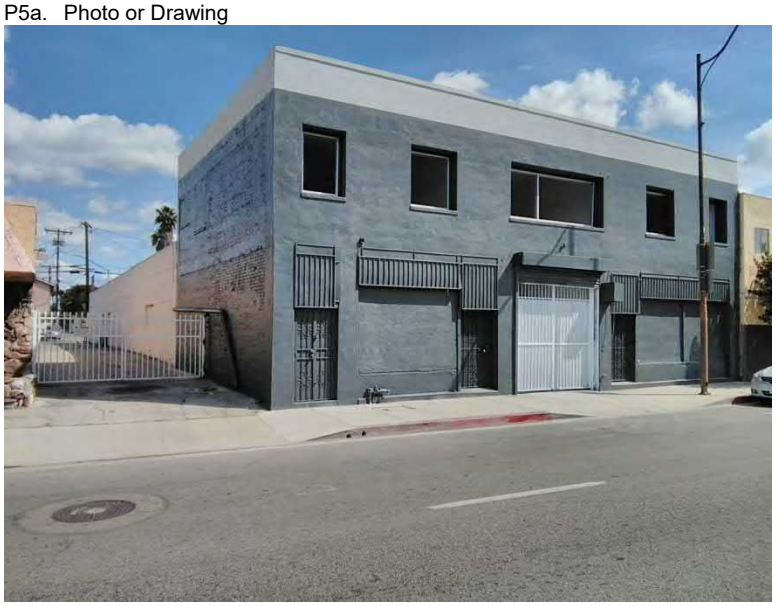
***P3a. Description:**

The subject property is a vernacular industrial building. It consists of a two-story storefront and an attached one-story warehouse. The rectangular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and bowed and clad entirely in rolled composition material. Smooth stucco sheathes the structural system on the south-facing primary elevation, while the remainder of the exterior is brick. Ground-level windows are filled in and stuccoed, and second-story windows display vinyl replacement sashes. Entrances to the building are located on the south elevations and feature solid wood or metal doors. A central loading bay is enclosed with a metal roll-up door and a steel gate. The property is located mid-block on a level parcel without landscaping. Alterations include the replacement and filling of windows and addition of security doors and gates.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

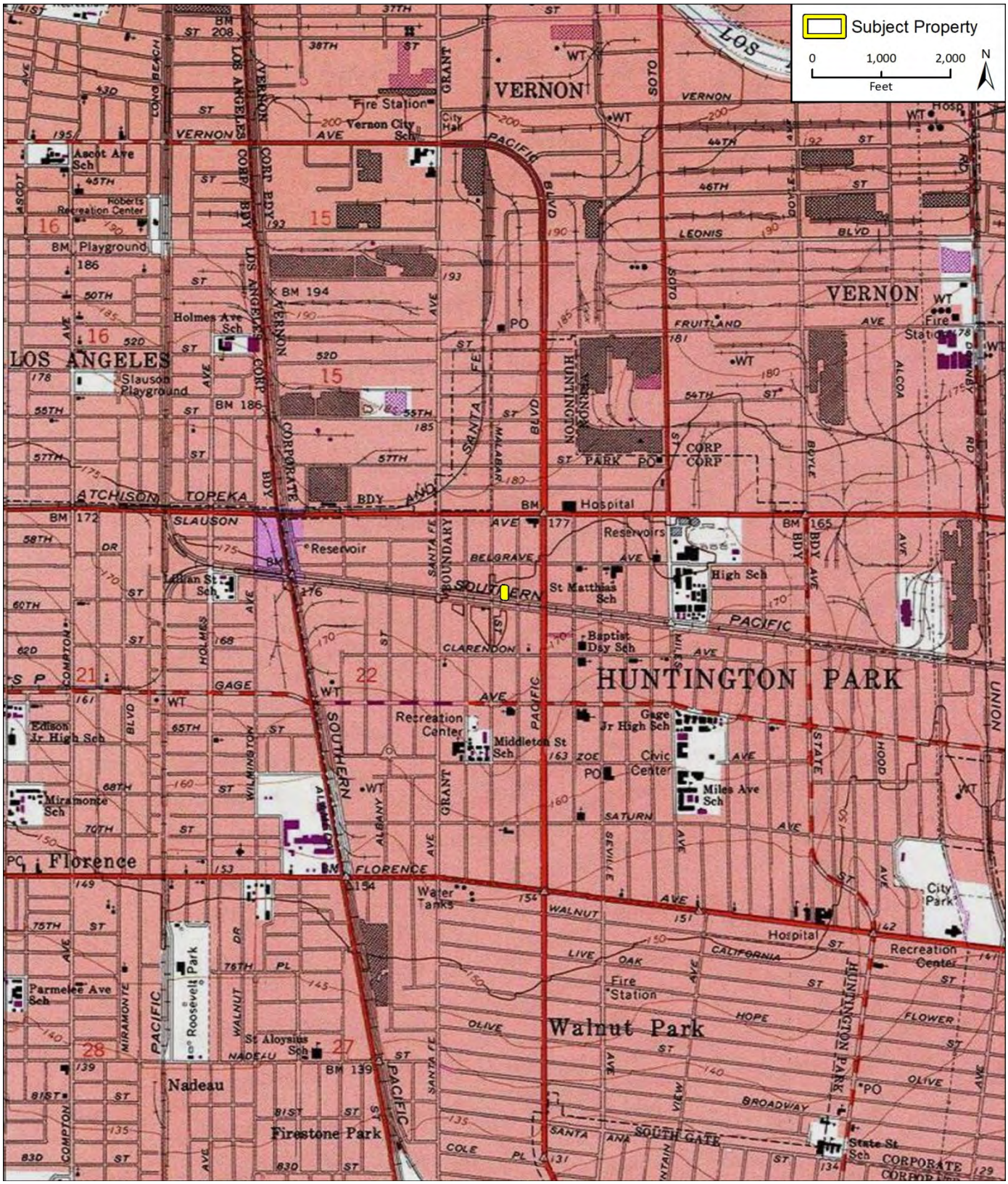
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2521 Randolph Street (Map Reference No. 10-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2521 Randolph Street (Map Reference No. 10-007) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Unknown B4. Present Use: Vacant
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1924. Several ground-level windows were subsequently filled in. A review of Google Street View imagery indicates the second-story windows were replaced in early 2019 (Google 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an industrial building constructed in 1924. Sanborn Fire Insurance Company maps and historic aerial photographs reveal that, while development in the vicinity of the subject property was almost exclusively residential in the 1920s, the area had become increasingly commercial and industrial by the middle of the century (ProQuest 1924; NETROnline 2019). According to city directories, past occupants of the building included Thacker-Harris Company, Frank's Appliance refinishing, and Aerodex (LAPL var.)Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a vernacular-style industrial/commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Google. 2019. Street View. Images of 2521 Randolph Street. https://www.google.com/maps/. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2503 Randolph Street (Map Reference No. 10-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2503 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-013

***P3a. Description:**

The subject property is a one-story commercial building designed in no discernable architectural style. The L-plan building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows display aluminum sashes, including large display windows on a canted section of the primary (south) elevation. Entrances to the building are located on the north, south, and west elevations and feature glazed aluminum and metal roll-up doors. The property is located on a level corner parcel without landscaping. The northwest section of the parcel is occupied by a paved parking lot enclosed with a chain-link fence. Based on its design and materials, the sheet metal sign wrapping around the southwest corner appears to be non-original. The building is in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

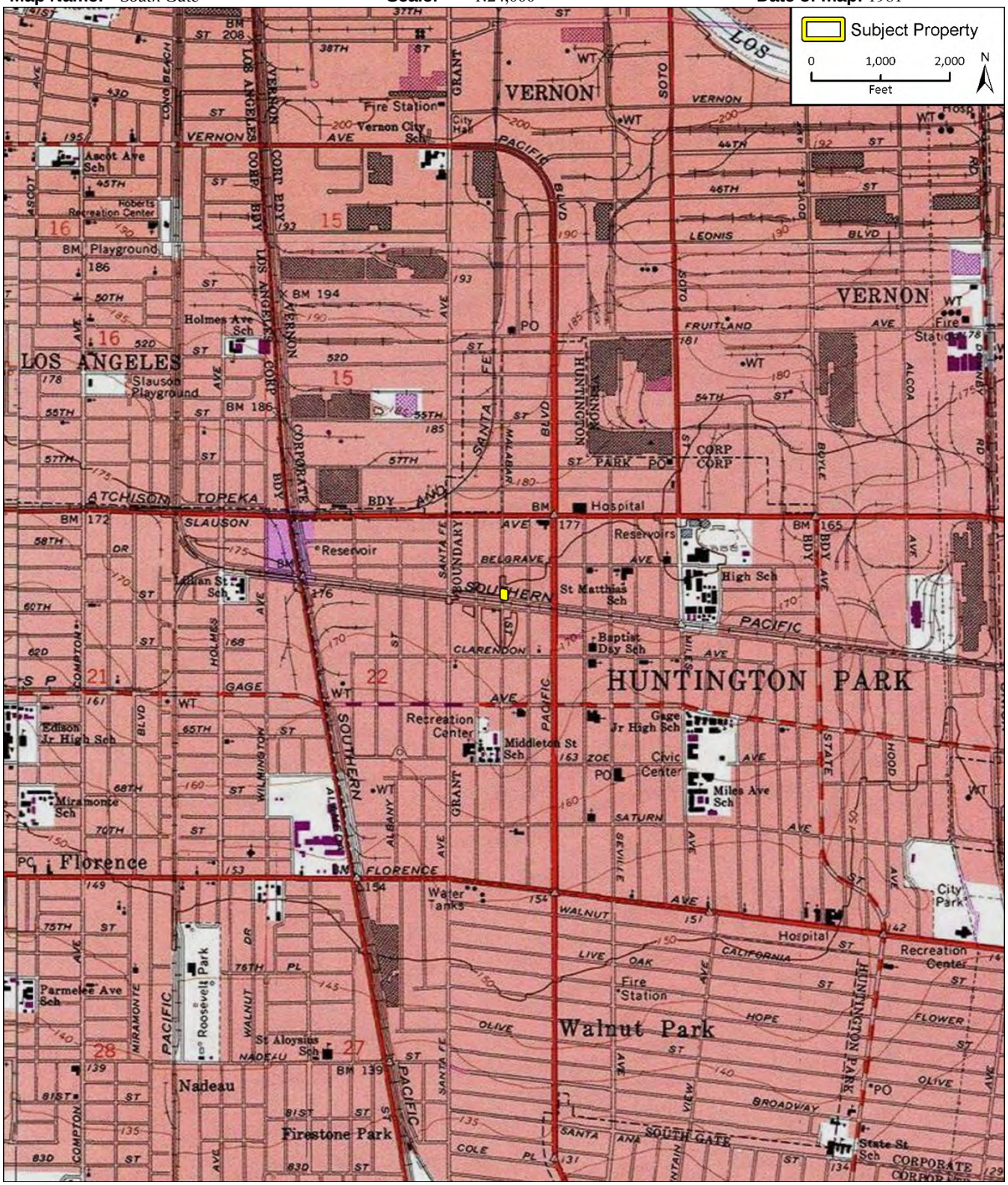
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2503 Randolph Street (Map Reference No. 10-008)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2503 Randolph Street (Map Reference No. 10-008) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: Auto Electric Radio; Bob's Greeting Cards
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

According to assessor data, the subject building was completed in 1947. The design and materials of the wall-mounted sign on the south and west elevations suggest it does not date to the building's original construction.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-unit commercial building constructed in 1947. City directories indicate that Auto Electric Radio and Bob's Greeting Cards were among the property's long-term occupants (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example commercial building with no discernable style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6049 Rugby Avenue (Map Reference No. 10-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6049 Rugby Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-020

***P3a. Description:**

The subject property is a commercial automotive services facility consisting of a two-story office building, one-story utility building, and parking shelters situated on three adjacent parcels. The utilitarian buildings face the interior of the property, which is enclosed by a concrete-block wall. Located at the southwest corner of the property, the rectangular-plan office building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Its walls are of structural concrete block at the ground level and are stuccoed on the second story. Windows are generally aluminum, horizontal-sliding sashes. The entrance to the building is located on the east elevation, but its door type was not visible during the field survey. A sliding glass door accesses the east-elevation balcony. Open-frame, pent-roof shelters extend east and north from the office.

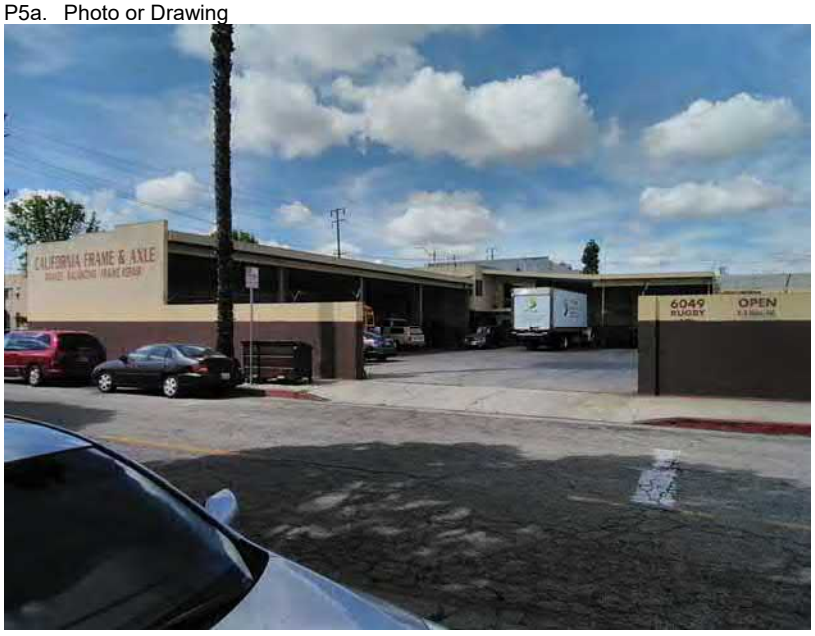
The one-story utility building is located near the northwest corner of the property. Rhomboid in plan, the building's structural concrete-block walls support a flat roof with rolled composition cladding. A swing-up garage door opens on the south elevation. Immediately to the east of the building is a large truck shelter with a wood frame, flat roof, and sheet metal cladding.

The property is located on a level corner property. Aside from the building footprints, the entire property is paved with asphalt. Overall, the property is in good repair. The second story of the office building appears to be an addition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations, with office building at center of frame; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Office building: ca. 1952-1956 (Netronline 2019; LAPL 1956); Utility building: 1969 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

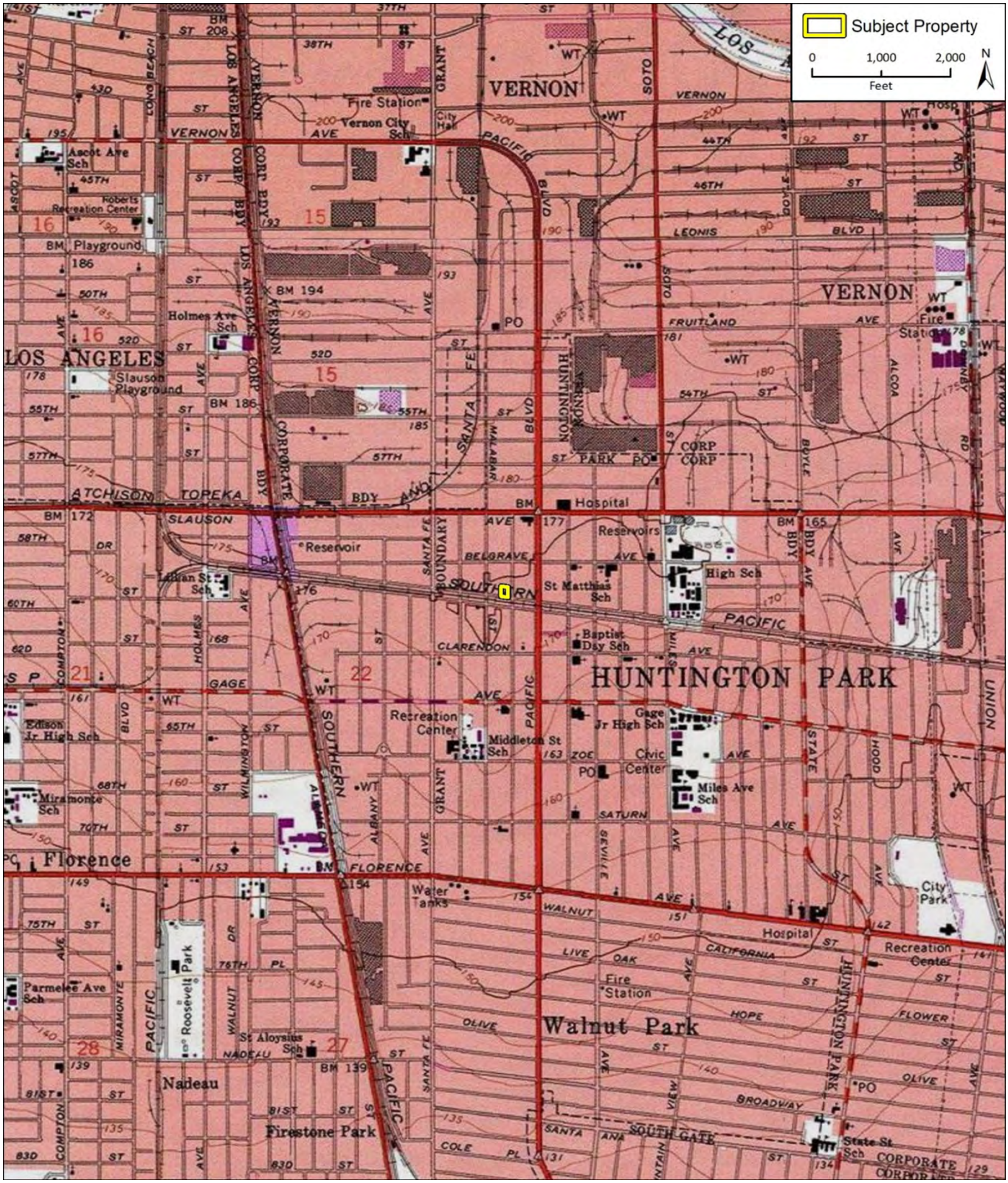
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
0
1,000
2,000
Feet
N
VERNON
LOS ANGELES
HUNTINGTON PARK
Walnut Park
Florence
Nadeau
Firestone Park
Fire Station
Vernon City Sch
Ascot Ave Sch
Roberts Recreation Center
Playground
Holmes Ave Sch
Slauson Playground
Reservoir
Hospital
Reservoirs
High Sch
St Matthias Sch
Baptist Day Sch
Recreation Center
Middleton St Sch
Gage Jr High Sch
Civic Center
Miles Ave Sch
Edison Jr High Sch
Miramonte Sch
Water Tanks
City Park
Parmelee Ave Sch
Roosevelt Park
St Aloysius Sch
State St Sch
Pacific Blvd
Santa Fe
Southern
Atchison Topeka
Los Angeles Corp Bdy
Huntington Park Corp Bdy
Slauson
Gage
Florence
Walnut
Pacific
Fruitland Ave
Leonis Blvd
Boyle
Soto
Grant
Alameda
Santa Ana
Broadway
Olive
Hope
Flower
California
Belgrave
Clarendon
Saturn
Seville
Hood
Union
Alcoa
Byrle
Malabar
Naomi
Cole Pl
Compton Blvd
Long Beach Ave
Los Angeles Ave
Vernon Ave
Soto St
Grant Ave
Pacific Blvd
Santa Fe Blvd
Boundary
Huntington Park
Wilmington
Holmes
Albany
Seville
Hood
Union
State

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-009) ***NRHP Status Code** 6Z

B1. Historic Name: California Frame and Axle
B2. Common Name: N/A
B3. Original Use: Auto repair B4. Present Use: Auto repair
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Office building: constructed ca. 1952-1956, with shelters added sometime between 1952 and 1962 and 1963 and 1972, respectively (Netronline 2019). Based on visual inspection, the second story appears to be an addition dating to ca. the 1960s.

Utility building: constructed in 1969 (Los Angeles County Office of the Assessor).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial auto services facility first developed ca. 1952-1956, as suggested by city directories and historic aerial photography (LAPL 1956; Netronline 2019). City directories indicate California Frame and Axle, the property's current occupant, was operating from the property by 1956 (LAPL 1956). Historic aerial photographs suggest the company initially occupied only the southernmost parcel, but expanded its footprint to its current extent by 1972 (Netronline 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary examples of utilitarian commercial auto repair buildings and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 21, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6043 Seville Avenue (Map Reference No. 10-010)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B.**B.M.**

c. Address: 6043 Seville Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-012-020

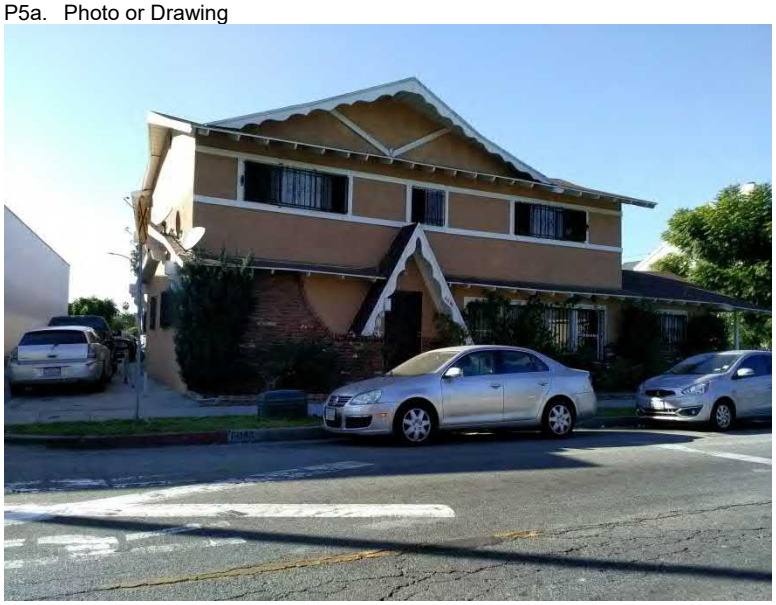
***P3a. Description:**

The subject property is an irregularly shaped parcel that includes a two-story apartment building displaying elements of the Swiss Chalet Revival style of architecture. Constructed in 1961, the roughly L-planed building is sited around a rectangular interior courtyard and bounded on the south by an alleyway. While the building is primarily clad in stucco, its primary (east) elevation integrates other cladding materials including brick and wood. Windows are to be a combination of original aluminum and replacement vinyl. The building is topped with a gabled roof covered with asphalt shingles and wide overhanging open eaves. A scalloped fascia and decorative half timbering beneath the gable are featured on the primary elevation. The buildings original windows have been replaced; the property is in good overall condition.

***P3b. Resource Attributes:** HP3-Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

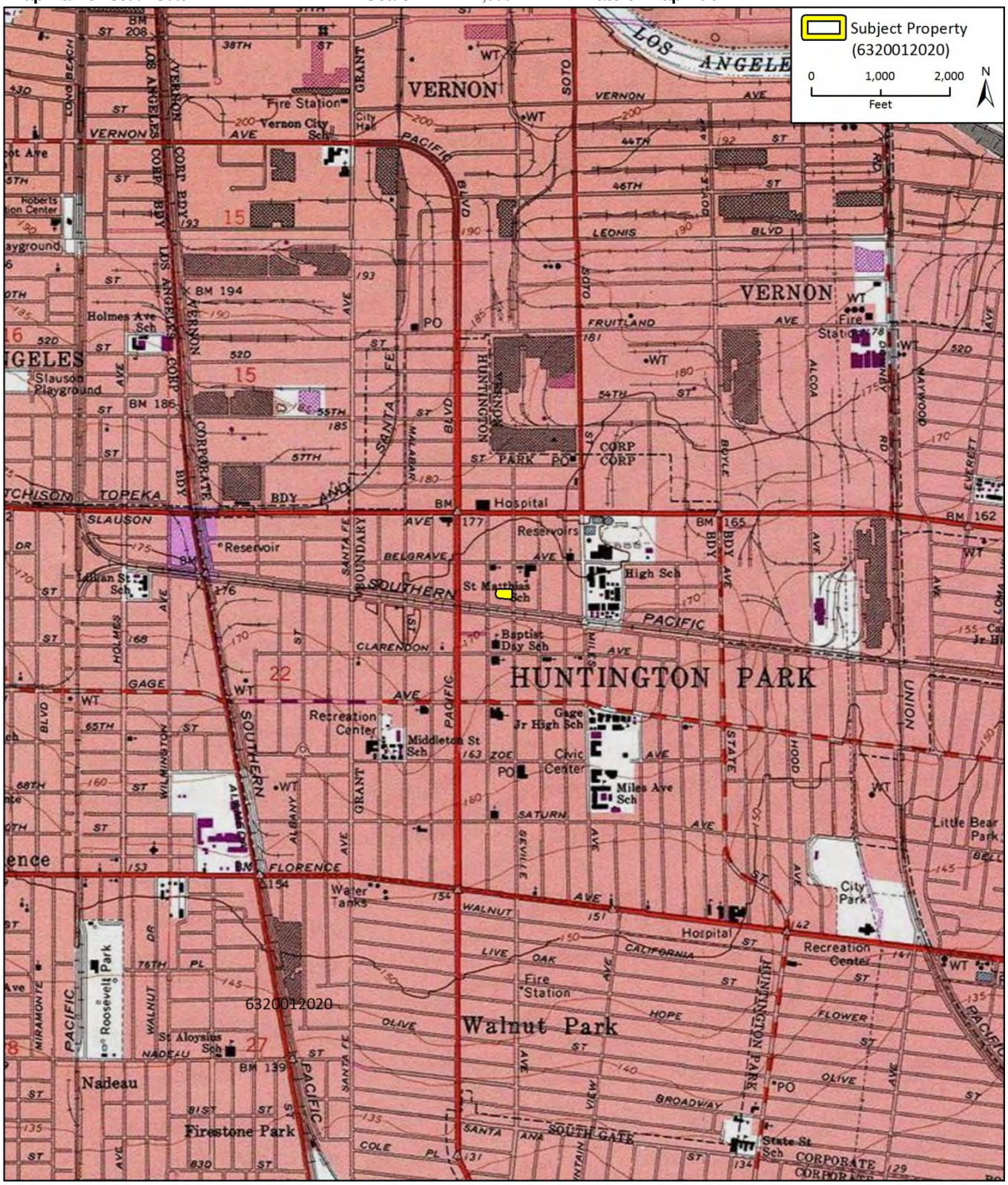
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 6043 Seville Avenue (Map Reference No. 10-010)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6043 Seville Avenue (Map Reference No. 10-010) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Swiss Chalet Revival
***B6. Construction History:**

The building on the subject property was constructed in 1961 (Los Angeles County Office of the Assessor). Alterations are limited to the replacement of some original aluminum windows with vinyl.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains a two-story, apartment building featuring elements of the Swiss Chalet Revival style of architecture; it was constructed in 1961. Archival research failed to identify any consequential information about its original developer or architect, or any former owners or occupants. The property is recommended ineligible for listing in the National or California Registers, or for local designation, under any significance criteria. Research did not indicate the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the building exhibits elements of the Swiss Chalet Revival style of architecture, it is not highly representative of either and there are better examples of these ubiquitous styles found across the region (Criteria C/3/3). A review of available evidence and records search results also did not indicate it may yield important information about prehistory or history (Criteria D/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. https://www.library.ucsb.edu/src/airphotos. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 26, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6049 Stafford Avenue (Map Reference No. 10-011)

P1. Other Identifier: Sevilla Apartments

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6049 Stafford Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-011-019

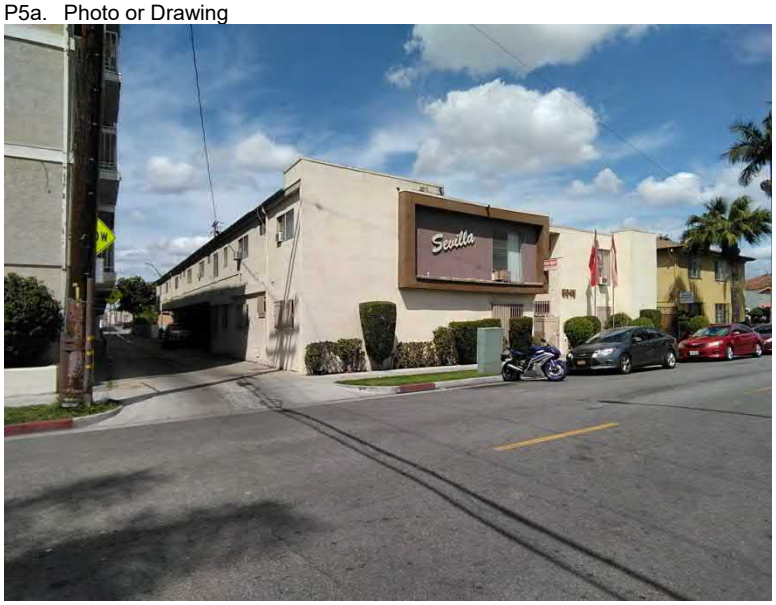
***P3a. Description:**

The subject property is a two-story Dingbat-style apartment building. The building has an irregular-plan which sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. The wood-frame structural system is clad in smooth stucco. Windows consists of aluminum, horizontal-sliding sash. Apartment entrances face toward the interior courtyard. Architectural detailing is confined to the street-facing east elevation, where a shallow, stuccoed projection frames a section of vertical wood-plank cladding. The word "Sevilla" is displayed here in a stylized script, and to the right of it is a window assembly consisting of jalousie and fixed-frame windows. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and simple topiary shrubs. A trapezoidal, built-in pool is located in the building's courtyard. Carports enclosed with non-original metal security gates are integrated into the building's ground-floor and line the south and west elevations of the building.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

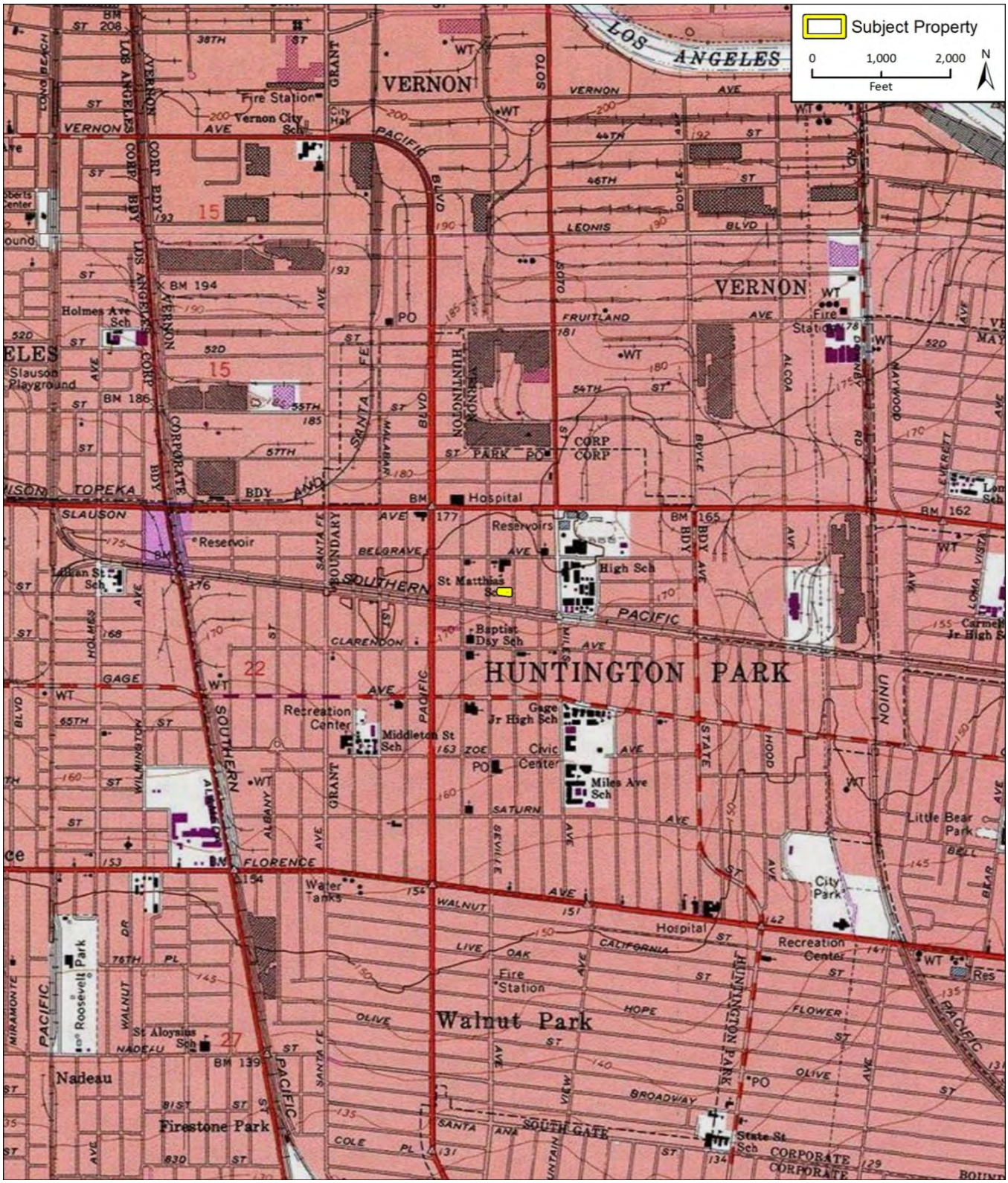
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6049 Stafford Avenue (Map Reference No. 10-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6049 Stafford Avenue (Map Reference No. 10-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Sevilla Apartments
B2. Common Name: Sevilla Apartments
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to assessor data, the subject property was constructed in 1961. Alterations consist chiefly of the installation of security gates over the carport entries.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a Dingbat-style multi-family residential building constructed in 1961. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typical of inexpensive construction, dingbats were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, and recessed, integrated auto parking. The Dingbat's minimal ornamentation was typically confined to the street-facing elevation and, as in the case of the subject building, often displayed a building's name in a stylized script (SurveyLA 2018; Treffers 2012). City directories list T.J. McCarthy and Rose Falter among the property's long-term employees (LAPL var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an undistinguished example of a Dingbat building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 5 ***Resource Name or #:** 6101 South Santa Fe Avenue (Map Reference No. 10-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6101 South Santa Fe Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-011-035, 6321-011-900

***P3a. Description:**

The subject property is a two-story daylight factory building designed with elements of the Art Deco-style. It is rectangular in plan, rests on a concrete foundation, and is capped with flat roof sheathed in rolled composition material. Smooth stucco envelopes its structural system. Characteristic of the daylight factory building type, windows display large metal industrial sashes. Entrances to the building are located on the east and west elevations and feature non-original solid wood and glazed metal doors. Detailing consists chiefly of molded fluted columns, which terminate at a simple cornice that wraps around much of the building. These elements suggest the modest influence of the Art Deco architectural style. At the northeast corner of the roof a two-sided sign, formerly with neon illumination, is supported by a metal lattice structure. The property is located on a level corner parcel and is landscaped along the east elevation with a strip of grass and a mature tree. The westernmost portion of the property is a paved storage and loading area. Alterations include the replacement of original doors, the installation and subsequent alteration of the roof sign, and a large addition on its west elevation.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

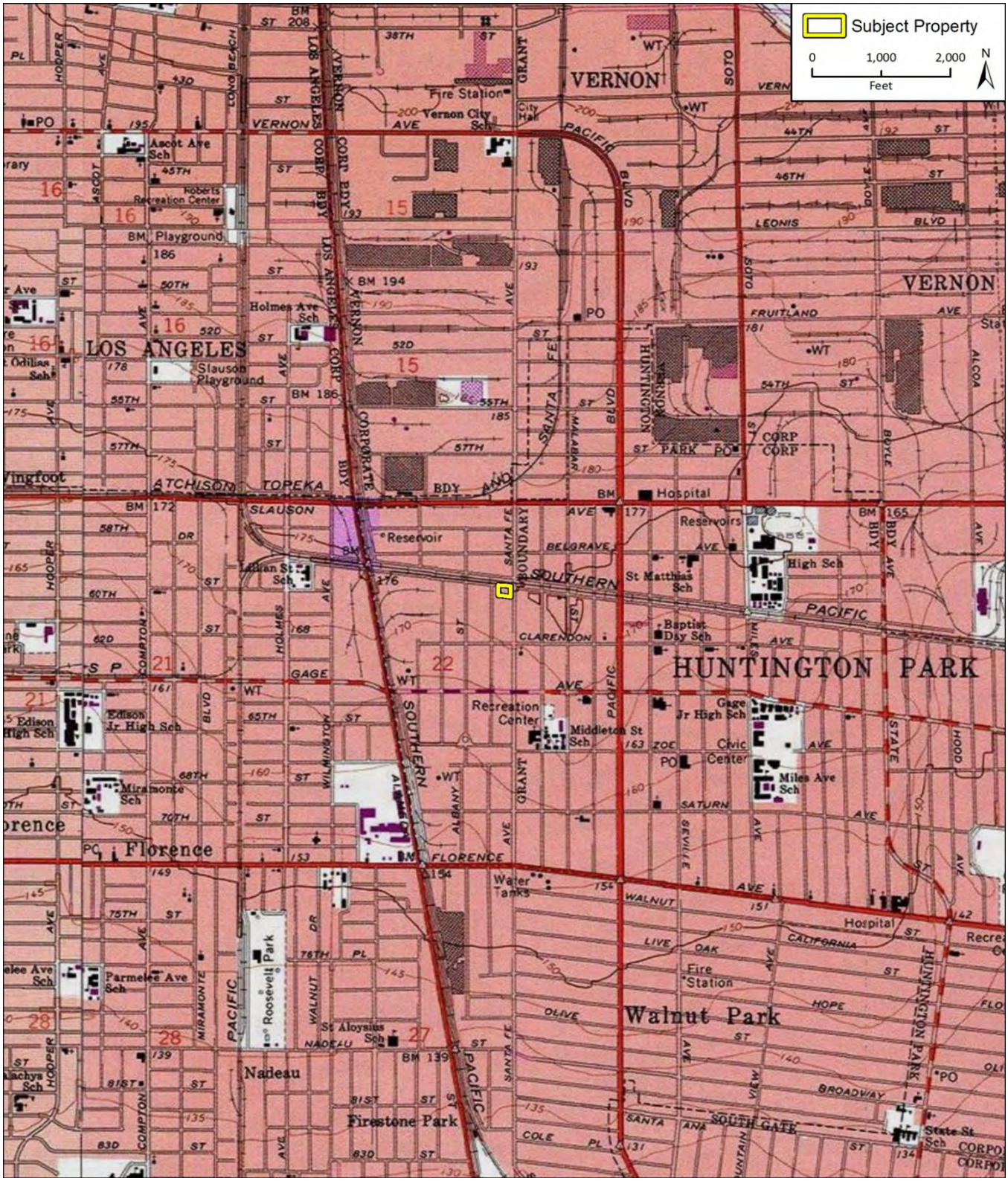
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 6101 South Santa Fe Avenue (Map Reference No. 10-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6101 South Santa Fe Avenue (Map Reference No. 10-012) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: Sav-A-Day Laundry Company
B2. Common Name: VIP Garment Care, Inc.
B3. Original Use: Industrial laundry services B4. Present Use: Industrial laundry services
***B5. Architectural Style:** Utilitarian, Art Deco
***B6. Construction History:**

According to assessor data and contemporary newspapers, the subject building was completed in 1928 (Los Angeles County Office of the Assessor 2019; *LAT* 7/1/1928). A ca. 1928 photograph of the building shows that, as originally constructed, the building was about half its current size and lacked the sign installed at its northeast corner (Historic image ca. 1928). A City of Huntington Park building permit indicates an addition was constructed on the west side of the building in 1936 (City of Huntington Park 1936).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architecture **Area** Huntington Park
Period of Significance 1928-ca. 1950 **Property Type** Industrial **Applicable Criteria** C/3/3

The subject property is a daylight factory building constructed in 1928. The daylight factory building type emerged in the late nineteenth century, prior to the widespread use of electrical lighting. Such buildings characteristically employed skylights, specialized roof forms, and expansive windows to bring natural lighting to the factory floor. By the 1910s, the steel industrial sash window was introduced in the United States, offering a new window form with comparatively thin frames that maximized the penetration of light into a building's interior (SurveyLA 2018).

Huntington Park was among the many southeastern Los Angeles communities to benefit from the rapid industrialization and population growth of the Los Angeles Basin in the first three decades of the twentieth century (Nicolaides 1999; Fogelson 1993). It was in this period that property owner E.J. Stephens developed the subject property as Sav-A-Day Laundry Company, an industrial launderer (*LAT* 7/1/21928). Stevens hired the architecture firm of Hyrum Pope and Harold W. Burton to design the building. Pope and Burton had recently relocated to Los Angeles from Salt Lake City. Their Southern California commissions included at least two Latter-Day Saints temples, located in Los Angeles and San Bernardino, respectively (*LAT* 12/4/1927, 2/5/1928, 11/3/1929).

In 1936, Sav-A-Day expanded the facility, hiring structural engineer N.M. Bustock to design an addition to the west side of the building (City of Huntington Park 1936). The addition added approximately 39 feet to the building's Randolph Street frontage, where its design emulated that of the original exterior.

B11. Additional Resource Attributes: N/A
***B12. References:**

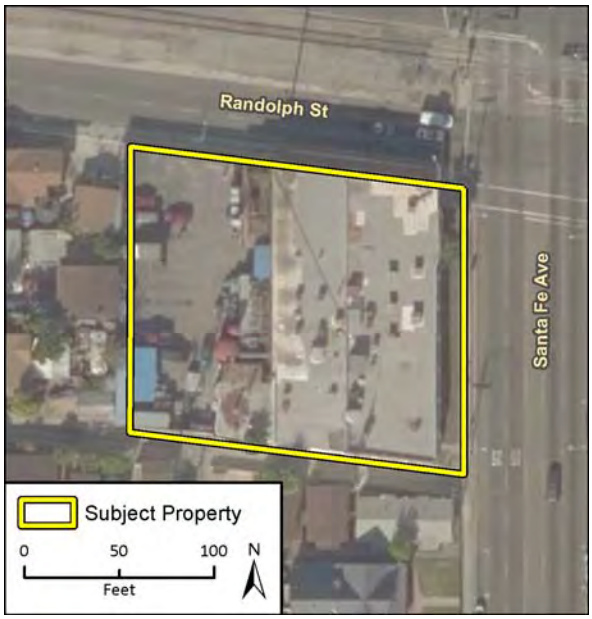
Historic image of Sav-A-Day Laundry. Ca. 1928. Viewed online at https://www.ebay.com. Copy on file at Rincon Consultants, Inc., Ventura, CA.

Huntington Park, City of: Planning Department. 1928-1983. Building permits pertaining to 6101 Santa Fe Avenue.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

(See continuation sheet.)



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 2, 2019

(This space reserved for official comments.)

B10. Significance (continued):

The Los Angeles-based firm Monarch Electronics International acquired Sav-A-Day in 1969 (*LAT* 4/15/1969). Historic aerial photographs reveal that sometime between 1972 and 1980 a residence was cleared from the land immediately north of the building, and the area was incorporated into the subject property for use as a storage and loading lot (Netronline 2019). Sav-A-Day operated at the site until at least as recently as 1987 (*LAT* 7/6/1987) VIP Garment Care currently uses the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and the Huntington Park Historic Register. It is associated with industrial development in Huntington Park in the 1920s. However, research conducted for this study uncovered no evidence that it was important in this context or any other context significant in the history of the city, region, state, or nation. It is therefore recommended ineligible under Criteria A/1/1. Because no available evidence indicated the subject property is associated with individuals who have made important historical contributions, it is also recommended ineligible under Criteria B/2/2.

The subject property is recommended eligible under Criteria C/3/3 as a rare intact example of an architecturally styled, pre-World War II industrial building in Huntington Park. Its period of significance begins with the building's completion in 1928 and concludes in 1936, when the addition was completed on the building's west side. Its boundary is defined by the building footprint. This boundary isolates the building from the loading and storage lot located immediately west of the building; that area was not associated with the subject building until the 1970s and does not contribute to its historical significance (Netronline 2019). Located across the street from the railroad right-of-way and bounded on the south and west by residential properties dating from the 1920s, the subject building retains integrity of location, setting, materials, workmanship, feeling and association. The integrity of its original design was diminished somewhat with the construction of the west-elevation addition in 1936. However, the addition was completed in a manner that was substantially compatible with the building's original design. It approximately doubled the width of the street-facing south elevation, but retained the building's key architectural elements—namely, large industrial sash windows, molded columns, and a simple cornice—so as to be virtually indistinguishable from the original portion of the south elevation. The addition's deviations from the original design are more readily apparent on the west elevation and the west elevation and the west end of the south elevation, where the molded columns and cornice are not present. However, these portions of the building do not directly face the main public rights-of-way (Randolph Street and Santa Fe Avenue) and, as a result, do not conspicuously display the addition's stylistically incompatible elements. Consequently, the alterations do not substantially diminish the building's ability to convey its associations with pre-World War II industrial architecture in Huntington Park.

A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts

Subject building as seen in a 1928 photograph (Source: Ebay.com)



B12. References (continued):

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles Times. via Newspapers.com. "Home." [digitized archive]. Newspaper Articles, 1927-1987. https://www.newspapers.com/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Nicolaides, Becky. 1999. "'Where the Working Man Is Welcomed': Working-Class Suburbs in Los Angeles, 1900-1940," Pacific Historical Review 68, no. 4 (Nov. 1999): 517-559.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2765 Randolph Street (Map Reference No. 10-013)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B.**B.M.**

c. Address: 2765 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-010-025

***P3a. Description:**

The subject property is a narrow rectangular parcel containing one single-story, rectangular-planned commercial/light-industrial building. The building is sited with minimal setback from the Randolph Street sidewalk. A large paved parking lot is enclosed with a chain-link fence at the rear (north) of the property. The concrete block constructed building features exposed block walls on secondary elevations and grey painted stucco cladding on the front (south) elevation. The primary entry, a set of double doors is located in an alcove, set centrally on the south elevation. The building is topped with a flat roof with a parapet at front; a non-functional sign is mounted at center. Visual observations indicate that alterations include an addition at the rear of the building and the possible infill of two storefront windows which may have bordered the main entry on either side. The property appears in good condition.

***P3b. Resource Attributes:** HP8 Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; north-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1953 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

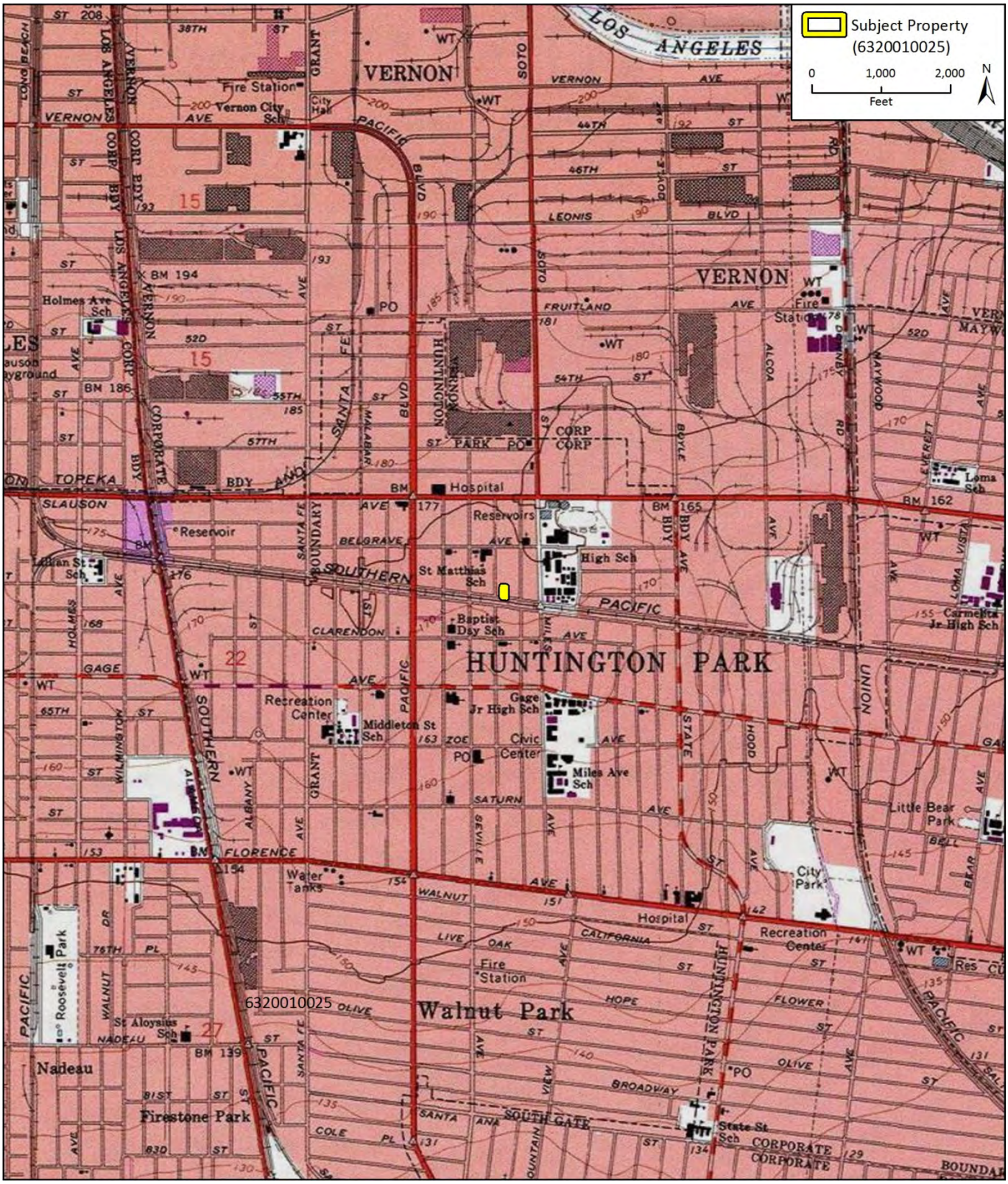
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 2765 Randolph Street (Map Reference No. 10-013)
***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2765 Randolph Street (Map Reference No. 10-013) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: commercial/industrial
***B5. Architectural Style:** nondescript; utilitarian
***B6. Construction History:**

The building on the subject property was constructed in 1953 (Los Angeles County Office of the Assessor 2018). Visual observation indicates it was expanded towards the rear (north) of the property and the storefront windows were possibly infilled at an unknown time.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Industrial Development **Area** Huntington Park
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes a one single- story concrete block commercial/light-industrial building constructed in 1953. Archival research indicates it was used as the location of a silk screen printing business from at least 1968-1970 (Newspapers.com var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended in eligible for listing in the National or California Registers, or any applicable local register under any significance criteria. Research did not indicate is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a vernacular/utilitarian example of a mid-20th century industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

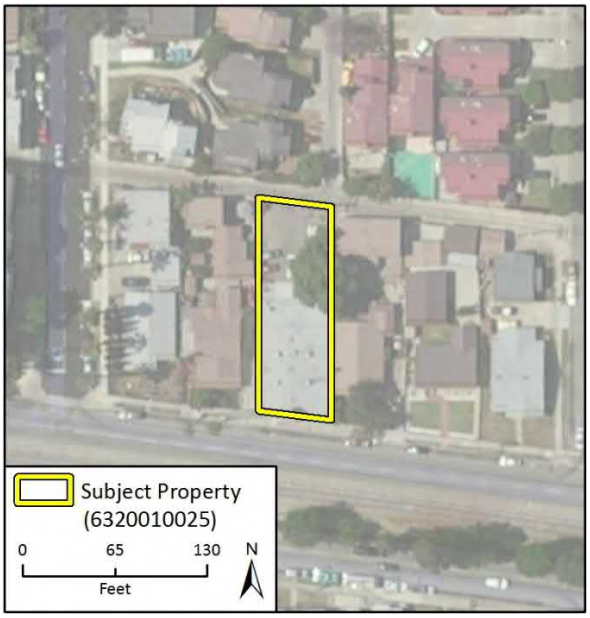
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. . Accessed October 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 26, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6119 South Santa Fe Avenue (Map Reference No. 10-014)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6119 South Santa Fe Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-011-022

***P3a. Description:**

The multi-family property consists of a nearly rectangular parcel containing three one-story residential buildings which were built in a vernacular interpretation of a Craftsman bungalow. The easternmost building is a duplex, while the others appear to be single-family units. The rectangular-plan buildings each sit on a concrete foundation and are capped by a gabled roof sheathed in asphalt shingles. Sunburst vents are located on the gables. Horizontal wood-plank siding sheathes the buildings' wood-frame structural systems. Windows display a combination of original wood, 1/1 double-hung sashes, and aluminum and vinyl replacement sashes which are surrounded by original wood casing. Each building's primary entrance consists of a gable-roofed entry porch on the south façade of each building. The porches are supported by square wooden posts and accessed via what appear to be concrete steps. Additional entries are located on the north, east, or west elevations and are also accessed via concrete steps. Door types were obscured by metal security doors; openings are surrounded by wooden casing. The property is located mid-block, though it is bounded on the north and west by a concrete-paved alley. Landscaping on the level parcel consists chiefly of mature trees. Alterations include the replacement of some of the original windows with aluminum and vinyl sash, and the installation of security grilles over windows.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations taken from South Santa Fe Avenue. Camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

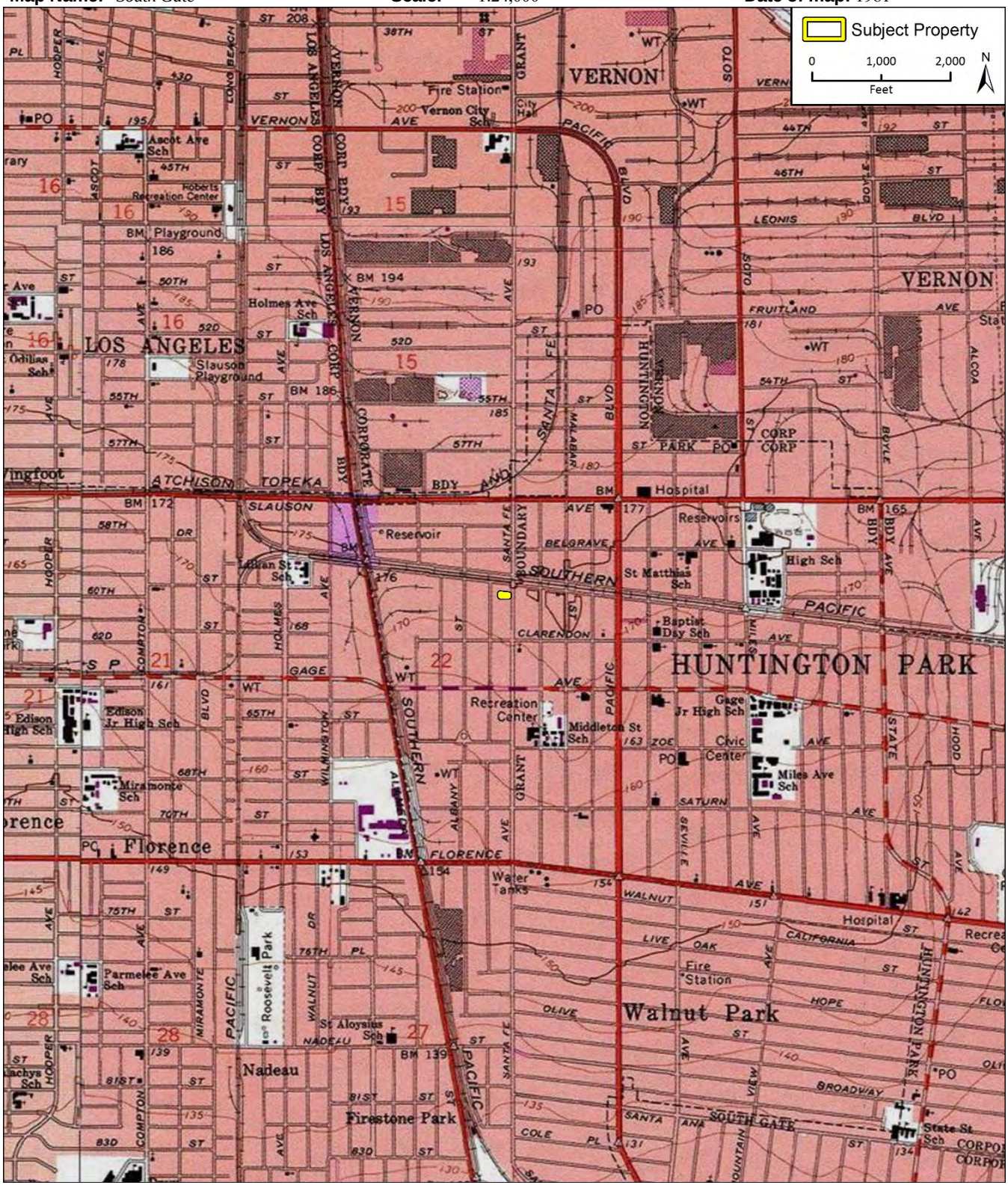
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6119 South Santa Fe Avenue (Map Reference No. 10-014)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6119 South Santa Fe Avenue (Map Reference No. 10-014) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

The subject residences were constructed in 1923, according to parcel data. A detached garage depicted at the rear (west) of the parcel in a 1924 Sanborn Fire Insurance Company map was razed sometime between 1952 and 1963 (ProQuest 2019; NETROnline 2019). Several of the buildings' windows have been replaced at an unknown date.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of three residential buildings constructed in 1923. A 1924 Sanborn Fire Insurance Company map shows the vicinity of the subject property was fully developed, mostly with single-family residences (ProQuest 2019). City directories list the following former residents, Luis Santamaria, Staley Ciepiela, A.M. Marcoly, G. Marcoly, and C.S. Tieman (LAPL 1927, 1956-1987). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the buildings have not been extensively altered, they are vernacular residences which are relatively ordinary in design and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 3, 2019

(This space reserved for official comments.)



***Required information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6124 Pacific Boulevard (Map Reference No. 10-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6122-6130 Pacific Boulevard City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-021-007; 6320-021-011

***P3a. Description:**

The subject property is a two-story commercial building designed in the Renaissance Revival style. The roughly rectangular-plan building sits on a concrete foundation and is capped by a vaulted roof with an octagonal cupola. Roof cladding is composition sheeting. Smooth stucco sheathes its structural system. Windows are non-original metal-sash display windows on the ground level and industrial sashes on the second story. Entrances to the building are located on the east and west elevations and feature automatic sliding commercial doors and a single standard-sized commercial door. The building's restrained Renaissance Revival style is exhibited primarily on its west-facing main elevation. Details there include a series of segmental-arched windows spaced by square pilasters and a cornice that runs the length of the façade. The east end of the building fronts a parking lot and consists of a one-story rear addition designed in a commercial style of recent vintage. It features a metal-framed commercial entryway assembly situated beneath a shaped parapet. The property is located mid-block on a level parcel with landscaping consisting of mature trees planted in the adjacent parking lot. The building is in good repair. Aside from the rear addition, alterations are concentrated on the west elevation and feature the replacement of display windows and the main entrance, and the filling in of several window openings on the upper levels.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

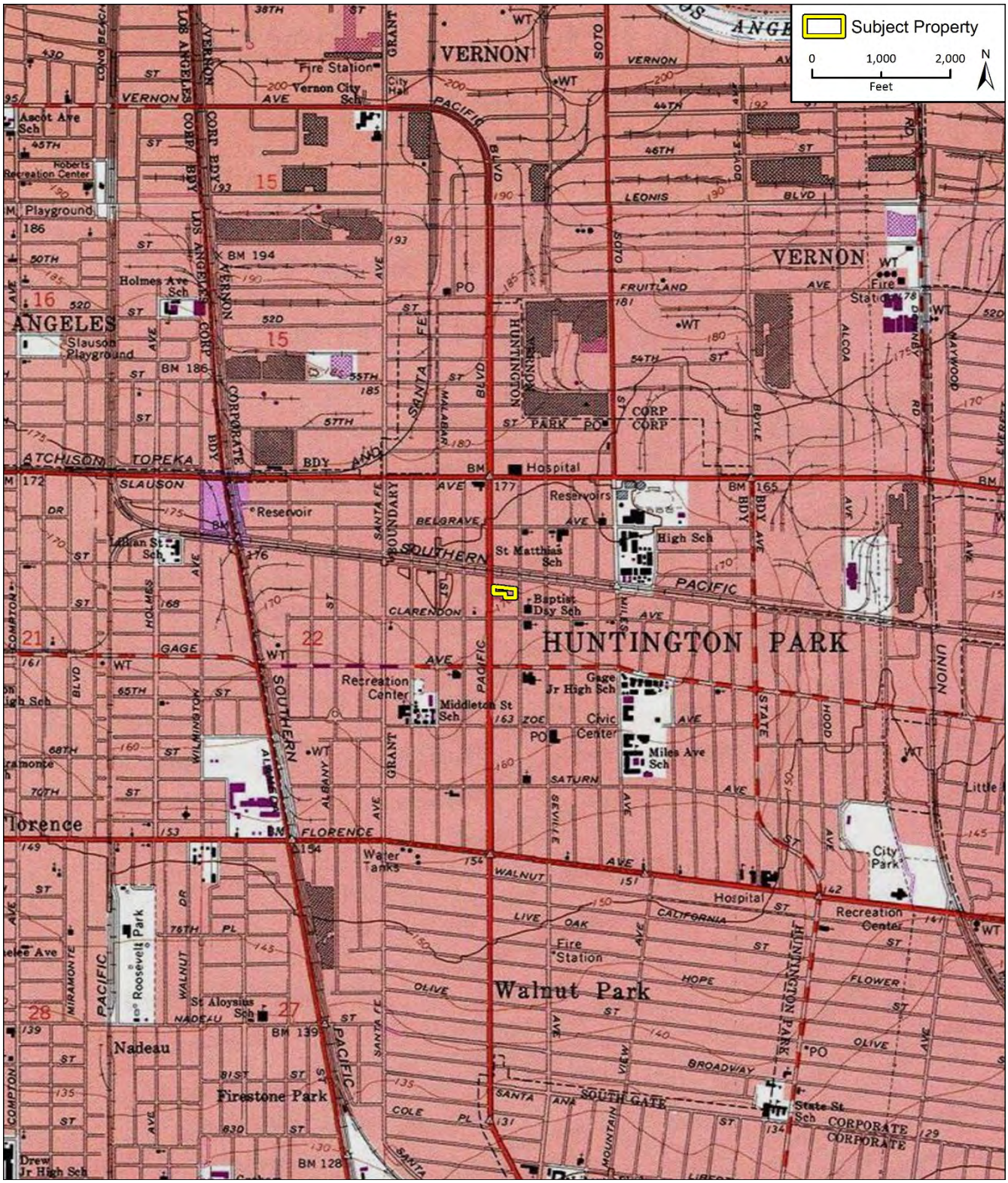
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6124 Pacific Boulevard (Map Reference No. 10-015)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6124 Pacific Boulevard (Map Reference No. 10-015) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Retail; entertainment B4. Present Use: Commercial
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1928. Aerial photographs indicate the rear addition dates to sometime between 1994 and 2003 (Netronline 2019). Several upper-story windows have been filled in. First-story windows and doors are replacements.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial building constructed in 1928. City directories and news articles and advertisements published in the *Los Angeles Times* identify the following former occupants: attorney Arthur Lasher, Italian Grocery, Huntington Park Ballroom, Mendiola's Ballroom, and Bank of America (LAPL 1930-1987; Newspapers.com 2019). In 1983, Mendiola's Ballroom earned notoriety during its brief stint as a punk rock music venue and the site of an altercation between concert-goers and police (Dangerous Minds 2011; Seventh Planet Productions 2015). The discount retailer 99 Cents Only currently occupies the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). While the building may once have been a good example of a Renaissance Revival-style commercial building, several alterations—namely, the replacement of the west-elevation storefront, filling of upper-story windows, and construction of a sizeable rear addition—have diminished its architectural integrity to its original design. As a result, in its current form it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Dangerous Minds. "LA Punks: A News investigation from 1983." https://dangerousminds.net/comments/la_punks_a_tv_news_investigation_from_1983. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

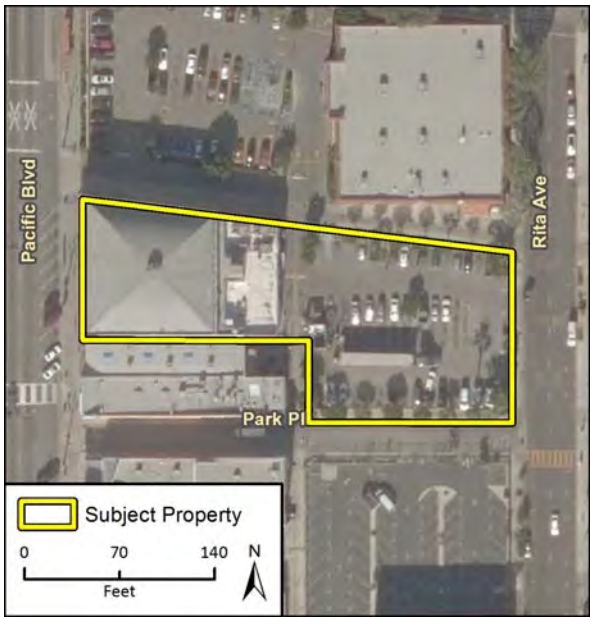
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Seventh Planet Productions. "Guns and Roses: 'Sweet Child O' Mine' Filmed in Huntington Park." https://seventhplanetproductions.com/tag/mendiolas-ballroom/. Accessed May 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 22, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6102 Miles Avenue (Map Reference No. 10-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6102 Miles Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-001-001

***P3a. Description:**

The subject property is a one-story residential duplex designed with elements of the Spanish Colonial Revival style. The roughly rectangular plan building sits on a concrete foundation and is capped by a flat roof clad in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows are non-original aluminum, horizontal-sliding sashes that are topped by small projecting flat roofs covered with red barrel tile. The primary entrance is accessed via a set of steps and is sheltered under a small flat-roofed portico topped with red barrel tile. An additional entrance is located on the west elevation. Door types were obscured by metal security doors. The building is in good condition, with alterations including the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

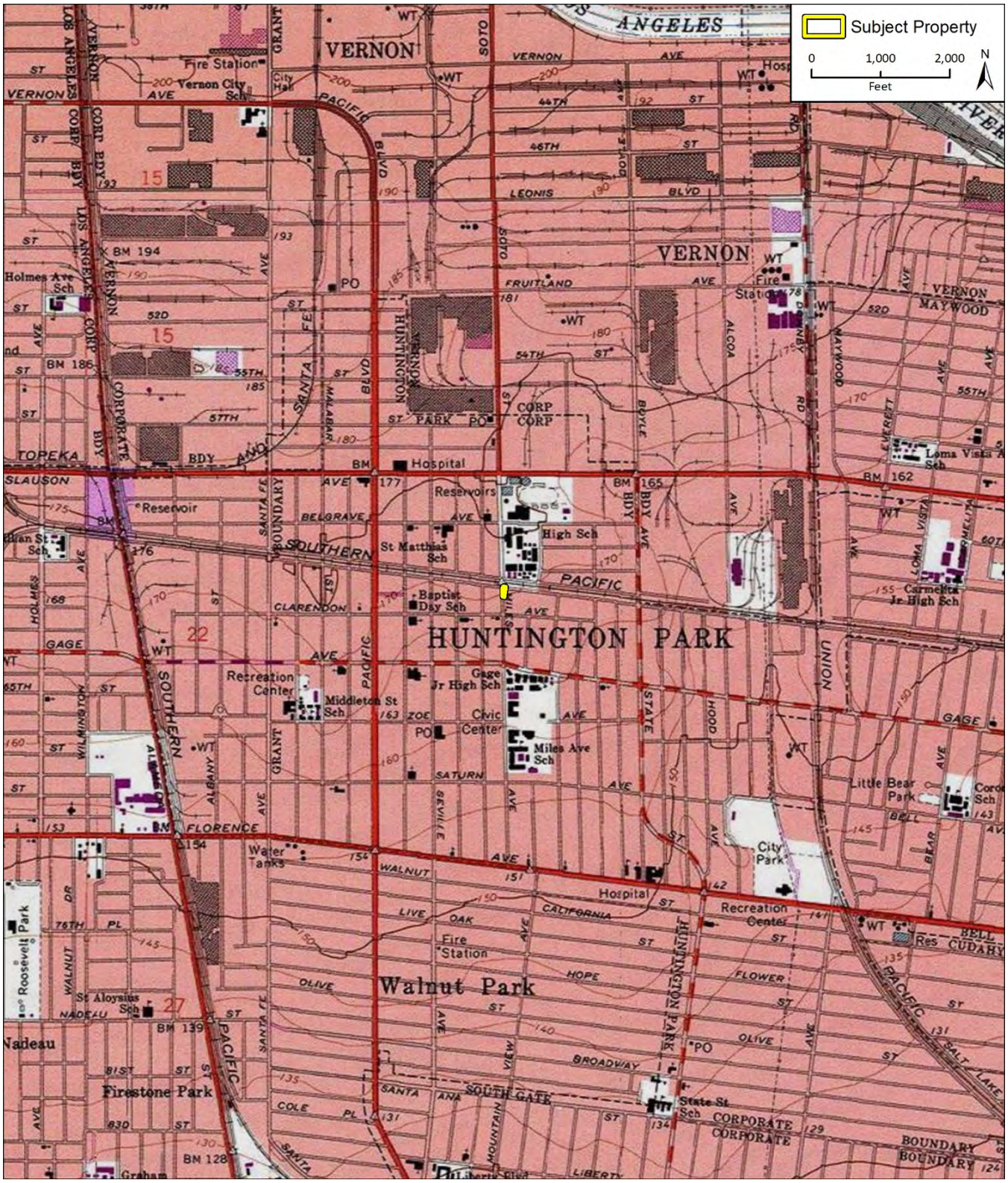
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6102 Miles Avenue (Map Reference No. 10-016)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6102 Miles Avenue (Map Reference No. 10-016) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1925. Replacement windows and metal security doors were installed at an unknown time.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1925. Sanborn Fire Insurance Company maps and historic aerial photographs reveal development of the area surrounding the property was ongoing as late as 1924, but was complete by the early 1950s (ProQuest 1924; Nertonline 2019). City directories identify the following former owners and/or occupants, Charles E. Nelson, Laurence Hess, Sam Martellaro, B.Meadows, R. Meek, A. Dominguez, and J. Dominguez (LAPL 1925-1941, 1956-1987; *LAT* 4/30/1945) Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under all significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a Spanish Colonial Revival-style multi-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Los Angeles Times. 1945. "Awards Given to Southlanders," April 30. Via Newspapers.com. [digitized archive]. https://www.newspapers.com/. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2860 Randolph Street (Map Reference No. 10-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 2860 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-001-002

***P3a. Description:**

The subject property consists of a one-story single-family residence, detached garage, and two-story apartment building situated on a single parcel. The two-story residence is designed in a Tudor Revival style. The irregular-plan building sits on a concrete foundation and is capped by a high-pitched, cross-gabled roof sheathed in asphalt shingles. Smooth stucco and false half-timbering sheathe its wood-frame structural system. Windows are vinyl replacement sashes, though two gabled attic dormers include original, fixed, multi-pane wood sashes. The front entrance is located on the north elevation and features an arched wood with arched glazing.

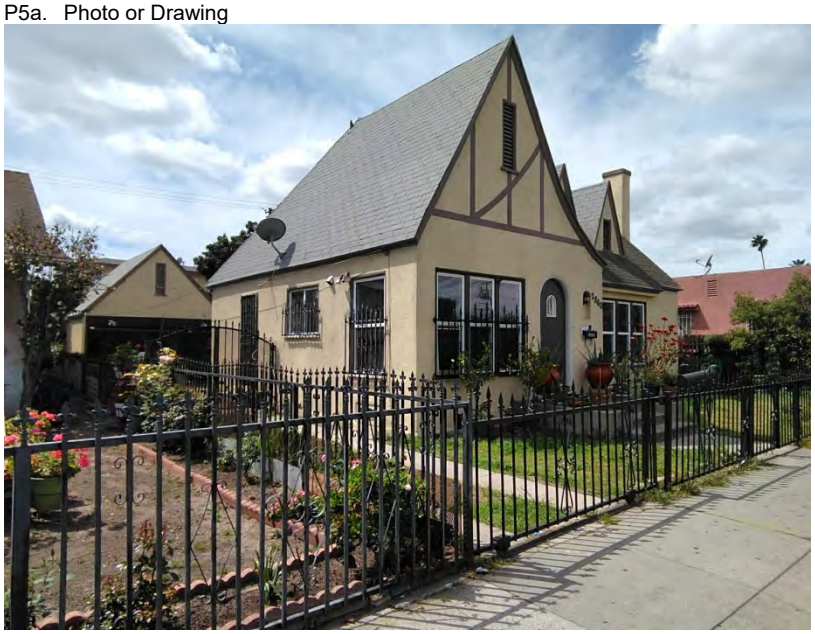
Immediately northeast of the residence is detached garage with a rectangular plan, gabled roof, stucco cladding, and a non-original metal roll-up garage door. Further north is the two-story apartment building with an attached, one-story garage addition. Rectangular in plan, the building rises from a concrete foundation to culminate in a roof that is cross-hipped above the dwelling units and flat over the garage. Stucco envelopes its wood-frame structural system. Windows are vinyl replacements throughout, and entries include a metal roll-up garage door on the north elevation. Limited accessibility prevented further observations.

The buildings are in good repair, with alterations that include the replacement of original windows, garage doors, and roofing materials, in addition to the apartment building's garage. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and mature trees.

***P3b. Resource Attributes:** HP3. Multiple family property; HP4. Ancillary building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations of residence (right) and detached garage (left); camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Single-family residence: 1926; Apartment building: 1953 (Los Angeles County Office of the Assessor); garage: ca. 1926

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5. 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

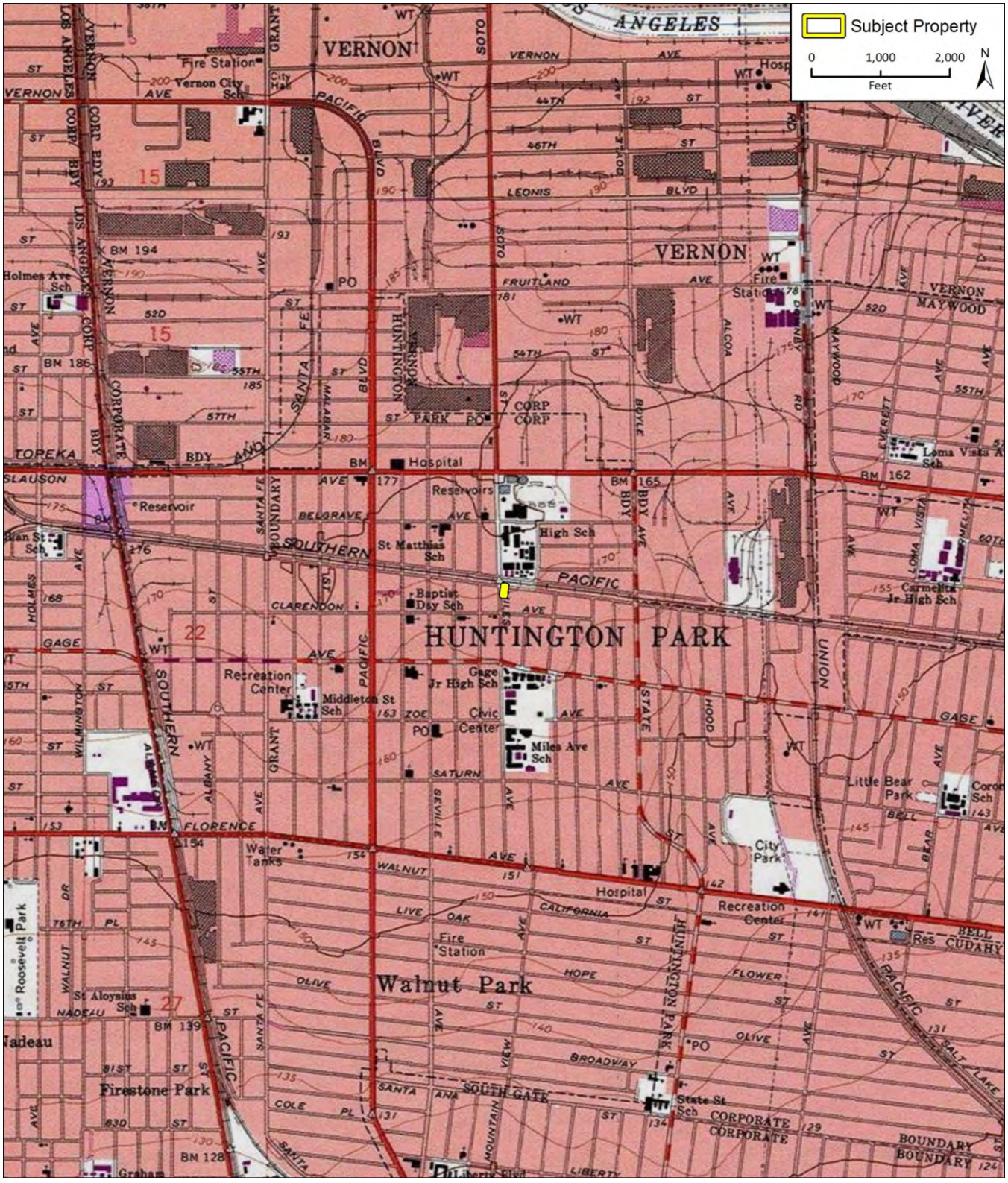
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 2860 Randolph Street (Map Reference No. 10-017)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2860 Randolph Street (Map Reference No. 10-017) ***NRHP Status Code** **3S; 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:**

Single-family residence: constructed in 1926, per assessor data; windows replaced in recent years.

Detached garage: estimated construction date of 1926, based on visual inspection; garage door replaced recently.

Apartment building: constructed in 1953, according to assessor data; garage addition completed by 1963 (Netronline 2019); windows are recent replacements.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Development **Area** Huntington Park
Period of Significance 1926 **Property Type** Single-family Residence **Applicable Criteria** C/3/3

The subject property is a multi-family residential property with buildings constructed in 1926 and 1953. Sanborn Fire Insurance Company maps and historic aerial photographs reveal development of the area surrounding the property was ongoing as late as 1924—two years before the single-family residence and detached garage were constructed. The Tudor Revival style, in which the single-family residence was designed, grew in popularity in the first three decades of the twentieth century. Regarded by scholars as a reaction against the profound changes of the Industrial Revolution, the style featured such characteristic references to pre-industrial English architecture as sweeping gables, multi-pane windows, false half-timbering, and high-pitched cross gables (McAlester 2014; SurveyLA 2016). The style was widely adapted for middle-class homes in Southern California in the 1920s and 1930s (SurveyLA 2016).

The apartment building was constructed at the rear of the property in 1953, with its attached garage added by 1964 (Netronline 2019). City directories and newspaper items identify Dora Velasco and Consuelo Zavecavage as former long-term occupants (LAPL 1927-1942, 1956-1987). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Planning. Office of Historic Resources. SurveyLA—Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering. Theme: Period Revival, 1919-1950. Theme: Housing the Masses, 1880-1980. Sub-Theme: Period Revival Neighborhoods, 1918-1942. January 2016.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1927-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

McAlester, Virginia Savage. A Field Guide to American Houses. Revised and expanded edition. New York: Alfred A. Knopf, 2014.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 21, 2019



(This space reserved for official comments.)

***B10. Significance (continued):**

The single-family residence at 2860 Randolph Street is recommended eligible for listing in the National and California Registers and the Huntington Park Historic Register. The detached garage and apartment building are not considered eligible for such designation. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation As a result, the property is recommended ineligible under Criteria A/1/1 and B/2/2. However, the single-family residence is recommended eligible under Criteria C/3/3 as a good example of Tudor Revival-style residential architecture in Huntington Park. Its period of significance is 1926, the year it was completed. Its boundary corresponds to the building's footprint and excludes the garage and apartment building, because they are not stylistically compatible with the single-family residence and lack architectural distinction. Character-defining features, exemplary of the Tudor Revival style, include its wing-and-gable form with a steeply-pitched, sweeping roofline, false half-timbering, twin dormers with steeply-pitched gabled roofs, arched door with speakeasy at the primary entry, an arched niche containing a lantern on the façade, a gable-end-wall chimney, and groupings of double-hung windows with wooden casings. Located across the street from the railroad right-of-way and flanked by two residences dating from the first quarter of the 20th century, the single-family residence retains integrity of location, setting, design, workmanship, feeling and association. Although some of the windows have been replaced, the residence retains the key exterior materials which help convey its significance, and thus, retains much of its integrity of materials. A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

P5a. Photographs (continued):



Photograph 2. South and west elevations of the apartment building. Camera facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Pacific Electric, Whittier Line (Map Reference No. 9-029)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22, 23 S.B.**B.M.**

c. Address: None City: Huntington Park Zip: 90058

d. UTM: Zone: mE/ mN

e. Other Locational Data: The segment begins in the west just east of Wilmington Avenue, runs east along Randolph Street, and terminates at the at-grade with intersection with the Atchison Topeka & Santa Fe Railroad tracks located approximately 485' west of Maywood Avenue.

***P3a. Description:**

The subject resource is a two-mile, standard-gauge rail segment along what was historically called the Whittier Line. Starting at Wilmington Avenue, the segment runs east, following a right-of-way running down the center of the Randolph Street twin roadway. From State Street to the Atchison Topeka & Santa Fe Railroad tracks, the line runs on the north side of Randolph Street. Through most of the segment's course, the tracks consists of metal rails supported by wooden ties, all situated on a gravel bed. In such areas, the resource's bottom width is approximately 25-40 feet, while the top width is about 5 feet. The exceptions to this design are the several level crossings at streets intersecting Randolph Street. At such intersections the tracks are embedded in the roadway and, in some locations, feature a timber crossing surface with wooden beams laid alongside and between the rails. While the segment is generally single-tracked, it also includes a 0.3-mile-long, 120-foot-wide, double-tracked section located roughly between Plaska Avenue and Bissell Place, near the segment's eastern end. There a spur enters the right-of-way from the north to adjoin a secondary track running parallel to, and to the north of, the main track. The secondary tracks along this portion of the segment are in poor condition and are evidently out of use. The subject segment terminates at its interaction with the former Los Angeles Terminal Railway (LATR) line, just west of Maywood Avenue. Located throughout the segment are various ancillary features, including crossing arms, signals, and automated signaling and detection equipment. A notable lineside feature associated with the subject segment is an Art Deco-style equipment housing located immediately northwest of the LATR intersection. Made of concrete and brick, the structure includes pilasters with geometric decorative elements and stepped back walls.

***P3b. Resource Attributes:** HP39. Other (Railroad)

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Whittier Line near Randolph and State streets intersection; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1903, double-tracked in 1904 (EHRA 2017)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

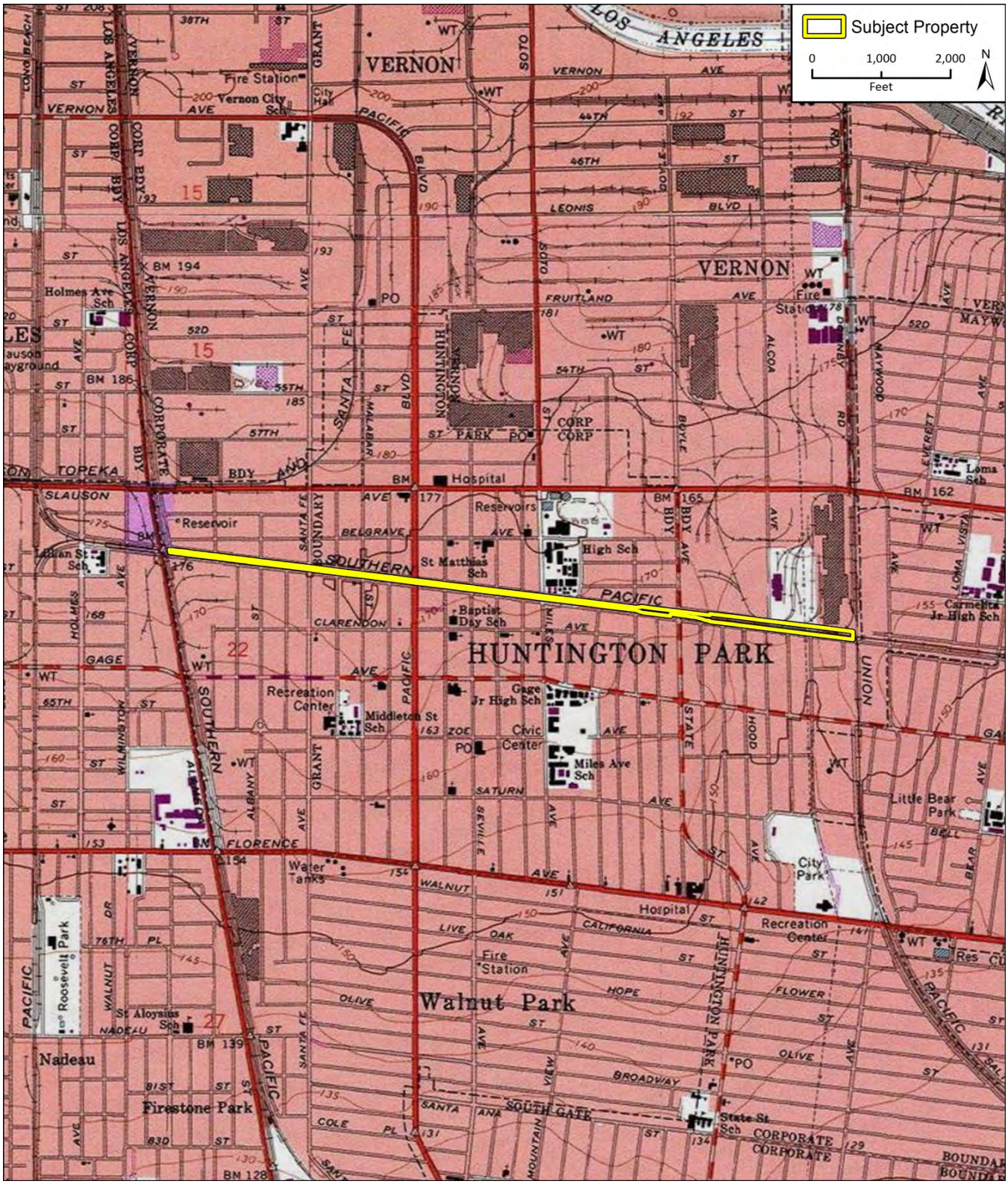
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** Pacific Electric, Whittier Line (Map Reference No. 9-029)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Pacific Electric, Whittier Line (Map Reference No. 9-029) ***NRHP Status Code** 6Z

B1. Historic Name: Whittier Line
B2. Common Name: Whittier Line
B3. Original Use: Interurban and freight railroad B4. Present Use: Abandoned
***B5. Architectural Style:** N/A
***B6. Construction History:**
The Los Angeles Interurban Railway Company built the Whittier line in 1903. In 1904, the company added as second set of tracks to the alignment (ERHA 2017). The line was reduced to a single set of tracks by 1952 (NETRonline 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Los Angeles Interurban Railway Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The Los Angeles Interurban Railway (LAIUR) Company opened its single-track Whittier line in 1903. Offering passenger service between Slauson Junction (near the intersection of Long Beach and Slauson avenues) and the community of Whittier, was part of a regional interurban rail network that facilitated the development of a Greater Los Angeles (ERHA 2018; Fogelson 1967). LAIUR expanded the line to include a second set of tracks the year after it opened. In 1908, the Pacific Electric (PE) Railway took over operation of the line, leasing it from LAIUR. In 1911, PE acquired the line outright as a result of the so-called Great Merger, which consolidated all Los Angeles-area interurban lines under PE control. As regional road improvements allowed for convenient transportation via car and bus in the 1920s and 1930s, the Whittier Line's ridership declined. Interurban service ceased in 1938, and the line was used subsequently only for freight carriage. It was reduced to a single track in 1941 (ERHA 2018). Southern Pacific retained ownership of the line at least as recently as 1981 (Caltrans 1981).

The property is recommended ineligible for listing in the National or California Registers or for local designation in Huntington Park under any significance criteria. While the rail segment was part of the LAIUR and PE systems—rail networks integral to the growth of metropolitan Los Angeles in the first half of the twentieth century—it served the underperforming Whittier Line, whose passenger service was terminated well before the PE went out of business in 1961. Furthermore, the removal of one of the line's tracks has substantially undermined the segment's ability to convey any potential historical significance derived from its association with interurban rail service in the first half of the twentieth century. Because of this, the subject resource is not recommended eligible for listing under Criteria A/1/1. Additionally, the rail segment is not associated with persons significant in the history of the city, region, state, or nation (Criteria B/2/2). Is an ordinary engineering structure and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Caltrans. 1982. *1981 Inventory of Pacific Electric Routes*. Prepared by California Department of Transportation, District 07, Public Transportation Branch. February 1982.

Electric Railway Historical Association (ERHA) of Southern California. 2018. "Pacific Electric Whittier Line." http://www.erha.org/pesw.htm. Accessed November 2018.

Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Berkeley: University of California Press.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)

See continuation sheet.

Pb5. Photographs (continued):



Photograph 2. Double-track portion near intersection of Plaska Avenue and Randolph Street. Camera facing west.



Photograph 2. Art Deco-style equipment housing near Whittier Line-LATR intersection. Camera facing northwest.

Sketch Map:


Subject Property
0
750
1,500
Feet
N
Chambers St
Hampton St
Leonis Blvd
S Soto St
S Santa Fe Ave
S Alameda St
S Boyle Ave
Fruitland Ave
Alcoa Ave
S Downey Rd
Maywood Ave
E 54Th St
Sears St
Soto St
Bickett St
E Slauson Ave
Regent St
Laura Ave
Belgrave Ave
Pacific Blvd
Oak St
Malburg Way
E 61St St
Alameda St
Cottage St
Albany St
Park Pl
Malabar St
Clarendon Ave
Randolph St
Benedict Way
E Gage Ave
Mortimer St
Santa Fe Ave
Middleton St
Zoe Ave
Hollenbeck St
Lucille Ave
Wilson Ave
Hawkins Cir
State St
Saturn Ave
Bell Ave
Bissell St
Salt Lake Ave
Mission Pl
Hood Ave
E Florence Ave
Crockett Blvd
Dou Dillon Ave
Mountain View Ave
California Ave
E 78Th St
Leota St
Hill St
Olive St
bing

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2315 Randolph Street (Map Reference No. 10-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2315 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-004-017

***P3a. Description:**

The subject property consists of a one-story single-family residence displaying minimal elements of the Craftsman style, and a one-story shop building. The rectangular plan residence sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding sheathes its wood-frame structural system. Windows throughout display vinyl replacement sashes. The front door is located on the street-facing south elevation, its type obscured by a metal security door. Alterations to the residence include the replacement of original window and roofing materials. South of the residence is a utilitarian shop building. It possesses a roughly rectangular plan, flat roof and concrete block walls. Due to limited visibility, further details could not be recorded. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and a mature tree.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations of residence with partial view of shop building (right); camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1921 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

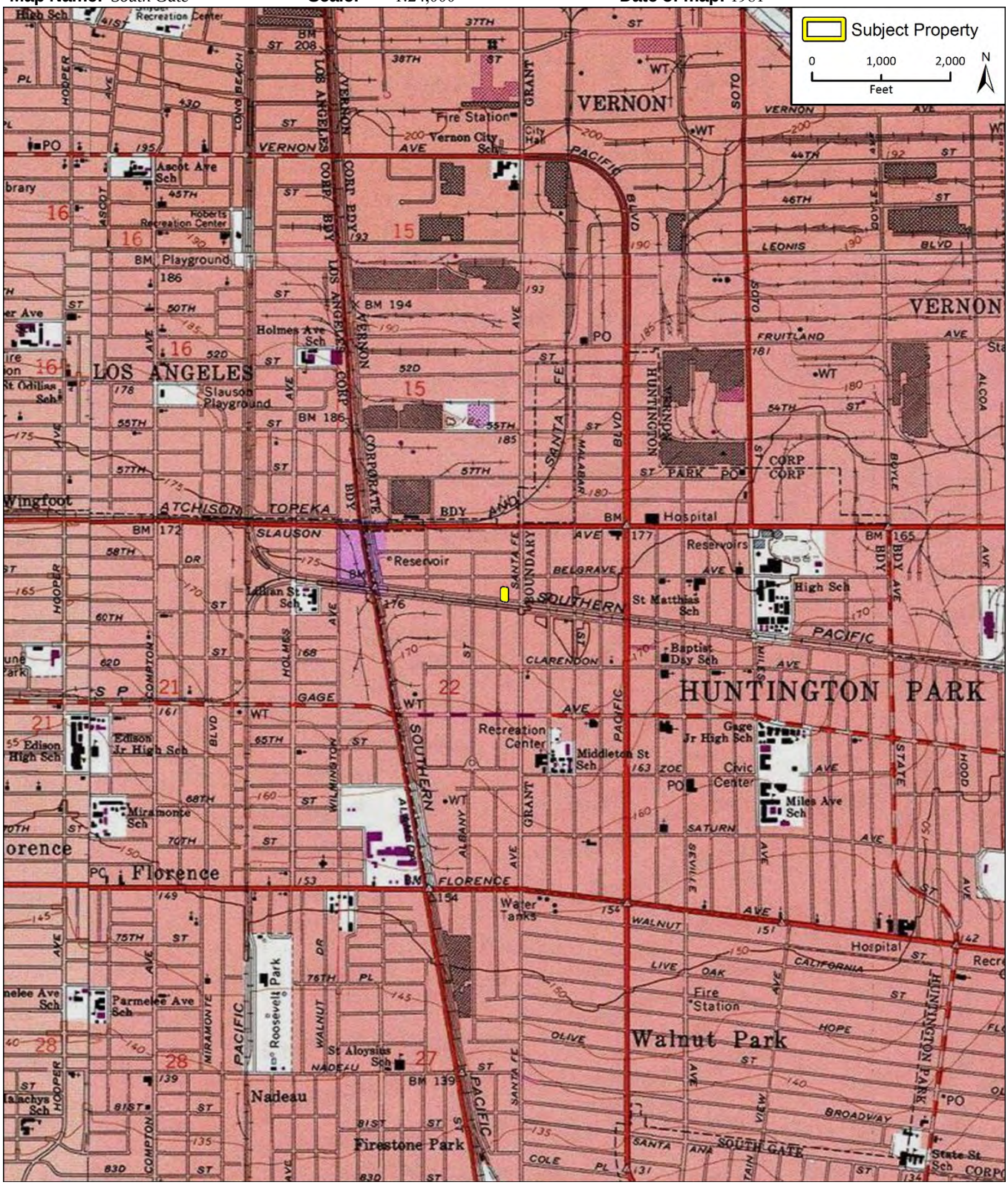
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2315 Randolph Street (Map Reference No. 10-001)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2315 Randolph Street (Map Reference No. 10-001) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Industrial
***B5. Architectural Style:** Craftsman influence
***B6. Construction History:**

According to assessor data, the residence/office was constructed in 1921 and the shop building in 1976. Vinyl replacement windows were installed in the residence/office in recent years.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of a residence constructed in 1921 that was subsequently converted to an office, and an industrial shop building completed in 1976. Sanborn Fire Insurance Company maps suggest that, when it was originally constructed, the residence's immediate vicinity was characterized by single-family homes and duplexes (ProQuest 1924). The property appears to have retained its original use as a house as late as 1961, when Albert G. Fisher was listed as its occupant. By 1967, Dependable Pattern Works had taken over the property, which appears to have remained industrial in use since then (LAPL 1956-1967). The property's conversion to a machine shop was consistent with the pattern of development in the vicinity of the subject property, which, during the second half of the twentieth century was increasingly industrial in character (NETROnine 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of relatively ordinary and ubiquitous example of a single-family residence with minimal Craftsman details, and a utilitarian-style shop building. The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

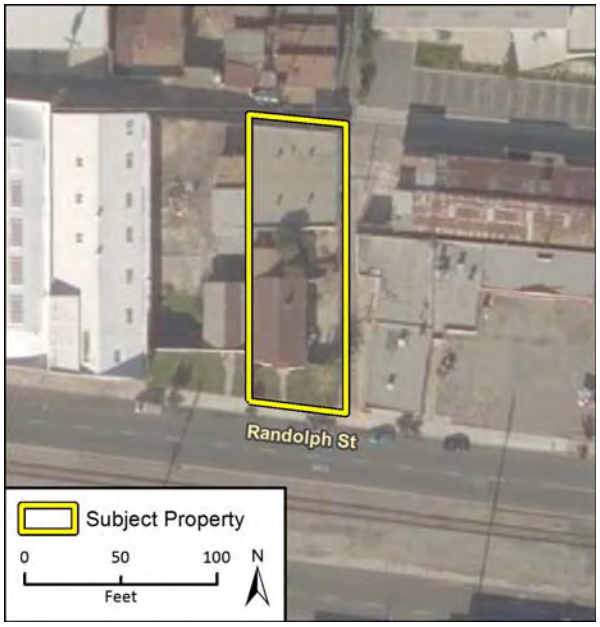
Los Angeles, City of: Public Library (LAPL 1956-1987). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 2, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6026 Malabar Street (Map Reference No. 10-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6032 Malabar Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-007

***P3a. Description:**

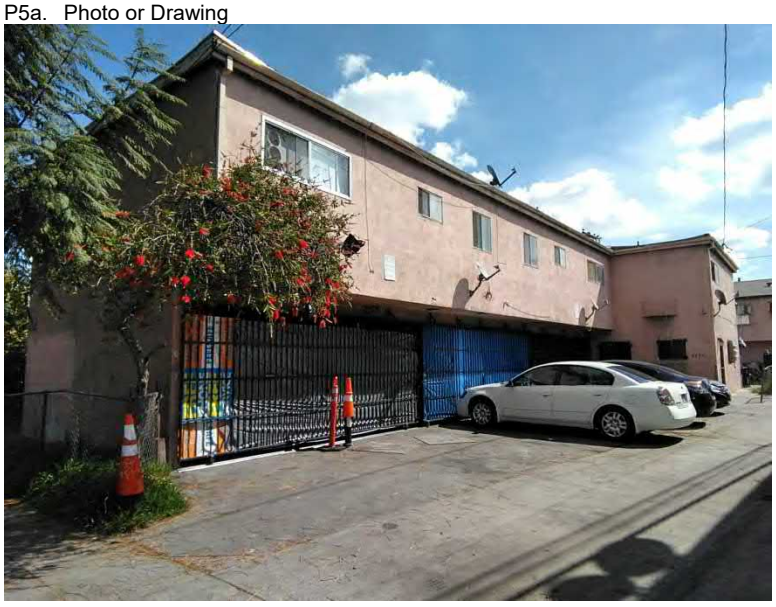
The subject property consists of two, two-story, Dingbat-style apartment buildings situated on a single parcel. Situated at the front (west) of the parcel coheres to an L-plan, sits on a concrete foundation, and is capped by a flat roof sheathed in rolled composition material. Smooth stucco sheathes its wood-frame structural system. Windows are aluminum, horizontal-sliding sashes. Entrances to the building are located on the north, south, and east elevations. Door types were obscured due to limited visibility and metal screen doors, except on the east elevation, where a sliding glass door was observed. Most of the ground level is occupied by a series of soft-story carports secured with non-original sliding metal gates.

Located at the rear of the parcel, the secondary building possesses an L-plan, a concrete foundation, and a bi-level gabled roof with composition shingles. It shares many of its counterpart's design elements, including stucco cladding, a wood frame structural system, and aluminum slider windows. Its east elevation features soft-story carports accessed via wood doors of various configurations. The property is located mid-block on a level parcel and is landscaped with shrubs and mature trees. The buildings are in fair condition overall. Alterations include the replacement of the installation of non-original garage doors and security gates on the carports.

***P3b. Resource Attributes:** HP3. Multiple family residential

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations of primary building; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Front building: 1964; rear building: 1955 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2018

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

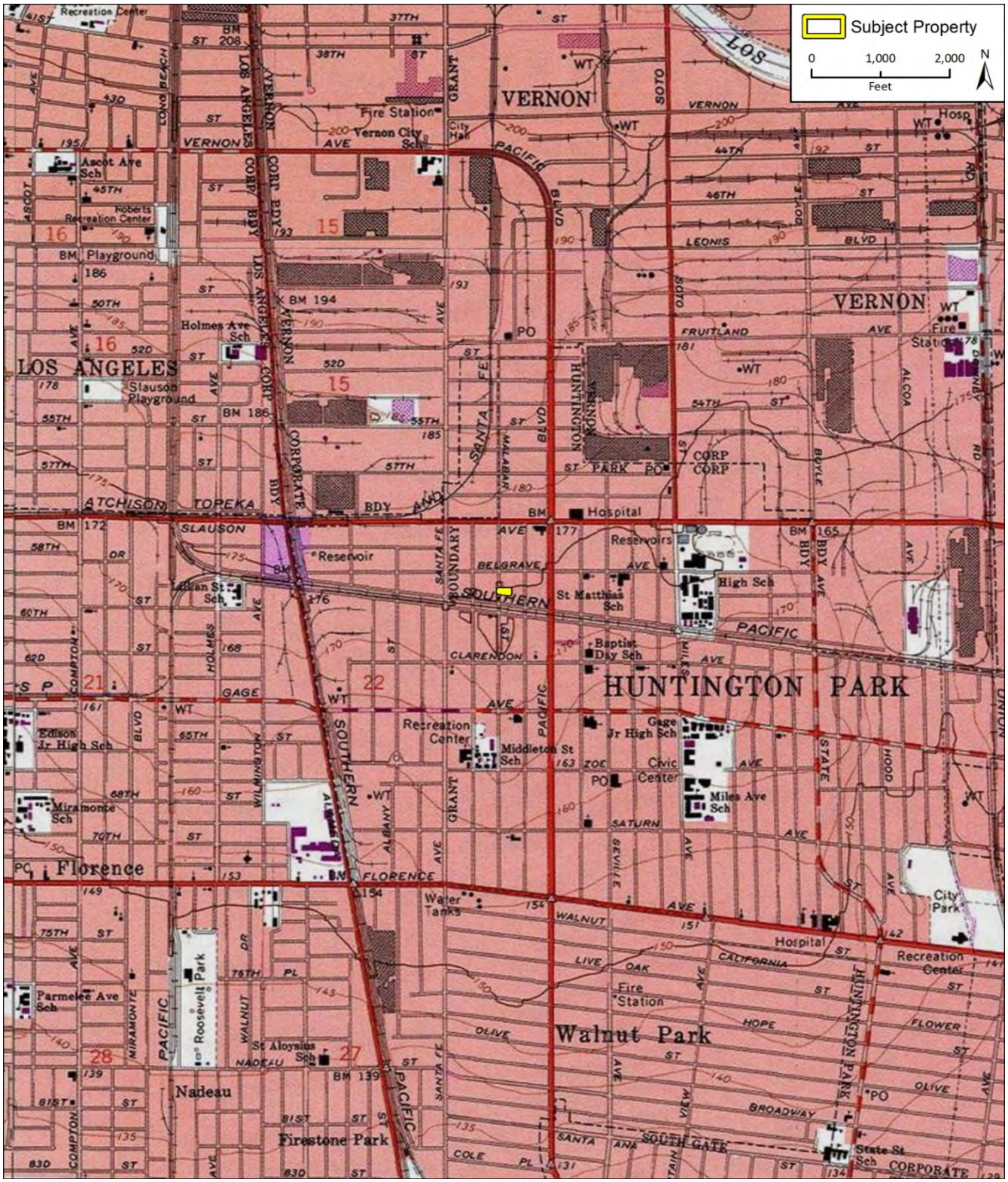
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 6026 Malabar Street (Map Reference No. 10-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6026 Malabar Street (Map Reference No. 10-002) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to parcel data, the front building was constructed in 1964 and the rear building in 1955. Visual observation suggests alterations are limited to the installation of doors and gates to the carports.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains two Dingbat-style multi-family residential buildings constructed in 1955 and 1964 respectively. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typically of inexpensive construction, dingbat apartments were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, minimal ornamentation, and recessed, soft-story auto parking (SurveyLA 2018; Treffers 2012). City directories reveal that past tenants included Eldon Clark, R. Manney, R. Lister, Rita Cruz, Jos. M. Welch, Manuel Rios, and Gerardo Tetangco (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary and unremarkable examples of the Dingbat-type apartment building and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County of: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 20, 2019

(This space reserved for official comments.)



P5a. Photographs (continued):



Photograph 2. Partial view of west elevation of secondary building. Camera facing northeast.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6032 Malabar Street (Map Reference No. 10-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6032 Malabar Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-014

***P3a. Description:**

The subject property is a two-story Dingbat-style apartment building. The roughly rectangular plan building sits on a concrete foundation and is capped by a low-pitched gabled roof sheathed in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows are aluminum and non-original vinyl horizontal-sliding sashes. Entrances to the building are located on the south and west elevations. Door types could not be determined due to the presence of metal security doors. Upper level entrances are accessed via exterior stairways with metal rails and concrete steps. Its soft-story carports face the public alley to the north and are secured with sliding metal gates and a hinged metal double door. The property is located mid-block on a level parcel without landscaping. Alterations include the replacement of some original windows and installation of security gates and doors on the carports.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1960 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

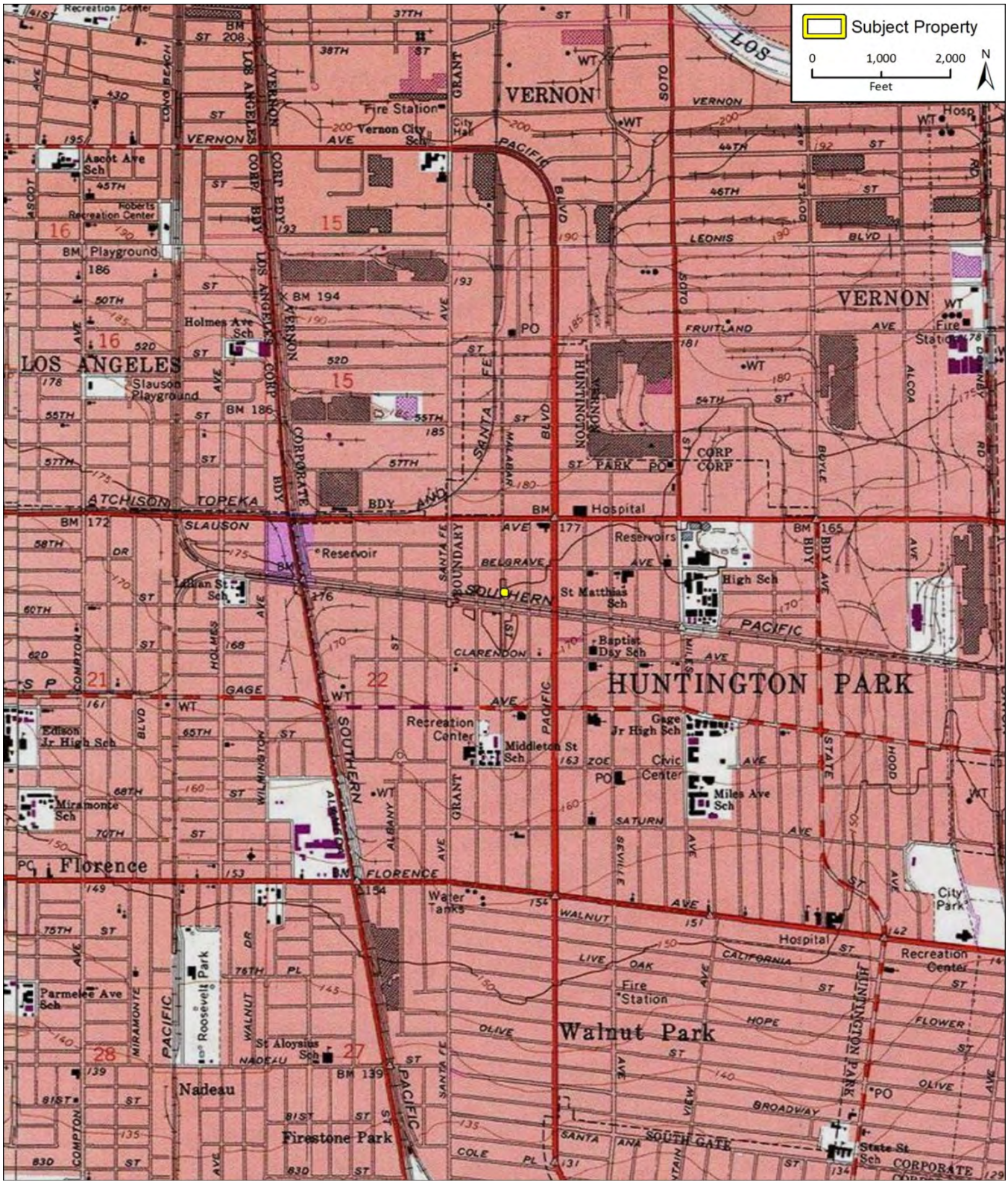
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6032 Malabar Street (Map Reference No. 10-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6032 Malabar Street (Map Reference No. 10-003) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to assessor data, the subject building was constructed in 1960. Alterations include the replacement of some windows and the installation of security gates and doors on the carports.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1960. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typically of inexpensive construction, dingbat apartments were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, minimal ornamentation, and recessed, soft-story auto parking (SurveyLA 2018; Treffers 2012). City directories reveal that past tenants included D. Kline and L. Woolridge (LAPL 1961-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and unremarkable example of a Dingbat apartment building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County of: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2455 Randolph Street (Map Reference No. 10-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2455 Randolph Street & 6030 Middleton Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-016-010

***P3a. Description:**

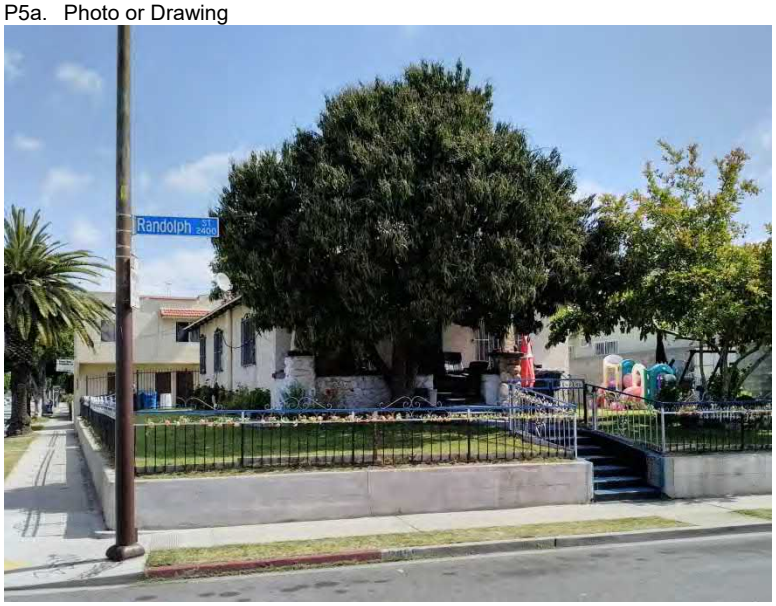
The subject property consists of two residential buildings—a single-family residence (2455 Randolph Street) and an apartment building (6030 Middleton Street)— situated on a single parcel. Situated at the front (south) of the lot is the single-family residence, which is Craftsman in design but is highly altered. The rectangular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Non-original stucco sheathes its wood-frame structural system. Windows are horizontally sliding aluminum sashes. The entrance is located on the south elevation, its door type obscured by a metal security screen. The house's remaining Craftsman-style elements include exposed rafter tails, tapered columns supporting the porch roof, and piers and porch supports clad in a fieldstone veneer. Alterations include the aforementioned stucco cladding and aluminum-sash replacement windows.

The apartment building is located at the rear of the parcel. Constructed in no discernible style, the two-story building is rectangular in plan, sits on a concrete foundation, and culminates in a flat roof sheathed in rolled composition material. Stucco envelopes its wood frame structural system. Windows throughout display horizontally sliding aluminum sashes. Entrances are located on the north and south elevations and feature solid wood, standard-size and swing-up garage doors. A centrally placed open entry accesses an internal staircase, which is presumed to lead to private entries to the upper-level dwelling units. Architectural detailing includes a shaped parapet and the sparing use of clay barrel tiles. The property is located on a level corner parcel and is landscaped with a lawn, palms, and mature trees. Overall, the property is in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
2455 Randolph St. and partial view of 6030 Middleton St. (far left); camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

2455 Randolph: 1919; 6030 Middleton: 1930 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

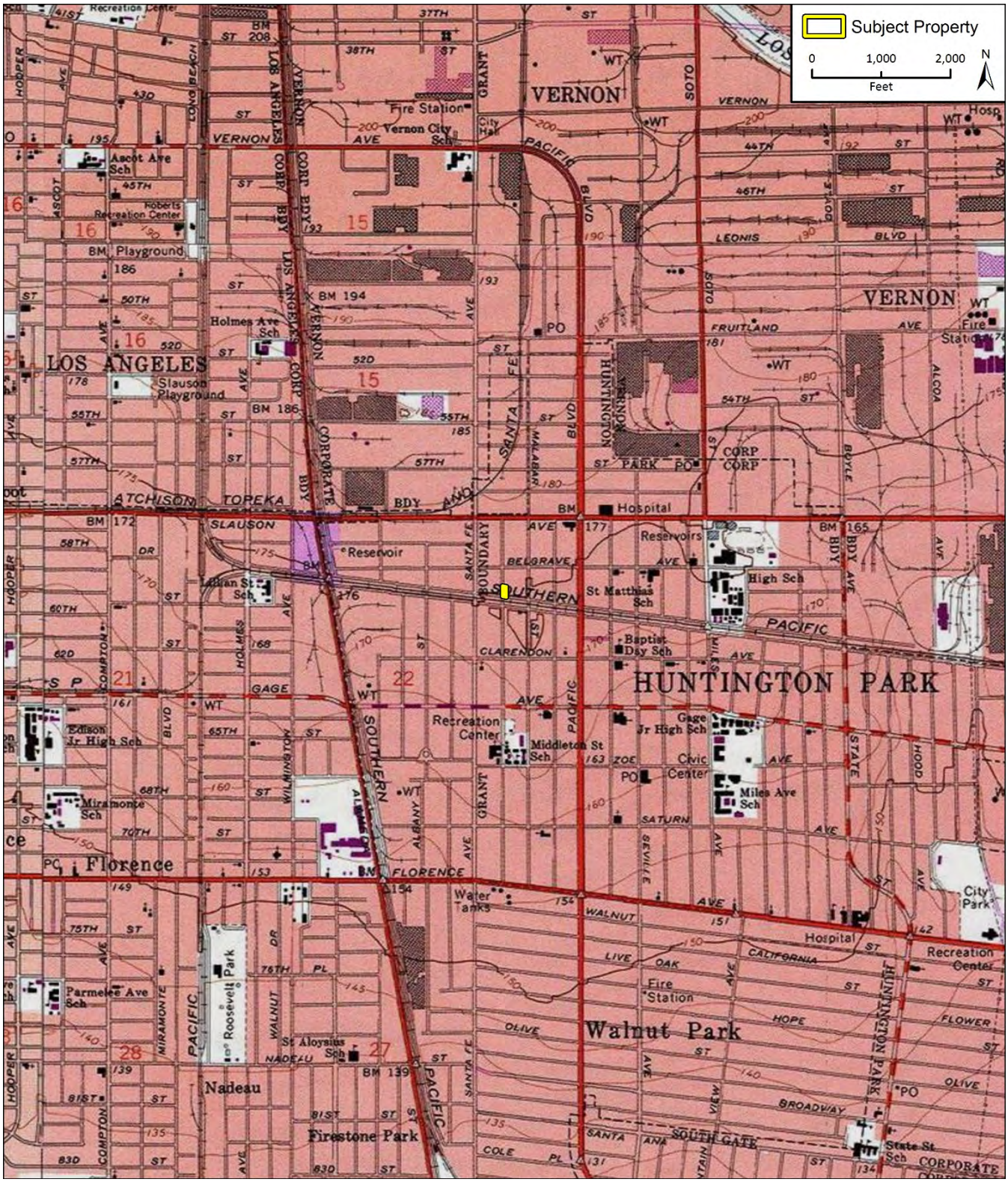
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2455 Randolph Street (Map Reference No. 10-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2455 Randolph Street (Map Reference No. 10-004) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman; no discernible style
***B6. Construction History:**

According to parcel data, the residence at 2455 Randolph Street was completed in 1919 and the apartments at 6030 Middleton Street in 1930. Alterations include the installation of aluminum-sash replacement windows on both buildings and the application of stucco exterior wall cladding to 2455 Randolph Street.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of a single-family residence constructed in 1919 and an apartment building completed in 1930. Sanborn maps indicate the surrounding area was developed with single- and multi-family properties by 1924 (ProQuest 1924). City directories list the following former occupants: John Beltzer, Fay Perkins, Flora Hughes, Charles Noonen, Floyd Bogart, Rosalina Alvarez, and Salvador Garcia (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property includes a Craftsman-style residence that has been altered such that it does not serve as a good example of the style and an ordinary apartment building of no discernible architectural style. As such, neither building embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, nor possesses high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1920-1940. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 6, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2471 Randolph Street (Map Reference No. 10-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2471 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-016-013

***P3a. Description:**

The subject property consists of two, two-story, Spanish Colonial Revival-style residential buildings located on a single parcel. The 8-unit primary building has a slightly U-shaped footprint and sits on a concrete foundation, raised above grade. The majority of the building is topped by a flat roof with a parapet, and a pent roof near the roofline wraps around the façade to small portions of the east and west elevations. The southwest corner of the building is stepped back and has an open-air patio area, beyond which is a cross gable. The pent and gabled roofs are clad in clay barrel tile. Smooth stucco sheathes the building's wood frame structural system. Fenestration includes non-original vinyl-sash multi-paned windows. Entrances are located on the west and south elevations; the western entries face onto a small grass lawn/garden. Door types are obscured by metal security doors and a generally obstructed view of the west elevation. Alterations include the replacement of original windows with vinyl sash, the addition of projecting molded window surrounds on the south and west elevations, non-original railing at the entry steps and second story patio.

Substantially smaller than its counterpart, the secondary building is a detached multi-car garage with residential space on the second story. Rectangular in plan, the building sits on a concrete foundation and is clad with stucco. The majority of the building has a flat roof with parapets. However, a portion at the southeast end of the building is covered by a shed roof - likely the area of the 1926 addition. A series of five garage doors are located on the south elevation at ground level. A staircase on the west end of the building leads to a standard size entry door of undetermined type. Fenestration appears to be vinyl sash multi-paned windows as in the primary building. A projecting molding in the shape of a quatrefoil (likely not original) is located beneath the parapet on the southern façade.

The property is located mid-block on a gently sloping parcel and is landscaped with small lawns on the west and south sides of the primary building, shrubs, and mature palm trees. A long driveway located at the western edge of the parcel leads from the street to the garages.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations of primary building and partial view of secondary building; facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
J. Williams & S. Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

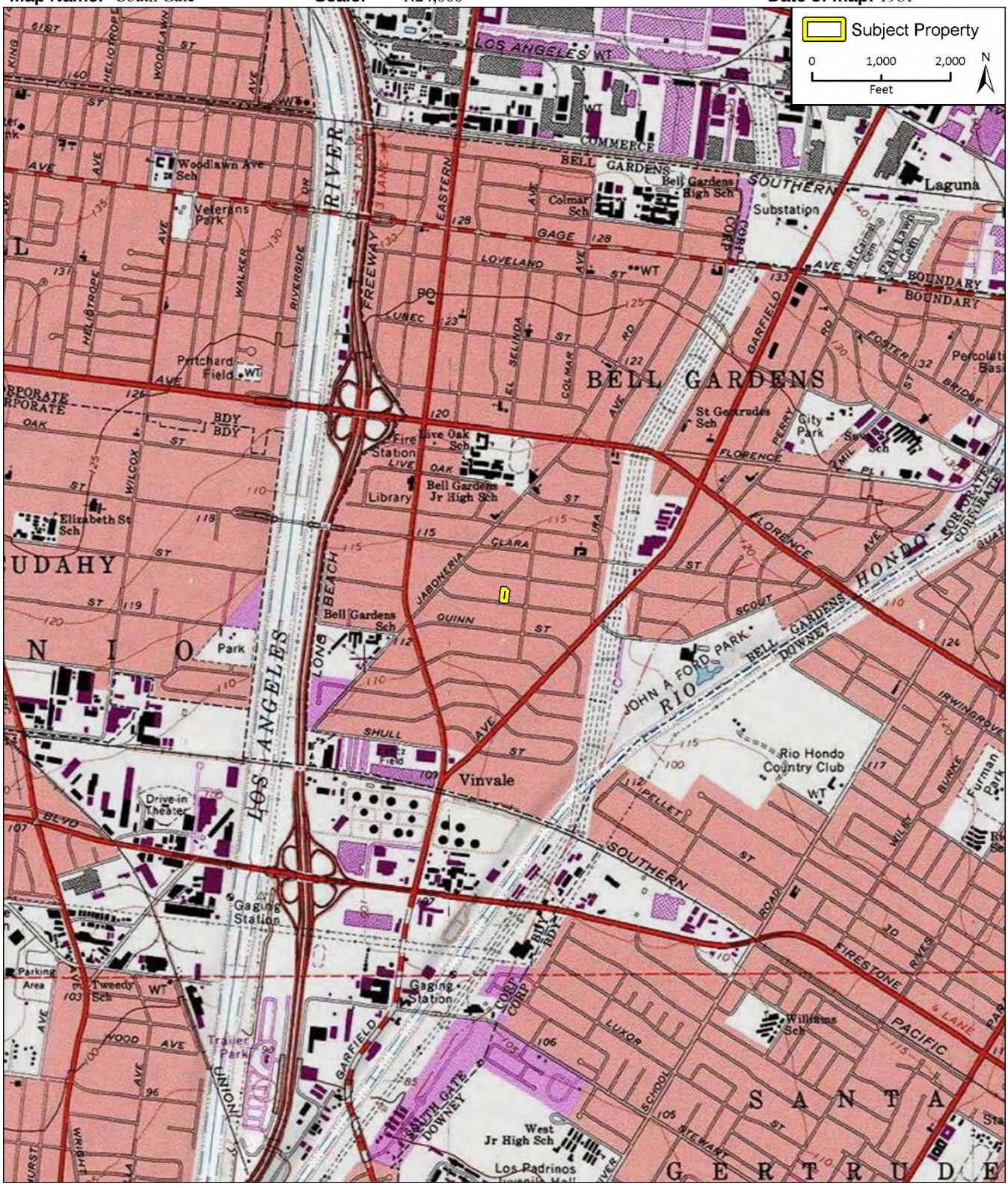
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2471 Randolph Street (Map Reference No. 10-005)

***Map Name:** South Gate ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2471 Randolph Street (Map Reference No. 10-005) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Revival
***B6. Construction History:**

Both buildings on the property were constructed in 1924. An additional room was constructed over the garage in 1926. Repairs of a stairway and landing in the rear building due to fire damage were completed between 1978-1981. Drywall work was completed in one of the bedrooms in 1998. Repairs or alterations were made to exterior concrete stairs in 2001. Additional repairs were made to drywall and electrical components (at the living room and entry to unit 5) following a fire in 2013 (City of Huntington Park, various). The windows were replaced at an unknown time. The projecting molded window surrounds on the south and west elevations of the primary building are not original.

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: None b. Builder: Greenamyer Brothers
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The multi-family residential property was originally developed in 1924 with a primary two-story apartment building at the front (south end) of the parcel, and a secondary building at the rear of the parcel that contained a three-room apartment over a five-stall garage. Huntington Park contractor Greenamyer Brothers constructed the buildings for property owner C.L. Royser. The primary apartment building was valued at $18,300 and the garage/apartment was valued at $2,200 (City of Huntington Park, various). A Sanborn Fire Insurance Company map from the same year indicates the vicinity of the property was substantially developed with a mix of single- and multi-family properties at the time (ProQuest.com 1924). An addition completed in 1926 consisted of another dwelling room constructed over the garage by contractor F.A. Shaffer for a cost of $800 (City of Huntington Park, various).

The rear building was damaged by a fire which required repairs to a stairway and landing, completed between 1978 and 1981. At this time the property owner was listed as Eleanor L. Jauregui. Repairs or alterations were made to exterior concrete stairs in 2001. In 2013, following another fire, the primary building underwent repairs to the drywall and electrical components in the living room and entry of unit #5. At this time the owner was listed as Francisco Sandoval (City of Huntington Park, various). The majority of the buildings' windows were replaced with vinyl sash at an unknown time. The projecting molded window surrounds on the primary building are likely not original, as they were installed only on the façade and west elevation, not the east and north elevations. Additionally, the rear building still displays the original wooden casing and one wood-sash, paired double-hung window on the north elevation. A projecting molded

Greenamyer Brothers, the original contractor for the two buildings, appears to have been active in the Los Angeles area in the mid-1920s based on local newspaper coverage of some of their projects (*Los Angeles Times* 1925a, 1925b). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

City of Huntington Park. Various. Building permit records for 2471 Randolph Street.
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987 (LAPL). http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** J. Williams & S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** May 6, 2019



(This space reserved for official comments.)

B10. Significance, continued:

No consequential information was uncovered regarding the original property owner, C.L. Royser. The multi-family property has had numerous residents over the decades; a search of city directories revealed that C.E. Little, K.M. Liskum, and Sherman Hurst were among the property's long-term residents (LAPL 1925-1983). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property includes two Spanish Revival-style apartment buildings that have been altered by an addition, wholesale replacement of the original windows with vinyl sash, and the addition of conjectural architectural elements such as the widely projecting molded window surrounds, keystones and quatrefoil. The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, nor possesses high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Los Angeles Times. 1925a. "Contract Let to Erect New Flat Building", 18 January. Accessed at newspapers.com

1925b. "Flat Contract Let", 17 May. Accessed at newspapers.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps for project area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 2515 Randolph Street (Map Reference No. 10-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2515 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-016

***P3a. Description:**

The subject property is a one-story commercial building with no discernible style. The rectangular-plan building sits on a concrete foundation. The majority of the building is capped by a flat roof with parapets that is sheathed in rolled composition material. However, the front (south) end of the building is capped by a Mansard-inspired roof that appears to be clad with composition tile. A tile-clad pent porch roof is located near the rear of the building on the east elevation. Rough stucco and field stone veneer sheathe the building's structural system. Fenestration includes a band of aluminum-framed display windows concentrated on the street-facing south elevation, in addition to vertically-oriented louvered windows on the east elevation. The primary entrance on the south elevation consists of aluminum-framed commercial double doors accessed via a concrete ramp edged by simple metal railings. An additional entrance appears to be located near the rear of the building on the east elevation. The property is located mid-block on a level parcel that is completely paved. No landscaping was noted on the property beyond a small tree planted curbside. Alterations include a rear addition, an accessibility ramp constructed at the main public entry, and the installation of security grilles over the windows and doors on the façade.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 (Los Angeles county Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
J. Williams & S. Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

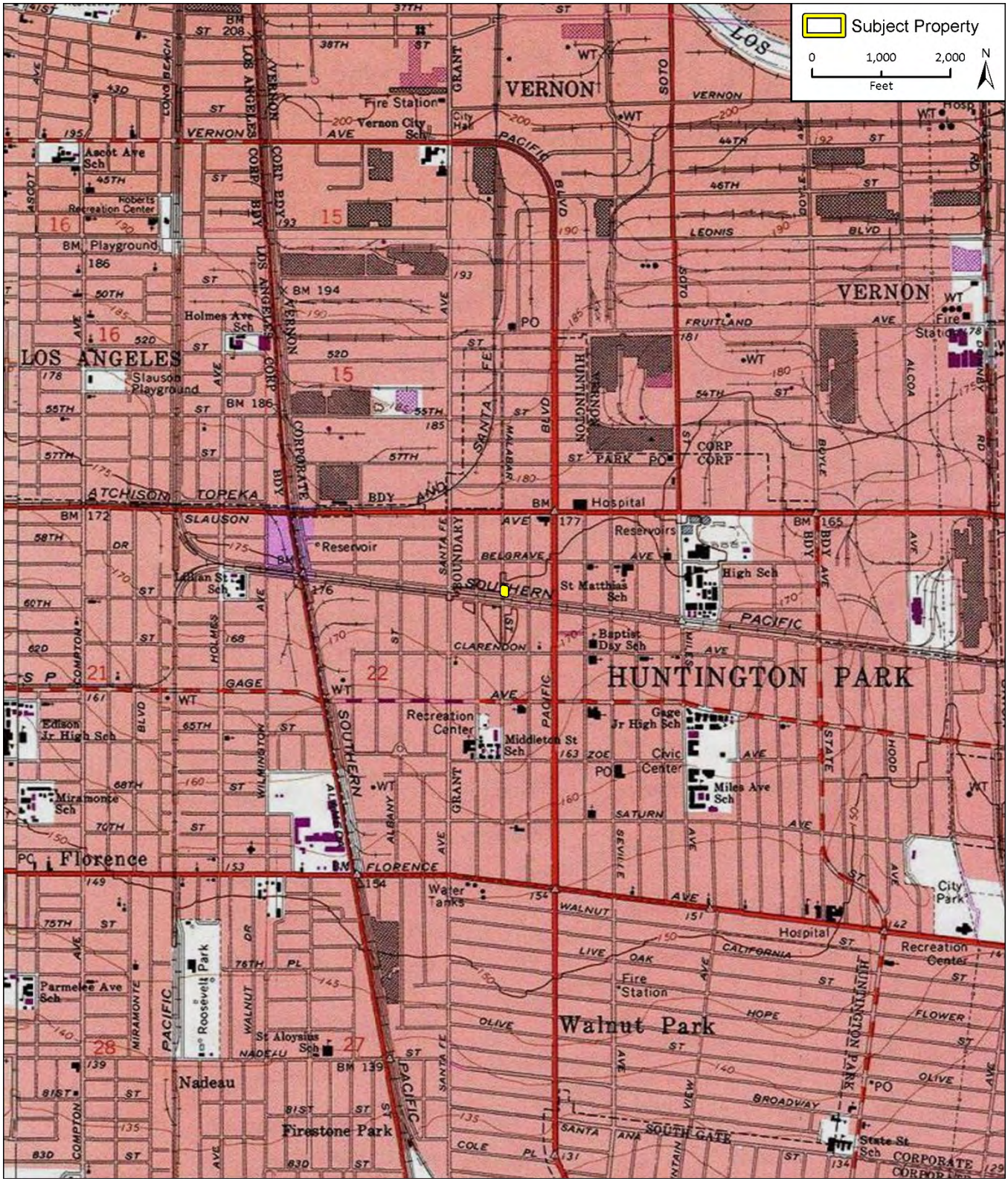
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2515 Randolph Street (Map Reference No. 10-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2515 Randolph Street (Map Reference No. 10-006) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to assessor data, the subject building was completed in 1968. Historic aerial photographs indicate a rear addition was constructed sometime between 1972 and 1980 (NETRONLINE 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial building constructed in 1968. In recent years, retailer H.P. Outlet and car alarm service company Bicron occupied the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2521 Randolph Street (Map Reference No. 10-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2521 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-017

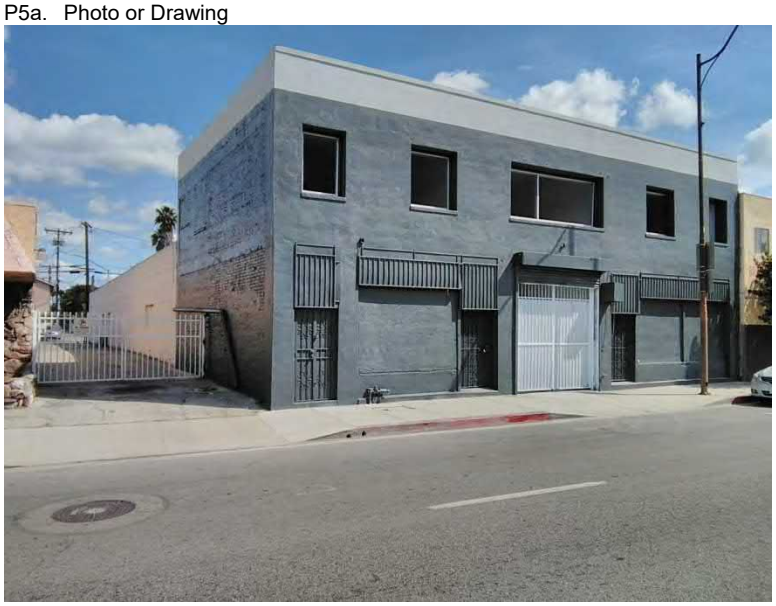
***P3a. Description:**

The subject property is a vernacular industrial building. It consists of a two-story storefront and an attached one-story warehouse. The rectangular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and bowed and clad entirely in rolled composition material. Smooth stucco sheathes the structural system on the south-facing primary elevation, while the remainder of the exterior is brick. Ground-level windows are filled in and stuccoed, and second-story windows display vinyl replacement sashes. Entrances to the building are located on the south elevations and feature solid wood or metal doors. A central loading bay is enclosed with a metal roll-up door and a steel gate. The property is located mid-block on a level parcel without landscaping. Alterations include the replacement and filling of windows and addition of security doors and gates.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1924 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

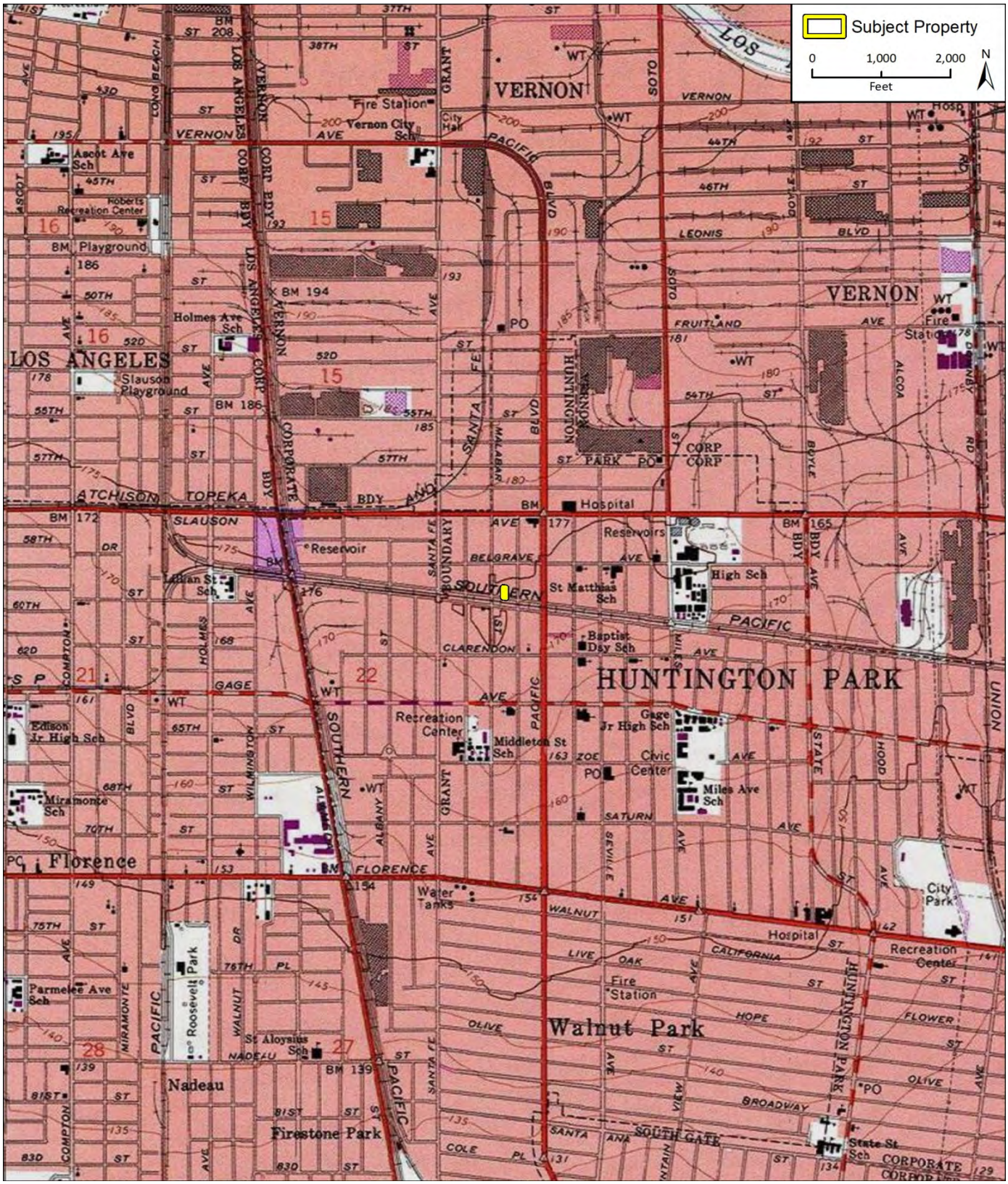
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2521 Randolph Street (Map Reference No. 10-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2521 Randolph Street (Map Reference No. 10-007) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Unknown B4. Present Use: Vacant
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1924. Several ground-level windows were subsequently filled in. A review of Google Street View imagery indicates the second-story windows were replaced in early 2019 (Google 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an industrial building constructed in 1924. Sanborn Fire Insurance Company maps and historic aerial photographs reveal that, while development in the vicinity of the subject property was almost exclusively residential in the 1920s, the area had become increasingly commercial and industrial by the middle of the century (ProQuest 1924; NETROnline 2019). According to city directories, past occupants of the building included Thacker-Harris Company, Frank's Appliance refinishing, and Aerodex (LAPL var.)Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a vernacular-style industrial/commercial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Google. 2019. Street View. Images of 2521 Randolph Street. https://www.google.com/maps/. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2503 Randolph Street (Map Reference No. 10-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2503 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-015-013

***P3a. Description:**

The subject property is a one-story commercial building designed in no discernable architectural style. The L-plan building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows display aluminum sashes, including large display windows on a canted section of the primary (south) elevation. Entrances to the building are located on the north, south, and west elevations and feature glazed aluminum and metal roll-up doors. The property is located on a level corner parcel without landscaping. The northwest section of the parcel is occupied by a paved parking lot enclosed with a chain-link fence. Based on its design and materials, the sheet metal sign wrapping around the southwest corner appears to be non-original. The building is in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

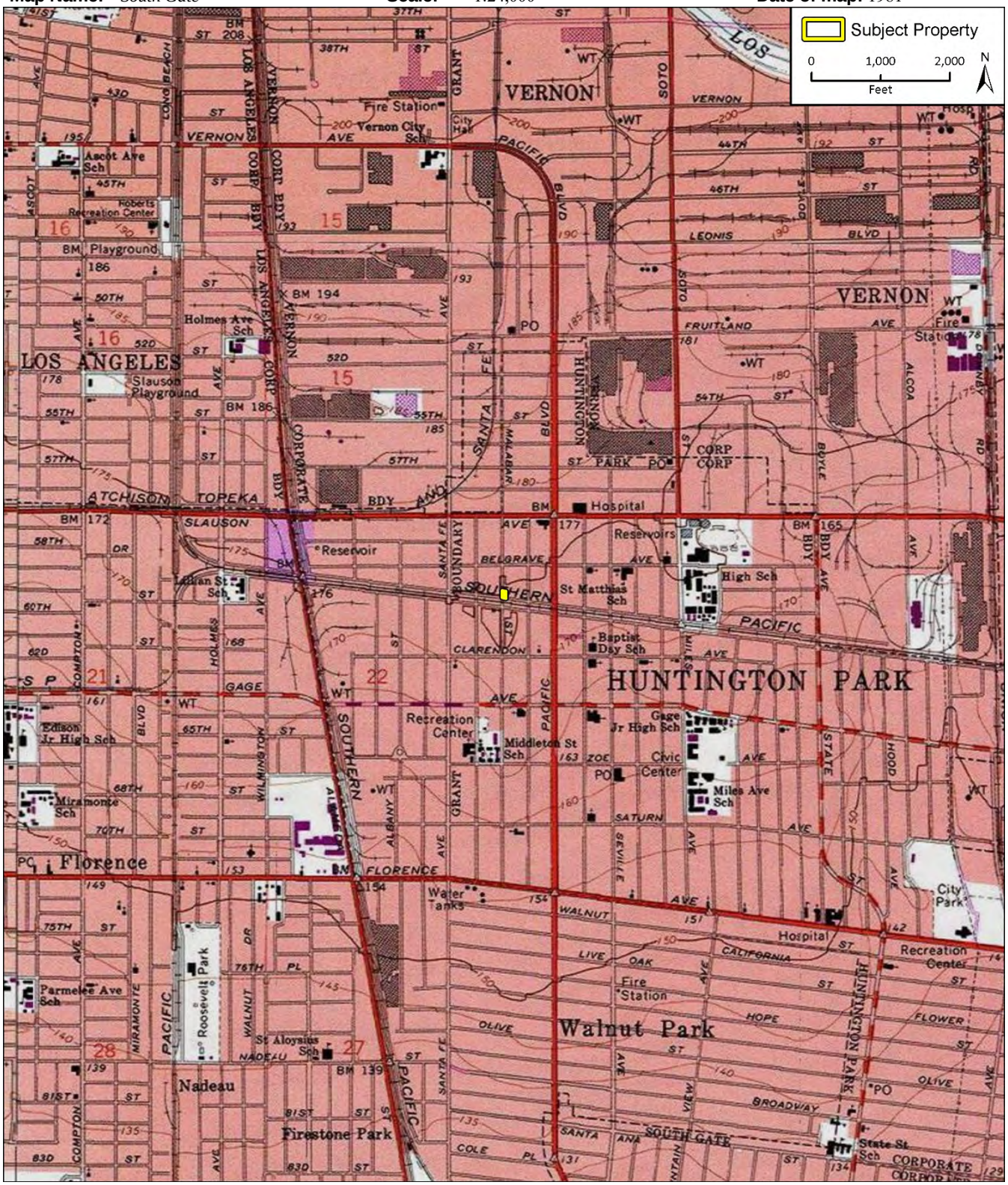
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2503 Randolph Street (Map Reference No. 10-008)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2503 Randolph Street (Map Reference No. 10-008) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: Auto Electric Radio; Bob's Greeting Cards
B2. Common Name: N/A
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

According to assessor data, the subject building was completed in 1947. The design and materials of the wall-mounted sign on the south and west elevations suggest it does not date to the building's original construction.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-unit commercial building constructed in 1947. City directories indicate that Auto Electric Radio and Bob's Greeting Cards were among the property's long-term occupants (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example commercial building with no discernable style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 6, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6049 Rugby Avenue (Map Reference No. 10-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6049 Rugby Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-020

***P3a. Description:**

The subject property is a commercial automotive services facility consisting of a two-story office building, one-story utility building, and parking shelters situated on three adjacent parcels. The utilitarian buildings face the interior of the property, which is enclosed by a concrete-block wall. Located at the southwest corner of the property, the rectangular-plan office building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Its walls are of structural concrete block at the ground level and are stuccoed on the second story. Windows are generally aluminum, horizontal-sliding sashes. The entrance to the building is located on the east elevation, but its door type was not visible during the field survey. A sliding glass door accesses the east-elevation balcony. Open-frame, pent-roof shelters extend east and north from the office.

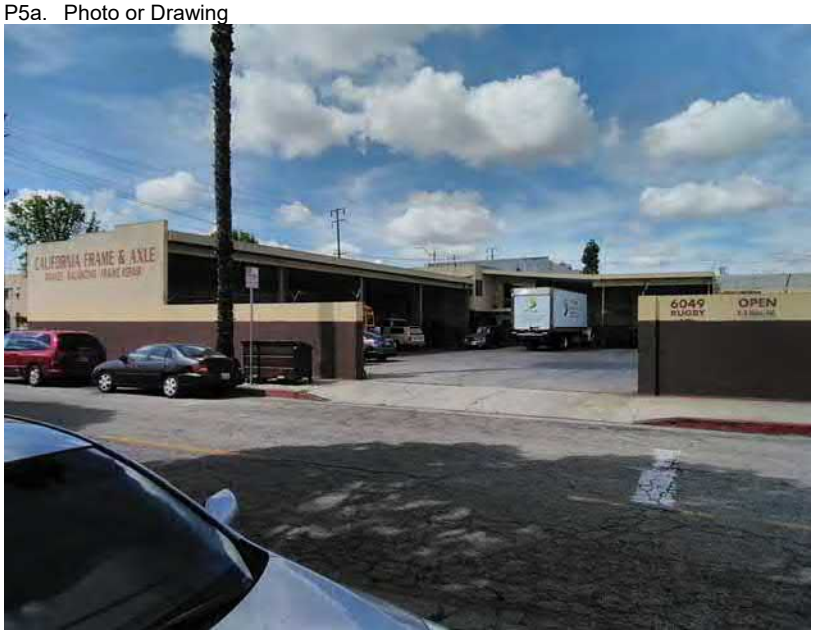
The one-story utility building is located near the northwest corner of the property. Rhomboid in plan, the building's structural concrete-block walls support a flat roof with rolled composition cladding. A swing-up garage door opens on the south elevation. Immediately to the east of the building is a large truck shelter with a wood frame, flat roof, and sheet metal cladding.

The property is located on a level corner property. Aside from the building footprints, the entire property is paved with asphalt. Overall, the property is in good repair. The second story of the office building appears to be an addition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations, with office building at center of frame; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Office building: ca. 1952-1956 (Netronline 2019; LAPL 1956); Utility building: 1969 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

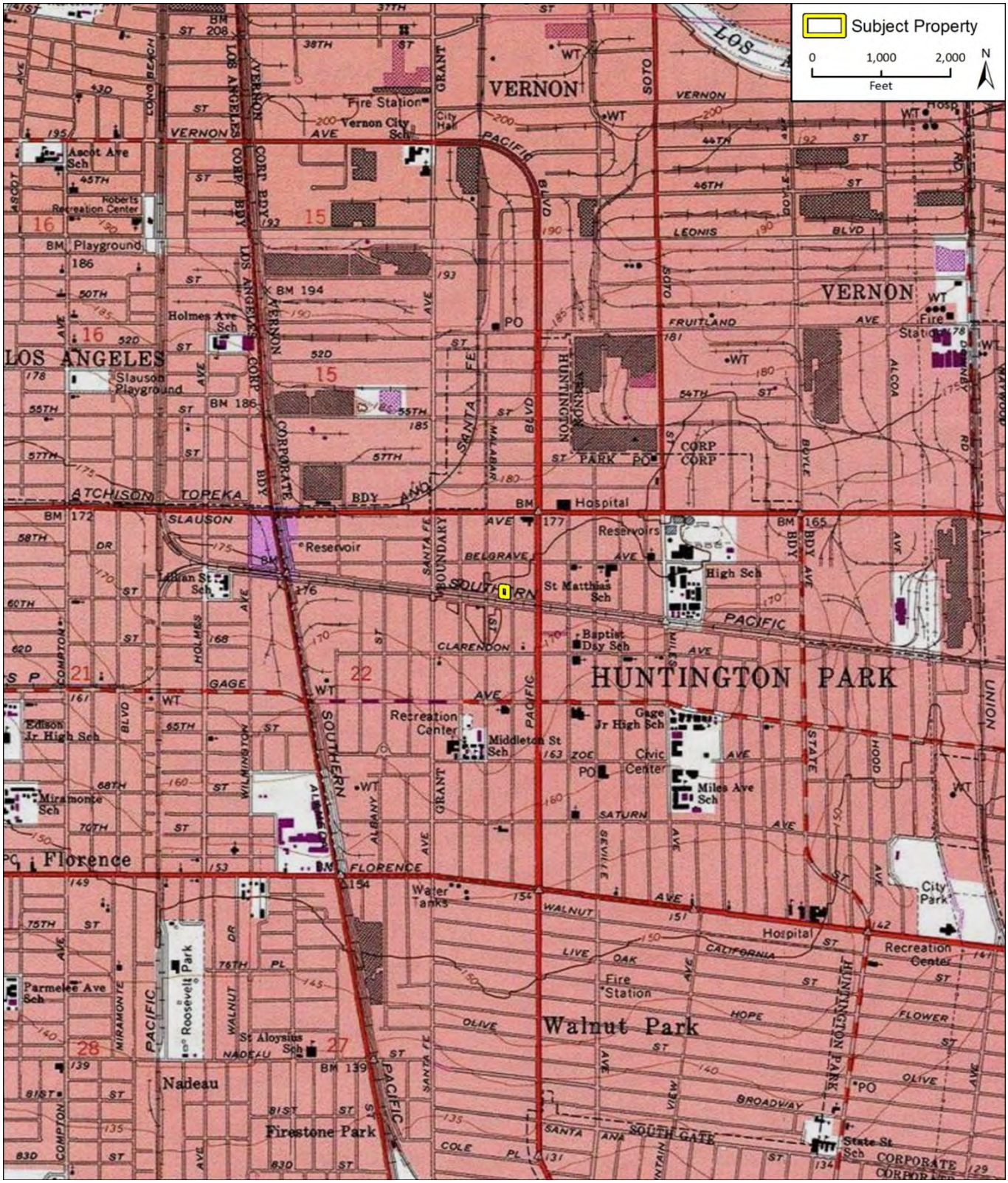
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
0
1,000
2,000
Feet
N
VERNON
LOS ANGELES
HUNTINGTON PARK
Walnut Park
Florence
Nadeau
Firestone Park
Fire Station
Vernon City Sch
Ascot Ave Sch
Roberts Recreation Center
Playground
Holmes Ave Sch
Slauson Playground
Reservoir
Hospital
Reservoirs
High Sch
St Matthias Sch
Baptist Day Sch
Recreation Center
Middleton St Sch
Gage Jr High Sch
Civic Center
Miles Ave Sch
Edison Jr High Sch
Miramonte Sch
Water Tanks
City Park
Parmelee Ave Sch
Roosevelt Park
St Aloysius Sch
State St Sch
Pacific Blvd
Santa Fe
Southern
Atchison Topeka
Los Angeles Corp Bdy
Huntington Park Corp Bdy
Slauson
Gage
Florence
Walnut
Pacific
Fruitland Ave
Leonis Blvd
Boyle
Soto
Grant
Alameda
Santa Ana
Broadway
Olive
Hope
Flower
California
Belgrave
Clarendon
Saturn
Seville
Hood
Union
Alcoa
Byrle
Malabar
Naomi
Cole Pl
Compton Blvd
Long Beach Ave
Los Angeles Ave
Vernon Ave
Soto St
Grant Ave
Pacific Blvd
Santa Fe Blvd
Boundary
Huntington Park
Wilmington
Holmes
Albany
Seville
Hood
Union
State

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-009) ***NRHP Status Code** 6Z

B1. Historic Name: California Frame and Axle
B2. Common Name: N/A
B3. Original Use: Auto repair B4. Present Use: Auto repair
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Office building: constructed ca. 1952-1956, with shelters added sometime between 1952 and 1962 and 1963 and 1972, respectively (Netronline 2019). Based on visual inspection, the second story appears to be an addition dating to ca. the 1960s.

Utility building: constructed in 1969 (Los Angeles County Office of the Assessor).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial auto services facility first developed ca. 1952-1956, as suggested by city directories and historic aerial photography (LAPL 1956; Netronline 2019). City directories indicate California Frame and Axle, the property's current occupant, was operating from the property by 1956 (LAPL 1956). Historic aerial photographs suggest the company initially occupied only the southernmost parcel, but expanded its footprint to its current extent by 1972 (Netronline 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary examples of utilitarian commercial auto repair buildings and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 21, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6043 Seville Avenue (Map Reference No. 10-010)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B.**B.M.**

c. Address: 6043 Seville Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-012-020

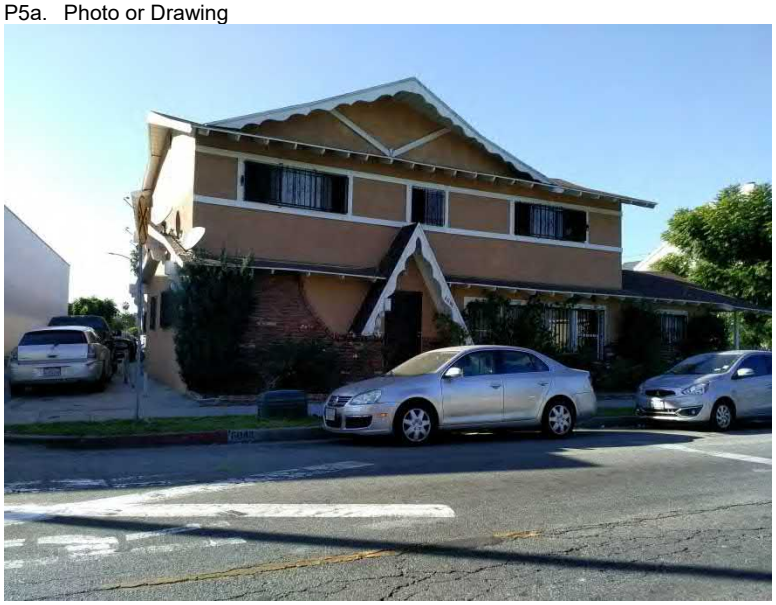
***P3a. Description:**

The subject property is an irregularly shaped parcel that includes a two-story apartment building displaying elements of the Swiss Chalet Revival style of architecture. Constructed in 1961, the roughly L-planed building is sited around a rectangular interior courtyard and bounded on the south by an alleyway. While the building is primarily clad in stucco, its primary (east) elevation integrates other cladding materials including brick and wood. Windows are to be a combination of original aluminum and replacement vinyl. The building is topped with a gabled roof covered with asphalt shingles and wide overhanging open eaves. A scalloped fascia and decorative half timbering beneath the gable are featured on the primary elevation. The buildings original windows have been replaced; the property is in good overall condition.

***P3b. Resource Attributes:** HP3-Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; west-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

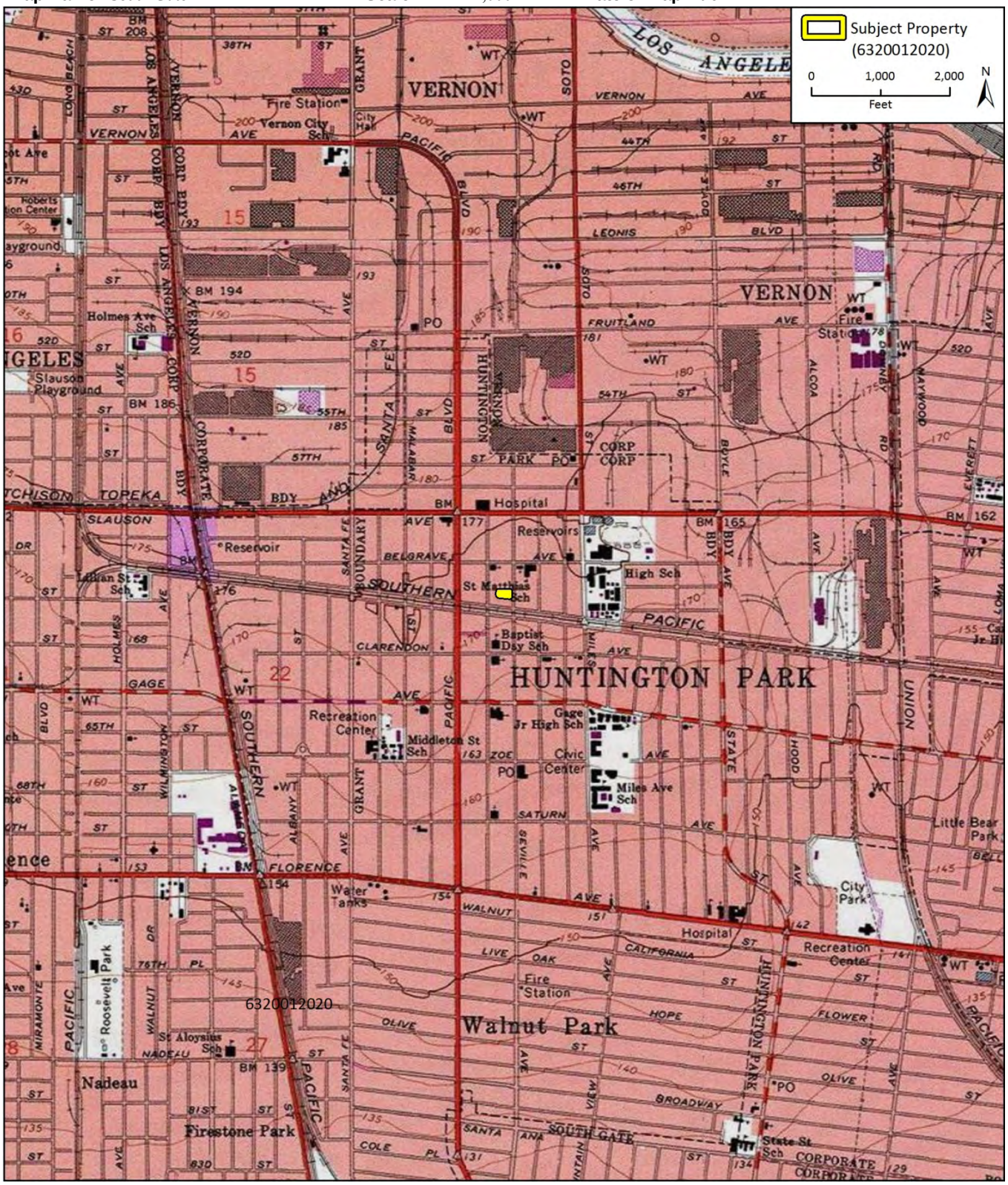
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 6043 Seville Avenue (Map Reference No. 10-010)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6043 Seville Avenue (Map Reference No. 10-010) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Swiss Chalet Revival
***B6. Construction History:**

The building on the subject property was constructed in 1961 (Los Angeles County Office of the Assessor). Alterations are limited to the replacement of some original aluminum windows with vinyl.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains a two-story, apartment building featuring elements of the Swiss Chalet Revival style of architecture; it was constructed in 1961. Archival research failed to identify any consequential information about its original developer or architect, or any former owners or occupants. The property is recommended ineligible for listing in the National or California Registers, or for local designation, under any significance criteria. Research did not indicate the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the building exhibits elements of the Swiss Chalet Revival style of architecture, it is not highly representative of either and there are better examples of these ubiquitous styles found across the region (Criteria C/3/3). A review of available evidence and records search results also did not indicate it may yield important information about prehistory or history (Criteria D/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. https://www.library.ucsb.edu/src/airphotos. Accessed October. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 26, 2018.



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6049 Stafford Avenue (Map Reference No. 10-011)

P1. Other Identifier: Sevilla Apartments

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6049 Stafford Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-011-019

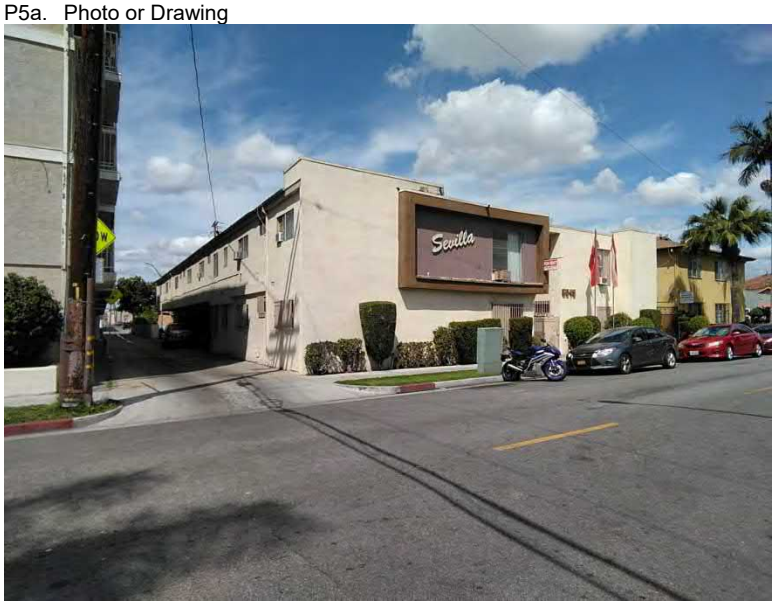
***P3a. Description:**

The subject property is a two-story Dingbat-style apartment building. The building has an irregular-plan which sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. The wood-frame structural system is clad in smooth stucco. Windows consists of aluminum, horizontal-sliding sash. Apartment entrances face toward the interior courtyard. Architectural detailing is confined to the street-facing east elevation, where a shallow, stuccoed projection frames a section of vertical wood-plank cladding. The word "Sevilla" is displayed here in a stylized script, and to the right of it is a window assembly consisting of jalousie and fixed-frame windows. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and simple topiary shrubs. A trapezoidal, built-in pool is located in the building's courtyard. Carports enclosed with non-original metal security gates are integrated into the building's ground-floor and line the south and west elevations of the building.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

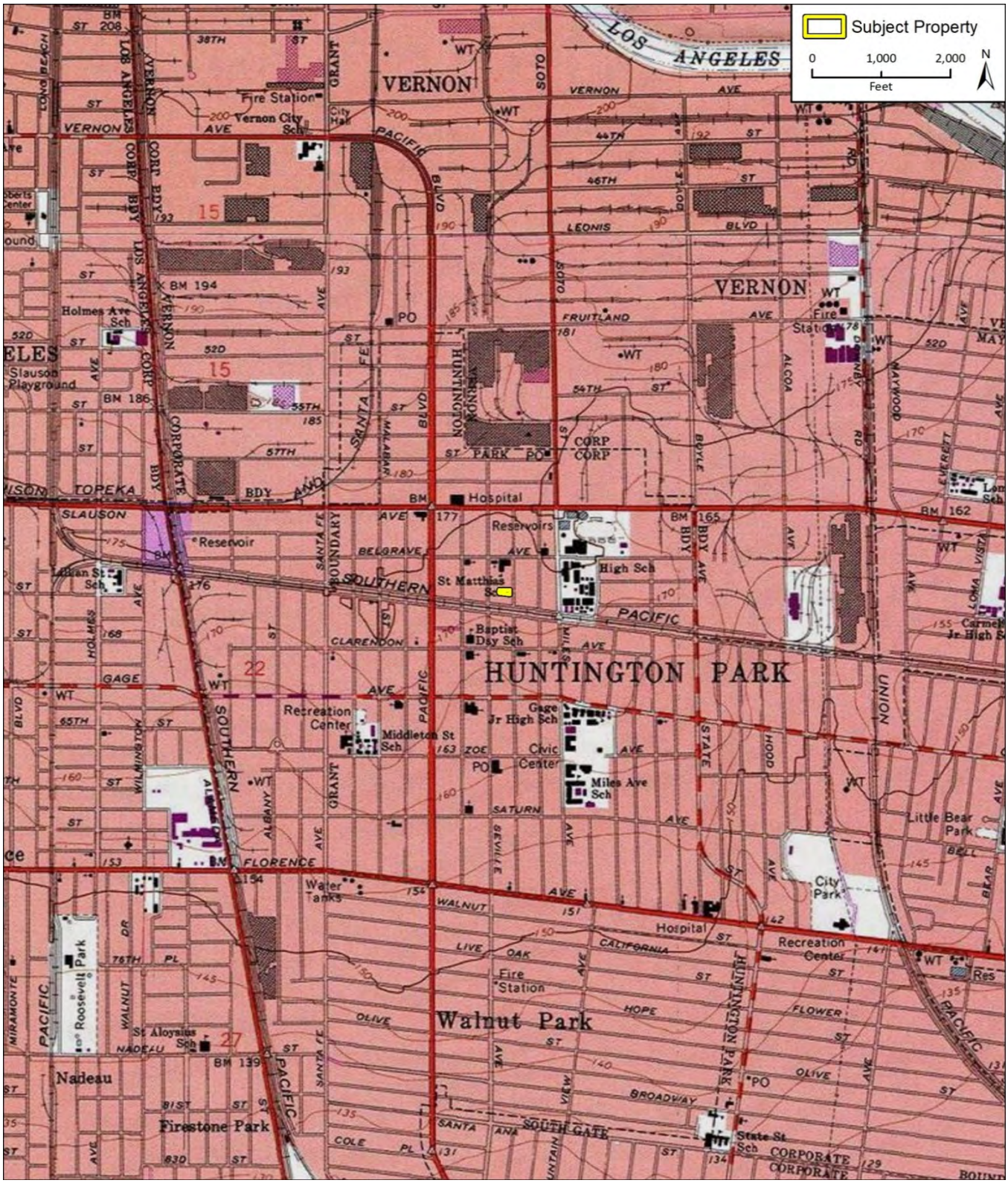
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6049 Stafford Avenue (Map Reference No. 10-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6049 Stafford Avenue (Map Reference No. 10-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Sevilla Apartments
B2. Common Name: Sevilla Apartments
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Dingbat
***B6. Construction History:**

According to assessor data, the subject property was constructed in 1961. Alterations consist chiefly of the installation of security gates over the carport entries.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a Dingbat-style multi-family residential building constructed in 1961. Dingbat apartment buildings, such as the subject property, were built extensively throughout Los Angeles County in the post-World War II period. Typical of inexpensive construction, dingbats were widely embraced as a solution to the regional housing crisis that followed the war. The type is characterized by a regular form, frame construction, stucco wall cladding, and recessed, integrated auto parking. The Dingbat's minimal ornamentation was typically confined to the street-facing elevation and, as in the case of the subject building, often displayed a building's name in a stylized script (SurveyLA 2018; Treffers 2012). City directories list T.J. McCarthy and Rose Falter among the property's long-term employees (LAPL var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is an undistinguished example of a Dingbat building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of. Department of Planning. Office of Historic Resources. 2018. SurveyLA—Los Angeles Citywide Historic context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

Treffers, Steven A. "The Dingbat Apartment: The Low- Rise Urbanization of Post-World War II Los Angeles, 1957-1964," M.A. thesis (University of Southern California 2012).

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 5 ***Resource Name or #:** 6101 South Santa Fe Avenue (Map Reference No. 10-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6101 South Santa Fe Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-011-035, 6321-011-900

***P3a. Description:**

The subject property is a two-story daylight factory building designed with elements of the Art Deco-style. It is rectangular in plan, rests on a concrete foundation, and is capped with flat roof sheathed in rolled composition material. Smooth stucco envelopes its structural system. Characteristic of the daylight factory building type, windows display large metal industrial sashes. Entrances to the building are located on the east and west elevations and feature non-original solid wood and glazed metal doors. Detailing consists chiefly of molded fluted columns, which terminate at a simple cornice that wraps around much of the building. These elements suggest the modest influence of the Art Deco architectural style. At the northeast corner of the roof a two-sided sign, formerly with neon illumination, is supported by a metal lattice structure. The property is located on a level corner parcel and is landscaped along the east elevation with a strip of grass and a mature tree. The westernmost portion of the property is a paved storage and loading area. Alterations include the replacement of original doors, the installation and subsequent alteration of the roof sign, and a large addition on its west elevation.

***P3b. Resource Attributes:** HP8. Industrial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East elevation; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

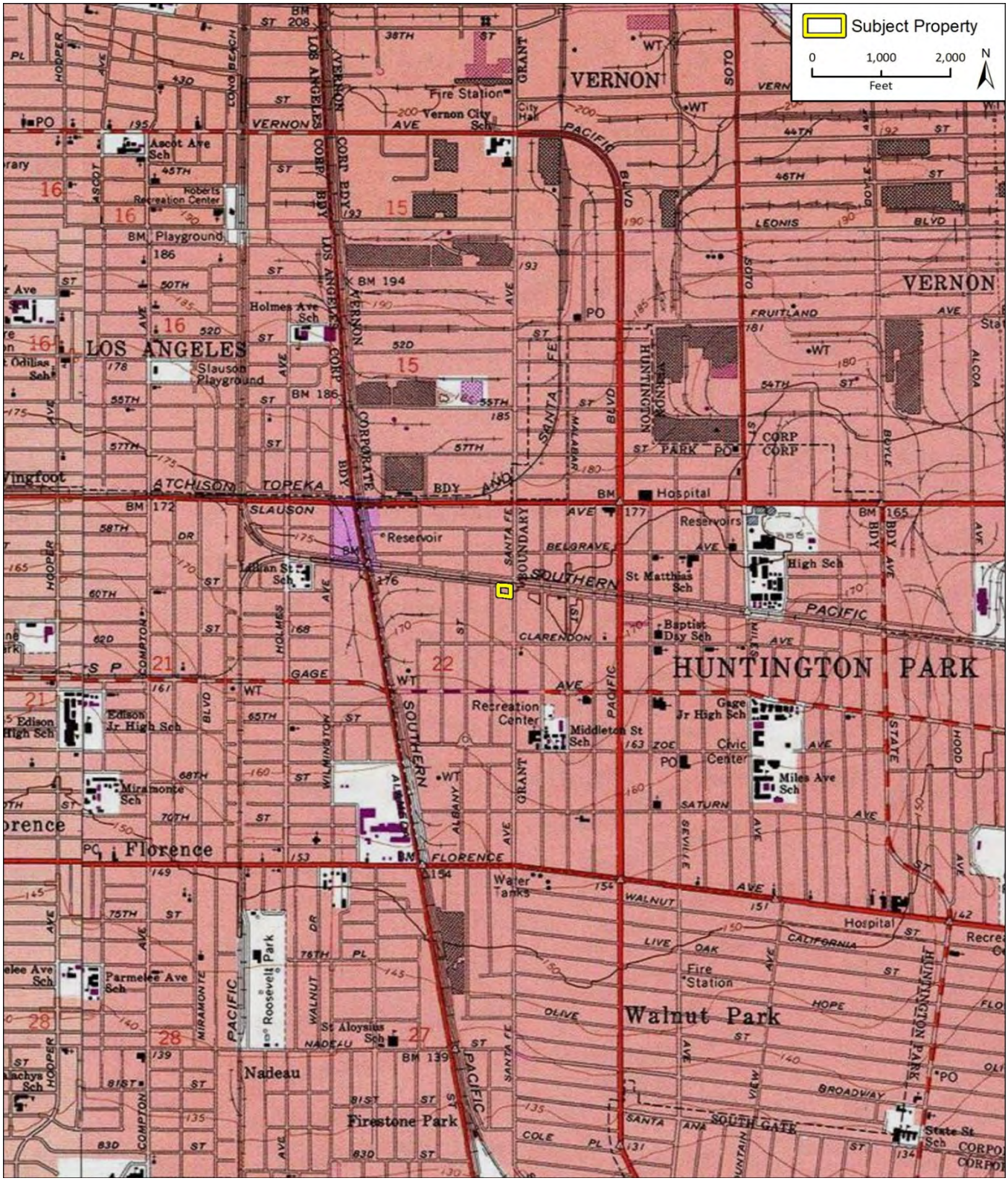
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 6101 South Santa Fe Avenue (Map Reference No. 10-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6101 South Santa Fe Avenue (Map Reference No. 10-012) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: Sav-A-Day Laundry Company
B2. Common Name: VIP Garment Care, Inc.
B3. Original Use: Industrial laundry services B4. Present Use: Industrial laundry services
***B5. Architectural Style:** Utilitarian, Art Deco
***B6. Construction History:**

According to assessor data and contemporary newspapers, the subject building was completed in 1928 (Los Angeles County Office of the Assessor 2019; *LAT* 7/1/1928). A ca. 1928 photograph of the building shows that, as originally constructed, the building was about half its current size and lacked the sign installed at its northeast corner (Historic image ca. 1928). A City of Huntington Park building permit indicates an addition was constructed on the west side of the building in 1936 (City of Huntington Park 1936).

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architecture **Area** Huntington Park
Period of Significance 1928-ca. 1950 **Property Type** Industrial **Applicable Criteria** C/3/3

The subject property is a daylight factory building constructed in 1928. The daylight factory building type emerged in the late nineteenth century, prior to the widespread use of electrical lighting. Such buildings characteristically employed skylights, specialized roof forms, and expansive windows to bring natural lighting to the factory floor. By the 1910s, the steel industrial sash window was introduced in the United States, offering a new window form with comparatively thin frames that maximized the penetration of light into a building's interior (SurveyLA 2018).

Huntington Park was among the many southeastern Los Angeles communities to benefit from the rapid industrialization and population growth of the Los Angeles Basin in the first three decades of the twentieth century (Nicolaides 1999; Fogelson 1993). It was in this period that property owner E.J. Stephens developed the subject property as Sav-A-Day Laundry Company, an industrial launderer (*LAT* 7/1/21928). Stevens hired the architecture firm of Hyrum Pope and Harold W. Burton to design the building. Pope and Burton had recently relocated to Los Angeles from Salt Lake City. Their Southern California commissions included at least two Latter-Day Saints temples, located in Los Angeles and San Bernardino, respectively (*LAT* 12/4/1927, 2/5/1928, 11/3/1929).

In 1936, Sav-A-Day expanded the facility, hiring structural engineer N.M. Bustock to design an addition to the west side of the building (City of Huntington Park 1936). The addition added approximately 39 feet to the building's Randolph Street frontage, where its design emulated that of the original exterior.

B11. Additional Resource Attributes: N/A
***B12. References:**

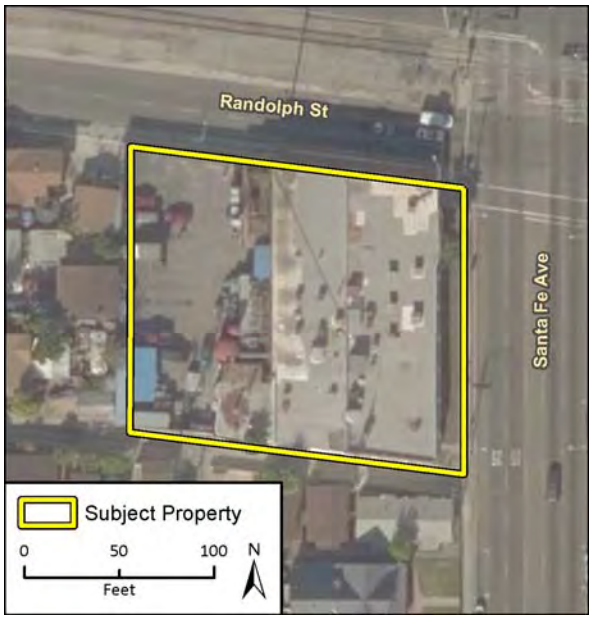
Historic image of Sav-A-Day Laundry. Ca. 1928. Viewed online at https://www.ebay.com. Copy on file at Rincon Consultants, Inc., Ventura, CA.

Huntington Park, City of: Planning Department. 1928-1983. Building permits pertaining to 6101 Santa Fe Avenue.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Industrial Development, 1850-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

(See continuation sheet.)



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 2, 2019

(This space reserved for official comments.)

B10. Significance (continued):

The Los Angeles-based firm Monarch Electronics International acquired Sav-A-Day in 1969 (*LAT* 4/15/1969). Historic aerial photographs reveal that sometime between 1972 and 1980 a residence was cleared from the land immediately north of the building, and the area was incorporated into the subject property for use as a storage and loading lot (Netronline 2019). Sav-A-Day operated at the site until at least as recently as 1987 (*LAT* 7/6/1987) VIP Garment Care currently uses the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and the Huntington Park Historic Register. It is associated with industrial development in Huntington Park in the 1920s. However, research conducted for this study uncovered no evidence that it was important in this context or any other context significant in the history of the city, region, state, or nation. It is therefore recommended ineligible under Criteria A/1/1. Because no available evidence indicated the subject property is associated with individuals who have made important historical contributions, it is also recommended ineligible under Criteria B/2/2.

The subject property is recommended eligible under Criteria C/3/3 as a rare intact example of an architecturally styled, pre-World War II industrial building in Huntington Park. Its period of significance begins with the building's completion in 1928 and concludes in 1936, when the addition was completed on the building's west side. Its boundary is defined by the building footprint. This boundary isolates the building from the loading and storage lot located immediately west of the building; that area was not associated with the subject building until the 1970s and does not contribute to its historical significance (Netronline 2019). Located across the street from the railroad right-of-way and bounded on the south and west by residential properties dating from the 1920s, the subject building retains integrity of location, setting, materials, workmanship, feeling and association. The integrity of its original design was diminished somewhat with the construction of the west-elevation addition in 1936. However, the addition was completed in a manner that was substantially compatible with the building's original design. It approximately doubled the width of the street-facing south elevation, but retained the building's key architectural elements—namely, large industrial sash windows, molded columns, and a simple cornice—so as to be virtually indistinguishable from the original portion of the south elevation. The addition's deviations from the original design are more readily apparent on the west elevation and the west elevation and the west end of the south elevation, where the molded columns and cornice are not present. However, these portions of the building do not directly face the main public rights-of-way (Randolph Street and Santa Fe Avenue) and, as a result, do not conspicuously display the addition's stylistically incompatible elements. Consequently, the alterations do not substantially diminish the building's ability to convey its associations with pre-World War II industrial architecture in Huntington Park.

A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts

Subject building as seen in a 1928 photograph (Source: Ebay.com)



B12. References (continued):

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles Times. via Newspapers.com. "Home." [digitized archive]. Newspaper Articles, 1927-1987. https://www.newspapers.com/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Nicolaides, Becky. 1999. "'Where the Working Man Is Welcomed': Working-Class Suburbs in Los Angeles, 1900-1940," Pacific Historical Review 68, no. 4 (Nov. 1999): 517-559.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2765 Randolph Street (Map Reference No. 10-013)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B.**B.M.**

c. Address: 2765 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-010-025

***P3a. Description:**

The subject property is a narrow rectangular parcel containing one single-story, rectangular-planned commercial/light-industrial building. The building is sited with minimal setback from the Randolph Street sidewalk. A large paved parking lot is enclosed with a chain-link fence at the rear (north) of the property. The concrete block constructed building features exposed block walls on secondary elevations and grey painted stucco cladding on the front (south) elevation. The primary entry, a set of double doors is located in an alcove, set centrally on the south elevation. The building is topped with a flat roof with a parapet at front; a non-functional sign is mounted at center. Visual observations indicate that alterations include an addition at the rear of the building and the possible infill of two storefront windows which may have bordered the main entry on either side. The property appears in good condition.

***P3b. Resource Attributes:** HP8 Industrial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South elevation; north-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1953 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 10, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

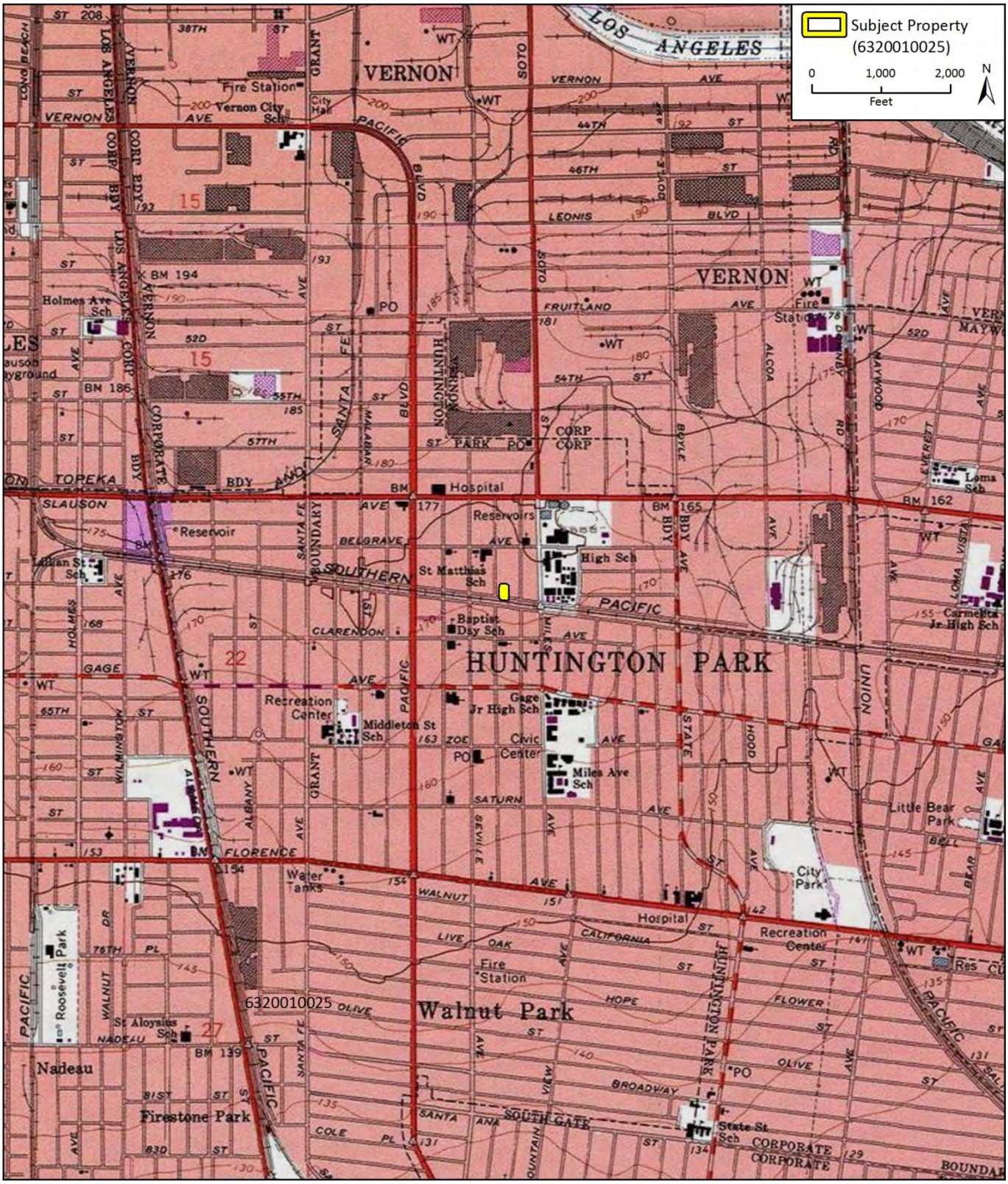
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 2765 Randolph Street (Map Reference No. 10-013)
***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2765 Randolph Street (Map Reference No. 10-013) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: commercial/industrial
***B5. Architectural Style:** nondescript; utilitarian
***B6. Construction History:**

The building on the subject property was constructed in 1953 (Los Angeles County Office of the Assessor 2018). Visual observation indicates it was expanded towards the rear (north) of the property and the storefront windows were possibly infilled at an unknown time.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Industrial Development **Area** Huntington Park
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes a one single- story concrete block commercial/light-industrial building constructed in 1953. Archival research indicates it was used as the location of a silk screen printing business from at least 1968-1970 (Newspapers.com var.). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended in eligible for listing in the National or California Registers, or any applicable local register under any significance criteria. Research did not indicate is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a vernacular/utilitarian example of a mid-20th century industrial building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

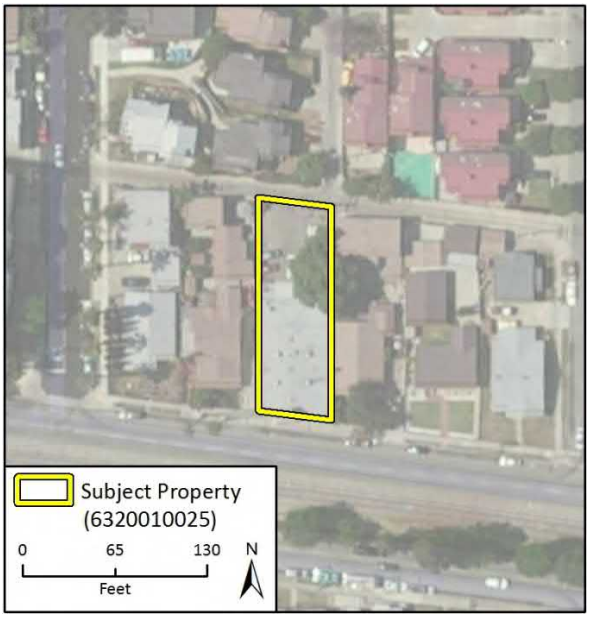
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed October 2018.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. . Accessed October 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 26, 2018.

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6119 South Santa Fe Avenue (Map Reference No. 10-014)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6119 South Santa Fe Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6321-011-022

***P3a. Description:**

The multi-family property consists of a nearly rectangular parcel containing three one-story residential buildings which were built in a vernacular interpretation of a Craftsman bungalow. The easternmost building is a duplex, while the others appear to be single-family units. The rectangular-plan buildings each sit on a concrete foundation and are capped by a gabled roof sheathed in asphalt shingles. Sunburst vents are located on the gables. Horizontal wood-plank siding sheathes the buildings' wood-frame structural systems. Windows display a combination of original wood, 1/1 double-hung sashes, and aluminum and vinyl replacement sashes which are surrounded by original wood casing. Each building's primary entrance consists of a gable-roofed entry porch on the south façade of each building. The porches are supported by square wooden posts and accessed via what appear to be concrete steps. Additional entries are located on the north, east, or west elevations and are also accessed via concrete steps. Door types were obscured by metal security doors; openings are surrounded by wooden casing. The property is located mid-block, though it is bounded on the north and west by a concrete-paved alley. Landscaping on the level parcel consists chiefly of mature trees. Alterations include the replacement of some of the original windows with aluminum and vinyl sash, and the installation of security grilles over windows.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations taken from South Santa Fe Avenue. Camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1923 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

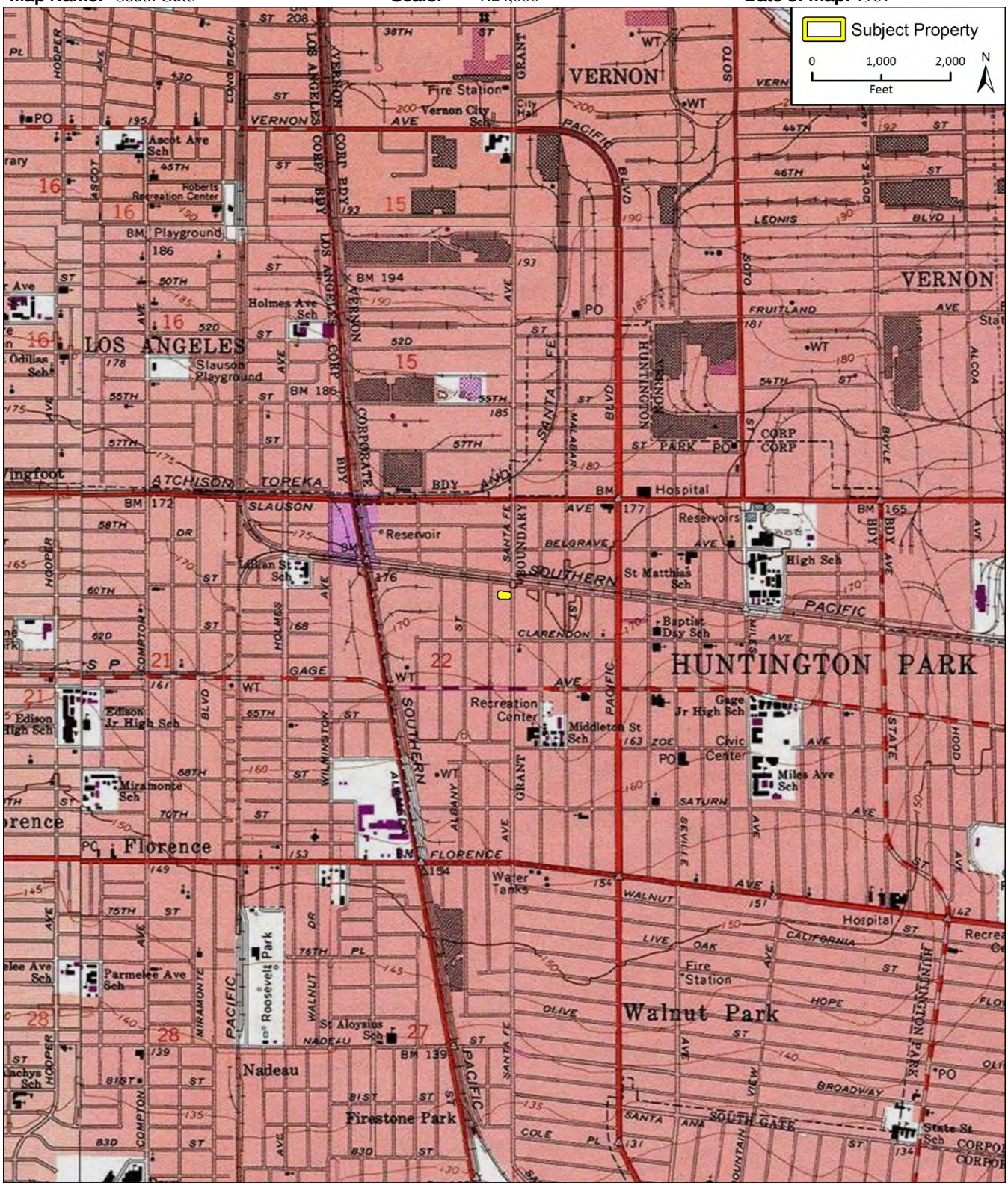
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6119 South Santa Fe Avenue (Map Reference No. 10-014)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6119 South Santa Fe Avenue (Map Reference No. 10-014) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

The subject residences were constructed in 1923, according to parcel data. A detached garage depicted at the rear (west) of the parcel in a 1924 Sanborn Fire Insurance Company map was razed sometime between 1952 and 1963 (ProQuest 2019; NETROnline 2019). Several of the buildings' windows have been replaced at an unknown date.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of three residential buildings constructed in 1923. A 1924 Sanborn Fire Insurance Company map shows the vicinity of the subject property was fully developed, mostly with single-family residences (ProQuest 2019). City directories list the following former residents, Luis Santamaria, Staley Ciepiela, A.M. Marcoly, G. Marcoly, and C.S. Tieman (LAPL 1927, 1956-1987). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the buildings have not been extensively altered, they are vernacular residences which are relatively ordinary in design and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). There is no reason to believe the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed April 2019.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 3, 2019

(This space reserved for official comments.)



***Required information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6124 Pacific Boulevard (Map Reference No. 10-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6122-6130 Pacific Boulevard City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6320-021-007; 6320-021-011

***P3a. Description:**

The subject property is a two-story commercial building designed in the Renaissance Revival style. The roughly rectangular-plan building sits on a concrete foundation and is capped by a vaulted roof with an octagonal cupola. Roof cladding is composition sheeting. Smooth stucco sheathes its structural system. Windows are non-original metal-sash display windows on the ground level and industrial sashes on the second story. Entrances to the building are located on the east and west elevations and feature automatic sliding commercial doors and a single standard-sized commercial door. The building's restrained Renaissance Revival style is exhibited primarily on its west-facing main elevation. Details there include a series of segmental-arched windows spaced by square pilasters and a cornice that runs the length of the façade. The east end of the building fronts a parking lot and consists of a one-story rear addition designed in a commercial style of recent vintage. It features a metal-framed commercial entryway assembly situated beneath a shaped parapet. The property is located mid-block on a level parcel with landscaping consisting of mature trees planted in the adjacent parking lot. The building is in good repair. Aside from the rear addition, alterations are concentrated on the west elevation and feature the replacement of display windows and the main entrance, and the filling in of several window openings on the upper levels.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

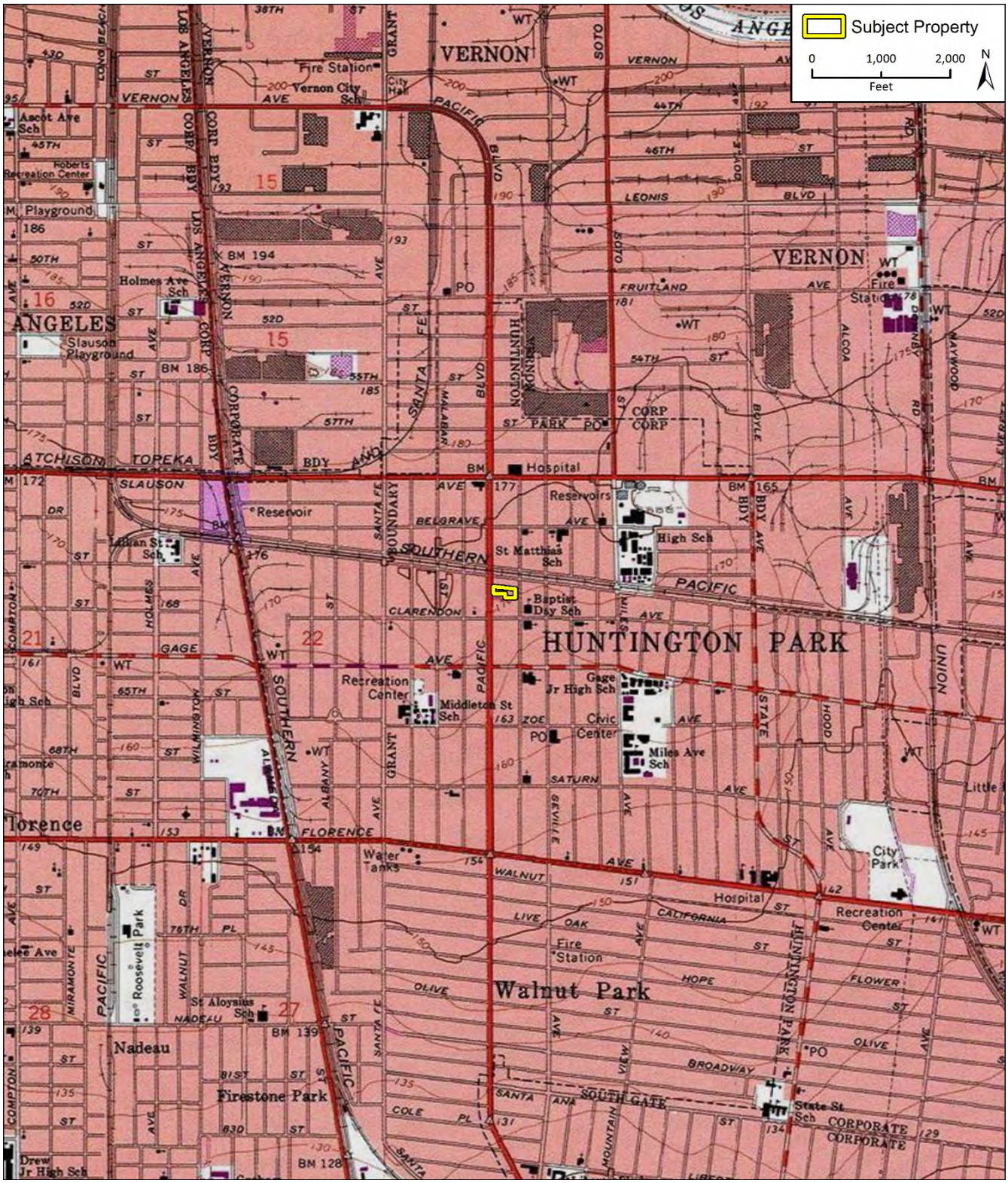
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6124 Pacific Boulevard (Map Reference No. 10-015)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6124 Pacific Boulevard (Map Reference No. 10-015) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Retail; entertainment B4. Present Use: Commercial
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1928. Aerial photographs indicate the rear addition dates to sometime between 1994 and 2003 (Netronline 2019). Several upper-story windows have been filled in. First-story windows and doors are replacements.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial building constructed in 1928. City directories and news articles and advertisements published in the *Los Angeles Times* identify the following former occupants: attorney Arthur Lasher, Italian Grocery, Huntington Park Ballroom, Mendiola's Ballroom, and Bank of America (LAPL 1930-1987; Newspapers.com 2019). In 1983, Mendiola's Ballroom earned notoriety during its brief stint as a punk rock music venue and the site of an altercation between concert-goers and police (Dangerous Minds 2011; Seventh Planet Productions 2015). The discount retailer 99 Cents Only currently occupies the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). While the building may once have been a good example of a Renaissance Revival-style commercial building, several alterations—namely, the replacement of the west-elevation storefront, filling of upper-story windows, and construction of a sizeable rear addition—have diminished its architectural integrity to its original design. As a result, in its current form it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Dangerous Minds. "LA Punks: A News investigation from 1983." https://dangerousminds.net/comments/la_punks_a_tv_news_investigation_from_1983. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

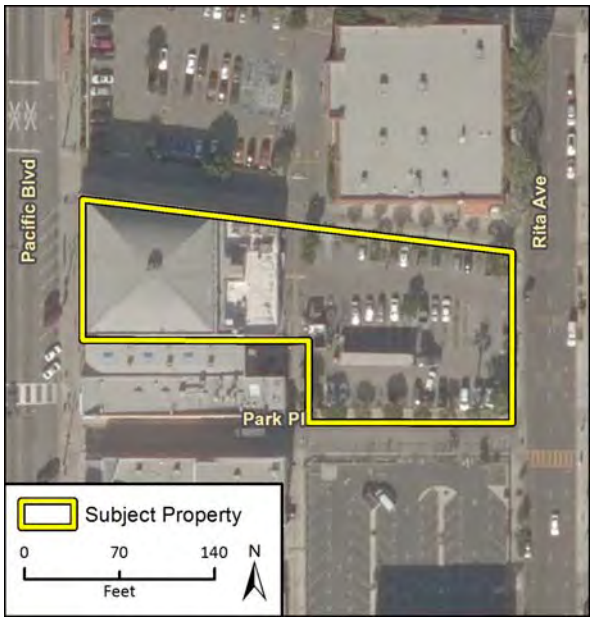
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

Seventh Planet Productions. "Guns and Roses: 'Sweet Child O' Mine' Filmed in Huntington Park." https://seventhplanetproductions.com/tag/mendiolas-ballroom/. Accessed May 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 22, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6102 Miles Avenue (Map Reference No. 10-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6102 Miles Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-001-001

***P3a. Description:**

The subject property is a one-story residential duplex designed with elements of the Spanish Colonial Revival style. The roughly rectangular plan building sits on a concrete foundation and is capped by a flat roof clad in rolled composition material. Smooth stucco sheathes its wood frame structural system. Windows are non-original aluminum, horizontal-sliding sashes that are topped by small projecting flat roofs covered with red barrel tile. The primary entrance is accessed via a set of steps and is sheltered under a small flat-roofed portico topped with red barrel tile. An additional entrance is located on the west elevation. Door types were obscured by metal security doors. The building is in good condition, with alterations including the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1925 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

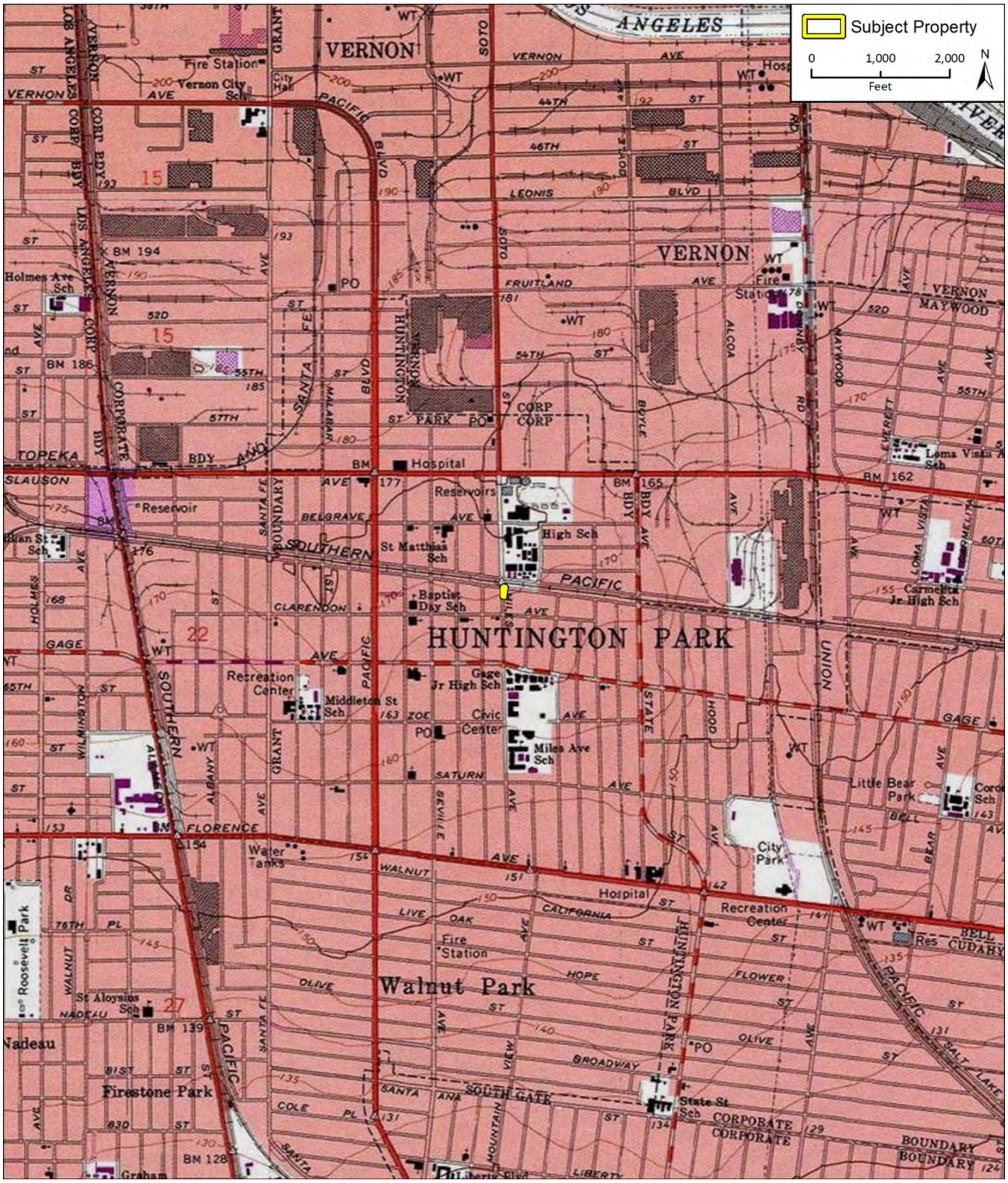
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6102 Miles Avenue (Map Reference No. 10-016)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6102 Miles Avenue (Map Reference No. 10-016) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1925. Replacement windows and metal security doors were installed at an unknown time.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1925. Sanborn Fire Insurance Company maps and historic aerial photographs reveal development of the area surrounding the property was ongoing as late as 1924, but was complete by the early 1950s (ProQuest 1924; Nertonline 2019). City directories identify the following former owners and/or occupants, Charles E. Nelson, Laurence Hess, Sam Martellaro, B.Meadows, R. Meek, A. Dominguez, and J. Dominguez (LAPL 1925-1941, 1956-1987; *LAT* 4/30/1945) Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under all significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary and altered example of a Spanish Colonial Revival-style multi-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Los Angeles Times. 1945. "Awards Given to Southlanders," April 30. Via Newspapers.com. [digitized archive]. https://www.newspapers.com/. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 7, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code **3S; 3CS; 5S3**

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2860 Randolph Street (Map Reference No. 10-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 2860 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-001-002

***P3a. Description:**

The subject property consists of a one-story single-family residence, detached garage, and two-story apartment building situated on a single parcel. The two-story residence is designed in a Tudor Revival style. The irregular-plan building sits on a concrete foundation and is capped by a high-pitched, cross-gabled roof sheathed in asphalt shingles. Smooth stucco and false half-timbering sheathe its wood-frame structural system. Windows are vinyl replacement sashes, though two gabled attic dormers include original, fixed, multi-pane wood sashes. The front entrance is located on the north elevation and features an arched wood with arched glazing.

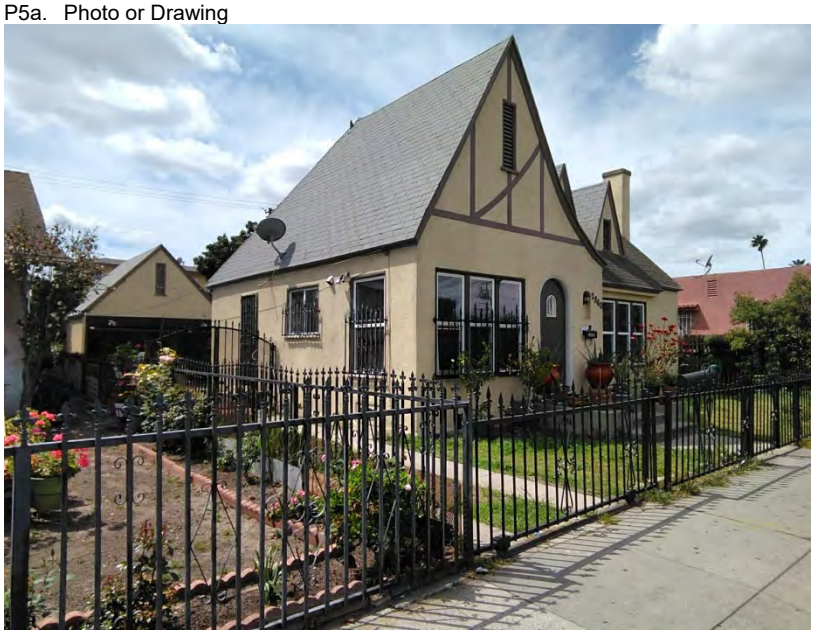
Immediately northeast of the residence is detached garage with a rectangular plan, gabled roof, stucco cladding, and a non-original metal roll-up garage door. Further north is the two-story apartment building with an attached, one-story garage addition. Rectangular in plan, the building rises from a concrete foundation to culminate in a roof that is cross-hipped above the dwelling units and flat over the garage. Stucco envelopes its wood-frame structural system. Windows are vinyl replacements throughout, and entries include a metal roll-up garage door on the north elevation. Limited accessibility prevented further observations.

The buildings are in good repair, with alterations that include the replacement of original windows, garage doors, and roofing materials, in addition to the apartment building's garage. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and mature trees.

***P3b. Resource Attributes:** HP3. Multiple family property; HP4. Ancillary building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North and east elevations of residence (right) and detached garage (left); camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Single-family residence: 1926; Apartment building: 1953 (Los Angeles County Office of the Assessor); garage: ca. 1926

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5. 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

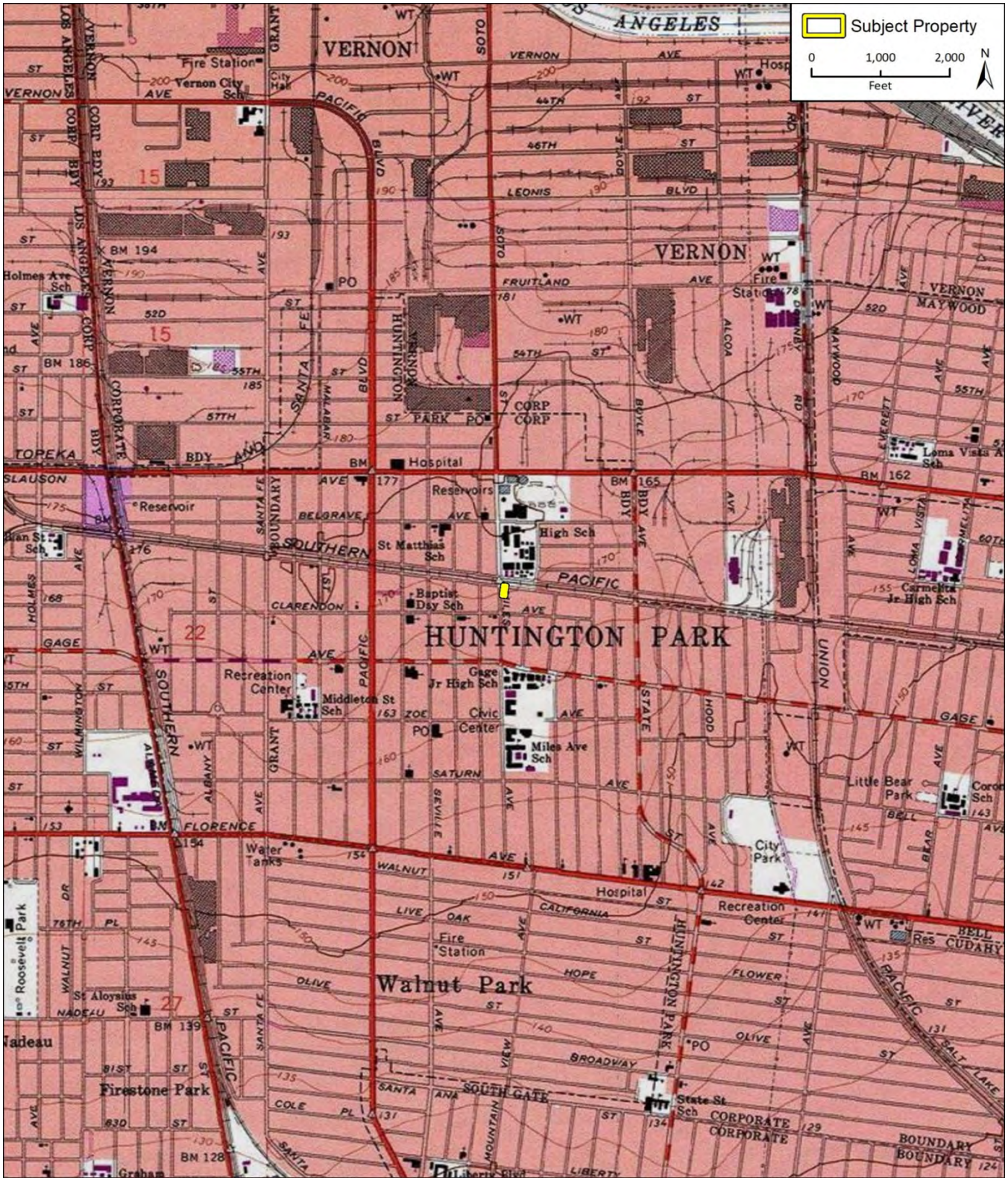
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 2860 Randolph Street (Map Reference No. 10-017)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2860 Randolph Street (Map Reference No. 10-017) ***NRHP Status Code** **3S; 3CS; 5S3**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Tudor Revival
***B6. Construction History:**

Single-family residence: constructed in 1926, per assessor data; windows replaced in recent years.

Detached garage: estimated construction date of 1926, based on visual inspection; garage door replaced recently.

Apartment building: constructed in 1953, according to assessor data; garage addition completed by 1963 (Netronline 2019); windows are recent replacements.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Development **Area** Huntington Park
Period of Significance 1926 **Property Type** Single-family Residence **Applicable Criteria** C/3/3

The subject property is a multi-family residential property with buildings constructed in 1926 and 1953. Sanborn Fire Insurance Company maps and historic aerial photographs reveal development of the area surrounding the property was ongoing as late as 1924—two years before the single-family residence and detached garage were constructed. The Tudor Revival style, in which the single-family residence was designed, grew in popularity in the first three decades of the twentieth century. Regarded by scholars as a reaction against the profound changes of the Industrial Revolution, the style featured such characteristic references to pre-industrial English architecture as sweeping gables, multi-pane windows, false half-timbering, and high-pitched cross gables (McAlester 2014; SurveyLA 2016). The style was widely adapted for middle-class homes in Southern California in the 1920s and 1930s (SurveyLA 2016).

The apartment building was constructed at the rear of the property in 1953, with its attached garage added by 1964 (Netronline 2019). City directories and newspaper items identify Dora Velasco and Consuelo Zavecavage as former long-term occupants (LAPL 1927-1942, 1956-1987). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Department of Planning. Office of Historic Resources. SurveyLA—Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering. Theme: Period Revival, 1919-1950. Theme: Housing the Masses, 1880-1980. Sub-Theme: Period Revival Neighborhoods, 1918-1942. January 2016.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1927-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

McAlester, Virginia Savage. A Field Guide to American Houses. Revised and expanded edition. New York: Alfred A. Knopf, 2014.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 21, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2629 Clarendon Avenue (Map Reference No. 10-018)

P1. Other Identifier: San Antonio Family Center

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township: 02S Range: 13W, Section 22 S.B.**B.M.**

c. Address: 2629 Clarendon Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-021-019 / 6320-021-019

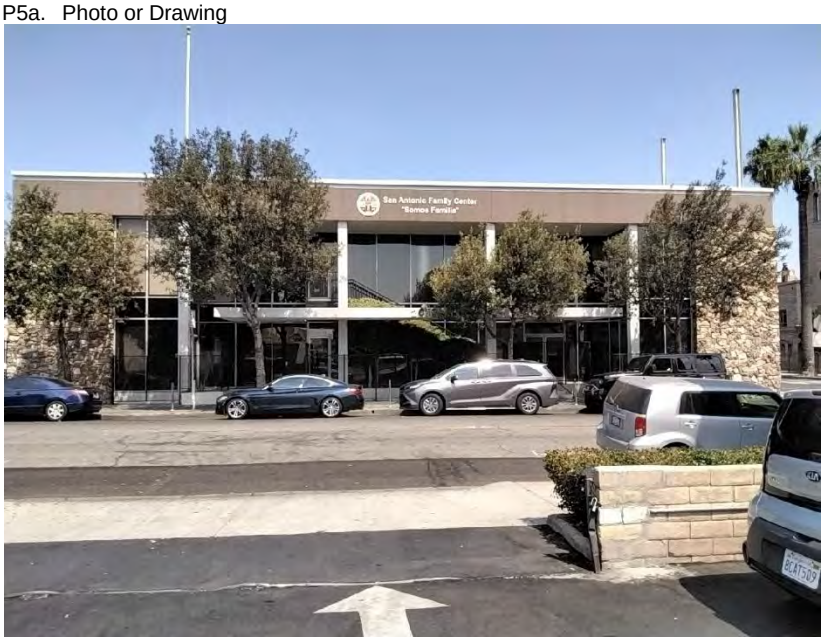
***P3a. Description:**

Located at the corner of Clarendon and Rita Avenues, the subject property consists of two adjacent parcels occupied by a two-story office building and L-shaped parking lot. Exhibiting elements of the Mid-Century Modern style, the building is rectangular in plan, sits on a concrete foundation and has a flat roof concealed by a low parapet roof. Reinforced-concrete structural elements are partially visible on the south and east elevations but are otherwise concealed by varied cladding materials that include large expanses of brick, fieldstone veneer, and stucco. Entrances are on the main (south) and secondary (north) elevations, where glazed metal doors are embedded in metal-sash window walls. Fenestration on the east side of the building are separated by brick siding and are narrow and aluminum windows. The building's focal point is its south elevation, where many character-defining features of the Mid-Century Modern style are evident; these include visible structural elements, metal sash windows, stone veneer, a cantilevered entryway canopy, and an exterior staircase leading to a second-story entry. Other Mid-Century Modern-style details include the building's flat roof and overall lack of ornament (OHR 2021; City of Riverside 2009). Landscaping is incorporated into the building's deign and featured in recesses on the south- and east-elevation, where ivy, succulents, and shrubs are planted.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary (south) elevation, camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1961 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
September 7, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019 (updated 2022). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

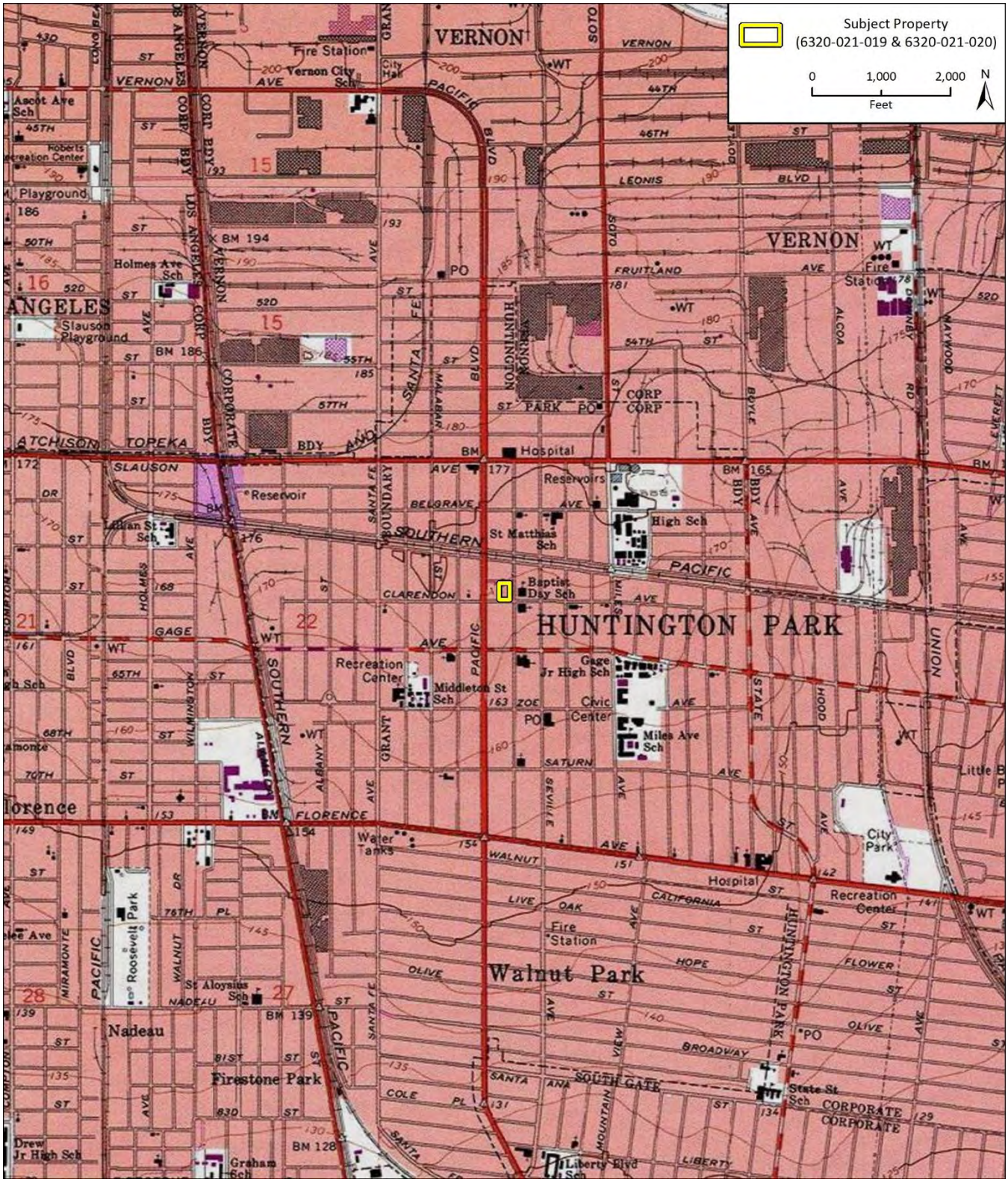
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 2629 Clarendon Avenue (Map Reference No. 10-018)
***Map Name:** *South Gate, CA* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2629 Clarendon Avenue (Map Reference No. 10-018) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: San Antonio Family Center
B3. Original Use: Commercial Offices B4. Present Use: Commercial / Medical Offices
***B5. Architectural Style:** Elements of Mid-Century Modern
***B6. Construction History:**

The building on the subject property was constructed in 1961 (Los Angeles County Assessor 2022). Archival research and visual observation did not identify any notable alterations.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
***B8. Related Features:** None
B9a. Architect: Killingsworth, Brady, and Smith b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is two-story, Mid-Century Modern-style office building constructed in 1961. It was erected to serve as the headquarters for Community Bank, which was identified in a 1961 newspaper article as a "network of independent banks" (*South Gate Press* 1961). Community Bank hired the noted Southern California architecture firm Killingsworth, Brady, and Smith to design the building; the firm was also responsible for the design of all other Community Bank offices erected in the post-World War II period throughout the Los Angeles region (*South Gate Press* 1961). An accomplished firm that designed several commercial, institutional, and residential buildings in Modernist styles, Killingsworth, Brady, and Smith is noted for such projects as the Case Study House #25, the Richard Opdahl House, and the Cambridge Office Building, all located in Long Beach, where the practice was based (Los Angeles Conservancy 2020). In addition to Community Bank, which occupied the property from 1961 until the early 1980s, past occupants of the property include the Certified Life Insurance Company of California and the law firm Schooling & Schooling Attorneys (*Los Angeles Times* 1980; San Bernadino County Sun 1975). The property is currently used as offices for family and social services. *See continuation sheet, p. 4.*

B11. Additional Resource Attributes: N/A
***B12. References:**

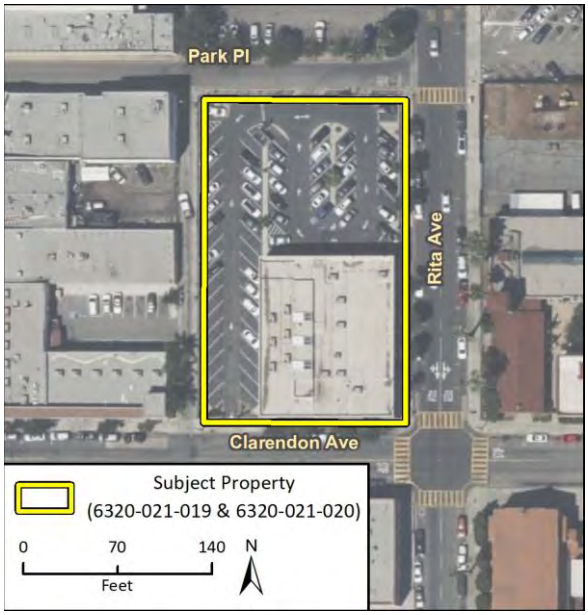
Los Angeles, City of: Department of City Planning, Office of Historic Resources (OHR). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering. Sub-Context: LA Modernism, 1918-1980. Prepared by Architectural Resources Group. August 2021.

Los Angeles Conservancy. 2020. "Killingsworth, Brandy and Smith," Los Angeles Conservancy [web site]. https://www.laconservancy.org/architects/killingsworth-brady-and-smith. Accessed September 2022.

Los Angeles Mirror. "Community Bank Shifts Head Office." December 5, 1961. www.newspapers.com. Accessed September 2022.

See Continuation Sheet 4.

B13. Remarks: N/A
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants
***Date of Evaluation:** September 15, 2022



(This space reserved for official comments.)

B10. Significance (countinued):

The subject property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a Mid-Century Modern-style office building. While its design integrates some eleiments of Mid Century desgin, these elements are primarily confirmed to the buidling's primary elevation and overall the property is not highly representive of the Mid Cenutry Modern style; it does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although its designers, Killingsworth, Brady and Smith, are considered master architects, the research conducted for this study, which included a comparative analysis of the subject property to other works by the firm, did not suggest that the building is a masterwork or that it is representtiave of the firm's contributions in the field of architecture; it is not one of the firm's best designs (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. Qr2

B12. References (continued):

Los Angeles Times. Classified advertisement. January 20, 1980. www.newspapers.com. Accessed September 2022.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed August 2022.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed August 2022.

Riverside, City of. Modernism Context Statement. November 3, 2009.

San Bernadino County Sun. Notice of Creditors. July 17, 1975. www.newspapers.com. Accessed September 2022.

South Gate Press. "Community Bank Has Building Opening," 12/3/1961. www.newspapers.com. Accessed September 2022.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 2672-2680 Randolph Street (Map Reference No. 10-019)

P1. Other Identifier: Randolph Hotel

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township: 02S Range: 13W, Section 22 S.B.**B.M.**

c. Address: 2672-2680 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-022-010 / 6320-022-011

***P3a. Description:**

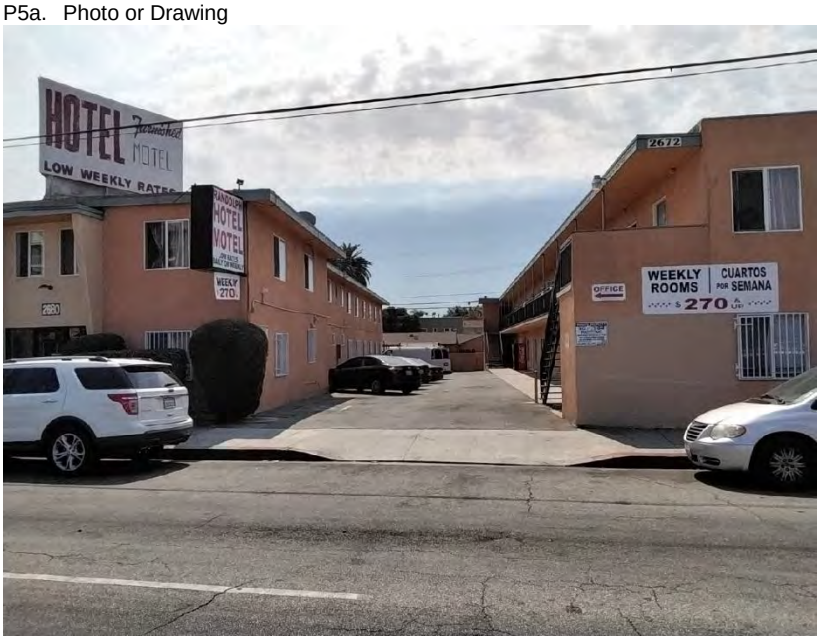
The subject property contains two residential motel buildings. The buildings are similar in their two-story, rectangular form with concrete foundations, flat roofs, and stucco exteriors. The building at 2680 Randolph Street is situated on the northeast corner of Randolph Street and Seville Avenue and is differentiated from its counterpart by its north-facing primary entryway, which features a pronounced concrete fin element surrounding a glazed metal door with two large sidelights. A large roof-mounted sign above the entry reads "Hotel Furnished Apts. Low Weekly Rates." Windows throughout are non-original vinyl horizontal slide windows.

While similar in form and materials to the primary building, the building at 2672 Randolph Street is organized with exterior-facing room entries at the first and second stories, all of which face the court and parking area to the west. The upper-level entrances are accessed via two staircases, located at opposite ends of the building, and an elevated concrete external walkway. Entrances are feature non-original wood panel doors. As is the case with 2680 Randolph Street, windows throughout are non-original horizontal slide vinyl windows. The buildings are in fair condition.

***P3b. Resource Attributes:** HP5: Hotel/motel

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation of both building camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

2672 Randolph Street – 1957 (Los Angeles County Office of the Assessor 2018)
2680 Randolph Street – 1952 (Los Angeles County Office of the Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
September 7, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2022). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

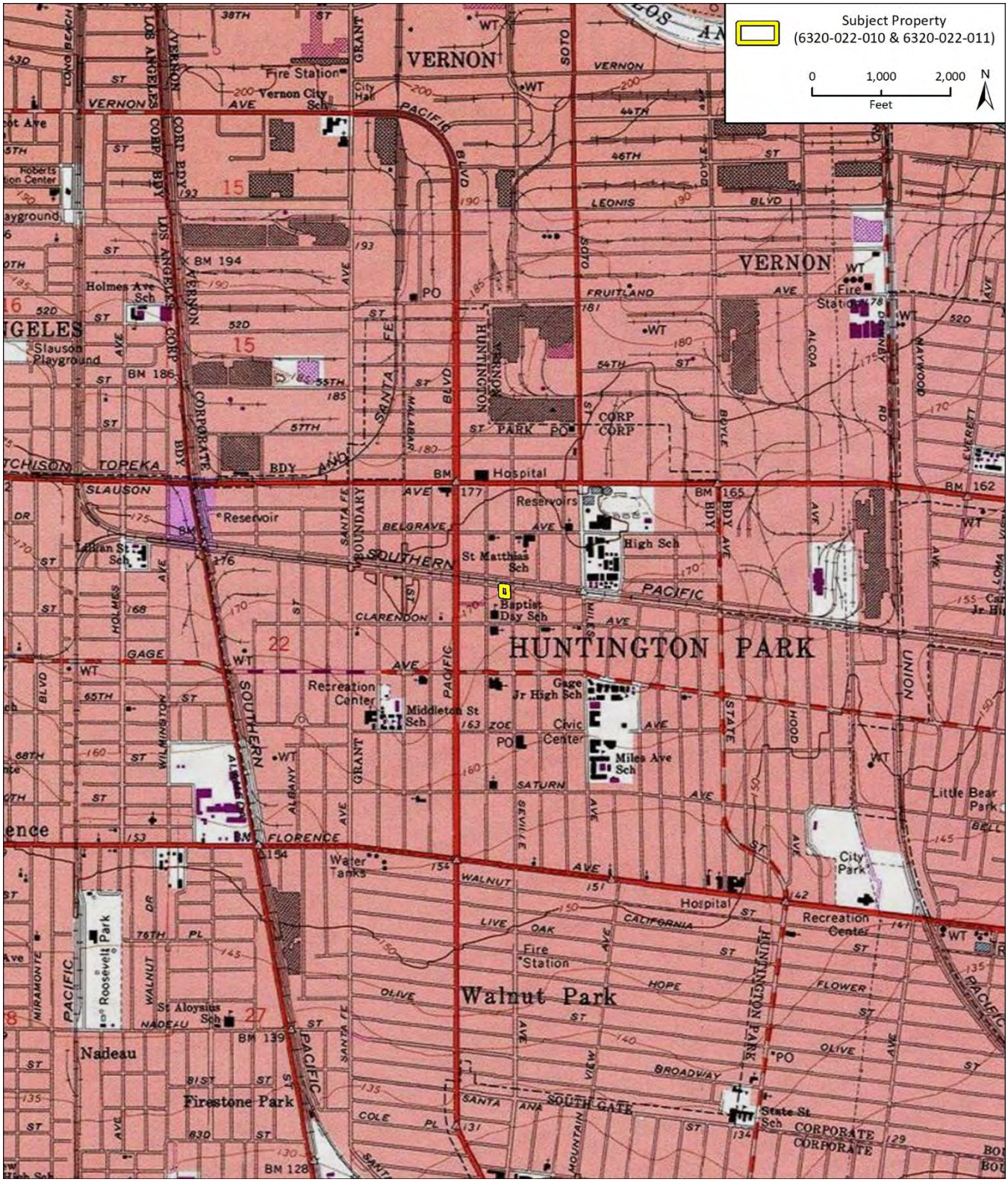
***Attachments:** ☐ NONE ☑ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 2672-2680 Randolph Street (Map Reference No. 10-019)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2672-2680 Randolph Street (Map Reference No. 10-019) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: Randolph Hotel
B3. Original Use: Residential hotel/motel B4. Present Use: Residential hotel/motel
***B5. Architectural Style:** Elements of Mid-Century Modern style
***B6. Construction History:**
According to parcel data, 2680 Randolph Street was constructed in 1952, and 2672 Randolph Street was constructed in 1957. Based on visual observation, most windows and exterior doors have been replaced recently.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property contains two buildings that make up the Randolph Hotel, one developed in 1952 (2680 Randolph Street) and the other in 1957 (2672 Randolph Street). Starting in the late 1950s, the buildings were operated as the Randolph Hotel and/or the Randolph Hotel Apartments (Los Angeles Times 10/6/1957, 11/10/1957). Research suggests the moniker Randolph Hotel Apartments was eventually abandoned, though it is not clear when this happened. Archival research failed to find any information of consequence pertaining to the buildings' history or the lives of its previous owners or occupants.

The subject property is recommended ineligible for listing in the National Register, California Register, or Huntington Park Register. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 /1 and B/2/2). The buildings are unexceptional examples of a mid-century residential motel/hotel. and better examples of this style of architecture remain in Huntington Park and around Los Angeles. They do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values or is a unique example of a multi-family residence (Criteria C/3/3). A review of available evidence did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.

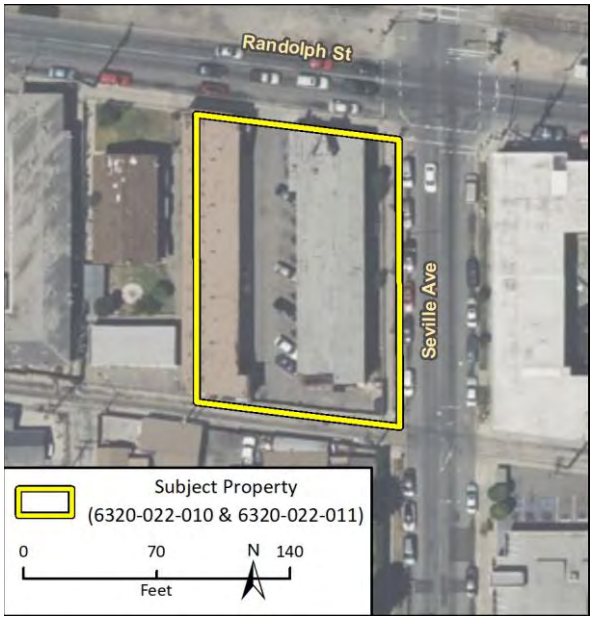
Los Angeles Times. Advertisement for Randolph Hotel. October 7, 1957. www.newspapers.com. Accessed September 2022.

Los Angeles Times. Advertisement for Randolph Hotel Apartments. November 10, 1957. www.newspapers.com. Accessed September 2022.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed August 2022.

B13. Remarks: N/A
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants
***Date of Evaluation:** September 15, 2022



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 2569 Clarendon Avenue (Map Reference No. 10-020)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

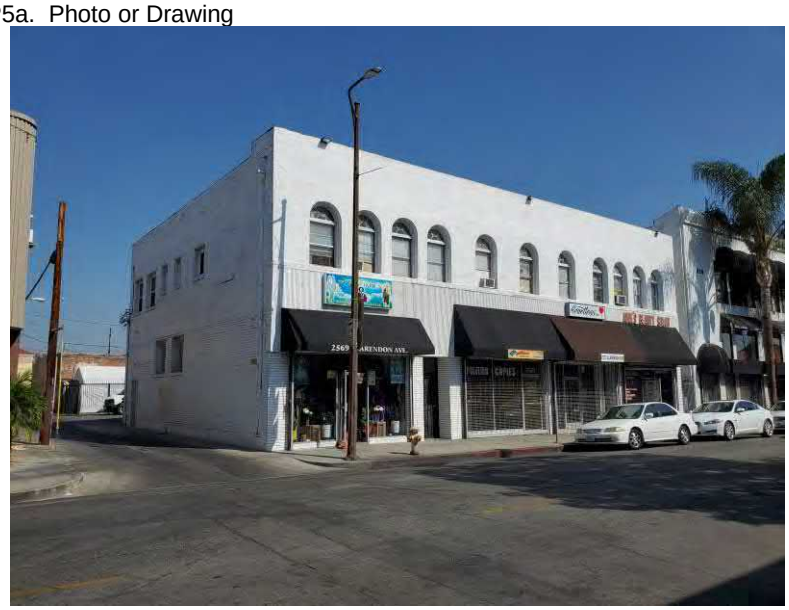
***b. USGS 7.5' Quad:** *South Gate, CA* **Date:** 1964 Township 2S , Range 13W, Section 22 S.B.**B.M.**
c. Address: 2569 Clarendon Avenue City: Huntington Park Zip: 90255
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: **APN**: 6320020026

***P3a. Description:**
The subject property is a two-story commercial storefront building fronting Clarendon Avenue built circa 1925 modified since that time The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in asphalt shingles. It is constructed of brick, as evidenced on its secondary west elevation which is sheathed with running bond brick and the lower levels of its main façade; the upper level of the main façade has been covered with stucco. The ground-level storefronts have been modified with glass storefront aluminum-framed windows and doors and metal pull-down gates. Windows on the upper level of the primary elevation are a vinyl framed single-hung sash window with a fanlight recessed within an arched bay. Windows on the east evaluation are recessed vinyl framed horizontal sliding sash with a brick sill. The back of the building is attached to building 6217 Pacific Boulevard.
The building is in good repair.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary elevation of the camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
Circa 1925 (FrameFinder, 1927); modified circa 1950s

***P7. Owner and Address:**
N/A

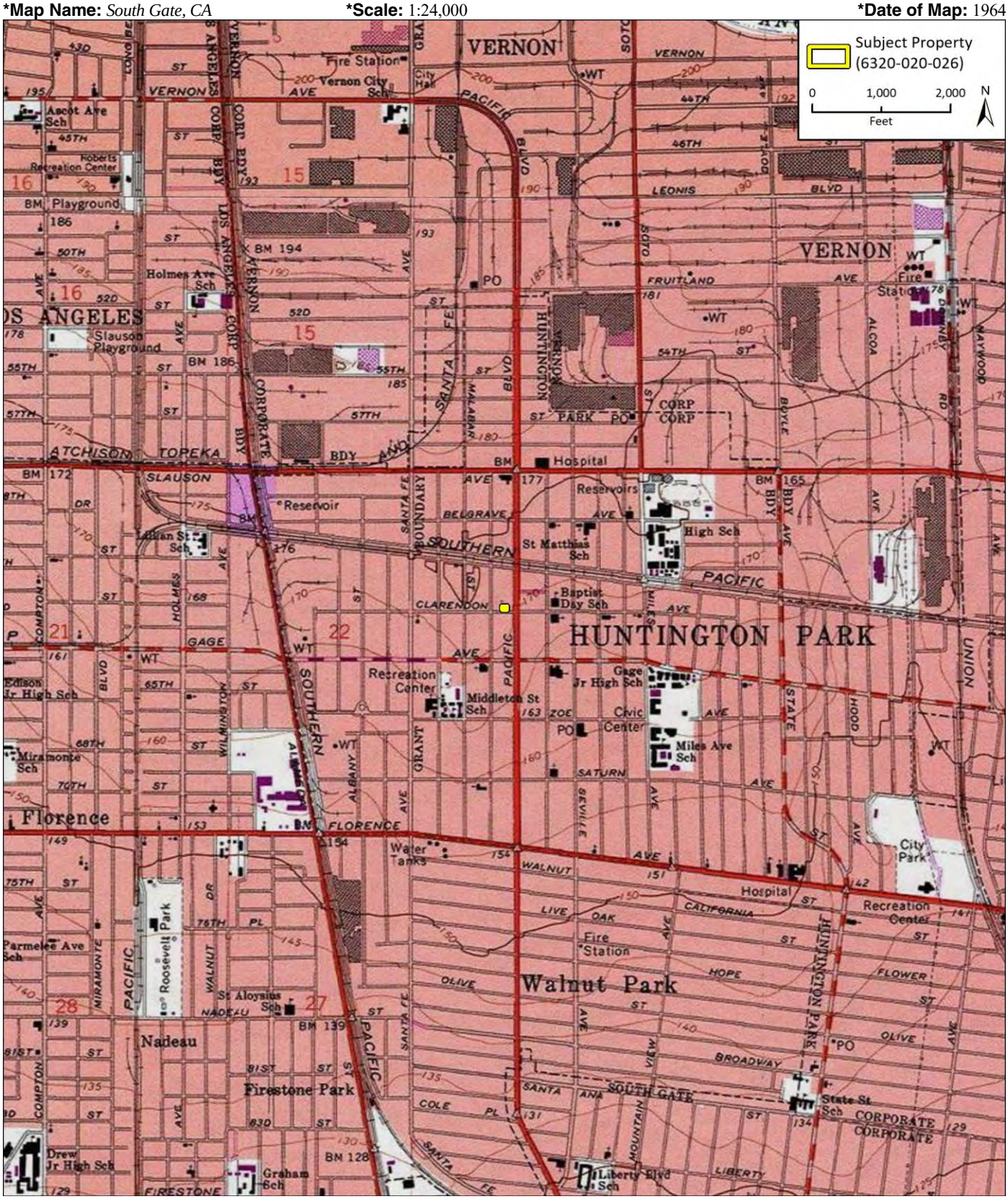
***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
October 17, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2022). *West Santa Ana Branch Transit Corridor Environmental Study*, *Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):


Subject Property
(6320-020-026)
0
1,000
2,000
Feet
N
VERNON
HUNTINGTON PARK
Walnut Park
Florence
Nadeau
Firestone Park
SOUTH GATE
Fire Station
Vernon City Sch
Ascot Ave Sch
Roberts Recreation Center
Playground
Holmes Ave Sch
Slauson Playground
Hospital
Reservoirs
Reservoir
High Sch
St Matthias Sch
Baptist Day Sch
Recreation Center
Middleton St Sch
Gage Jr High Sch
Civic Center
Miles Ave Sch
Edison Jr High Sch
Miramonte Sch
Water Tanks
City Park
Recreation Center
Parmelee Ave Sch
Roosevelt Park
St Aloysius Sch
Drew Jr High Sch
Graham Sch
State St Sch
Liberty Blvd Sch
Fire Station
PACIFIC
SOUTHERN
SANTA FE
UNION
STATE
HUNTINGTON PARK
CORPORATE
ATCHISON TOPEKA AND SANTA FE
LOS ANGELES CORP BDY
VERNON
SLAUSON
GAGE
FLORENCE
WALNUT
OLIVE
BROADWAY
CALIFORNIA
CLARENDON
BELGRAVE
FRUITLAND
LEONIS
SATURN
HOPE
FLOWER
LIVE OAK
NADEAU
COLE
LIBERTY
SANTA ANA
MOUNTAIN VIEW
BM 194
BM 186
BM 139
BM 128
BM 172
BM 165
PO
WT

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #** 2569 Clarendon Avenue (Map Reference No. 10-020)

B1. Historic Name: N/A
B2. Common Name: 2569 Clarendon Avenue
B3. Original Use: Commercial/store-front property B4. Present Use:
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The property's permanent components were seen in cira 1925, and modified circa 1950s.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

The subject property is a commercial property with four storefronts constructed circa 1925 1925 to 1927 (FrameFinder 1927; Sanborn Maps 1910, 1916, and 1924). A review of historical newspapers confirms the building has had numerous tenants since its original construction. An article in South Gate Daily Press-Tribune indicates in 1947 the address at 2569 Clarendon Avenue store was a Credit Bureau. An article in the South Gate Daily Press in 1929-1942 indicates the Southern California Telephone Company was located at 2571 Clarendon Avenue (South Gate Daily, 1929 & 1942). From 1943 to 1957, 2569 Clarendon Avenue operated as the Huntington Park Chamber of Commerce headquarters, as indicated by the *South Gate Press* and *Hollydale Press* (*South Gate Press*, 1943 & 1957; *Hollydale Press*, 1946). And in 1959, 2569 Clarendon Avenue storefront's business changed to the O.K. Personal Agency 1959, according to the South Gate Press(South Gate Press. The South Gate Daily Press-Tribune showcases that the storefront at 2573 Clarendon Avenue was a barbershop in 1950 (South Gate Daily Press, 1950). The storefront at the address 2575 Clarendon Avenue from 1950 was the Winfield Clock Shop, as indicated by the South Gate Daily Press. (*South Gate Daily Press*, 1950). Archival research failed to identify any additional consequential information about its former owners or occupants and the building continues to operate as a commercial property.

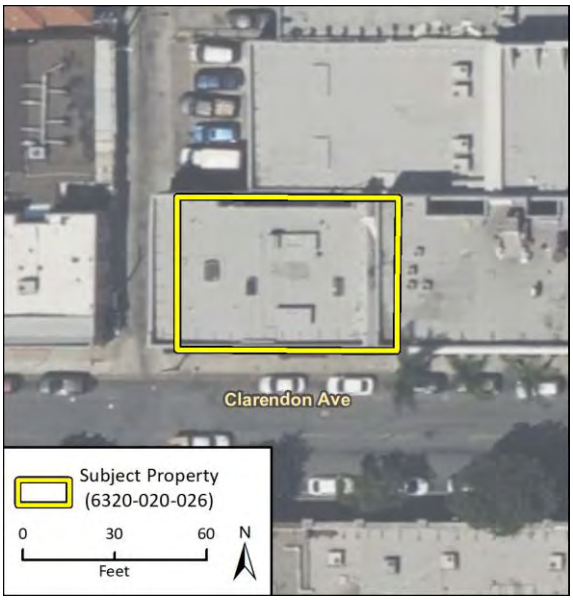
The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of relatively ordinary examples of a commercial storefront building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed October 2022.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2022.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). October 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2022
(See continuation sheet)

B13. Remarks:
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** October 17, 2022

(This space reserved for official comments.)



***B12. References (continued):**

Los Angeles, County: Los Angeles Public Library, ProQuest Digistal Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed October 2022.

Los Angeles Times (Los Angeles, California). Newspapers.com .

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2022.

South Gate, California. Newspapers.com

-"Benefit Show Planned for Therapy Pool." *South Date Daily Press-Tribune*. February 21, 1957.

-"Certificate of Business Fictitious Firm Name." *South Gate Daily Press-Tribune*. February 1, 1947.

-"Southern California Telephone Company." *South Gate Daily Press-Tribune.* April 7, 1932.

-"Huntington Park Chamber of Commerce." *South Gate Press.* March 17, 1955.

-"Let's go in the yard where it's safe." *South Gate Daily Press-Tribune*. February 2, 1942.

-"Name HP Man Dist. Chairman." *South Date Daily Press-Tribune*. July 12, 1943.

-"O.K. Personnel Agency." *South Gate Press-Tribune*. August 02, 1959.

-"Plants Aid Food Drive." *Hollydale Press.* June 27, 1946.

-"Phone Company to State Open House on 23rd." *South Gate Daily Press-Tribune*. August 06, 1929.

-"Southern California Telephone Company." *South Gate Press.* July 7, 1938.

UCSB Library. FrameFinder. Accessed at https://www.library.ucsb.edu/geospatial/finding-airphotos. October 2022.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 3CS, 5S3

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** Huntington Park High School (Map Reference No. 10-021)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**

and

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 **T** 2S; **R** 13W; **¼ of ¼ of Sec ;** M.D.**B.M.**

c. Address: 6020 Miles Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: N/A; mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-019-904

***P3a. Description:**

Huntington Park High School, located at the corner of Randolph Street and Miles Avenue in Huntington Park, is a Los Angeles Unified School District (LAUSD) high school campus and is bounded by Belgrave Avenue to the north and Oak Street to the east. This evaluation excludes the school's adjacent parcel, located opposite Belgrave Avenue, which includes several LAUSD facilities including Huntington Park Adult School, City of Angels School, and San Antonio High School, as well as the Huntington High School gymnasium and athletic fields.

The high school campus centers on the school's classroom core, which includes approximately 13 permanent buildings and several portable classroom buildings constructed between 1923 and 1991. The campus' historic core is concentrated along the western edge of campus and includes the Administrative Building (1936), Cafeteria Building (1936), Home Economics Building (1924), Annex Building (1925), and Auditorium Building (1937), all designed in the Public Works Administration (PWA) Moderne style and organized around landscaped courtyards. (See Continuation Sheet Page 4).

***P3b. Resource Attributes:** HP15 Educational Buildings

***P4. Resources Present:** ☑Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Administrative Building, Primary Elevation, View East
December 2022

***P6. Date Constructed/Age and Sources:** ☑Historic
☐Prehistoric ☐Both
See B6. Construction History

***P7. Owner and Address:**
N/A

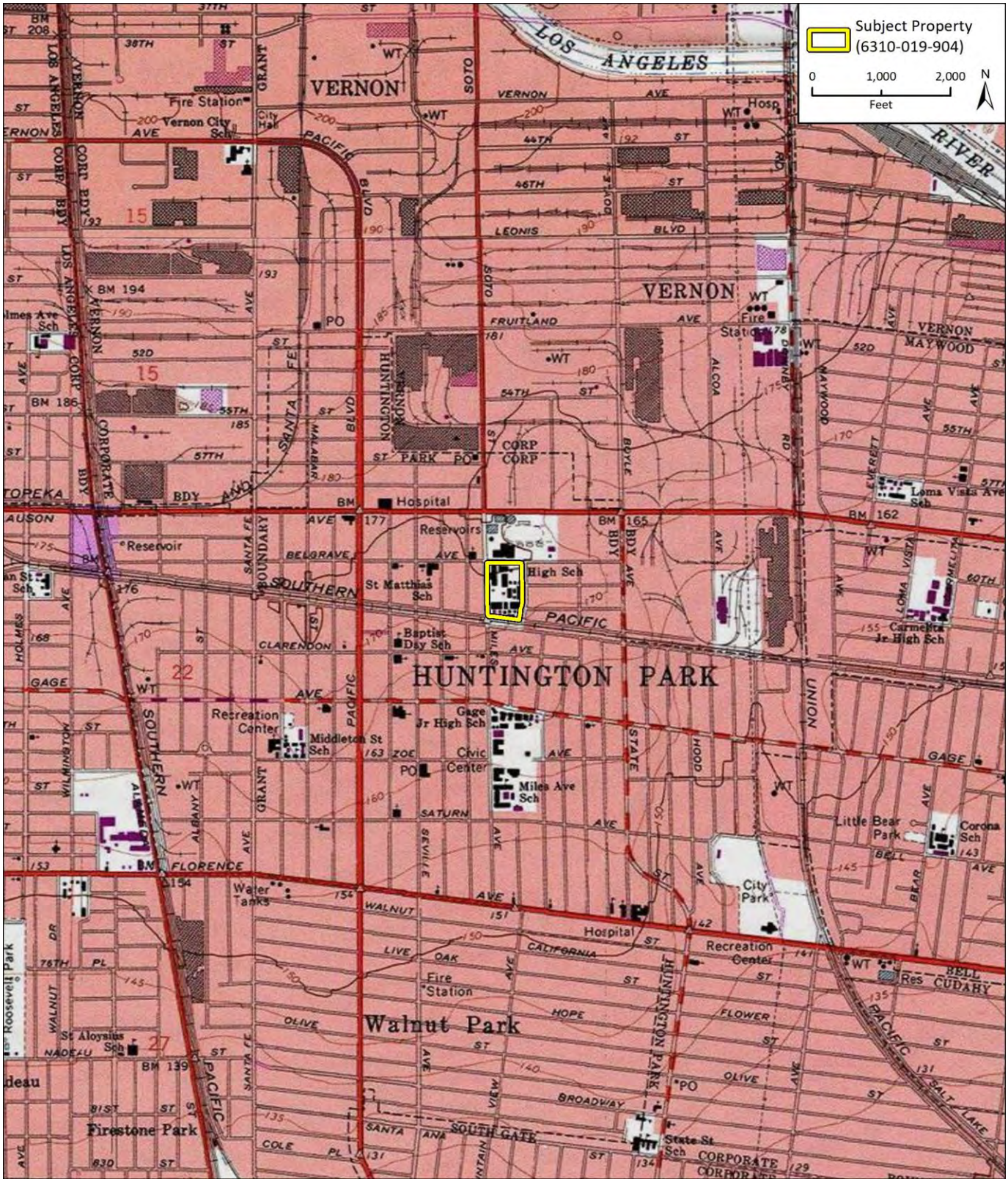
***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:**
2019 (Revised 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):


Subject Property
(6310-019-904)
0
1,000
2,000
Feet
N
LOS ANGELES
RIVER
VERNON
HUNTINGTON PARK
Walnut Park
Fire Station
Vernon City Sch
City Hall
Hospital
Reservoirs
High Sch
St Matthias Sch
Baptist Day Sch
Recreation Center
Middleton St Sch
Gage Jr High Sch
Civic Center
Miles Ave Sch
Water Tanks
Fire Station
St Aloysius Sch
Firestone Park
Roosevelt Park
Little Bear Park
Corona Sch
City Park
Recreation Center
Res
CUDAHY
Loma Vista Sch
Carmelita Jr High Sch
VERNON MAYWOOD
State St Sch
SOUTH GATE
PACIFIC
SOUTHERN
UNION
HUNTINGTON PARK
SANTA FE
BOUNDARY
BELGRAVE
GAGE
FLORENCE
WALNUT
OLIVE
BROADWAY
CALIFORNIA
FRUITLAND
LEONIS
SOTO
ALAMEDA
ALAMEDA
GRANT
MAYWOOD
ALCOA
BOYLE
HOOD
STATE
SEVILLE
HUNTINGTON PARK
LOS ANGELES
VERNON
CORP BDY
CORPORATE BDY
AND
CORP
PARK
PO
WT
BM 194
BM 186
BM 139
BM 162
BM 165
Elmes Ave Sch
Topeka
Auson
St Sch
Holmes
Wilmington
Naoleau
Ideau
Dr
Pl
Ave
St
Blvd
Rd
Dr
Pl

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S, 3CS, 5S3

***Resource Name or #** Huntington Park High School (Map Reference No. 10-021)

B1. Historic Name: Huntington Park High School
B2. Common Name: Huntington Park High School
B3. Original Use: Educational
B4. Present Use: Educational

***B5. Architectural Style:** Public Works Administration (PWA) Moderne

***B6. Construction History:**

Originally constructed in 1909 and extensively damaged in the 1933 Long Beach Earthquake, the earliest extant buildings dates from the early 1920s. The campus was rehabilitated and renovated extensively from 1934-1939, including the construction of the Administrative Building, Auditorium, Cafeteria, Mechanical Drawing, and Social Arts. The buildings that survived the earthquake were remodeled to reflect the PWA Moderne style consistent with the new buildings constructed during that time. In following years, several permanent buildings were added, including a Classroom Building (1957), shop buildings (1960), and the Music Building (1963). The most recent permanent addition to the campus was completed in 1991 when the Science and Classroom Building was added. Additionally, several portable relocatable structures were added to the campus from 1948 through 1975. The campus is currently under construction for a modernization project (Placeworks 2018).

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

***B8. Related Features:** NA

B9a. Architect: George M. Lindsey
b. Builder: Not Identified

***B10. Significance: Theme:** Architecture **Area:**

Period of Significance: 1934-1939 **Property Type:** Educational **Applicable Criteria:** C/3/3

The Huntington Park Union High School District was organized in 1909 and the first high school building was completed on the subject property in 1910. A 1911 fire damaged several campus buildings, and it was partially rebuilt in the 1920s, receiving additional new buildings at the same time. The high school joined the Los Angeles City High School District in 1932 and the subject property was damaged for a second time the following year by the 6.4 magnitude Long Beach Earthquake. Plans to replace damaged buildings began in 1934. The school district hired local architect George M. Lindsey. He redesigned the following surviving buildings in the PWA Moderne style: Annex, Home Economics Building, and Central Plant. At the same time, he designed several new buildings including the Administrative Building, Cafeteria, Mechanical Drawing, and Auditorium – all in the PWA Moderne style (Placeworks 2018). (See Continuation Sheet Page 4).

B11. Additional Resource Attributes: N/A

***B12. References:**

Los Angeles Unified School District. 2014. Historic Context Statement, 1870 to 1969. LAUSD website. https://planning.lacity.org/odocument/5a14c032-614e-4cd2-b58a-9507df31fbd1/Los%20Angeles%20Unified%20School%20District%20Historic%20Context%2C%201870-1969.pdf. Accessed January 2023.

____. 2014. Historic Resources Survey Report. LAUSD website. https://planning.lacity.org/odocument/5a14c032-614e-4cd2-b58a-9507df31fbd1/Los%20Angeles%20Unified%20School%20District%20Historic%20Context%2C%201870-1969.pdf.Accessed January 2023.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023. https://www.newspapers.com/. Accessed January 2023.

PCAD. "George M. Lindsey." PCAD website https://pcad.lib.washington.edu/person/4865/. Accessed January 2023.

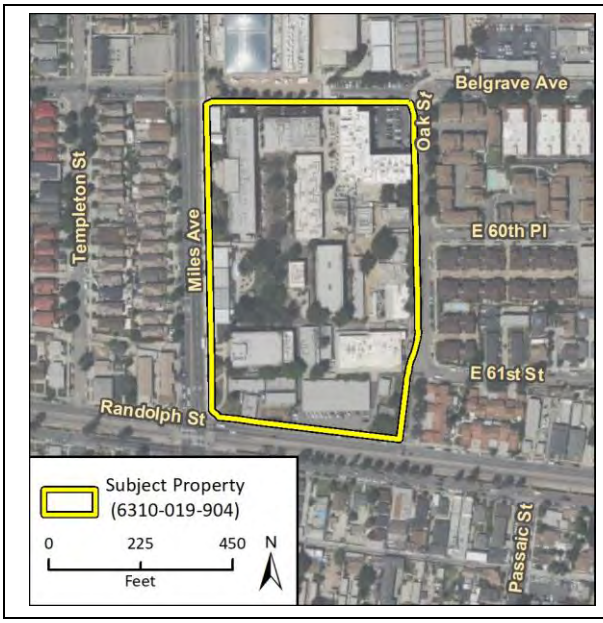
Placeworks. 2018. Huntington Park High School Comprehensive Modernization Draft EIR, Los Angeles Unified School District. LAUSD website. https://achieve.lausd.net/cms/lib/CA01000043/Centricity/Domain/135/HPHS%20Draft%20EIR_compiled.pdf. Accessed January 2023

B13. Remarks: N/A

***B14. Evaluator:** JulieAnn Murphy, Rincon Consultants, Inc.

***Date of Evaluation:** January 10, 2023

(This space reserved for official comments.)



P3a. Description (continued):
The Administrative Building fronts Miles Avenue, at the west end of the campus. The two-story concrete building has a flat roof and rectangular plan. Built in 1936, it includes several elements of the PWA Moderne style including its symmetrical composition, fluted piers, decorative band molding and cornice detailing. Additionally, it has a recessed monumental entry with additional fluted detailing and repeats the same cornice detailing at the roofline. Decorative copper spandrels are currently covered to protect them from construction. All the windows appear to be original.

The subject property's Auditorium, built in 1937 and known as Westover Hall, is separated from the Administrative Building by a landscaped courtyard and has a very similar form to the Administrative Building. It also includes a flat roof, rectangular plan, and symmetrical design. Fluted piers are repeated between each of the three building entrances and the same decorative details are repeated along the decorative band, building entries, and at the cornice.

The east side of the courtyard between the Administrative Building and the Auditorium is formed by the Annex Building. Built in 1925 and renovated after the 1933 Long Beach Earthquake it also includes Moderne style elements, for example a reeded string course above the second story windows and decorative detailing at entries.

The area east of the Administrative Building is comprised of the Cafeteria and Home Economics Building separated from each by the Stockton Courtyard, a landscaped area with plantings and outdoor seating. The Cafeteria Building, completed in 1936, and the Home Economic Building, constructed in 1924 and updated in 1936, also have strong features of the Moderne style, including board form walls, flat roofs, and reeded courses.

The remainder of buildings on the south and east side of the campus include those largely built after the historic core of the campus and date from 1959 to 1991. It also includes several temporary classroom buildings added to the campus from 1948 to 1975. These buildings are generally simpler and more utilitarian in design and include rectangular floor plans, flat roofs, and concrete or stucco exteriors.

B10. Significance (continued):
Construction of the redesigned Huntington High School was complete by 1939. From then until the late 1950s, the campus underwent only minor alterations. Two new shop buildings were added in 1959 and the former Manual Arts Building was demolished in 1960. The campus became a part of the Los Angeles Unified School District (LAUSD) in 1961 when the Los Angeles City High School District was absorbed. In the 1960s, minor alterations and updates were made to the Administrative Building and the Home Economics Building. In 1962, a Music Building and Food Services Building were added (Placeworks 2018). A large two-story portable classroom was added in 1977. In 1988, several buildings received code upgrades. A new Science Classroom was added in 1991. The subject property has remained largely the same since that time, except for current modernization work (Placeworks 2018).

The PWA Moderne style was an architectural style popular in the United States between 1933 and 1944, named for the prevalent style that characterized relief projects sponsored by the PWA and the Works Progress Administration (WPA). Drawn from traditional motifs such as Beaux-Arts and Art Deco, it incorporates elements from a number of styles, including Classical Revival, Spanish Colonial Revival, and Streamline Moderne. It often uses classical elements to create a monumental feel, making it a popular choice for public buildings including libraries, civic centers, post offices, and schools during its period of popularity.

Architect George M. Lindsey (1891-1973) designed and oversaw the 1930s-era PWA Moderne improvements to the campus. Born in Denver, Colorado, he was the principal of his own architectural firm by 1921 and maintained architectural offices in Glendale. Lindsey is credited with several institutional and educational buildings in the Los Angeles area including the Robert Louis Stevenson Branch of the LA Library (1926) and the Glendale Main Branch of the United States Postal Service (1934). In addition to designing Highland Park High School for LAUSD, he also designed James A. Garfield High School in East Los Angeles (1924) and John Marshall High School in Los Feliz (1930) (PCAD 2022). His son, Robert, joined him in practice by the early 1950s. George appears to have stopped practicing by the late 1950s and died in 1973.

The property was evaluated for historic significance by LASUD during a 2002 survey and was assigned status code 3S, indicating the campus "appears eligible for National Register of Historic Places or California Register of Historic Resources through survey evaluation." It was also evaluated in 2018 by PCR Services Corporation, in support of the preparation of the Environmental Impact Report for the current modernization project, which concurred with the previous eligibility finding.

The current evaluation concurs with previous eligibility findings. The property remains eligible under Criteria C/3/3 for its architectural merit. It is a representative example of PWA Moderne architecture, as reflected in its Administration Building (1936) and Auditorium (1937). It is also reflected in buildings that were reconstructed with Moderne updates like the Home Economics and Classroom Building (1924) and the Annex (1925). Other contributing campus buildings include the Cafeteria (1936), Social Arts (1939), and the landscaped courtyards. Furthermore, the PWA Moderne buildings are good examples of the work of architect George M. Lindsey. Its associated period of significance spans from 1934 to 1939, encompassing its redevelopment and reconstruction following the 1933 Long Beach Earthquake. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.



Photo 2: View of Auditorium Building, Facing East

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 2205 Randolph Street Map (Reference No 10-022)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:**1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**
c. Address: 2205 Randolph Street City: Huntington Park Zip: 90255
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6321-004-012

***P3a. Description:**

The subject property at 2205 Randolph Street is a double volume, one-story Quonset hut. Located at the corner of Randolph Street and Albany Street, the structure features a rectangular mass and sits on a concrete foundation. The building has a frame comprised of multiple curved steel ribs forming a barrel roof and a corrugated metal exterior. The southern elevation features a ground-level false front with a single wooden door entry; there is a vent on the right side of the door, which is flanked by window openings infilled with corrugated metal. The area above the entry door includes a louvered vent beneath the curved roofline. The eastern and western elevations include multi-light steel sash windows. The north, elevation fronts an alleyway and has a large rolling hangar entry topped with louvered vent and is flanked by multi-light steel sash windows. The property is situated on a level lot and is in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building, HP8. Industrial building

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Photo view northeast

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1948 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

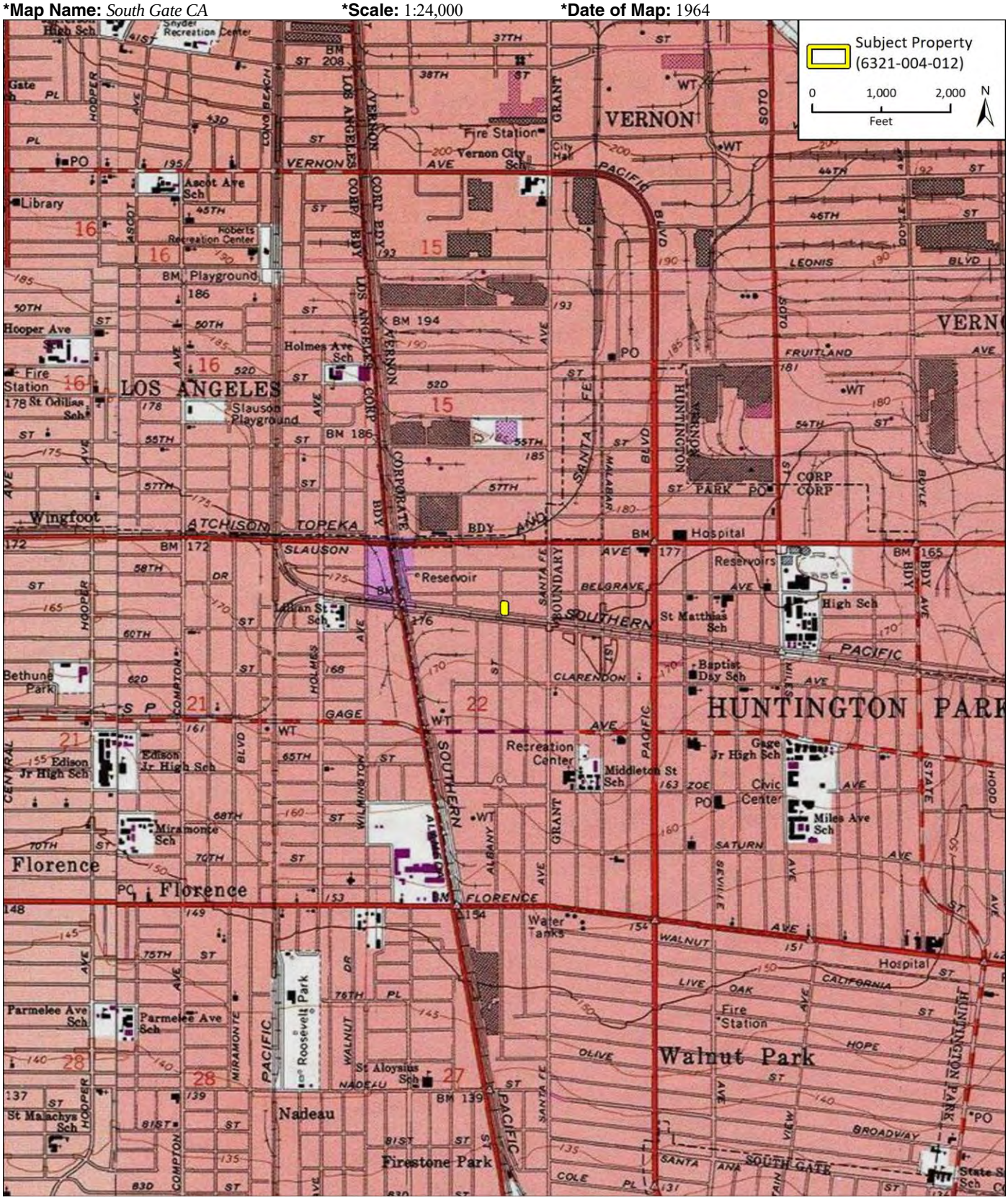
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 2205 Randolph Street (Map Reference No. 10-022)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 2205 Randolph Street (Map Reference No. 10-022)

B1. Historic Name: N/A
B2. Common Name: 2205 Randolph Street
B3. Original Use: Military
B4. Present Use: Unknown
***B5. Architectural Style:** Quonset hut
***B6. Construction History:**
The subject property was developed in 1947.
***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None
B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A
Period of Significance: N/A
Property Type: N/A
Applicable Criteria: N/A

The subject property is a Quonset hut. Installed in 1947, the building housed a Pet Deal Supply company from 1948 to 1957 (*Los Angeles Times* 1949). After that time, it is likely that the building had several commercial tenants, though archival research failed to identify any additional consequential information about its former owners or occupants. Quonset huts were designed in 1941 by a team of engineers at Quonset Point Naval Air Station in Rhode Island. The prefabricated portable structure was designed to be shipped to military outposts and built quickly by untrained construction workers; a small team of ten could build a twenty-foot Quonset hut in one day. After World War II, repurposed Quonset huts made their way into civilian life for residential, commercial, and agricultural applications (DAHP).

The subject property is recommended ineligible for listing in the National and California Registers or for local designation by the City of Huntington Park under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a typical example of a Quonset hut, a prefabricated and ubiquitous military building type that was abundant in commercial and light industrial use in the years following World War II. Although the building is a representative example of Quonset hut, due to the fact it is a mass-produced prefabricated building the subject property is not eligible for its architectural merit; it also does not represent the work of a master or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.

Department of Archaeology and Historic Preservation. "Quonset Hut, 1941-1960." (Olympia Washington.) Quonset Hut | Washington State Department of Archaeology & Historic Preservation (DAHP), Accessed January 2023.

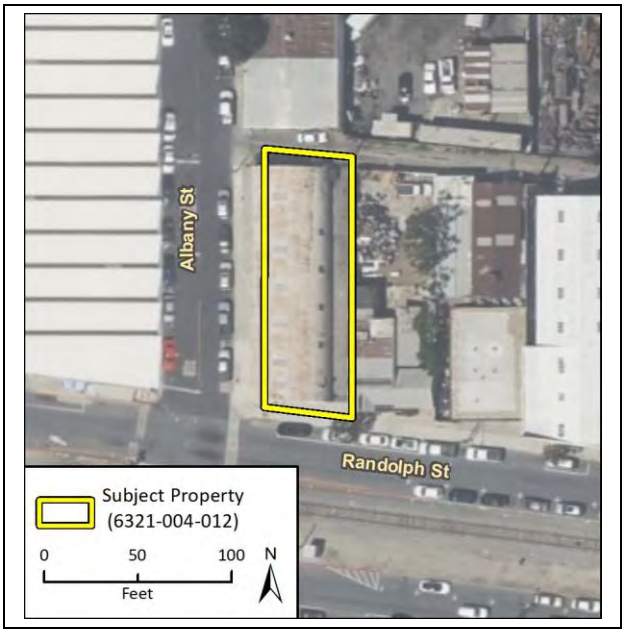
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Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed January 2023.

Los Angeles Times, "Their Nibs, Vitamin Wafers, a Treat for your Dogs." (March 20, 1949.) Accessed January 2023. 20 Mar 1949, 164 - The Los Angeles Times at Newspapers.com.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January 2023.



B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants, Inc.
***Date of Evaluation:** January 11, 2023

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 2468 Randolph Street (Map Reference No. 10-023)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**
c. Address: 2468 Randolph Street City: Huntington Park Zip: 90255
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: APN 6320-018-016

***P3a. Description:**

The subject property is a single-story residence that features elements of the Craftsman style. The residence is rectangular in plan with a concrete foundation and stucco-clad exterior walls; it is capped with a cross-gabled roof sheathed in rolled composition. The north façade is organized symmetrically, with a central recessed entry beneath a projecting roof supported by a pair of wood posts. The entrance is flanked by a pair of original wood frame tripartite sash and casement windows beneath the gables. Located on the south side of Randolph Street, the property is set back from the street and rests on a slightly elevated rectangular parcel surrounded with cobble constructed planters and metal fencing. It appears in good condition.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North Elevation of 2468 Randolph Street, View Southwest.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1914 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Ashley Losco & Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

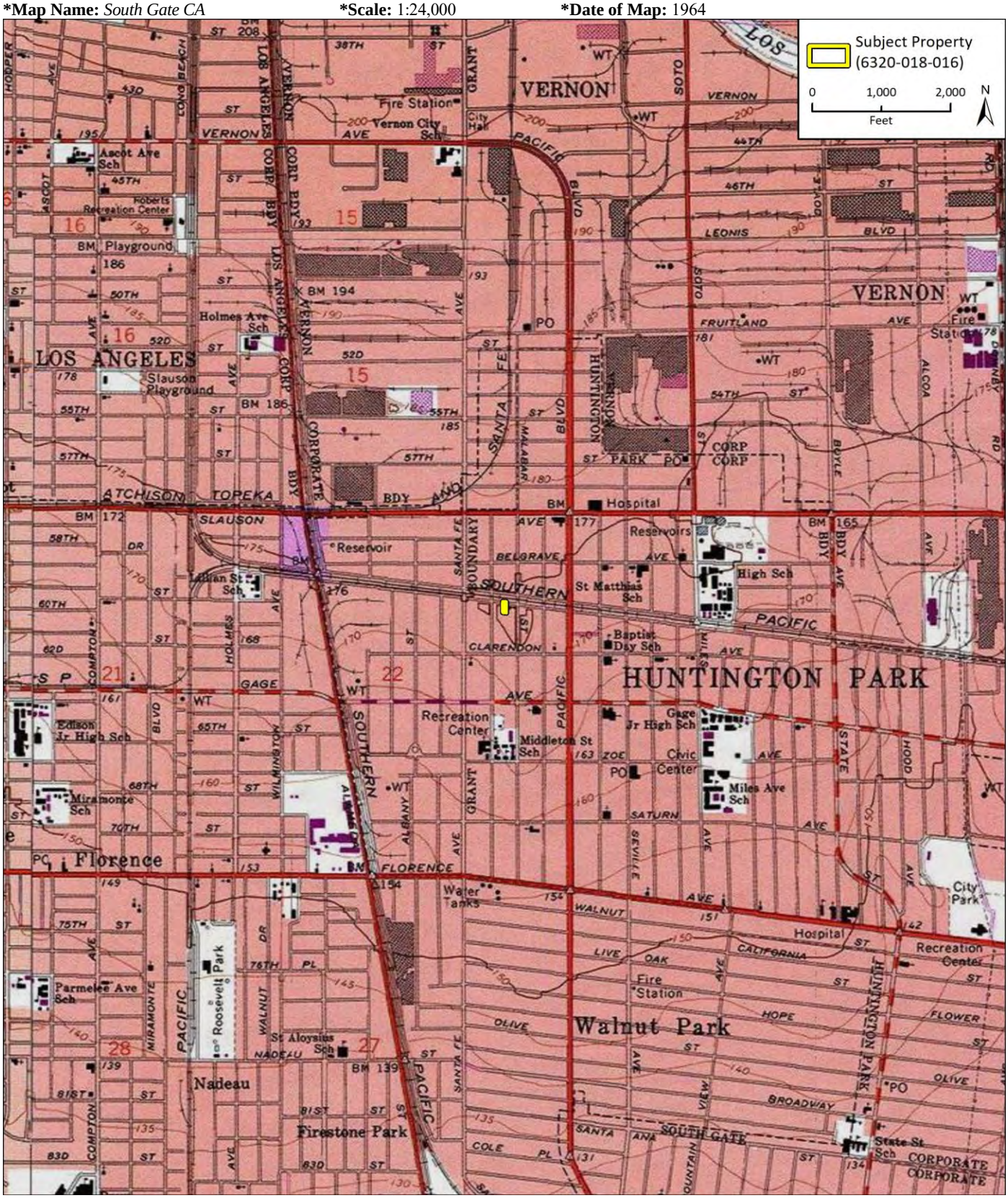
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 2468 Randolph Street (Map Reference No. 10-023)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 2468 Randolph Street (Map Reference No. 10-023)

B1. Historic Name: N/A
B2. Common Name: 2468 Randolph Street
B3. Original Use: Single-family residential
B4. Present Use: Single-family residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:**
The subject property was developed in 1914, and between 1947 and 1952 a rear addition was constructed (Los Angeles County Assessor 2023; NETR Online 2022). Between 1988 and 1991 a rear porch and a front porch cover were constructed, and the metal security bars were added at an unidentified time (NETR Online 2022).
***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None
B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

The subject property is a single-family residence constructed in 1914 within the Huntington Park Tract which fronted Randolph Street and ran south to Clarendon Street (Los Angeles County Assessor 2023). The subject property shares a cobble wall with adjacent properties along Randolph Street west to Middleton Street. These properties appear to have been developed around the same time by L.S. McKinney & Company (*Los Angeles Times* November 28, 1903). The first property constructed on the block was 2452 Randolph Street, at the corner with Middleton Street in 1906 (Los Angeles County Assessor 2023). By the time the 1910 Sanborn Fire Insurance Map of the area was drawn, 2464 and 2478 Randolph Street had also been constructed (ProQuest 2023). The property was occupied by several residents throughout its history; however, a notable resident was Charles Dawson and his family, who occupied the property from 1936 to 1952 (Ancestry.com 2023). Dawson was a newspaperman and active in the American Legion after serving in World War I in the Army Aviation Service (*Monrovia Daily News* September 1, 1922). He was elected to the California State Assembly in 1923 and president of the Better Government League of Huntington Park in 1942 (*Oakland Tribune* January 17, 1923; *Los Angeles Times* August 20, 1942).

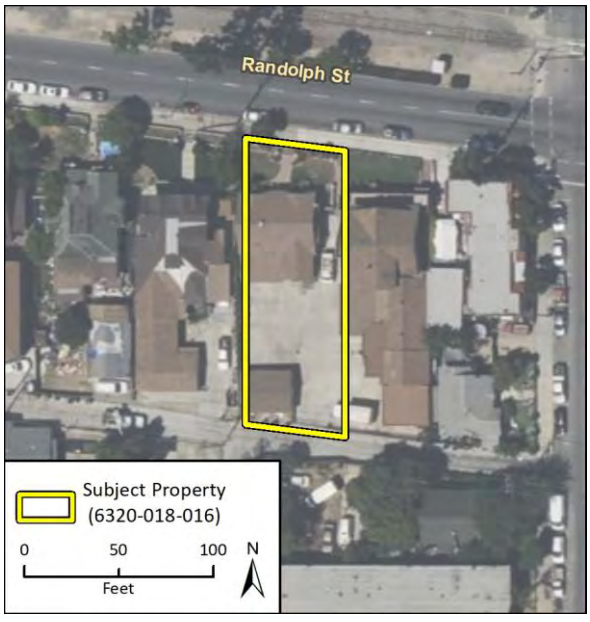
The subject property is recommended ineligible for listing in the National and California Registers or for local designation by the City of Huntington Park under any significance criteria. The property is not strongly associated with any important events and does not exemplify the heritage of the community of Huntington Park (Criteria A/1/1). Though Charles Dawson was a notable member of the Huntington Park community, research did not identify him as a significant individual in local, state, or national history (Criteria B/2/2). The building features elements of the Craftsman style, retaining some of the character-defining features of a bungalow, including its small form and cross-gable roofline with enclosed eaves. The property is not a strong representative of the style as it lacks high-style characteristics to set it apart from other examples; it also does not represent the work of a master or possess high artistic values (Criteria C/3/3). Lastly, research did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). Although several properties along Randolph Street feature a consistent cobble wall, suggesting they were constructed during the same period and potentially by the same developer, the subject property does not retain sufficient integrity to reflect a cohesive entity with adjacent properties. Therefore, the property is also recommended ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**
Ancestry.com. California Voter Registration from 1936 to 1952. Accessed January 2023 through ancestry.com.
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.
(See continuation page)

B13. Remarks: N/A

***B14. Evaluator:** Ashley Losco, Rincon Consultants, Inc.
***Date of Evaluation:** January 12, 2023



(This space reserved for official comments.)

***B12. References (Continued)**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). October 2022.

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Los Angeles Times. "Heads Civic League." August 20, 1942. Accessed January 2023 through newspapers.com.
"Advertisements." November 28, 1903. Accessed January 2023 through newspapers.com.

Monrovia Daily News. "Chas. B. Dawson Expects Surprise." September 1, 1922. Accessed January 2023 through newspapers.com.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.

Oakland Tribune. "Gasoline Oil Probe Started by Assembly." January 17, 1923. Accessed January 2023 through newspapers.com.

ProQuest. Digital Sanborn Maps, 1867-1970. Huntington Park Sanborn Fire Insurance Map, Sheet 6, 1910. Accessed January 2023 through https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/599/2577/2627/26498?accountid=6749.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January 2023.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 6101 Malabar Street (Map Reference No. 10-024)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**
c. Address: 6101 Malabar Street City: Huntington Park Zip: 90255
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6320-018-018

***P3a. Description:**

Located at the southwest corner of Randolph Street and Malabar Street, the subject property is a multi-family property designed with elements of the Spanish Colonial Revival style. The rectangular plan building sits on a concrete foundation, is capped with a flat roof with terracotta tile coping and is sheathed with stucco. The building has three units with entrances on the facade facing Malabar Street. Each entrance is sheltered under a shed or gabled roof porch topped with terracotta tile roofing and partially enclosed with stucco walls with arched openings. Windows include vinyl sash replacements throughout covered by metal awnings. Circular terra cotta vents are present along the building's east and south elevations. The building is set back from the street by small yards enclosed by metal fencing and is in good condition.

***P3b. Resource Attributes:** HP3. Multiple-family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East Elevation of 6101 Malabar Street, View West.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1923 (Los Angeles County Assessor 2023)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Ashley Losco & Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

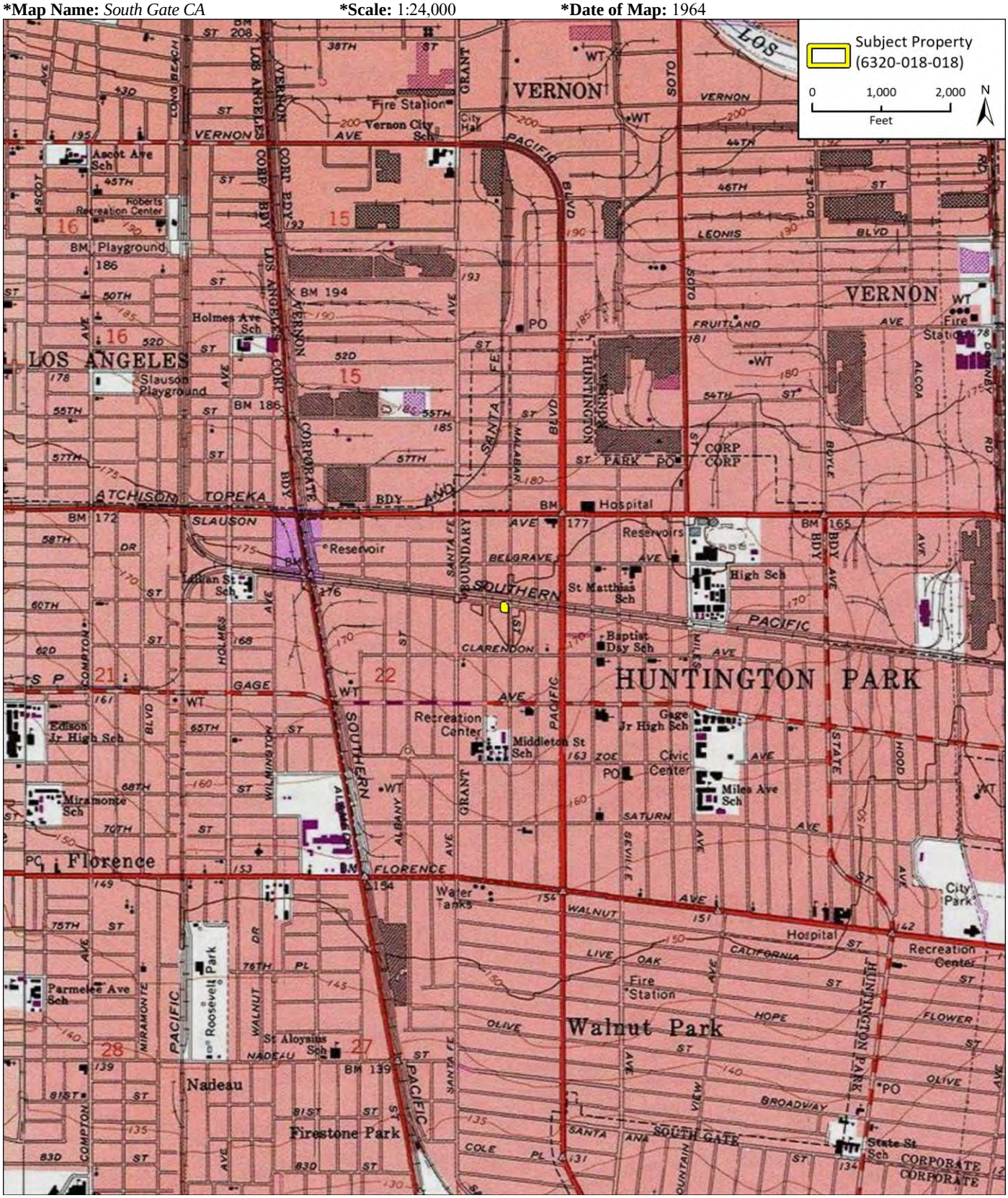
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 6101 Malabar Street (Map Reference No. 10-024)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 6101 Malabar Street (Map Reference No. 10-024)

B1. Historic Name: N/A
B2. Common Name: 6101 Malabar Street
B3. Original Use: Multi-family residential
B4. Present Use: Multi-family residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**
The subject property was constructed in 1923 (Los Angeles County Assessor 2023). The original wood frame windows were replaced with vinyl sash units at an unidentified time.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None
B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

The subject property is a small multi-family residential property designed with minimal characteristics of the Spanish Colonial Revival style. As a multi-family property, the building has housed several residents as identified in research through newspapers and city directories. Archival research failed to identify any consequential information about its former owners or occupants.

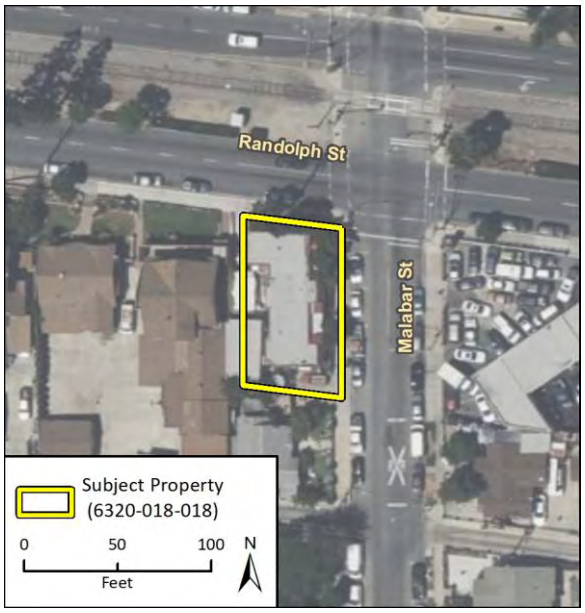
The subject property is recommended ineligible for listing in the National and California Registers or for local designation by the City of Huntington Park under any significance criteria. The property is not associated with any important events, nor does it exemplify the heritage of Huntington Park (Criteria A/1/1). The property is not associated with persons significant in our past (Criteria B/2/2). The building is a modest example of the Spanish Colonial Revival style expressing some of the characteristics of the style including a stucco exterior, flat roof with terracotta tile coping, and terra cotta vent openings; however, the building is not an exceptional example of the style lacking high-style characteristics. It also does not represent the work of a master or possess high artistic values (Criteria C/3/3). Lastly, research does not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). October 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023
Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed January 2023.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January 2023.

B13. Remarks: N/A

***B14. Evaluator:** Ashley Losco, Rincon Consultants, Inc.
***Date of Evaluation:** January 13, 2023



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 2502 Randolph Street (Map Reference No. 10-025)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

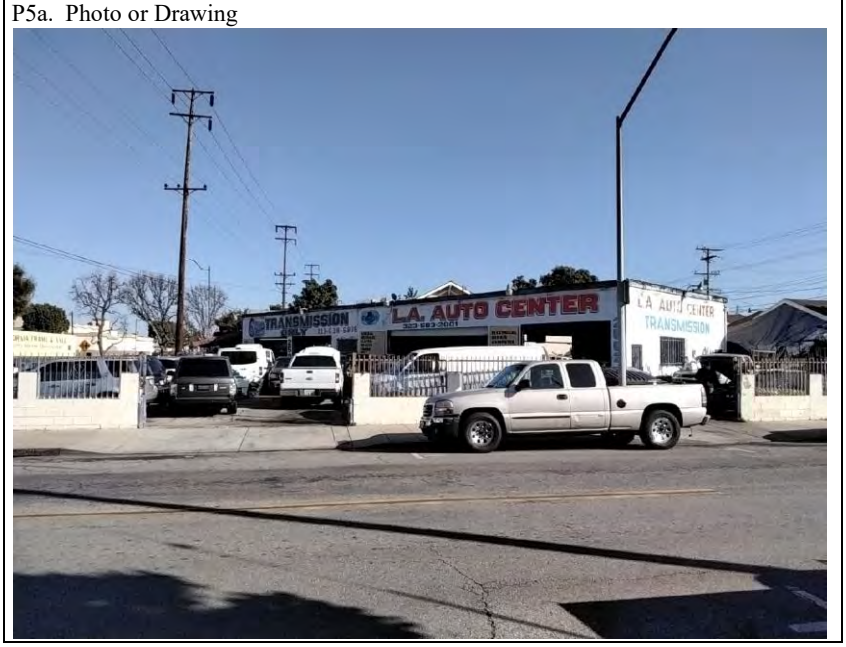
***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**
c. Address: 2502 Randolph Street City: Huntington Park Zip: 90255
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 6320-019-012

***P3a. Description:**
Located at the corner of Randolph Street and Malabar Street, the subject property is an auto repair facility. It features one building that is rectangular in plan and situated at a south-north diagonal across the lot. The building has a flat roof and walls sheathed in stucco. Along the primary north elevation are four garage bays. Fenestration also includes aluminum vertical sash windows covered with metal bars. The property is set back from the corner by a large, paved parking area, enclosed with a metal and concrete masonry unit fence and is in fair condition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North Elevation of 2502 Randolph Street, View Southeast.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1959 (Los Angeles County Assessor 2023)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Ashley Losco & Andrew Rodriguez
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

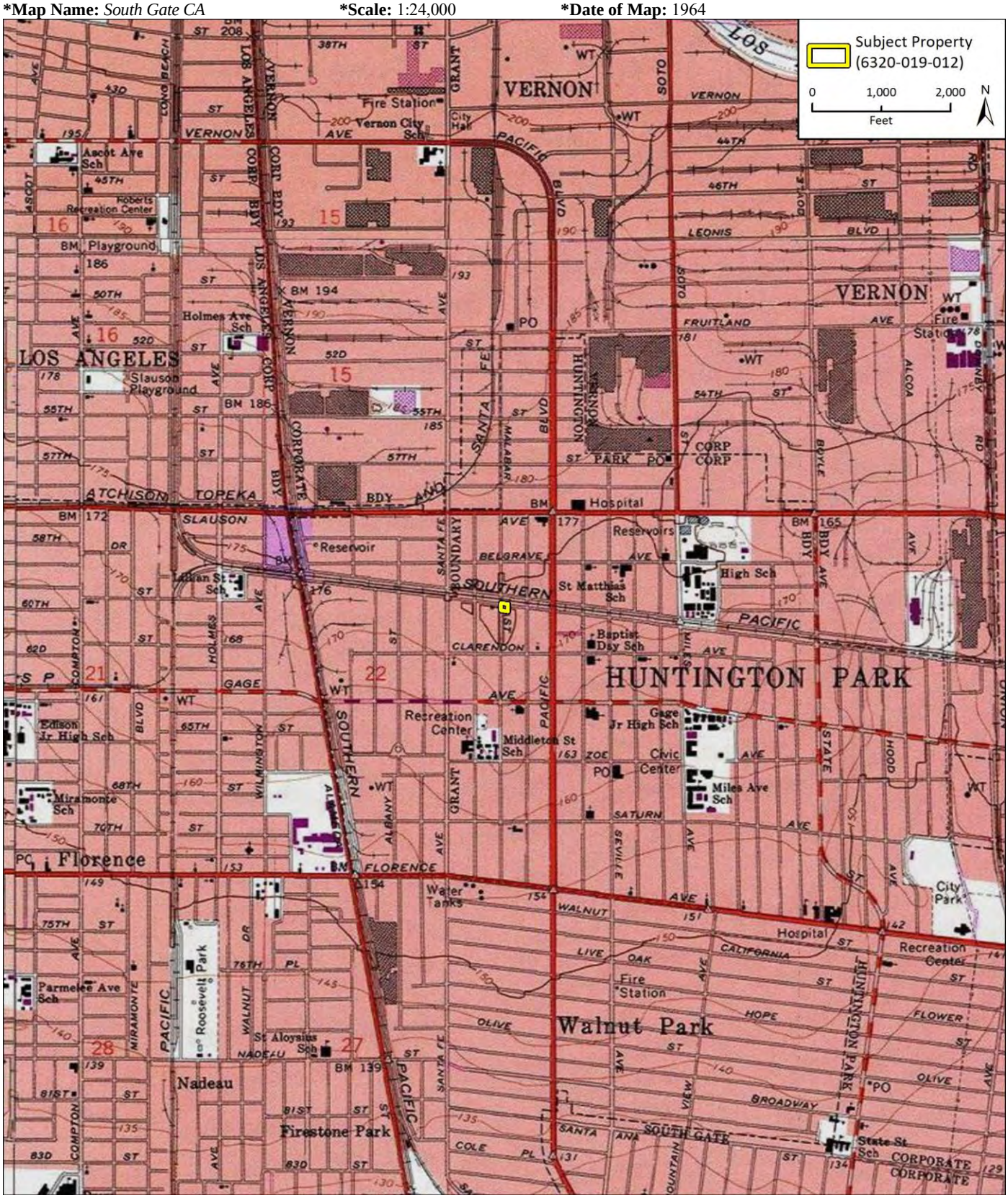
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 2502 Randolph Street (Map Reference No. 10-025)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 2502 Randolph Street (Map Reference No. 10-025)

B1. Historic Name: N/A
B2. Common Name: L.A. Auto Center
B3. Original Use: Commercial
B4. Present Use: Commercial
***B5. Architectural Style:** None Discernable
***B6. Construction History:**
The subject property was developed in 1959 as a gas station and auto center (Los Angeles County Assessor 2023). Between 1972 and 1980, an addition was constructed on the southwest elevation, and between 1980 and 1987, a large addition was constructed on the northeast elevation and extends south (NETR Online 2023).

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None
B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

The subject property is an auto center constructed in 1959 for an unnamed service station company (Los Angeles County Assessor 2023). It was occupied by Meza Towing Service, owned by R. Meza, from circa 1987 to 2007 (*Los Angeles Times* May 21, 1987; Google Street View 2023). The research conducted for this assessment identified no additional information related to the history of the subject property.

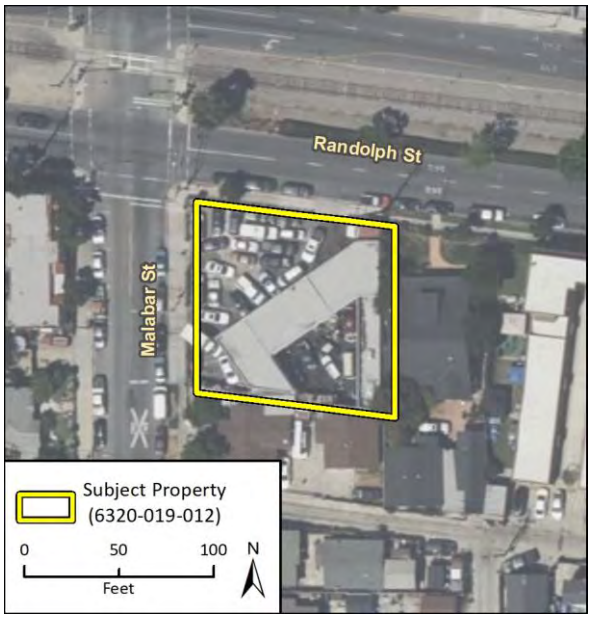
The subject property is recommended ineligible for listing in the National and California Registers or for local designation by the City of Huntington Park under any significance criteria. Gas stations and auto service centers date back to the 1910s with the mass production of the automobile throughout the United States (City of Los Angeles 2016). They evolved from early versions with just a pump to full-service stations with pumps and buildings following the popular architectural styles during each period. In the 1950s into the 1960s, designs for gas and service stations were paired back to simple rectangular plans with little decorations or elaborations with large canopies. The property is a ubiquitous auto maintenance facility constructed at a time when there were an abundance of gas and service stations constructed throughout Southern California. The property is not associated with any important events and is not a notable representative of automotive history, nor is it strongly associated with any important events or exemplify the heritage of the community of Huntington Park (Criteria A/1/1). The property is not associated with persons significant in our past (Criteria B/2/2). The building has no discernable architectural style and is a ubiquitous auto service center seen throughout Southern California and the United States; it also does not represent the work of a master or possess high artistic values (Criteria C/3/3). Lastly, research does not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

***B12. References:**
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed January 2023.
(See continuation page)

B13. Remarks: N/A

***B14. Evaluator:** Ashley Losco, Rincon Consultants, Inc.
***Date of Evaluation:** January 12, 2023



(This space reserved for official comments.)

***B12. References (Continued)**

Google Street View. Street views of subject property from 2007 to 2022. Accessed January 2023 through google.com.

Los Angeles, City of. SurveyLA. "Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1850-1980 Theme: Commercial Development and the Automobile, 1910-1970." August 2016.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). October 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023

Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed January 2023.

Los Angeles Times. "Notice of Unclaimed Personal Property." May 21, 1987. Accessed January 2023 through newspapers.com.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed January 2023.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2512 Randolph Street (Map Reference No. 10-026)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2512 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone N/A: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-019-013

***P3a. Description:**

The subject property, located at 2512 Randolph Street between Rugby Avenue and Malabar Street, includes two buildings: a main residence with elements of the Craftsman style fronting Randolph Street and an accessory dwelling with attached two-car garage at the rear of the property fronting an alleyway. The main residence is a one--and-one-half story residence with a rectangular plan, stucco exterior, and gable roof with shed roofed dormer. The façade features a full-width porch supported by paired, square wooden posts. The building's facade features two entrances, each covered with a metal security door, which appears to be a later modification. All windows appear to be vinyl replacements. The building's east, west, and south elevations are obscured by adjacent buildings and landscaping.

The accessory dwelling with attached garage at the rear of the property is also one story; it is topped with various roof forms including gabled and flat portions and is clad in a rough finished stucco. The garage portion of the building features two contemporary garage doors along the alley. The accessory dwelling portion of the building features simple board fascia and a vent detail at the roof and a single-entry door and two windows with security gates along the alleyway. Cracking stucco at the roofline, revealing wood beneath, suggests the building was clad in stucco after its initial construction. Other modifications are replacement windows and doors.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation, view south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1907 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019 (Updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

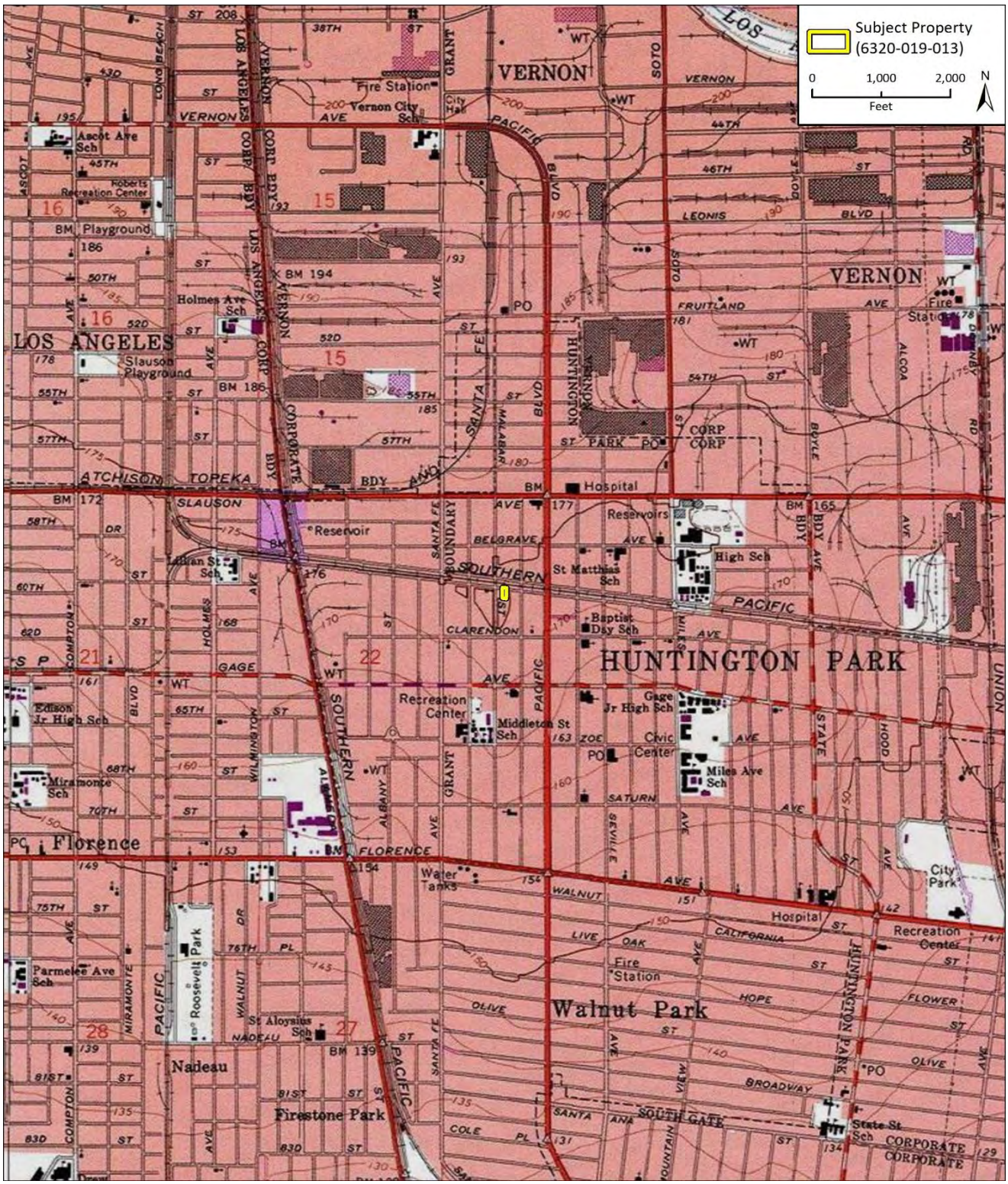
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – Natural Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2512 Randolph Street (Map Reference No. 10-026)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2512 Randolph Street (Map Reference No. 10-026) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Some Elements of Craftsman
***B6. Construction History:**

According to assessor data, the subject property was developed in 1907. Historical Sanborn maps show that a shed was first constructed in the area of the current garage by 1916. The accessory dwelling was complete by 1924 (Sanborn). Historic aerial photographs indicate the garage and accessory dwelling were expanded and attached by 1963 (NETR Online 2022). Visual observation suggests that many of the property's original windows and doors have been replaced and that non-original stucco has been applied to the accessory dwelling at an unknown time.

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

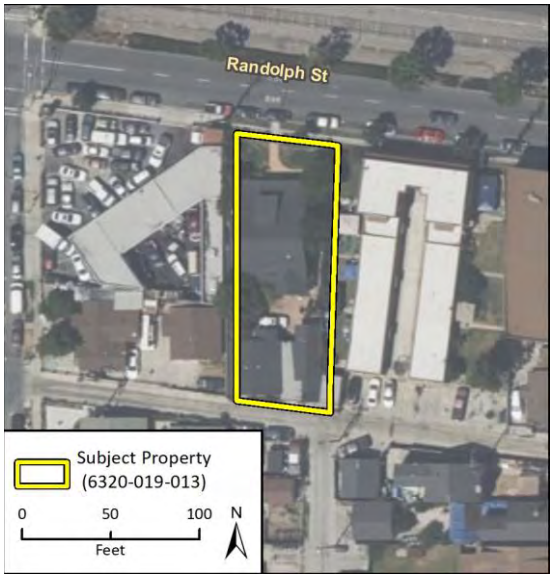
The subject property is a residence constructed in 1907 and first inhabited by Edgar R. Allen and his family (Southwest Contractor and Manufacturer 1909). Allen, an early resident of Huntington Park, served as the city engineer in addition to operating his own garage and machine shop in Huntington Park. The Allen family resided at this residence until the late 1920s, after which there were a number of residents (LA Street Reverse Directories). Archival research failed to identify any additional consequential information about other former owners or occupants of the property.

The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with events significant in the history of the city, region, state, or nation (Criteria A/1/1). Additionally, though Edgar R. Allen was an early Huntington Park resident and city employee, there is nothing to suggest that he made significant contributions in the history of the city, region, state, or nation (Criteria B/2/2). The building, with limited elements of the Craftsman style, does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Additionally, exterior changes like the stucco exterior, new entries, and replacement windows have resulted in diminished integrity of materials, design, and workmanship. A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2023.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed January 2023.
Southwest Contractor and Manufacturer, Vol 4. 1909. http://google.com/books/edition/Southwest_Contractor_and_Manufacturer. Accessed January 2023.

B13. Remarks: N/A
***B14. Evaluator:** JulieAnn Murphy, Rincon Consultants, Inc.
***Date of Evaluation:** January 12, 2023



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2518 Randolph Street (Map Reference No. 10-027)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1964 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 2518 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone N/A: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-019-014

***P3a. Description:**

The subject property is multi-family residential property featuring elements of the Spanish Colonial and Mediterranean Revival styles. It includes one building that features a U-shaped plan with a central courtyard. The street-facing, central portion of the U-shaped building is two stories and the remaining pair of wings that complete the U-shape are one story in height. The building has flat roofs and a smooth stucco exterior. The facade features a central, arched entry gate flanked by inset decorative arches and is topped with medallion and embossed leaf detailing. A terracotta tile awning with exposed, decorative wood brackets extends for the length of the elevation above second-story windows with a roofline parapet above. The same awning detail is repeated at first floor windows, east and west of the main entry. The one-story portions of the building face inward, towards the central courtyard, and have courtyard-facing unit entries. The building's east and west elevations, which are partially obscured by adjacent buildings, have regular openings, and are otherwise devoid of any ornamentation or detail. It appears that nearly all window openings have been reconfigured over time and original windows have been replaced with aluminum frame windows.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
North elevation, view south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1922 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, California 90012

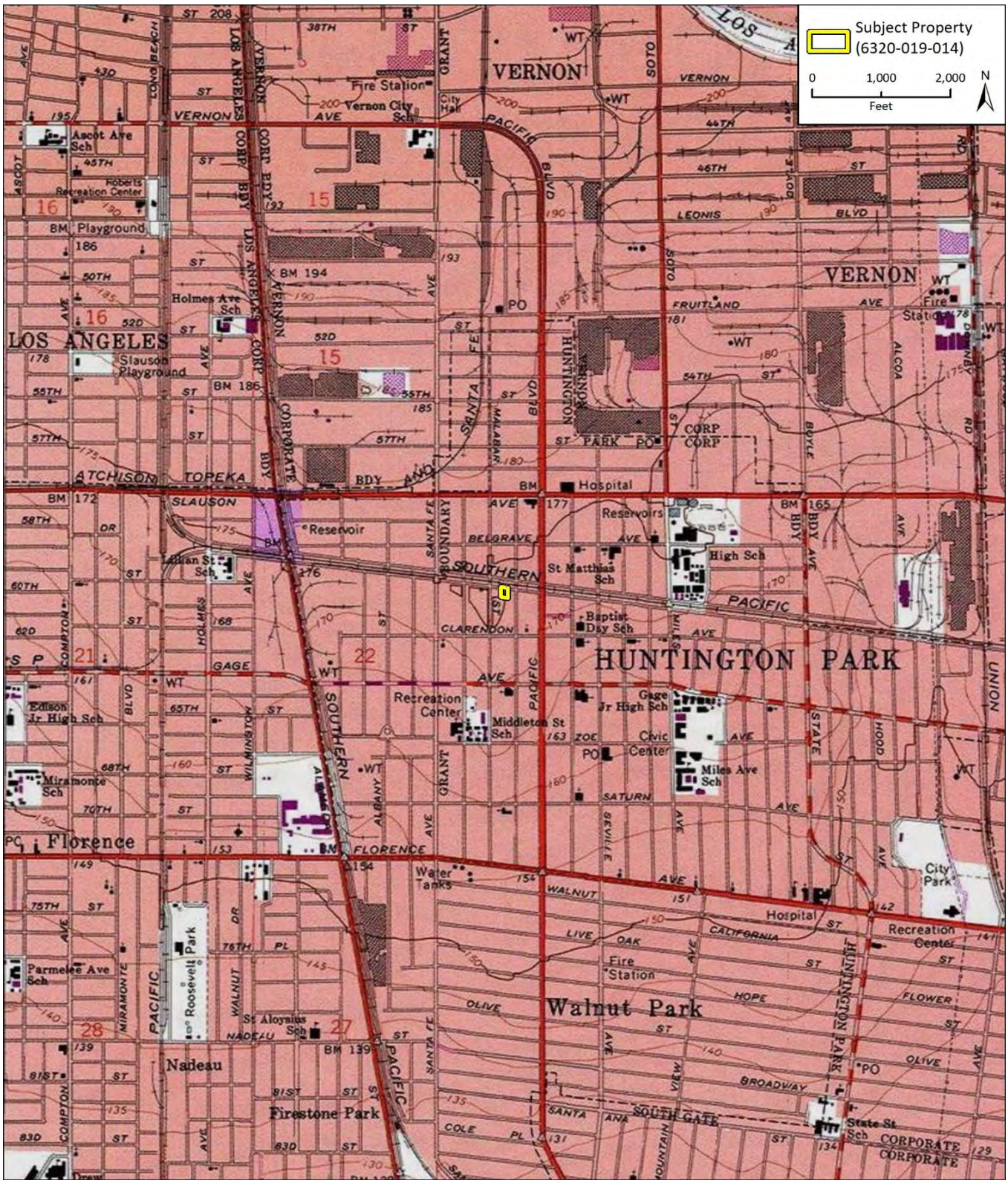
***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019 (Updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):


Subject Property
(6320-019-014)
0 1,000 2,000
Feet
N
VERNON
LOS ANGELES
HUNTINGTON PARK
Florence
Walnut Park
Nadeau
Firestone Park
SOUTH GATE
Fire Station
Vernon City Sch
Ascot Ave Sch
Roberts Recreation Center
Playground
Holmes Ave Sch
Slauson Playground
Reservoirs
Hospital
High Sch
St Matthias Sch
Baptist Dsy Sch
Recreation Center
Middleton St Sch
Gage Jr High Sch
Civic Center
Miles Ave Sch
Edison Jr High Sch
Miramonte Sch
Water Tanks
City Park
Parmelee Ave Sch
Roosevelt Park
St Aloysius Sch
State St Sch
Lillian St Sch
SLAUSON
BELGRAVE
CLARENDON
FLORENCE
WALNUT
SATURN
ZOE
FRUITLAND
LEONIS
PACIFIC
SOUTHERN
ATCHISON TOPEKA AND SANTA FE
CORPORATE BDY
LOS ANGELES CORP BDY
VERNON CORP BDY
BOUNDARY
HUNTINGTON PARK BLVD
SOTO
GRANT
ALAMEDA
ALBANY
BEVILLE
STATE
HOOD
UNION
ALCOA
BOYLE
SANTA ANA
MOUNTAIN VIEW
CALIFORNIA
LIVE OAK
OLIVE
HOPE
FLOWER
BROADWAY
NADEAU
COLE PL
76TH PL
BM 194
BM 186
BM 139
PO
PARK PO
CORP
Q

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2518 Randolph Street (Map Reference No. 10-027) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial/Mediterranean Revival
***B6. Construction History:**
According to assessor data, the subject building was completed in 1922. Historical Sanborn maps show that the parcel included two accessory buildings at the south end of the site (Sanborn). Historical aerial photographs indicate that the accessory structures were removed by 1991 (NETR Online 2022). The window openings and windows were replaced at an unknown date. The property appears to have remained largely unchanged since the removal of the accessory structures in the early 1990s and removal of the original windows.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a multi-family residence constructed in 1922 (LA County Assessor). The 10-unit courtyard apartment building, initially owned by F.O Jones and local developer C.A. Nagel, appears to have been sold in 1925 (*Los Angeles Times* 1925). A review of available directories indicates that, typical of a multi-family residence, numerous people have lived in the building since its construction. Residents appear to have been generally working class, having professions such as soldier, nurse, and teacher (LA Street Reverse Directories). The property has been updated over time, most notably having its window openings altered and windows replaced at an unknown date. Additionally, accessory structures at the rear of the property were removed by the early 1990s.

The courtyard apartment was the most popular multi-family building type when 2518 Randolph was constructed. The building type was characterized by common open space and provided higher-density housing to meet the regional demand for housing in the 1920s. Units were generally oriented around a common outdoor area that was typically landscaped or included a fountain. Courtyard apartments were designed in the prevalent Revival styles of the period, including Spanish Colonial, Mediterranean, and Tudor, among others (Survey LA 2018). (See Continuation Page 4).

B11. Additional Resource Attributes: N/A
***B12. References:**
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2023.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2023.
See Continuation Page 4.

B13. Remarks: N/A
***B14. Evaluator:** JulieAnn Murphy, Rincon Consultants, Inc.
***Date of Evaluation:** January 12, 2023



(This space reserved for official comments.)

B10. Significance (continued):
The property does not appear eligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. The building is typical of residential development at the time of its construction, it is not an excellent example of the development of the building type, and research did not indicate that the property is associated with any events or individuals significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building retains only modest elements of the Spanish Colonial and Mediterranean Revival styles and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). Additionally, exterior modifications to window openings have resulted in diminished integrity of materials, design, and workmanship. A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed January 2023.

Survey LA: Los Angeles Historic Resources Survey. "Residential Development and Suburbanization, 1880-1980." City of Los Angeles, Department of City Planning. December 2018. https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf. Accessed January 2023.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6049 Rugby Avenue (Map Reference No. 10-028)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1981 Township 2S, Range 13W, Section 22 S.B.**B.M.**

c. Address: 6049 Rugby Avenue City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-015-020

***P3a. Description:**

The subject property is a commercial automotive service facility consisting of a two-story office building, one-story utility building, and parking shelters. The utilitarian buildings face the interior of the property, which is enclosed by a concrete-block wall. Located at the southwest corner of the property, the rectangular-plan office building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Its walls are of structural concrete block at the ground level and are stuccoed on the second story. Windows are generally aluminum, horizontal-sliding sashes. The entrance to the building is located on the east elevation, but its door type was not visible during the field survey. A sliding glass door accesses the east-elevation balcony. Open-frame, shed-roof shelters extend east and north from the office.

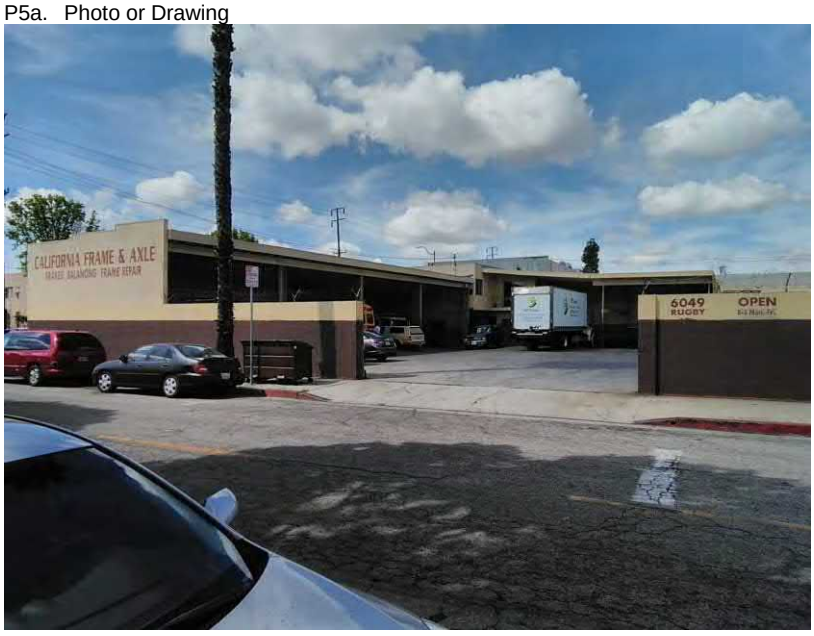
The one-story utility building is located near the northwest corner of the property. Rhomboid in plan, the building's structural concrete-block walls support a flat roof with rolled composition cladding. A swing-up garage door opens on the south elevation. Immediately to the east of the building is a large truck shelter with a wood frame, flat roof, and sheet metal cladding.

The property is located on a level corner property. Aside from the building footprints, the entire property is paved with asphalt. Overall, the property is in good condition. The second story of the office building appears to be an addition.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and north elevations, with office building at center of frame; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Office building: ca. 1952-1956 (Netronline 2019; LAPL 1956); utility building: 1969 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Shelby Stepper
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, California 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

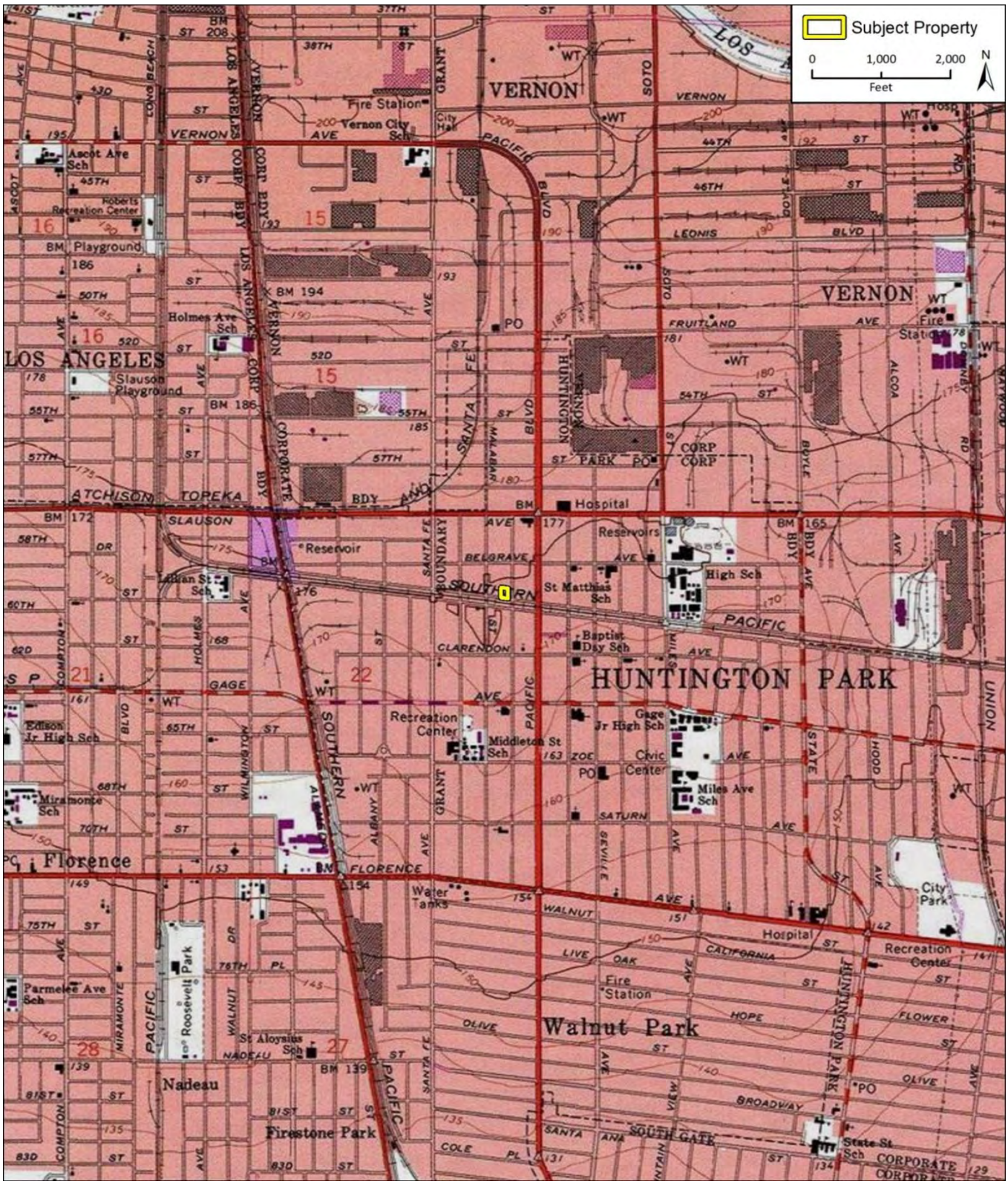
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – Natural Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

LOCATION MAP

Trinomial

 ***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-028)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6049 Rugby Avenue (Map Reference No. 10-028) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: California Frame and Axle
B2. Common Name: N/A
B3. Original Use: Auto repair B4. Present Use: Auto repair
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
Office building: constructed ca. 1952-1956, with parking shelters added sometime between 1952 and 1962 and 1963 and 1972, respectively (Netronline 2019). Based on visual inspection, the second story appears to be an addition dating to ca. the 1960s. Utility building: constructed in 1969 (Los Angeles County Office of the Assessor).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a commercial auto services facility first developed ca. 1952-1956, as suggested by city directories and historic aerial photography (LAPL 1956; Netronline 2019). City directories indicate California Frame and Axle, the property's current occupant, was operating from the property by 1956 (LAPL 1956). Historic aerial photographs suggest the company initially occupied only the southernmost parcel but expanded its footprint to its current extent by 1972 (Netronline 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The buildings are relatively ordinary examples of utilitarian commercial auto repair buildings and do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2023. (See continuation page)

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants, Inc.
***Date of Evaluation:** January 17, 2023

(This space reserved for official comments.)



***B12. References (continued):**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 2664 Randolph Street (Map Reference No. 10-029)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate CA* **Date:** 1981 Township: 2S Range: 13W Section: 22 S.B.**B.M.**

c. Address: 2664 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: N/A; mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6320-022-008

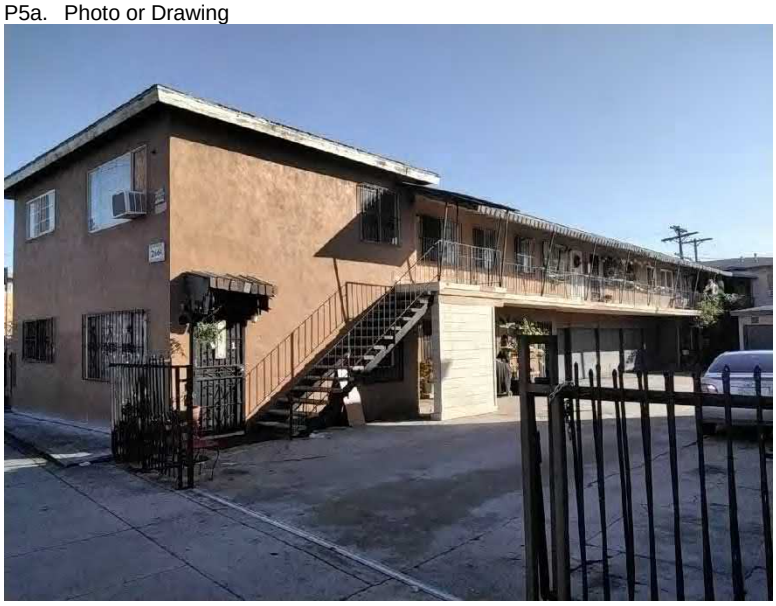
***P3a. Description:**

The subject property is a two-story apartment building. It has a L-shaped plan, is clad in stucco, and is topped with a gently hipped roof with slight overhanging eaves sheathed in composition. The entries to each unit are located on the west elevation, with one entrance on the ground floor and the remainder of the units accessed by an exterior staircase on the west elevation. Single-car garages line the ground story, adjacent to the single ground floor unit. Additionally, one stand-alone garage is located at the rear of the paved area which occupies the west of the parcel. Windows throughout include aluminum and non-original vinyl sash configurations. The building is minimally setback from the Randolph Street sidewalk; it appears in fair condition.

***P3b. Resource Attributes:** HP3 Multi-family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Northwest elevation; southeast-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (Los Angeles County Office of the Assessor 2023)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019 (updated 2023). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

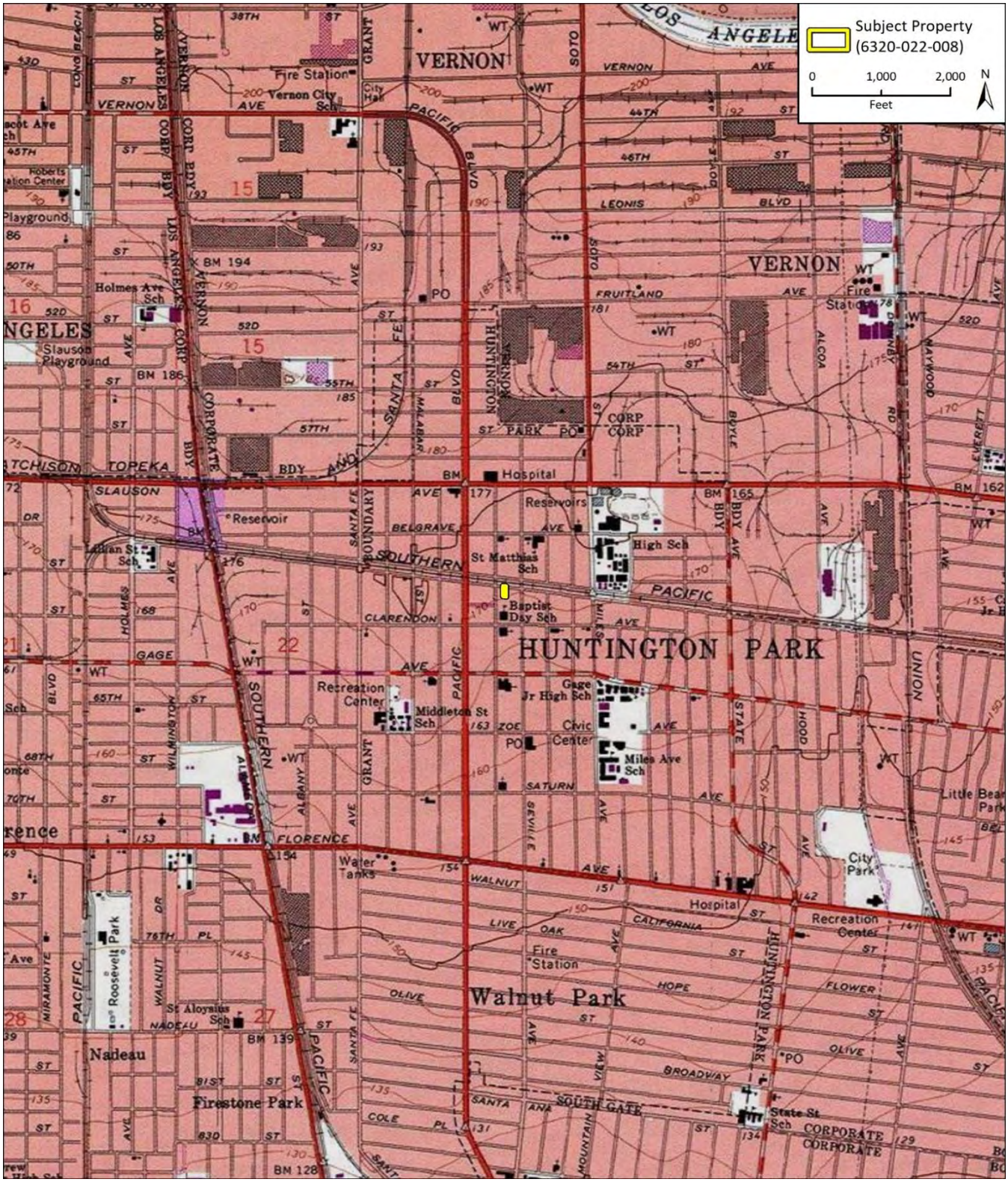
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – Natural Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 2664 Randolph Street (Map Reference No. 10-029)
***Map Name:** *South Gate CA* ***Scale:** 1:24,000 ***Date of Map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2664 Randolph Street (Map Reference No. 10-029) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: 2664 Randolph Street
B2. Common Name: 2664 Randolph Street
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Stucco-box; dingbat
***B6. Construction History:**
The building on the subject property was constructed in 1964 (Los Angeles County Office of the Assessor 2023). Visual observation indicates that the majority of its original windows were replaced at an unknown time.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes a two- story concrete apartment building constructed in 1964. Archival research revealed that the parcel was originally occupied by a different building and facilitated commercial use, such as a "super service station" in 1931 (Los Angeles Times 1931) and later a plumbing service building (South Gate Daily Press 1932). Archival research failed to identify any additional consequential information about its former owners or occupants. The property is recommended ineligible for listing in the National or California Registers, or any applicable local register under any significance criteria. Research did not indicate the building is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a mid-20th century apartment building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2023. Los Angeles Times. Advertisement for Randolph Hotel. October 7, 1957. www.newspapers.com. Accessed September 2022.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2023.

Los Angeles Times. February 1, 1931, Page 51. https://www.newspapers.com/image/380404347/?terms=%222664%20randolph%20st%22&match=1. Accessed December 2023.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed December 2023.

South Gate Press. April 19, 1932, Page 5. https://www.newspapers.com/image/744371235/?terms=%222664%20randolph%20st%22&match=1. Accessed January 2023.

B13. Remarks: N/A
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants, Inc.
***Date of Evaluation:** January 13, 2023



(This space reserved for official comments.)

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 6 ***Resource Name or #:** 6023 Alcoa Avenue (Map Reference No. 11-001)

P1. Other Identifier: Vest, Inc.

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: S02, Range: S13, Section: W23 S.B.**B.M.**

c. Address: 6023 Alcoa Avenue City: Vernon Zip: 90058

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6310-027-027

***P3a. Description:**

The subject property is an irregularly-shaped roughly 11.25-acre parcel located at Alcoa Avenue's intersection with the Southern Pacific Railroad in Vernon, CA. The entirely paved property includes four buildings. Occupying the property's southern two-thirds is a large industrial building with a sprawling footprint (Building #1). The building, which varies in its form and architectural detailing was constructed in at least three phases. Much of it appears to rest on a concrete foundation. Cladding material varies throughout and includes a smooth-finish stucco or exposed concrete and corrugated metal paneling. While window openings on portions of the building have been infilled, others are extant and feature bands of multi-light steel sash. Roof forms vary throughout and include flat sections and several portions topped with gables clad in metal, many of which and lined with banks of clerestory windows.

To the north of Building # 1 lining Alcoa Avenue is a two-story, concrete-constructed, International Style office building (Building # 2). Featuring a narrow rectangular plan and topped with a flat roof, the building's elevations are divided with engaged piers in between which banks of steel window sash are lined. The primary entry, inset in an alcove and accessible via a narrow set of concrete steps, is surrounded with what appear to be contemporary commercial windows. A metal-roofed awning on which the company name, VEST INC. is mounted in metal letters extends from the east façade to shelter the entry.

In the northwest portion of the parcel there are two additional industrial buildings (eastern-Building #3 and western-Building #4). Not highly visible from the public right-of-way, each building features a rectangular plan capped with gabled roofs. Both appear clad in metal panel siding. **(See site map on continuation sheet for building locations)**

***P3b. Resource Attributes:** HP8. Industrial Building (4)

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ■ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary elevation of Building # 2 with Building #1 in the background. Southwest-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Various-See ***B6.**

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 25, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

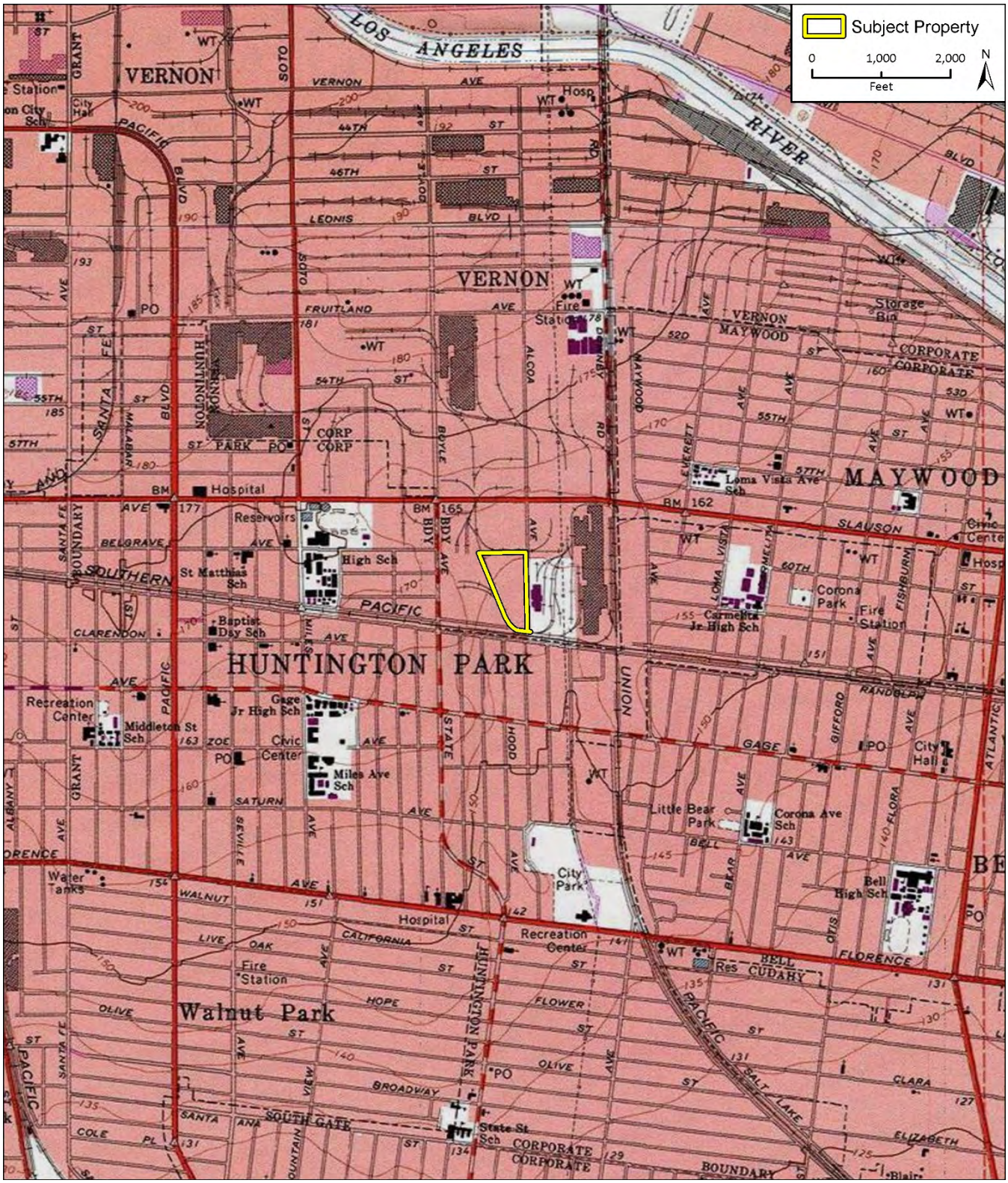
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 6 ***Resource Name or #** 6023 Alcoa Avenue (Map Reference No. 11-001)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6023 Alcoa Avenue (Map Reference No. 11-001) ***NRHP Status Code 6Z**
Page 3 **of** 6

B1. Historic Name: Bethlehem Pacific Coast Steel Corporation Plant
B2. Common Name: N/A
B3. Original Use: Steel Manufacturing B4. Present Use: Welded steel tubing manufacturing
***B5. Architectural Style:** Industrial/utilitarian (Building #1, 3, 4) and International Style (Building #2)
***B6. Construction History:** **Please see map on continuation sheet for building locations**

The northern half of Building #1 was originally constructed between 1932 and 1938 (Map No. 2). This early portion of the building consisted of three almost identical warehouse buildings topped with clerestoried gabled roofs. Between 1938 and 1947, Building #1 was expanded to the north with an additional warehouse of consistent design (Map No. 1). The southern half of Building #1 was constructed between 1949 and 1952, almost doubling its size (Map No. 3). Building #2 was also constructed between 1949 and 1952 (Map No. 4). Building # 3 was constructed between 1956 and 1963 (Map No. 5) and Building # 4 between 1980 and 1994 (Map No. 6) (Netronline var., UCSB var., Sanborn 1928, 1951).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

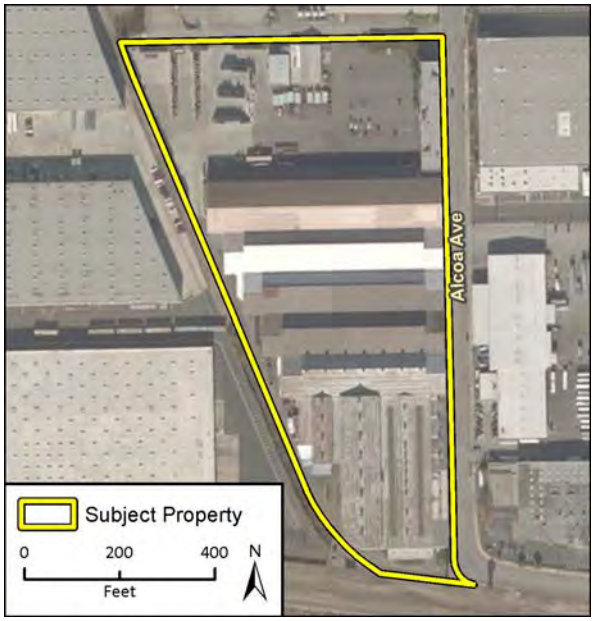
The subject parcel is a portion of what was historically a larger property (roughly 68-acres) associated first with the Southern California Iron and Steel Co. and then with Bethlehem Pacific Coast Steel Corporation (Bethlehem). Incorporated in 1904 by Charles M. Schwab in Bethlehem, Pennsylvania, Bethlehem Steel Corporation was one of the largest, most active, and successful American steel companies of the 20th century. The corporation expanded greatly in the lead up to World War I, supplying the British, French, and Russian governments with guns, munitions, armor, and ordnance. It continued to expand throughout the 1920s. The Great Depression only temporarily slowed Bethlehem, and in the 1930s it acquired steelmaking plants in Los Angeles, San Francisco, and Seattle and expanded to include Bethlehem Shipbuilding Corporation. (FundingUniverse.com n.d.) During World War II Bethlehem became the nation's largest defense contractor supplying to the U.S. Government with steel for a variety of defense applications; the company built approximately 40 destroyers from its location in the Port of Los Angeles (Los Angeles Conservancy 2019).

Review of a Sanborn Fire Insurance Company Map dated 1928 indicates that at the time, the area surrounding the current-day subject property was already well established as an industrial area; it consisted of several steel companies including Southern California Iron and Steel Co., Hercules Foundries, Inc., and Warman Steel Casting Co. (Sanborn 1928). In 1930, Bethlehem acquired the Southern California Iron and Steel Company mills in the area of the subject property. At the time of acquisition, the Southern California Iron and Steel Company operation included three open-hearth furnaces, a forging press, and the largest bolt and nut department on the west coast. The acquisition included the purchase of additional acreage to accommodate future expansion. (*Los Angeles Times* 1930). None of the buildings extant on the subject property date to its earliest period of industrial development, associated with the Southern California Iron and Steel Company (UCSB 1932). **See Continuation Sheet**

B11. Additional Resource Attributes: N/A
***B12. References:** See continuation sheet

See continuation sheet

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** June 26, 2019



(This space reserved for official comments.)

***B10. Significance (continued):**

Following their acquisition and throughout the 1930s and 40s, Bethlehem greatly expanded the footprint of its Vernon facility, which was known as a defense plant, for its production of material for the military. Beginning in 1945, a "multimillion-dollar rehabilitation, expansion, modernization, and conversion" was undertaken on the property (*Los Angeles Times* 1954). In addition to those remaining, the expansion consisted of additional large-scale constructions that have since been removed. The expansion is reported to have included the installation of two open hearth furnaces, a rolling mill, heating facilities, and a wire mill, doubling the plant's capacity and providing facilities the plant had not previously had (*Los Angeles Times* 1954).

The subject property operated under the auspices of Bethlehem Steel for 52 years, closing in 1982. Following Bethlehem's tenure on the property, it appears to have been used in the mid to late-1980s as a tube mill by Bernard Epps Co. and since 1990 by Vest manufacturer of welded steel tubing (*Los Angeles Times* var.).

The subject property is recommended ineligible for listing in the NRHP or CRHR under any applicable significance criteria. The property was initially developed prior to 1928 by Southern California Iron and Steel Company; however, none of the extant buildings date to this early period of industrial development. In 1930, the subject property along with several surrounding parcels were acquired by Bethlehem Steel. In the decades that followed and in particular between 1945 and 1954, Bethlehem expanded its Vernon plant, in both its acreage and in the number of facilities. All of the buildings currently located on the subject property in addition to several others that have since been removed, date from the period that begins with Bethlehem's acquisition and lasts through its expansion of the property. In addition to the removal of many formally extant buildings, the size of the historic-era Bethlehem plant was exponentially larger than the current-day subject property. Despite its likely connection with the defense industry, the subject property does not appear significant within the larger context of military defense. The Bethlehem Plant in Vernon is one of many such steel plants throughout the region that supplied steel to the defense industry during World War II. With the exception of the northern half of building #1 all of the current buildings appear to have been constructed well after the World War II. The integrity of the subject property has been compromised due to the removal of many historic-era buildings and facilities and a large-scale reduction in the property's size such that it no longer represents a World-War II-era steel plant in Southern California. It is therefore recommended ineligible for listing in the NRHP and CRHR under Criteria A/1.

As a large-scale industrial facility, the subject property is associated with many individuals, in particular those who worked for Bethlehem Steel. The research conducted for this study failed to indicate that any of the individuals with a known historic-era association with the subject property are significant in the history of the city, region, state or nation, making it ineligible for listing in the NRHP or CRHR under Criteria B/2.

The subject property includes three industrial buildings and one office building. The industrial buildings (Building # 1, 3, and 4) are utilitarian in nature and incorporating little architectural detail, do not embody a type, period, or method of construction. While building #2 displays some characteristics of the International Style, the building is not particularly representative of the style. None of the extant buildings represent the work of a master or possess high artistic values. The property is therefor ineligible for listing in the NRHP and CRHR under Criteria C/3. As one of many industrial plants located in Vernon, the records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important about history or prehistory, making it ineligible for listing in the NRHP or CRHR under Criteria D/4.

***B12. References:**

FundingUniverse.com
n.d. Bethlehem Steel Corporation History. Accessed online at http://www.fundinguniverse.com/company-histories/bethlehem-steel-corporation-history/. June 26, 2019.

Los Angeles Conservancy
2019 Southwest Marine (Bethlehem Steel Corp.; Southwestern Shipbuilding). Accessed online at https://www.laconservancy.org/locations/southwest-marine-bethlehem-steel-corp-southwestern-shipbuilding. June 26, 2019.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

Sanborn Fire Insurance Map Company(Sanborn)
1928 Los Angeles Cal. Volume 30. Sheets 3023, 3024, 3025, 3026, 2027. Accessed online at LAPL.org.
1949 Los Angeles Cal. Volume 30. Sheets 3023, 3024, 3025, 3026, 2027. Accessed online at LAPL.org.

Los Angeles Times
1930 (May25) 'Venon's Grown Traced.' Accessed online at Newspapers.com. June 2019.
1954(April 2) 'Bethlehem Steel Head Tells Gains.' Accessed online at Newspapers.com. June 2019.
Var. Classified Adds associated with Vest. Inc. Accessed online at Newspapers.com. June 2019.



Imagery provided by Microsoft Bing and its licensors © 2019.

***B10. Significance (continued):**



Building # 1-East Elevation; South-facing



Building # 1 & 2 (in background)-East Elevations; South-facing

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6101 State Street (Map Reference No. 11-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6123 State Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-042

***P3a. Description:**

The subject property is a two-story commercial office building designed in no discernible style. The rectangular-plan building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Smooth stucco and rusticated concrete block envelope its structural system. Windows are fixed metal sashes, though in several places the apertures are boarded over. Entrances to the building, located on the north and elevations, are generally covered with plywood. The property is located level corner parcel that is dominated by an asphalt-paved parking area. The building is in poor condition and exhibits signs of fire damage on the second story. Aside from the covering of window and door opening, there are no substantial alterations.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1974 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

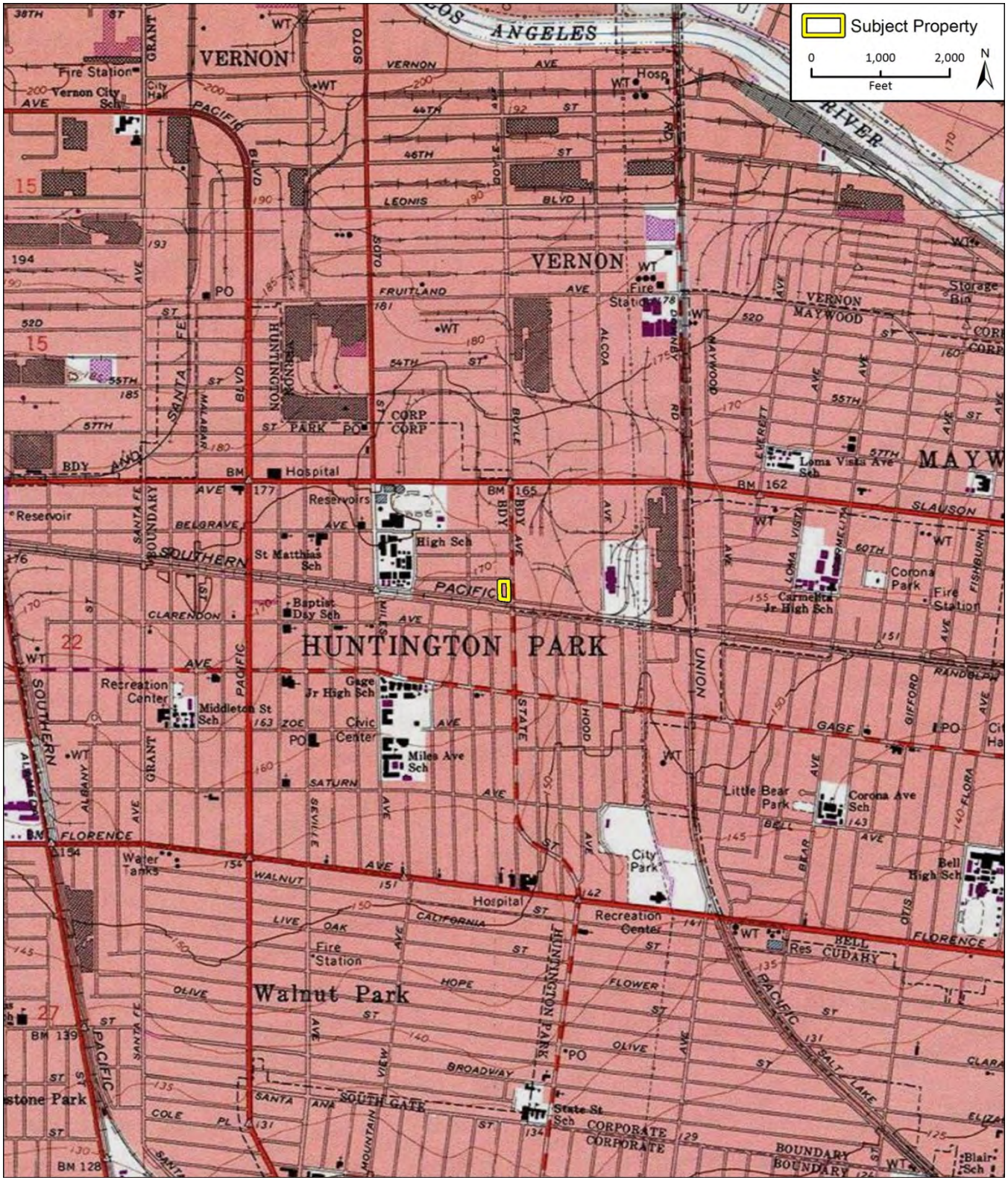
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6101 State Street (Map Reference No. 11-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6101 State Street (Map Reference No. 11-002) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: All American Cab Company
B2. Common Name: N/A
B3. Original Use: Commercial offices B4. Present Use: vacant
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the building was constructed in 1974. There are no substantial alterations.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a commercial office building constructed in 1974. Advertisements published in the *Los Angeles Times* identify the following former occupants: All American Cab Company, American Parcel Express, Inc., and Diversified Paratransit (Newspapers.com 2019). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively ordinary example of a commercial building with no discernable architectural style and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

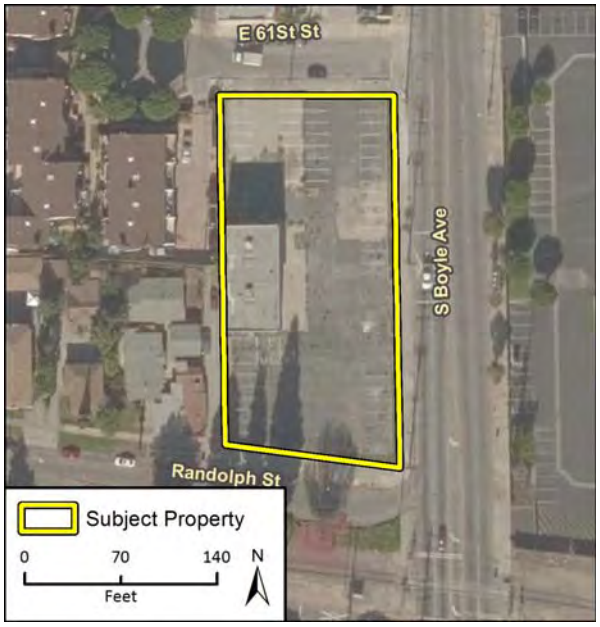
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Items published in the *Los Angeles Times*, 1975-1990. https://www.newspapers.com/. Accessed May 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 27, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3041-3043 Randolph Street (Map Reference No. 11-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3041-3043 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6310-025-049

***P3a. Description:**

The subject property is small bungalow court consisting of four one-story residential duplexes and three detached garages. The residential buildings exhibit minimal elements of the Spanish Colonial Revival architectural style. Each rectangular-plan duplex sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material with clay tile parapet coping. Smooth stucco sheathes their wood frame structural systems. Windows are vinyl-sash replacements. Entrances to the building face a central driveway and are capped by short and porch roofs also with tile cladding. Door types were obscured by metal security doors.

At the rear of the property, a two-car garage is flanked by a pair of one-car garages. Rectangular in plan, each garage possesses a concrete foundation and a flat roof with rolled composition cladding. Their stuccoed exteriors are punctuated by wood or metal garage doors. The two-car garage also includes a centrally placed wood, standard-sized door.

All buildings on the property are in moderate condition, with alterations limited to the replacement of windows visible. The level-corner parcel is landscaped with lawns, shrubs, and small palms.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and south elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1927 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

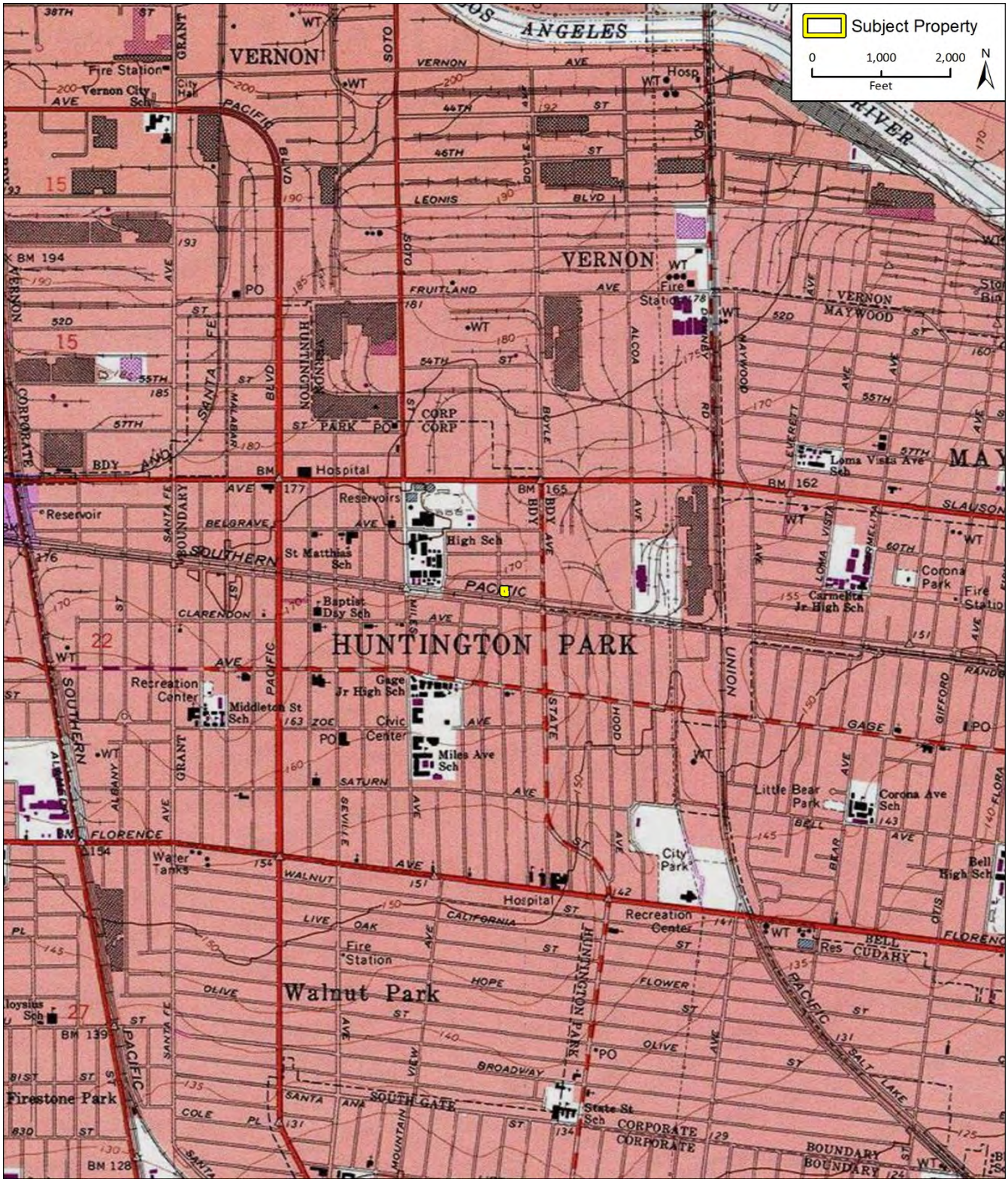
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3041 Randolph Street (Map Reference No. 11-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3041 Randolph Street (Map Reference No. 11-003) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**

Assessor data indicates the property was developed in 1927. The windows on the residential units were installed in recent years.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family bungalow court complex constructed in 1927. As Southern California's population boomed in the 1920s, developers embraced the bungalow court as housing for low- and middle-income residences. Comprised of multiple small, private residential units situated around a central courtyard, the bungalow court was endorsed for combining "the conveniences of the modern apartment house with all the privacy and freedom of the individual home" (SurveyLA 2018). Sanborn Fire Insurance Company maps and historic aerial photos indicate development in the area surrounding the property was ongoing as late as the mid-1920s but was complete by 1952 (ProQuest 1924; Netronline 2019). City directories list the following former occupants: Herbert Adair, C. Ball, H.W. Schwieson, and Jenney Perez (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). It is an ordinary example of a bungalow court with minimal Spanish Colonial Revival-style elements; however, these features are limited to its stucco cladding and clay tile coping and it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of" Department of Planning Office of Historic Resources. SurveyLA—Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December 2018.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1930-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 12, 2019

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3047 Randolph Street (Map Reference No. 11-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3047-3049 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-048

***P3a. Description:**

The subject property is a bungalow court consisting of four one-story residential buildings and two detached garages. Designed with elements of the Mission/Spanish Colonial Revival style, each of the rectangular plan residential buildings sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Smooth stucco sheathes their wood frame structural systems. Windows are vinyl-sash replacements. Entrances to the front units face the public right-of-way to the north, while the rear units' entrances face the interior of the property. Door types are obscured by metal security doors. Architectural detailing includes clay tile coping and false canales.

The detached two-car garages were designed in a utilitarian style. Rectangular in plan, they sit on a concrete foundation and rise to a flat roof with composition cladding. Garage doors punctuate the stuccoed exteriors and face the interior of the parcel. The property is located mid-block on a level parcel and is landscaped with a lawn and small shrubs. The buildings are moderate condition with alterations including the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
West and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1929 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

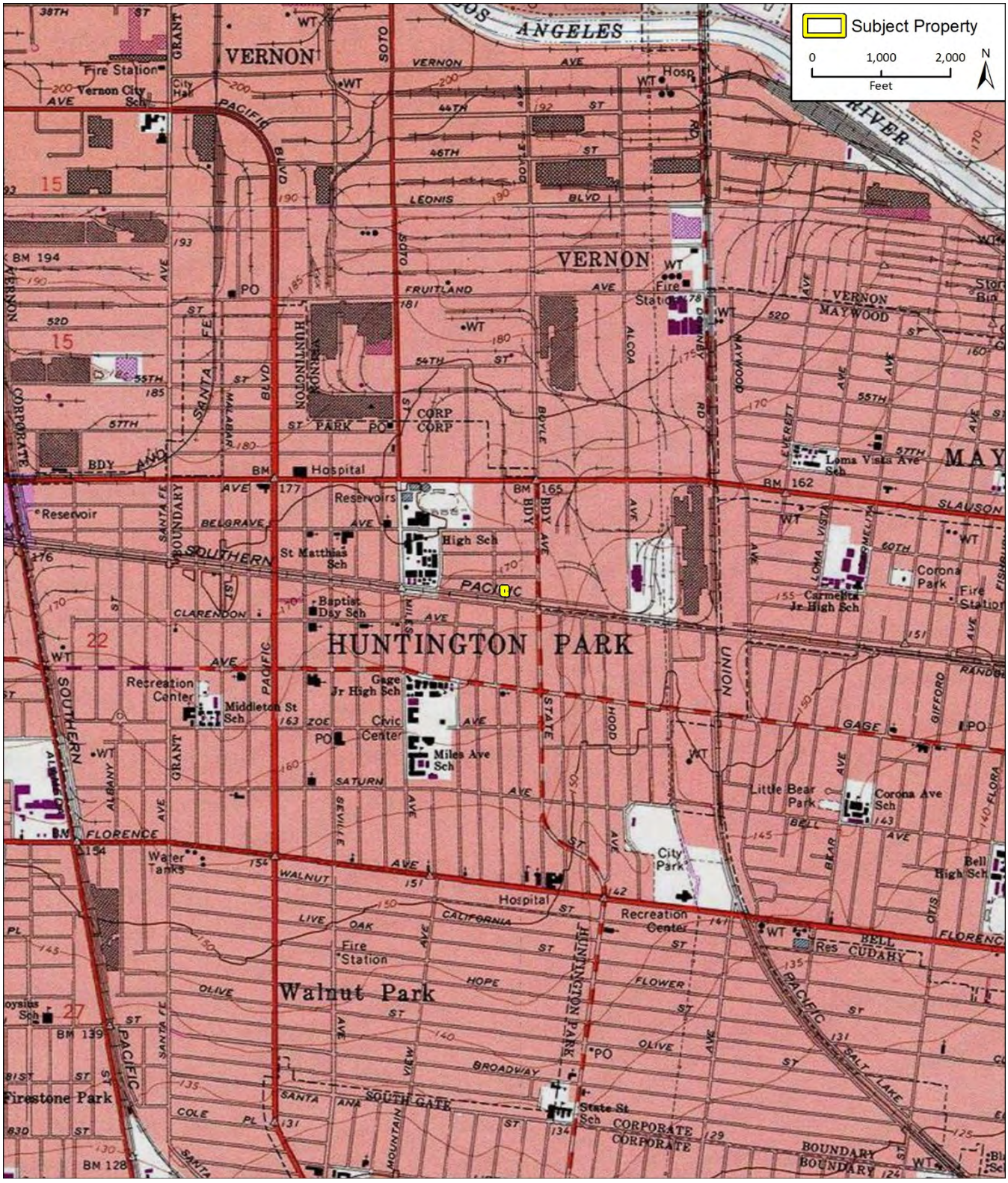
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3047 Randolph Street (Map Reference No. 11-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6047 Randolph Street (Map Reference No. 11-004) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Mission/Spanish Colonial Revival, utilitarian
***B6. Construction History:**

According to parcel data, the property was developed in 1929. In recent year, the residential units' windows were replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family bungalow court complex constructed in 1927. As Southern California's population boomed in the 1920s, developers embraced the bungalow court as a housing type for low- and middle-income residences. Comprised of multiple small, private residential units situated around a central courtyard, the bungalow court was endorsed for combining "the conveniences of the modern apartment house with all the privacy and freedom of the individual home" (SurveyLA 2018). Sanborn Fire Insurance Company maps and historic aerial photos indicate development in the area surrounding the property was ongoing as late as the mid-1920s but was complete by 1952 (ProQuest 1924; Netronline 2019). City directories list the following former occupants: Leo Hamel, Max. W. Lafferty, Victory J. Adele, Pearl York, Reverend E.L. Bullard, A. Deatherage, J. Cannon, K.R. Watt, and Ana Maria Robles (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). It is an ordinary example of a bungalow court with Mission/Spanish Colonial Revival-style elements; however, these elements are limited to the stucco cladding and canales and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property also does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of" Department of Planning Office of Historic Resources. SurveyLA—Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization, 1880-1980. Theme: Multi-Family Residential Development, 1895-1970. December 2018.

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1930-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 13, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3053 Randolph Street (Map Reference No. 11-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3053 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-047

***P3a. Description:**

The subject property consists of two one-story residences and two detached garages situated on a single parcel. The primary residence is situated at the south end of the parcel, near its Randolph Street frontage. The L-plan building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Non-original rough stucco sheathes its wood frame structural system. Windows are replacement vinyl sashes. The front door is located on the south elevation and exhibits a solid wood door secured with a metal security door. Just north of the residence is a detached one-car garage with a regular plan, gabled roof, stucco cladding, and wood, swing-up garage door.

A secondary residence is situated at the rear (north) of the lot. Regular in plan, the building rises from a concrete foundation to culminate in a front-gabled roof with asphalt shingles. It is sheathed in non-original rough stucco and exhibits windows that are replacement vinyl sashes. The front door is located on the south elevation, its door type obscured by a non-original metal security door. Located immediately to the west is a detached two-car garage with a regular plan, flat roof, stucco cladding, and wood, swing-up garage doors. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs and mature trees. The buildings are in modest repair, with alterations including the application of non-original stucco and replacement of original windows throughout both residences.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Primary residence, south and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Primary residence: 1924; secondary residence: 1929 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc..

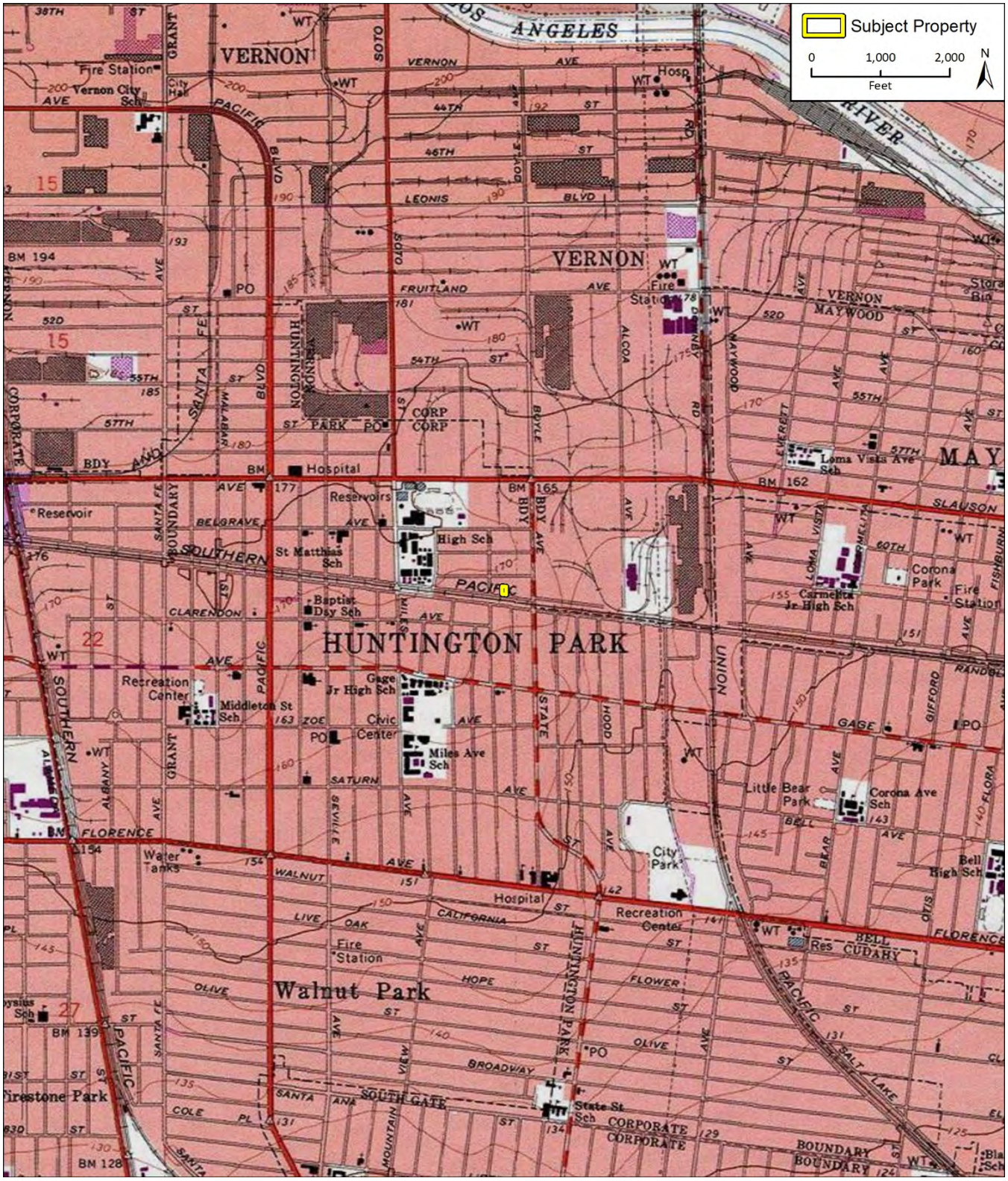
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 3053 Randolph Street (Map Reference No. 11-005)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3053 Randolph Street (Map Reference No. 11-005) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** None
***B6. Construction History:**

County assessor data indicate the primary residence was constructed in 1924 and the secondary residence in 1929. A visual inspection reveals the application and non-original rough stucco and the replacement of windows of both buildings. The detached garages are estimated to date to the construction of their associated dwellings.

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

According to assessor data, the subject property consists of residences constructed in 1924 and 1929. A 1923 Sanborn Fire Insurance Company map indicates, the year before the primary residence was completed, development in the area surrounding the subject property was ongoing, and most nearby properties were developed with single-family residences (ProQuest 1923). City directories list the following former occupants: Lee Rhoades, Charles Mack, and Blanche Smith (LAPL 1927-1942, 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of ordinary residential buildings and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

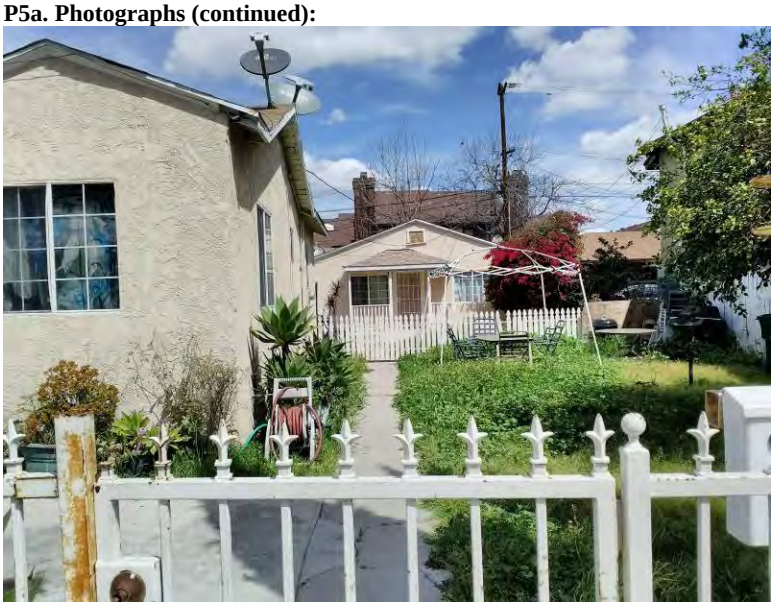
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 14, 2019



(This space reserved for official comments.)

P5a. Photographs (continued):



Photograph 2. Overview of property with view of secondary residence (center) and primary residence (left). Camera facing north.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 3061 Randolph Street (Map Reference No. 11-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3061 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-046

***P3a. Description:**

The subject property is a vernacular two-story residential triplex building designed with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal-sliding sashes with minimally decorated wood window surrounds. One entrance was observed during the field survey, a wood-panel door on the south elevation; the remaining entries were metal security doors at the time of survey.

At the rear of the property is a detached garage. It is rectangular in plan and possesses a hipped roof with composition shingle cladding. Its wood swing-up garage doors face south. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and small shrubs. The property is in fair repair. A property with essentially identical buildings is located immediately east.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
3061 Randolph St. (center), south and east (partial) elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1976 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

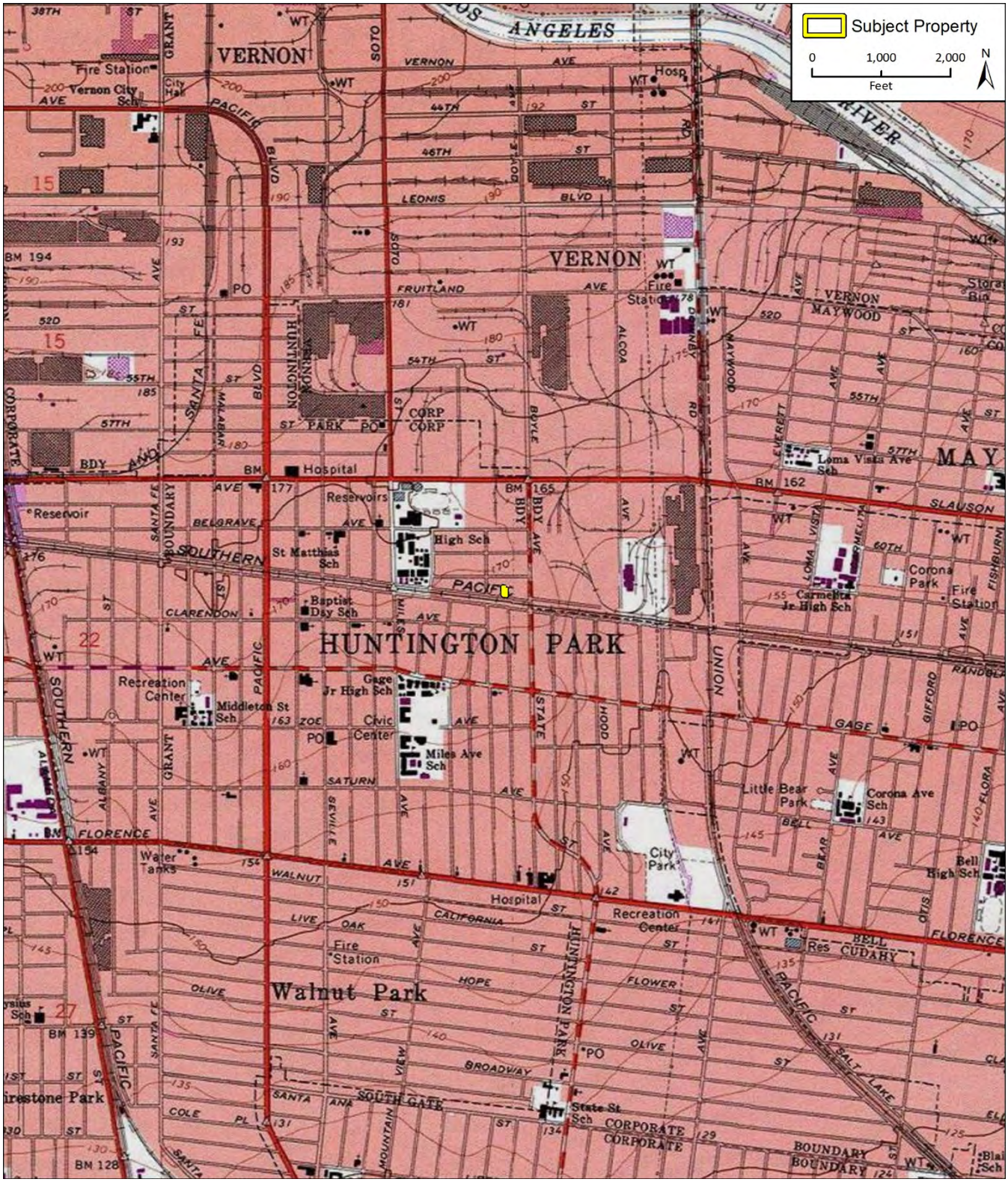
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3061 Randolph Street (Map Reference No. 11-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3061 Randolph Street (Map Reference No. 11-006) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the subject property was developed in 1976. There are no apparent alterations.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1976. Assessor data indicates it is currently owned by Efrain and Claudia Castaneda. Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 11, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3063 Randolph Street (Map Reference No. 11-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3063 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-045

***P3a. Description:**

The subject property is a vernacular two-story residential triplex building designed with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal-sliding sashes with minimally decorated wood window surrounds. One entrance was observed during the field survey, a wood-panel door on the south elevation; the remaining entries were metal security doors at the time of survey.

At the rear of the property is a detached garage. It is rectangular in plan and possesses a hipped roof with composition shingle cladding. Its wood swing-up garage doors face south. The property is located mid-block on a level parcel and is landscaped with a small strip of grass and small shrubs. The property is in fair condition. A property with essentially identical buildings is located immediately west.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
3063 Randolph St. (center), south and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1976 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

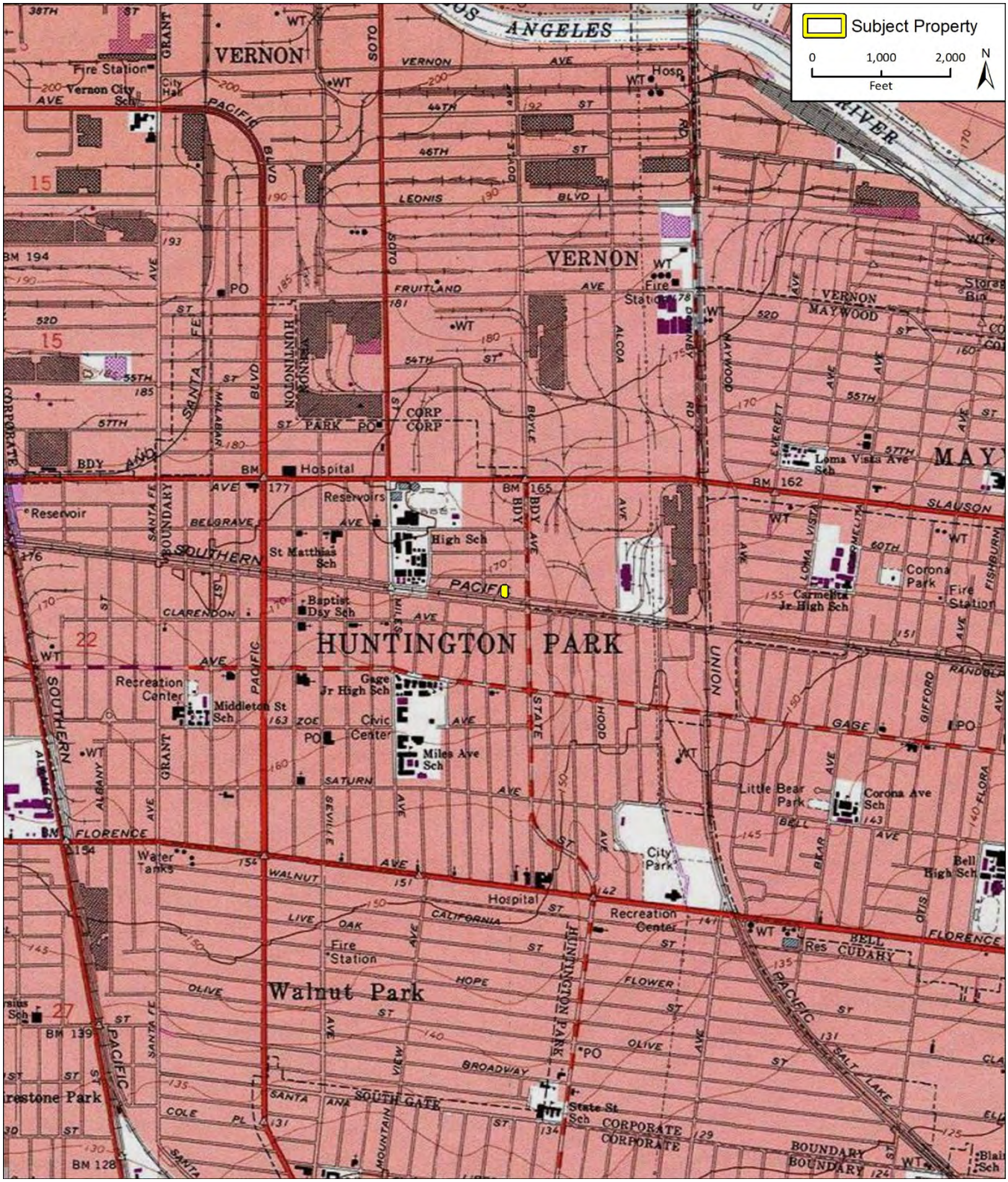
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3063 Randolph Street (Map Reference No. 11-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3063 Randolph Street (Map Reference No. 11-007) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the subject property was developed in 1976. There are no apparent alterations.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1976. A search of city directories identified Moreira Flores as a former occupant of the property (LAPL 1987). Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers or the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

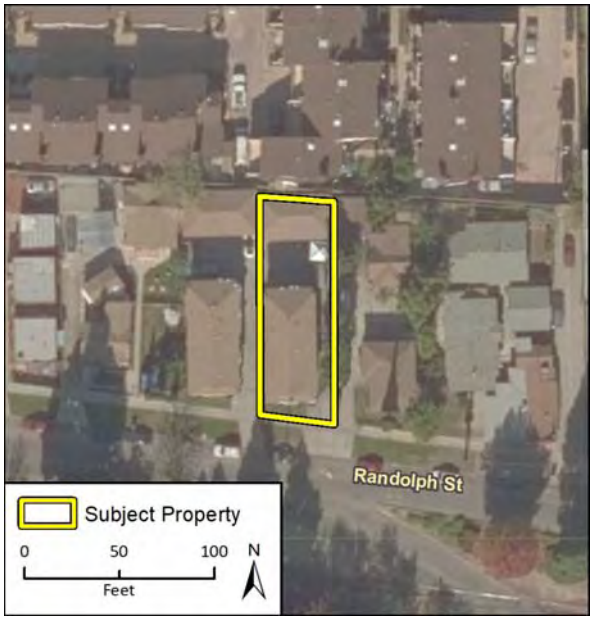
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed April 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed April 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed April 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed April 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 13, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3067 Randolph Street (Map Reference No. 11-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3067 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-044

***P3a. Description:**

The subject property consists of two one-story residential buildings and a detached garage situated on a single parcel. The primary building is a duplex located at the front of the lot. The irregular-plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Rough stucco sheathes its wood frame structural system. Windows are non-original vinyl sashes. Entrances are located on the north and west elevations and feature a glazed wood door and another whose type is obscured by a metal security door.

The secondary building is a single-family residence located at the rear of the parcel. The roughly rectangular-plan building sits on a concrete foundation and is capped by a side gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding sheathes its wood-frame structural system. Due to limited visibility, window and door types could not be identified. Adjacent to the northwest is a detached garage, which possesses a rectangular plan, side gabled roof, and glazed roll-up garage door. The property is located mid-block on a level parcel and is landscaped with a lawn, decorative plants, and mature trees. The buildings are in modest repair, with alterations including the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations of primary building (right), secondary building (center); camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Primary building: 1952; secondary building: 1922 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**

***P11. Report Citation:**

2019. West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

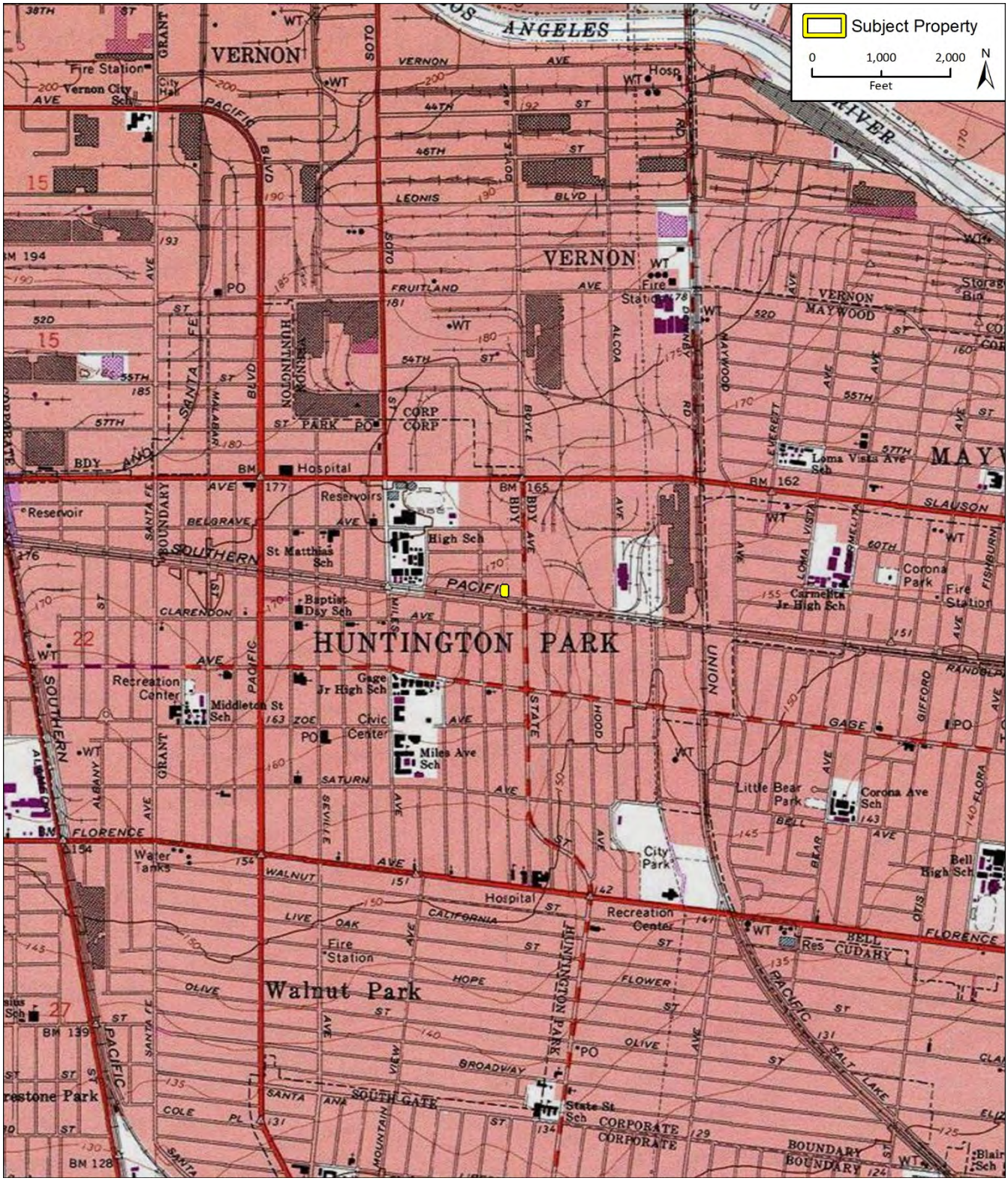
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3067 Randolph Street (Map Reference No. 11-008)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3067 Randolph Street (Map Reference No. 11-008) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** N/A
***B6. Construction History:**

Primary building: Constructed 1953 (Los Angeles County Office of the Assessor 2019); windows replaced in recent years.
Secondary building: Constructed in 1922 with a ca.-1927 rear addition (Los Angeles County Office of the Assessor).
Detached garage: Constructed by 1980 (Netronline 2019).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

According to assessor data, the subject property consists of residences constructed in 1922 (secondary residence) and 1952 (primary residence). A 1923 Sanborn Fire Insurance Company map indicates, the year after the secondary residence was completed, development in the area surrounding the subject property was ongoing, and most nearby properties were developed with single-family residences (ProQuest 1923). City directories list the following former occupants: Myrtle Rick, Emma Kosmeder, and J. Zachary (LAPL 1922-1942, 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of undistinguished residential buildings and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1922-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 14, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 67

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 4 ***Resource Name or #:** 3073 Randolph Street (Map Reference No. 11-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3073 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6310-025-043

***P3a. Description:**

The subject property consists of two residential buildings, one commercial building, and a detached garage situated on a single parcel. At the front (south) of the property is the one-story commercial building. Designed with no discernible architectural style, the irregular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and cross-gabled. Smooth stucco sheathes its wood-frame structural system. Windows throughout the building are obscured by metal security screen. Entrances to the building are located on the south and west elevations and feature solid wood and commercial-type doors. Alterations include the replacement of roofing materials and construction of sizable additions.

Situated immediately northwest of the commercial building is the front residence, a one-story house built in no discernible architectural style. Rectangular in plan, the building rises from a concrete foundation to culminate in a gabled roof with asphalt shingles. Non-original stucco envelopes its wood-frame structural system. The front door is located under a gabled porch roof on the south elevation. Due to limited visibility, window and door types were not confirmed during the field survey. Visible alterations include the application of stucco cladding and replacement of roofing materials. Located adjacent to the east is a detached garage with a rectangular plan, gabled roof, and non-original stucco cladding. Its swing-up plywood garage door faces the alley to its east.

The rear (north) residence was not clearly visible during the field survey. It is irregular in plan, gable-roofed, and stucco clad. No further details were confirmed during the field survey. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and mature trees. Overall, the property is in good repair.

***P3b. Resource Attributes:** HP3. Multiple family property; HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Commercial building, south and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Various-see ***B6**

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 28, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

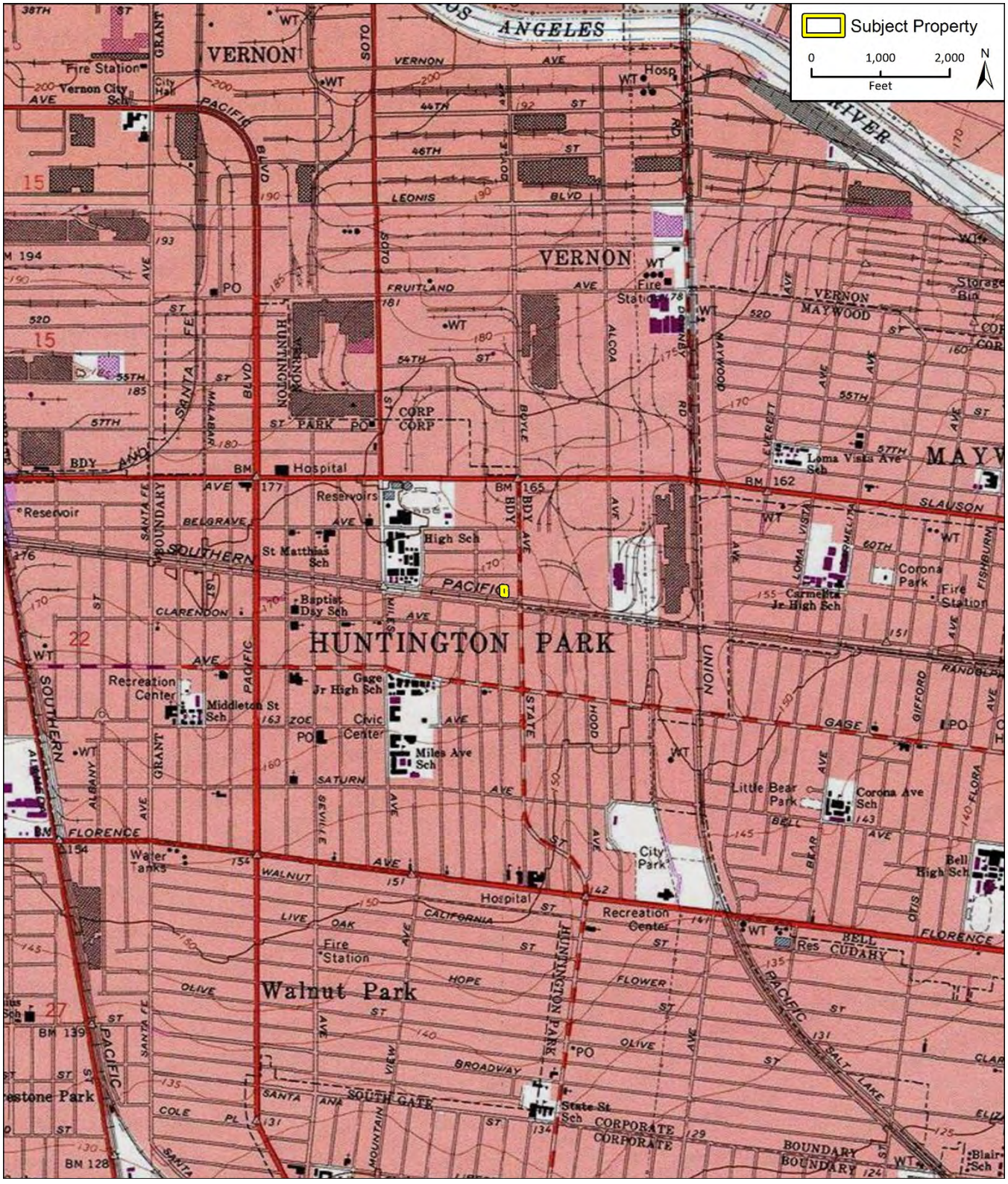
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 3073 Randolph Street (Map Reference No. 11-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3073 Randolph Street (Map Reference No. 11-009) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: unknown B4. Present Use: Corner Store & Residential
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

Assessor data, historic aerial photographs, and Sanborn fire insurance maps indicate that the front residence and commercial building were constructed in 1921, the detached garage in 1948, and the rear residence in 1957 (Los Angeles County Office of the Assessor 2019; Netronline 2019; ProQuest 1923, 1949). The rear (north) addition to the commercial building was completed by 1980, while the west addition dates from sometime between 1980 and 1994 (Netronline 2019).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of residential and commercial buildings constructed in 1921, 1948, and 1957. City directories identify the following former occupants: Connie's Market, Foster's Market, Dorothy Fedorko, Thomas's Market, Benny Zuniga, Pomposa Macias, and Robert's Market. The commercial building's current occupant, Lan's Market, has been at this location since at least as early as 1973 (LAPL 1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The consists of relatively ordinary examples of residential and commercial buildings and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

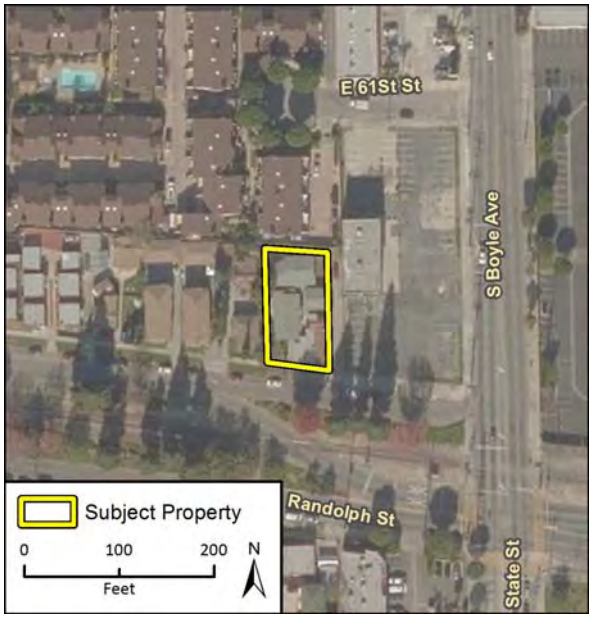
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, City of: Public Library LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1922-1942. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 18, 2019

(This space reserved for official comments.)

P5a. Photographs (continued):



Photograph 2. Front residence and partial view of commercial building, south and west elevations.



Photograph 3. Obstructed view of rear residence, south and east elevations.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 3070 Randolph Street (Map Reference No. 11-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3070 Randolph Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-008-039

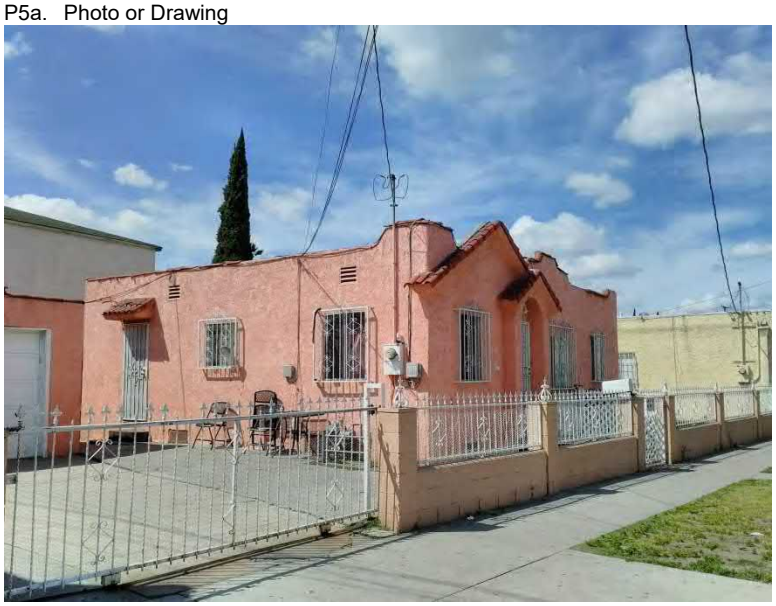
***P3a. Description:**

The subject property is a one-story residence with detached garage designed in the Spanish Colonial Revival style. The irregular plan building sits on a concrete foundation and is capped by a flat roof sheathed in asphalt shingles. Stucco sheathes its wood frame structural system. Windows are aluminum, horizontal-sliding sashes. Entrances to the building are located on the South and east elevations, with door types obscured by metal screen doors. Architectural detailing consists chiefly of a shaped parapet and porch roofs lined with clay barrel tiles. Situated just east of the residence is the detached garage. It shares many of the house's stylistic characteristics and possesses a metal roll-up garage door on the south elevation. The property is located mid-block on a level parcel and is landscaped with a lawn and young trees planted in the park strip. The building is in good repair. Overall, the property is in good condition. Alterations include the replacement of the original windows and garage door.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and east elevations of residence, with partial view of detached garage; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1928 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

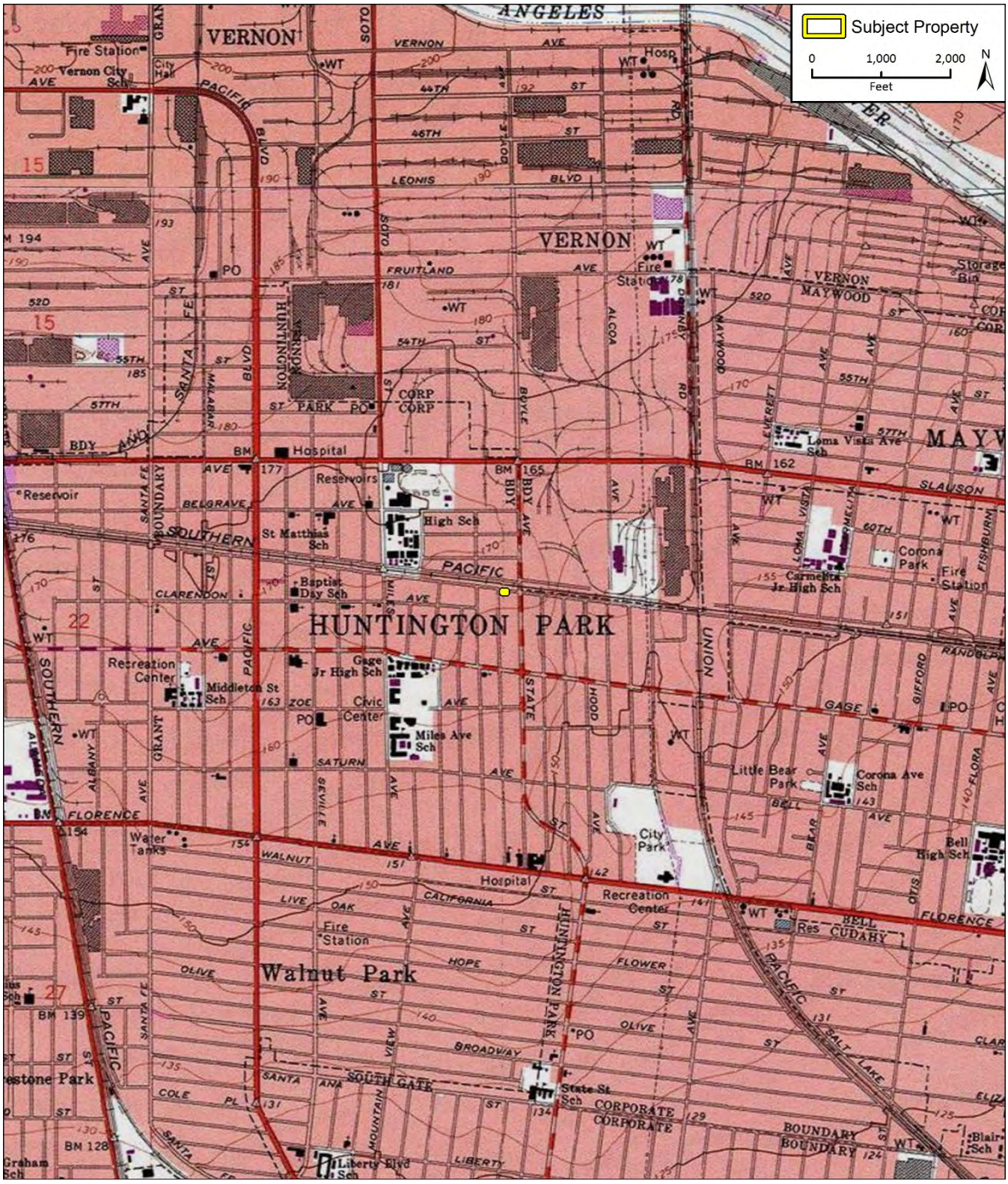
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 3070 Randolph Street (Map Reference No. 11-010)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3070 Randolph Street (Map Reference No. 11-010) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**

The residence and garage were constructed in 1928, according to parcel data.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single family residence constructed in 1928. By the mid-1920s, much of the surrounding area had been developed for residential use (ProQuest 1924). City directories and classified advertisements published in the *Los Angeles Times* identify the following individuals as former occupants of the property: Zack Silvis and Harold E. and Janet Birkholm (LAPL 1928-1942, 1956-1987; *LAT* 1972-1974). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property is a relatively ordinary example of a residence with minimal Spanish Colonial Revival-style architectural elements and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed May 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

Los Angeles Times. Classified advertisements, 1972-1974, via Newspapers.com. [digitized archive]. https://www.newspapers.com/. Accessed May 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 2019.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed May 2019.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 24, 2019

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 6210 State Street (Map Reference No. 11-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13S, Section 23 S.B.**B.M.**

c. Address: 6210 State Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-008-037

***P3a. Description:**

The subject property consists of three residential buildings situated on a single parcel. Located at the front (west) of the lot, Residence 1 exhibits no discernible architectural style. The rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof sheathed in asphalt shingles. Horizontal wood-plank siding envelopes its wood-frame structural system. Windows throughout are vinyl replacement sashes. The front entrance is located on the north elevation, its door type obscured by a security screen. Visible alterations include the aforementioned replacement windows, a concrete porch, and a metal pan-type window awning.

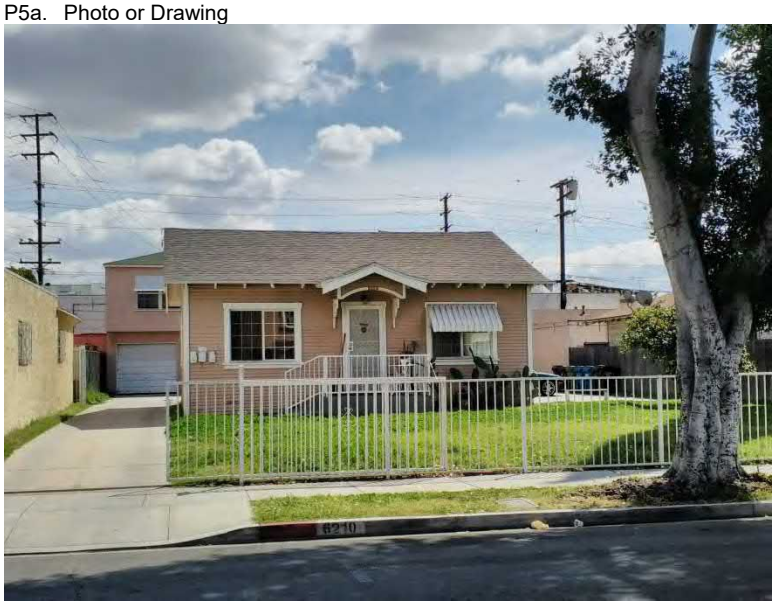
Situated at the northeast corner of the property is Residence 2, a two-story building with two auto garages on the ground level and a duplex on the upper level. Exhibiting no discernible architectural style, the building is rectangular in plan and rises from a concrete foundation to culminate in a hipped roof with asphalt shingles. A stucco exterior envelopes the building's wood-frame structural system. Windows display vinyl replacement sashes. Two upper-level entrances secured with screen doors are located at the building's southwest corner. Metal roll-up garage doors open from the west elevation. Alterations visible during the field survey were limited to the vinyl-sash replacement windows and non-original garage doors.

Residence 3 is located at the southeast corner of the parcel. Also exhibiting no discernible style, the one-story building possesses a rectangular plan, concrete foundation, and side-gabled roof with asphalt shingles. Its stuccoed exterior is punctuated on the west elevation by a pair of vinyl-sash windows flanking a front door of undetermined type. Due to limited visibility, no additional details were observed during the field survey. The property is located mid-block on a level parcel and is landscaped with a lawn, cactuses, and mature trees. Overall, the property is in god repair.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Residence 1 (center) and partial view of Residence 2 (left); Camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Residence 1: 1923; Residence 2: 1950; Residence 3: 2001 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

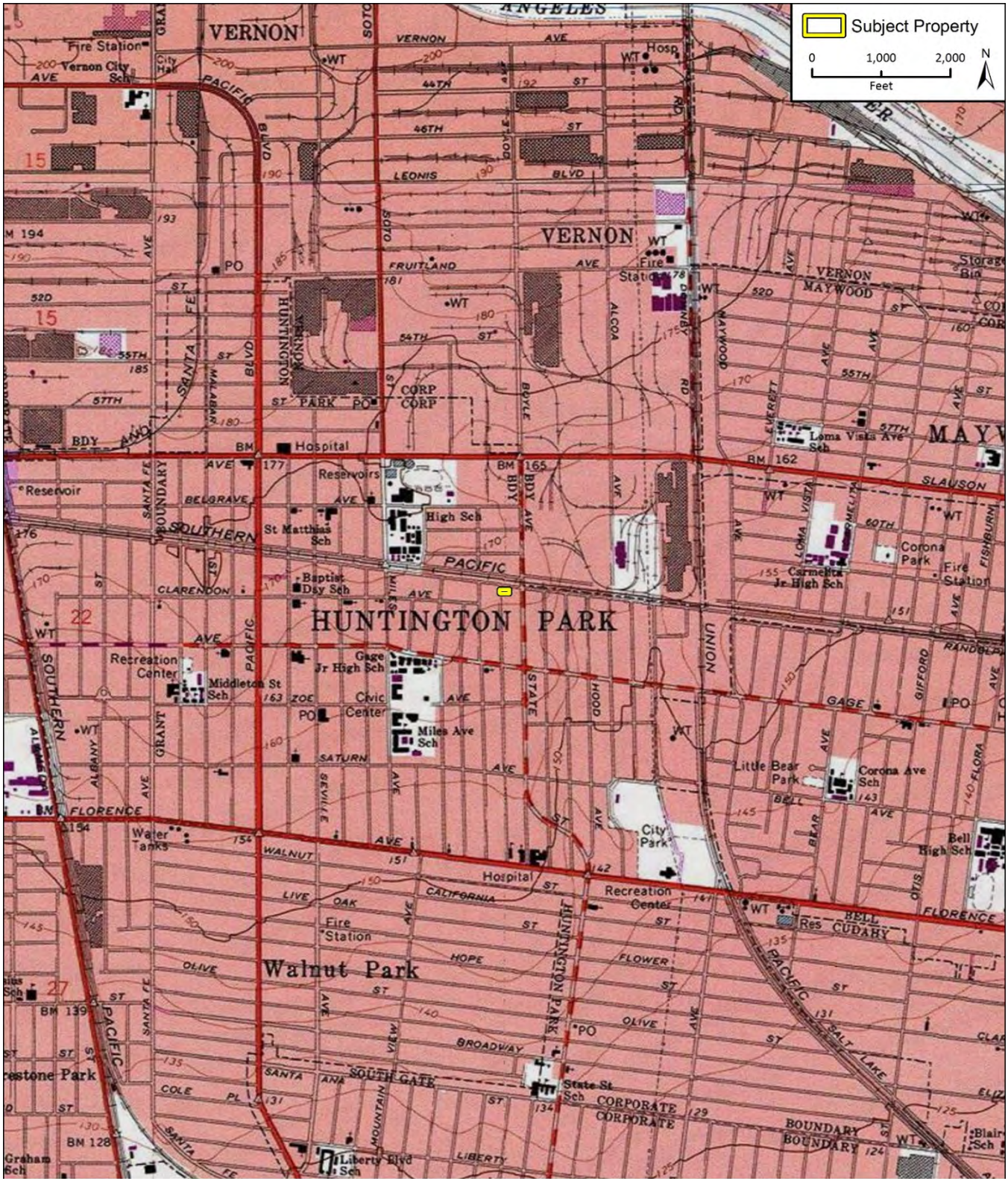
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6210 Cedar Street (Map Reference No. 11-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6210 Cedar Street (Map Reference No. 11-011) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

According to parcel data, Residence 1 was constructed in 1923, Residence 2 in 1950, and Residence 3 circa 2001. Sanborn maps and historic aerial photographs indicate a building of approximately the same size has been present at the same location since as early 1949 (ProQuest 1949; Netronline 2019). Limited visibility prevented an estimation of the building's construction date based on its materials and design.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

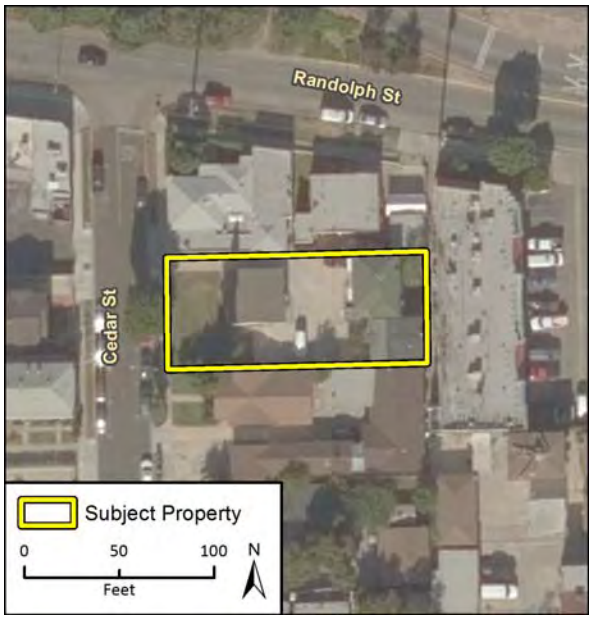
The subject property consists of three residential buildings developed in 1923, 1950, and circa 2001, respectively. Sanborn maps indicate the surrounding area was undergoing residential development by the early 1920s (ProQuest 1923). The surrounding area has retained its residential character, though historic aerial photographs indicate it was increasingly developed for multi-family residential uses in the decades following World War II. The construction of Residence 2 in 1950 reflects that pattern of development. City directories list the following former occupants of the property: Vernal Wright, Emma and Don Russell, Lee and C.H. Hugoboom, Earl Swain, and Maria Carballeira (LAPL1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property consists of three ordinary residential buildings of no discernable architectural style. None of the subject buildings embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 6, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6214 Cedar Street (Map Reference No. 11-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6214 Cedar Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-008-037

***P3a. Description:**

The subject property consists of three residential buildings situated on a single parcel. Residence 1 is a one-story house built in a modest iteration of the Craftsman style. Roughly rectangular in plan, the building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Horizontal wood-plan siding sheathes its wood-frame structural system. Windows are wood sashes in various configurations. The front entrance is located on the west elevation; its door is obscured by a metal security screen. The building features such architectural details as exposed rafter tails, boxed eaves, and 4/1 double-hung windows. Alterations include the partial enclosure of the front porch and the construction of a sizeable rear addition.

Occupying the south side of the parcel is Residence 2, a single-story building designed in no discernable style. The rectangular-plan building sits on a concrete foundation and culminates in a cross-gabled roof with asphalt shingles. Stucco envelopes its wood-frame structural system. While entrances and windows were observed on the north elevation, limited visibility prevented the recording of details concerning their design. A wood swing-up garage door opens from the west elevation.

At the far east end of the lot is Residence 3, a one-story residence built in no discernable style. Built on a roughly rectangular plan, it rises from a concrete foundation and is topped with a gross-gabled roof clad in asphalt shingles. The building's stuccoed exterior is punctuated on the west elevation by a door and windows of undetermined type. Limited visibility prevented a more detailed recording of the building. The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and various decorative plants. Overall, the property is in good repair.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
South and west elevations of Residence 1 (right), with partial views of Residences 2 and 3 (right); facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Various-see ***B6**

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 19, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

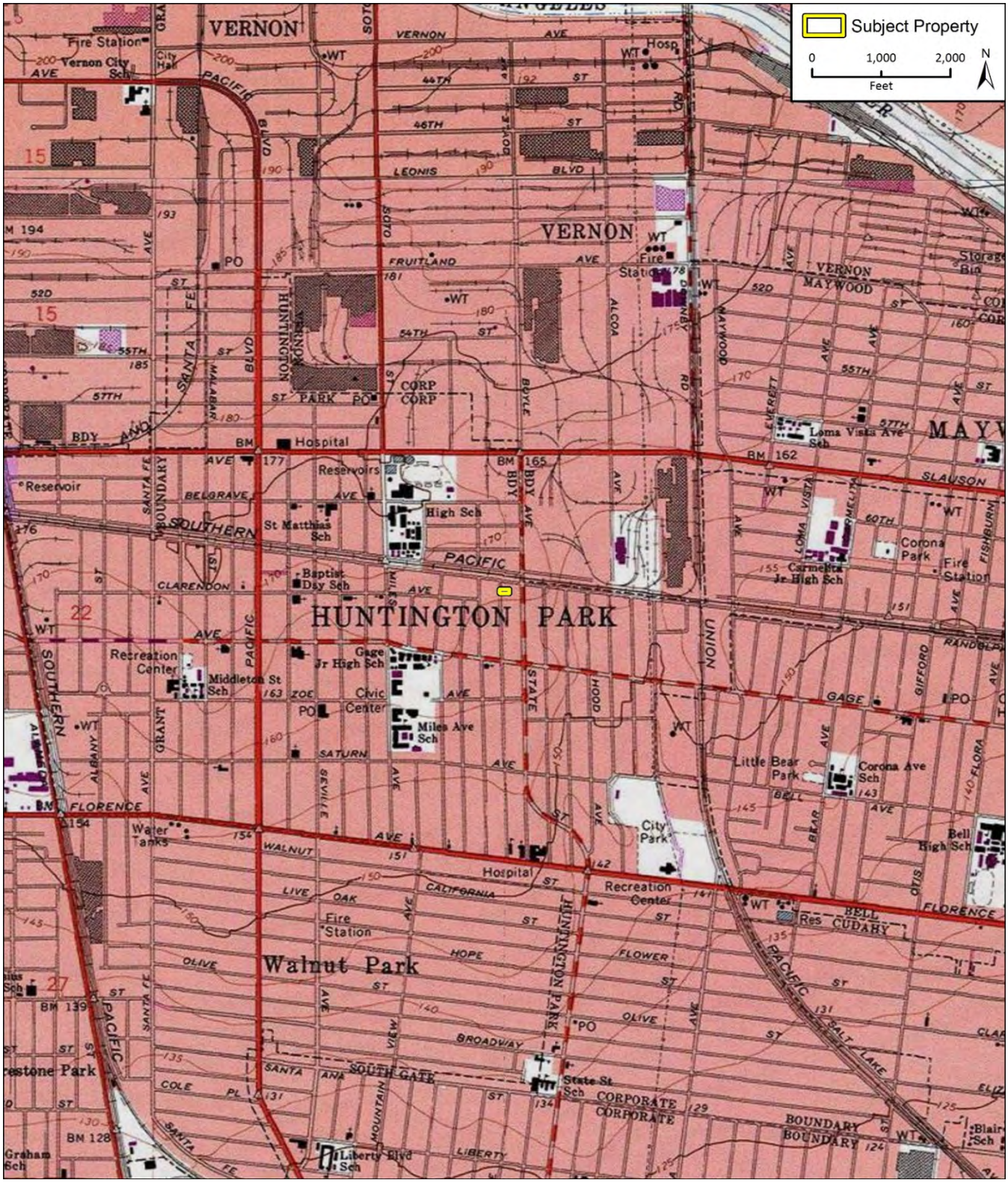
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6214 Cedar Street (Map Reference No. 11-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6214 Cedar Street (Map Reference No. 11-012) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman; no discernable style
***B6. Construction History:**

Residence 1 was constructed in 1923, with rear addition constructed by 1952 (Los Angeles County Office of the Assessor 2019; Netronline 2019). The front porch appears to have been partially enclosed after the building's completion, as evidenced by the presence or a scalloped trim that is inconsistent with the building's original style. According to the Los Angeles County Assessor the buildings at the rear of the property were constructed in 1963. These replaced two comparatively small buildings depicted in a 1949 Sanborn fire insurance map (ProQuest 1949).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family complex with buildings completed in 1923 and 1963. Sanborn fire insurance maps indicate that residential development in the surrounding area was sparse as of 1923, but was complete by 1949 (ProQuest 1923, 1949). City directories identify the following former occupants: Leo Reynolds, Ben Talbot, James Dorsey, Cecil and Gay Land, J. Carballeira, G. Borbon, Jesse and Marta Mora, Angel Toledano, and Armando Perez (LAPL 1956-1987) Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). While the Craftsman-style residence was perhaps once a good example of its style, alterations to the building and the construction of Residence 2 adjacent to the south have impaired its integrity of design, feeling, and setting such that it no longer conveys its associations with the Craftsman style. Residences 2 and 3 are undistinguished buildings with no discernable architectural style. As a result, the property does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 10, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 3 ***Resource Name or #:** 6215 State Street (Map Reference No. 11-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6215-6217 State Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-008-004

***P3a. Description:**

The subject property is a bungalow court with buildings designed in no discernible architectural style. The complex consists of four one-story bungalows, a two-story dwelling, a detached garage, and carport. Situated at the front (east) of the property, the bungalows share a common form characterized by a rectangular plan, crawl space foundation, and pyramidal roof sheathed in asphalt shingles. Smooth stucco sheathes the buildings' wood-frame structural systems. Windows are vinyl replacement sashes in various configurations. Primary entrances secured with metal screens face the property's central driveway, while rear entrances featuring wood-panel doors open toward the parcel's north and south boundaries. Alterations include the replacement of original windows.

Situated near the northwest corner of the property is the two-story dwelling. Aside from a difference in height, the building was designed in a manner consistent with the bungalows. The rectangular-plan building rises from a concrete foundation to culminate in a hipped roof with asphalt shingle cladding. Stucco envelopes its wood frame structural system. Windows display horizontally sliding aluminum sashes. An entry is located on the east elevation, though its type was not observed during the field survey due limited access to the property. The building exhibits no visible alterations.

Situated at the rear of the property is a four-car detached garage. Built on a rectangular plan, the building includes a hipped roof and stucco cladding. Satellite imagery indicates the carport is located just east of the detached garage. The property is located mid-block on a level parcel. Landscaping is limited to small shrubs lining the driveway. Overall, the property is in good repair.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of subject property; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Bungalows: 1941 and 1942; two-story dwelling: 1966 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

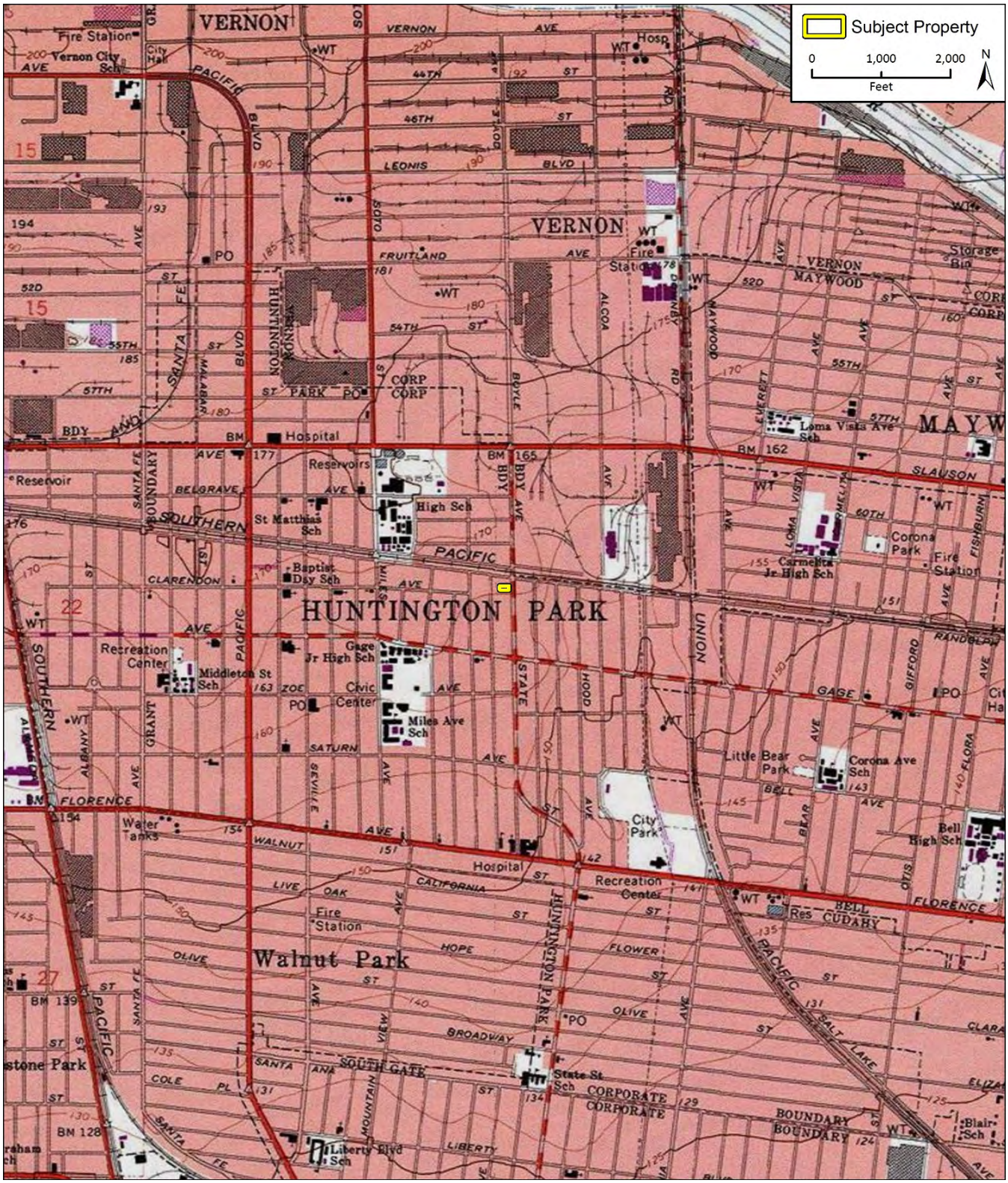
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 6215 State Street (Map Reference No. 11-013)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6215 State Street (Map Reference No. 11-013) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the bungalows were constructed in 1941 and 1942 and the two-story dwelling in 1966. Sanborn maps and visual inspection suggest the garage dates to around the same time as the bungalows. The carport was constructed sometime between 1963 and 1972, as indicated in historic aerial photographs (Netronline 2019). The bungalows' windows were replaced in recent years.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

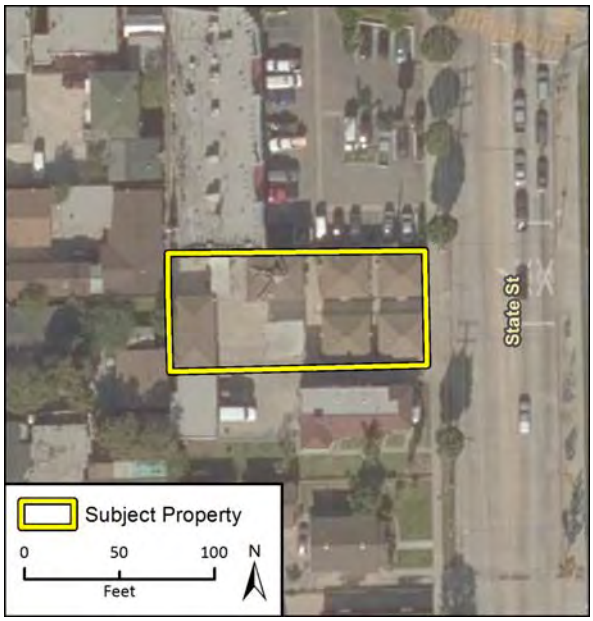
The subject property is multi-family residential property constructed in 1941. Sanborn maps suggest the surrounding area was undergoing development for residential use by the early 1920s (ProQuest 1923). The surrounding area has retained its residential character, though historic aerial photographs indicate it was increasingly developed for multi-family residential uses in the decades following World War II. The two-story building was constructed in 1966, replacing a single-story building that had occupied the same site (Los Angeles County Office of the Assesor 2019; ProQuest 1949). City directories list the following former occupants of the property: Walter Packer, H.E. McConnell, A.L. Wallace, M.A. Williams, R.D. Lowman, E. Hall, M.E. Hughes, and Steven Keiner, Jr. (LAPL1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property is an undistinguished example of a bungalow court. Neither the bungalows nor the two-story dwelling are highly representative of any architectural style or embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 5, 2019



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** LADWP Velasco-Century 230kV Transmission Line (Map Reference No. 11-014)

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township, Range, Section: various S.B.**B.M.**

c. Address: n/a City: n/a Zip: n/a

d. UTM: Zone: mE/ mN

e. Other Locational Data:

***P3a. Description:**

The Velasco-Century 230 kV Transmission Line (subject resource) spans approximately eight miles. It connects LADWP Velasco Receiving Station (Substation F/ID: SS0678) in Boyle Heights to the LADWP Central (sometimes also referred to as Century) Receiving Station (Substation B/ID: SS0674) in South-Central Los Angeles. The line does not appear to be segmented by any substations. The line is mounted primarily on double circuit steel lattice towers.

After it exits Century Substation, the subject resource trends east for approximately 2.6 miles. It then turns north in the area of Virginia Avenue in South Gate. It continues north in a right-of-way (ROW) that runs along Virginia Avenue and eventually Bissell Street. It crosses over the Randolph Street in Huntington Park and continues north towards Velasco Substation.

The subject resource falls within the Area of Potential Effects (APE) for the current study in two locations in Huntington Park. In 2019, a segment straddling the intersection of Randolph Avenue and Bissel Street was recorded. In 2022, following an expansion of the APE, a second segment was recorded along the west side of Bissell Street, roughly between Zoe and East Florence avenues. The southern portion of the South Gate segment passes through Salt Lake Park, which is addressed in a separate record.

***P3b. Resource Attributes:** HP11: Engineering Structure

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Velasco-Century 230 kV Transmission Line; steel lattice tower and associated lines located at the SW intersection of Randolph and Bissell Streets in Huntington Park; taken 7/2/2019.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Between 1924 and 1927 (USGS 1924; Sanborn 1927)

***P7. Owner and Address:**
Los Angeles Department of Water & Power

***P8. Recorded by:**
Rachel Perzel & Andrew Rodriguez
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
July 2, 2019 and September 7, 2022

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. (updated 2022) *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

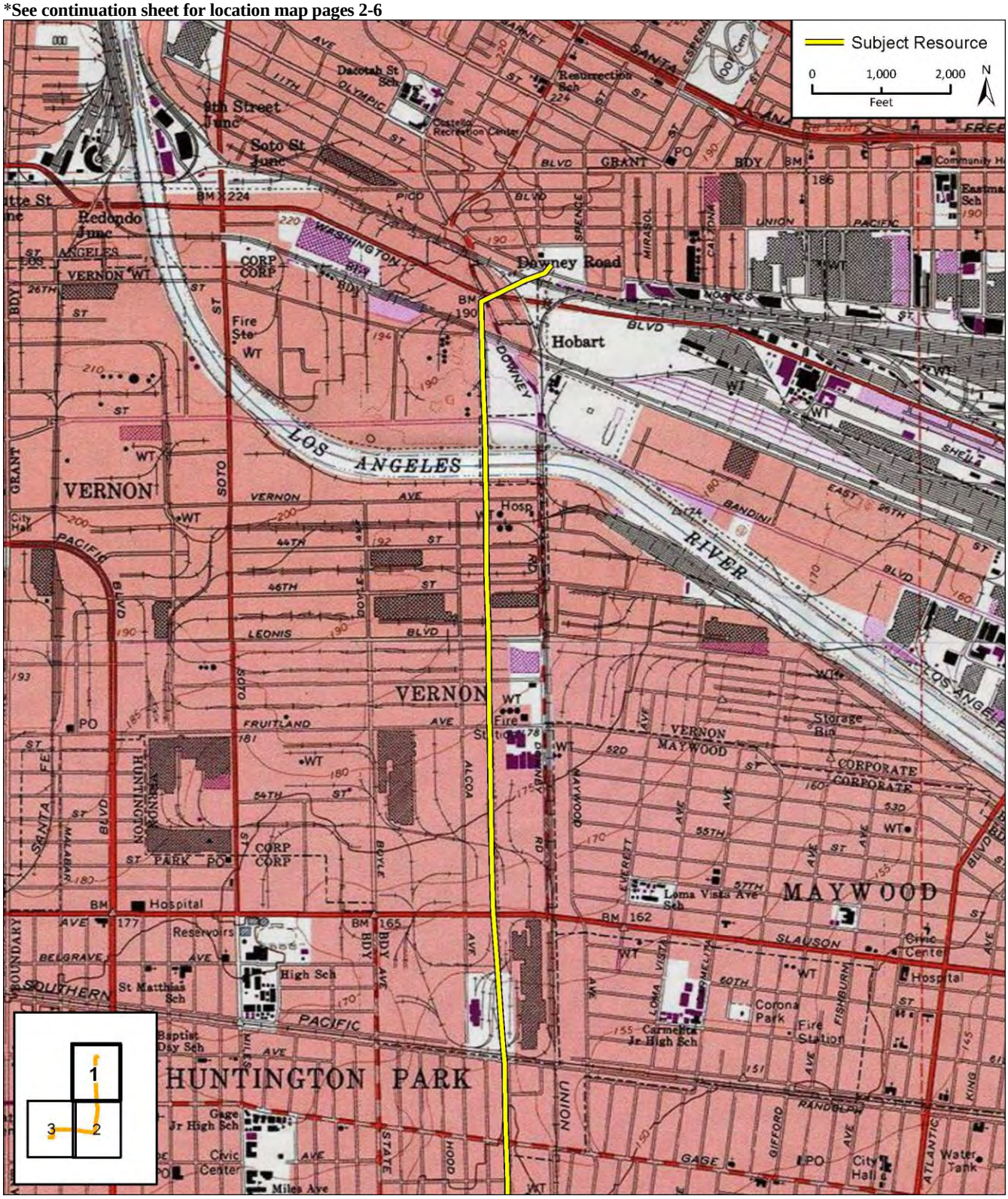
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 7 ***Resource Name or #** LADWP Velasco-Century 230kV Transmission Line (Map Reference No. 11-014)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964
*See continuation sheet for location map pages 2-6



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** LADWP Velasco-Century 230kV Transmission Line (Map Reference No. 11-014) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Electric Power Conveyance System/ Transmission Line B4. Present Use: Electric Power Conveyance System/ Transmission Line

***B5. Architectural Style:** N/A-utilitarian electrical engineering power conveyance system with steel lattice towers.

***B6. Construction History:**

The subject resource was constructed between 1924 and 1927 (USGS 1924; Sanborn 1927).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** LADWP Velasco Substation (Substation F/ID: SS0678) and LADWP Century Substation (Substation B/ID: SS0674)

B9a. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The history of municipal utilities in the City of Los Angeles (the City) can be traced to 1902 with the establishment of Los Angeles Municipal Water Works. In the first few decades of the 20th Century, the City negotiated with private utility companies that included Edison Company, Pacific Light and Power, and Los Angeles Gas and Electric Company, with the goal of obtaining their service areas to provide municipal power service. Negotiations wore on and the City provided power service piecemeal following 1916. By 1939, the City had acquired all customers within city boundaries that had been previously served by private, investor-owned utility companies and began providing municipal power services (LADWP 1986). **See Continuation Sheet**

B11. Additional Resource Attributes: N/A

***B12. References:**

Center for Land Use Interpretation. "Receiving Stations, Converter Stations, Switching Stations, and Other Control Facilities. http://www.clui.org/content/receiving-stations-converter-stations-switching-stations-and-other-control-facilities. Accessed July 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2019.

LADWP. 2017. Cultural Resources Study for the Haynes Generating Station Units 2 through 6 Demolition Project. Prepared by Dudek. January.

LADWP. 1986. From Pueblo to Metropolis. Water and Power in the Story of Los Angeles. Published by LADWP. Revised 8/1986.

National Register of Historic Places. Boulder Dam-Los Angeles 287.5 kV Transmission Line. 19-188983

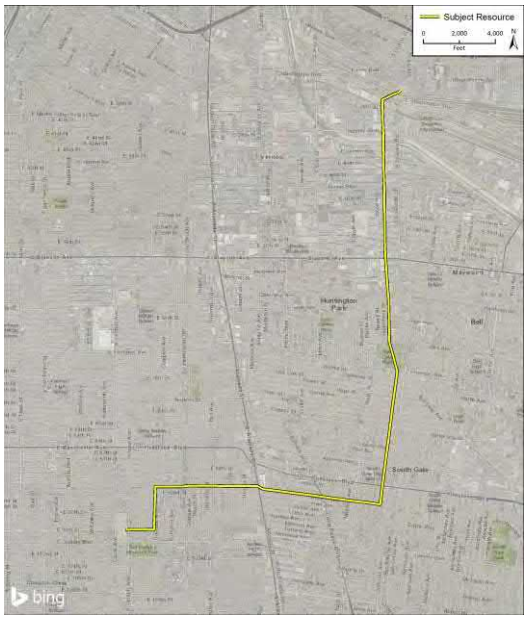
Sanborn Fire Insurance Map Company. Fire insurance maps that include the subject resource. Huntington Park, Vol. 27. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2019

SurveyLA. Los Angeles Citywide Historic Context Statement. Theme: Municipal Water and Power. August.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2019.

United States Geological Survey (USGS). "TopoView." Various topographic maps of the Project Area. https://ngmdb.usgs.gov/topoview/viewer/#11/33.3082/-114.8185. Accessed July 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** September 9, 2022



(This space reserved for official comments.)

***B10, Significance (continued):**

The subject resource appears to have been initially constructed between 1924 and 1927, during a period in which the power system in the Los Angeles region was actively being expanded by both public and private entities (USGS 1924, Sanborn 1927; SurveyLA 2017). The roughly 8-mile line connects Velasco Receiving Station (Velasco), located in Boyle Heights to Central Receiving Station (Central), located in Southeast Los Angeles. Velasco was originally constructed by the Los Angeles Gas and Electric Corporation. However, it became part of the LADWP system in 1937, along with several other former independently owned substations throughout metropolitan Los Angeles. Central was constructed in 1926 and was later expanded to accommodate LADWP's Boulder Line.

For approximately 2.6 miles after the subject resource leaves Century, it shares a ROW with the NRHP-listed Boulder Dam-Los Angeles 287.5 kV Transmission Line (19-188983) (Boulder Line). It remains distinct from the Boulder Line in that after sharing a ROW for 2.6 miles, the subject resource makes a sharp turn to the north while the Boulder Line continues to the east (near the intersection of Southern and Virginia Avenues in South Gate). It also remains distinct from the Boulder Line in its function. While the Boulder Line brings high voltage power over a considerable distance, the subject resource carries the stepped-down power between Velasco and Central receiving stations. As opposed to distribution stations, receiving stations receive high voltage power and step it down prior to sending it to distribution stations, where it is further reduced and distributed to customers. The subject resource appears to have been constructed as part of LADWP's belt system to further distribute power throughout Los Angeles.

The subject resource is recommended ineligible for listing in the NRHP, CRHR, or other applicable local register of historical resources (Huntington Park) under any significance criteria. Constructed between 1924 and 1927, the subject resource represents one of many transmission lines that were established during this period, as public and private entities worked to expand the electric system serving metropolitan Los Angeles. Within this context, the subject resource does not appear to be one that introduced new technology, nor is it associated with the early development of a particular community. Connecting two receiving stations, the subject resource appears to have been used to transmit power so that it could be stepped down prior to distribution. However, in doing so, it does not appear to employ any technological and/or engineering innovations in power transmission or delivery. For the reasons summarize above the subject resource is recommended ineligible for listing in the NRHP, CRHR, or for local designation by the City of Huntington Park under Criteria A/1/1.

The archival research conducted for this study failed to indicate that the subject resource is associated with any individuals significant in the history of any city, the region, state, or nation. It is therefore recommended ineligible for listing in the NRHP, CRHR, or for local designation by the City of Huntington Park under Criteria B/2/2.

The subject resource was constructed between 1924 and 1927, during a period when both LADWP and several private utility companies were expanding their services in the Los Angeles Region. As such, the subject resource employed a design that was standard for the time. The resource consists of transmission lines mounted on double circuit lattice steel towers The subject resource does not appear to represent any innovative construction technique or technological advances. Furthermore, as an active utility service line, it is subject to regular maintenance and replacement of materials, including the replacement of transmission lines., which likely date to well after its original constriction. It is recommended ineligible for listing in the NRHP, CRHR, or for local designation by the City of Huntington Park under Criteria C/3/3.

The records search results and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory. It is recommended ineligible for listing in the NRHP, CRHR or for local designation by the City of Huntington Park under Criteria D/4/4.

Photographs:

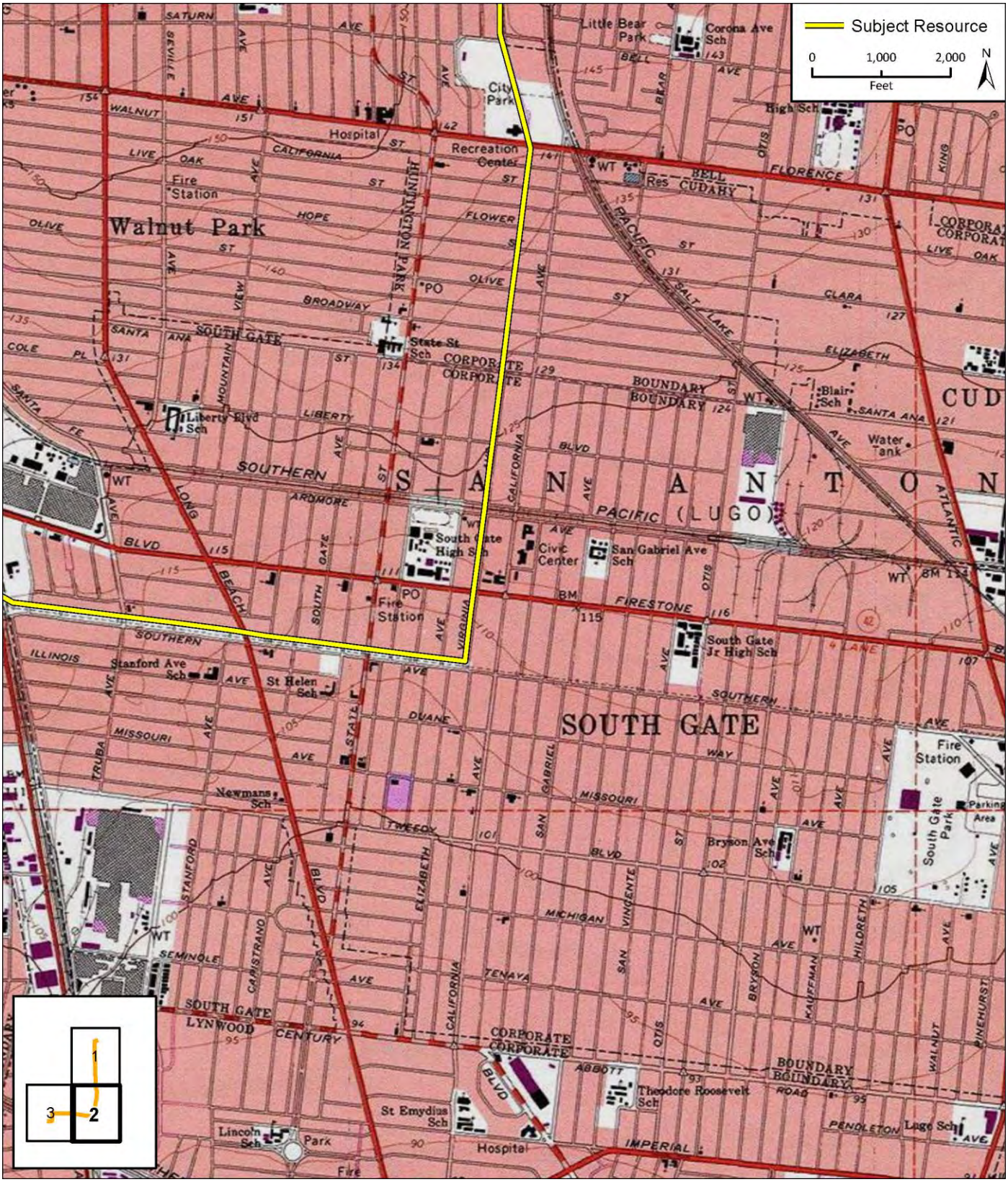


LADWP Velasco-Century 230kV Transmission Line tower near the intersection of Bissell and Saturn avenues. Camera facing northeast. Taken September 7, 2022.

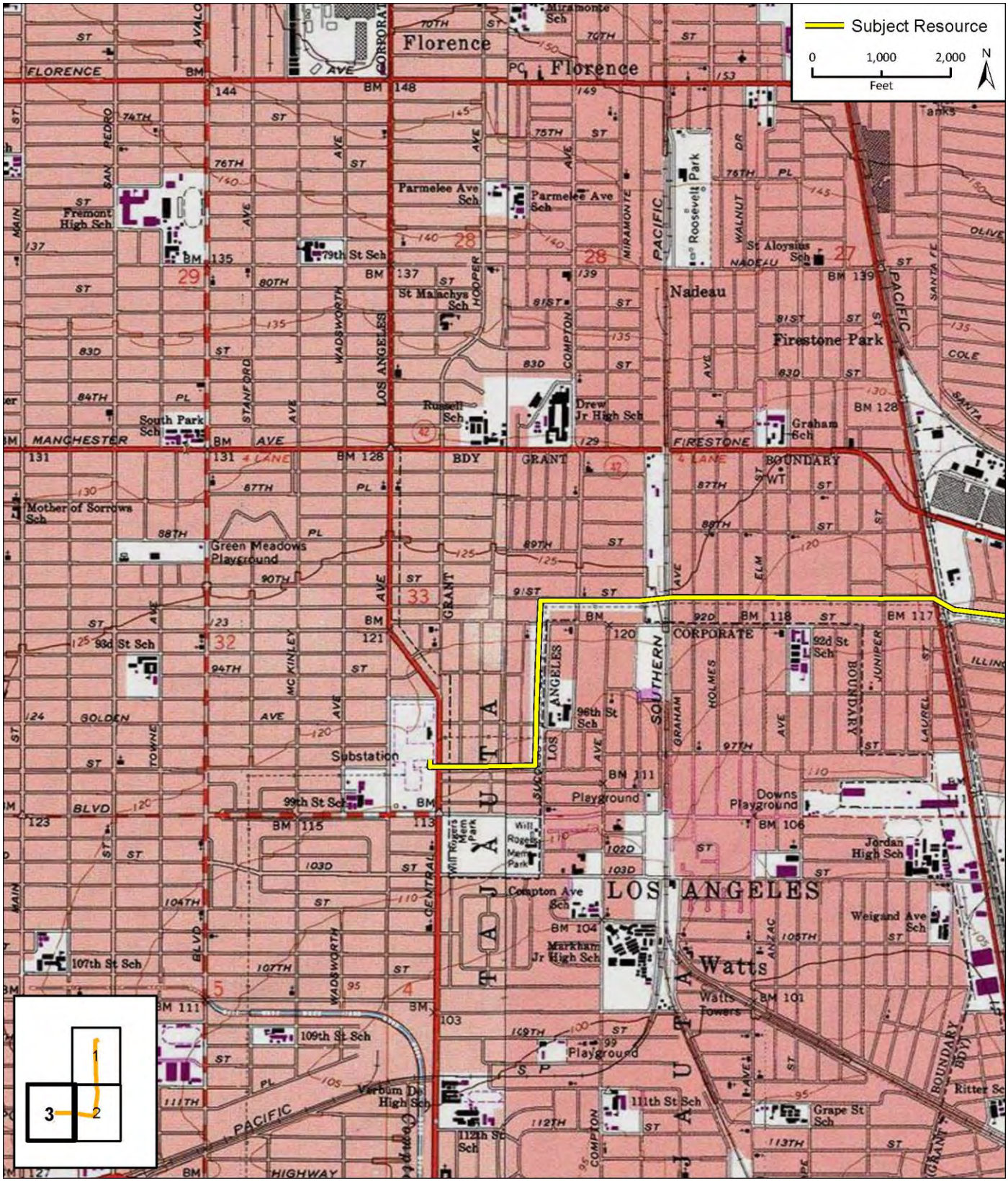


Transmission line tower in Salt Lake Park, along Bissell Avenue. Camera facing South. Taken September 7, 2022.

Location Map(continued):



Location Map(continued):



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 6221 State Street (Map Reference No. 11-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 6221 State Street City: Huntington Park Zip: 90255

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6319-008-005

***P3a. Description:**

The subject property is a two-story apartment building designed in a restrained Spanish Colonial Revival style. The L-plan building sits on a concrete foundation and is capped by a hipped roof clad in clay barrel tiles. Smooth stucco sheathes its wood frame structural system. Windows are a combination of original wood and not-original metal sashes in several configurations. Several private entrances are located on the north and south elevations; door types are obscured by metal security screens. Upper-story entrances are accessible via a concrete exterior staircase. Aside from the aforementioned stucco and clay tile cladding, Spanish Colonial Revival-style details are concentrated on the second-story landing and include ornamental roof supports and exposed brackets. The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and a large shrub. A detached, multi-bay garage is situated at the rear of the property. The rectangular-plan building includes a flat roof, stucco wall cladding, clay tile coping, and metal garage doors. Overall, the property is in good repair. Alterations include the replacement of windows and garage doors.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
East and south elevations; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report.* Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

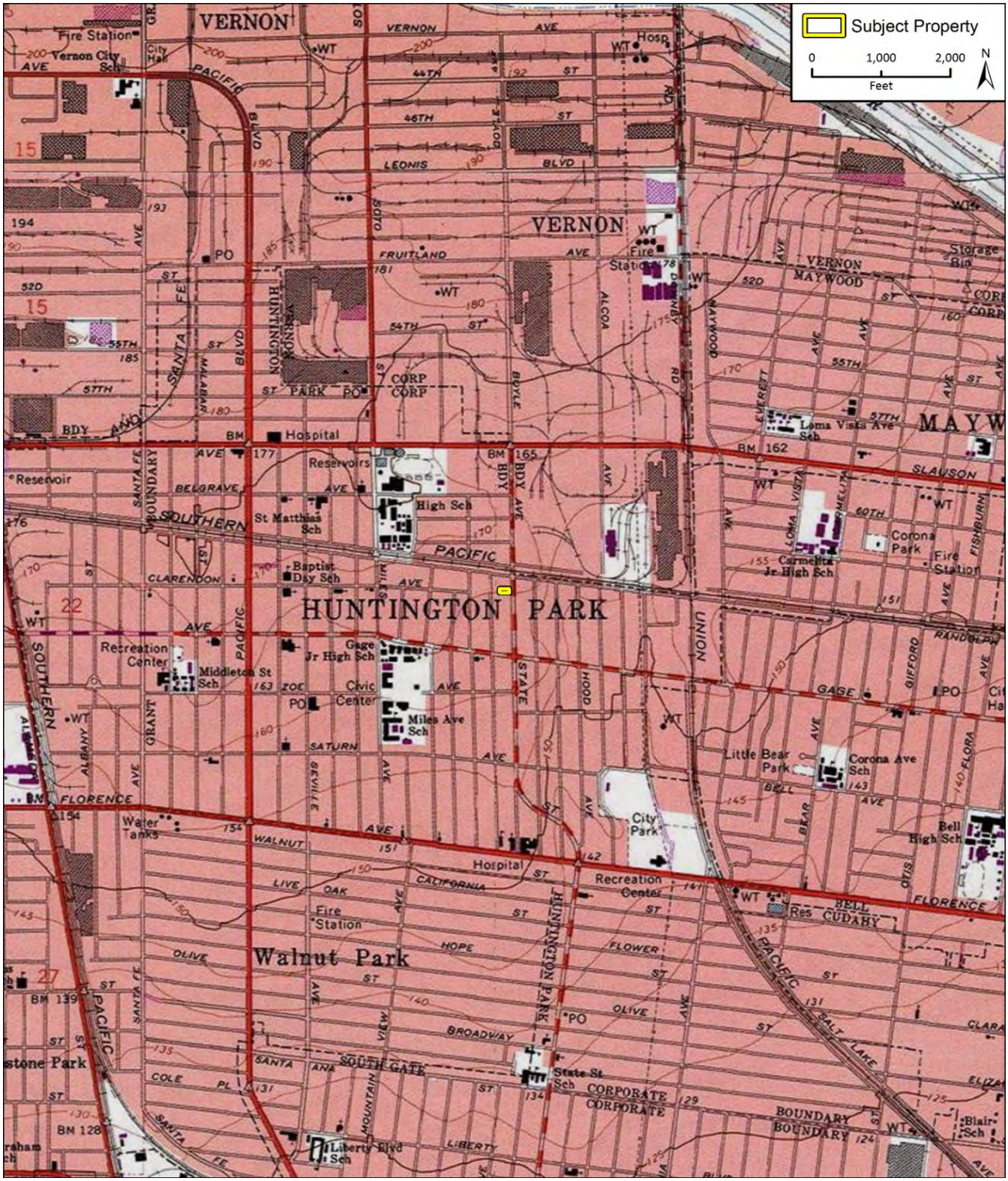
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6221 State Street (Map Reference No. 11-015)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6221 State Street (Map Reference No. 11-015) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**

According to parcel data, the building was constructed in 1941. Several windows have been replaced.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is an apartment building constructed in 1941. Sanborn maps suggest the surrounding area was developed for residential use by the mid-1920s (ProQuest 1924). The surrounding area has retained its residential character, though historic aerial photographs indicate it was increasingly developed for multi-family residential uses in the decades following World War II. Sometime between 1980 and 1992, several residences across State Street were razed to make way for the construction of San Antonio School (Netronline 2019). City directories list the following former occupants of the property: Arthur Colbeigh, Helen Blanchard, Edna Kelley, and Roy Chapman (LAPL1956-1987). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is a relatively undistinguished and restrained example of a Spanish Colonial Revival-style multi-family residential building and does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 5, 2019

(This space reserved for official comments.)

