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 **3S; 3CS; 5S3**

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

 ***Resource Name or #:** Southern California Edison (SCE) Randolph Substation (Map Reference No. 11-016)

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 Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles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: 23 S.B.**B.M.**

c. Address: Randolph Street Between Bissell Place & Maywood Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6319-021-801

***P3a. Description:**

The subject property is a roughly rectangular approximately 1.58-acre parcel located mid-block on Randolph Street, between Bissell Street and Bissell Place, in Huntington Park. Owned by Southern California Edison (SCE), the property functions as Randolph Substation. Included on the entirely paved and fenced property are standard components of an electrical substation, including banks of transforms, in addition to a single substation building sited in the west-central portion of the property.

The building, what SCE describes as substation typology classification Civic-Library 3, was designed in the Classical Revival Style. The single-story, rectangular planned building sits on a reinforced concrete slab. Cladding includes both exposed concrete and brick. Metal windows and wood doors are symmetrically placed throughout. The building is topped with a hipped roof clad in clay tile.

***P3b. Resource Attributes:** HP8. Industrial Building/ 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:
Randolph Substation as viewed from the public right-of way along Randolph St.; south-facing.

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

1930 (SCE 2015)

***P7. Owner and Address:**
Southern California Edison Co.
2244 Walnut Grove Avenue
Rosemead, CA 91770

***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

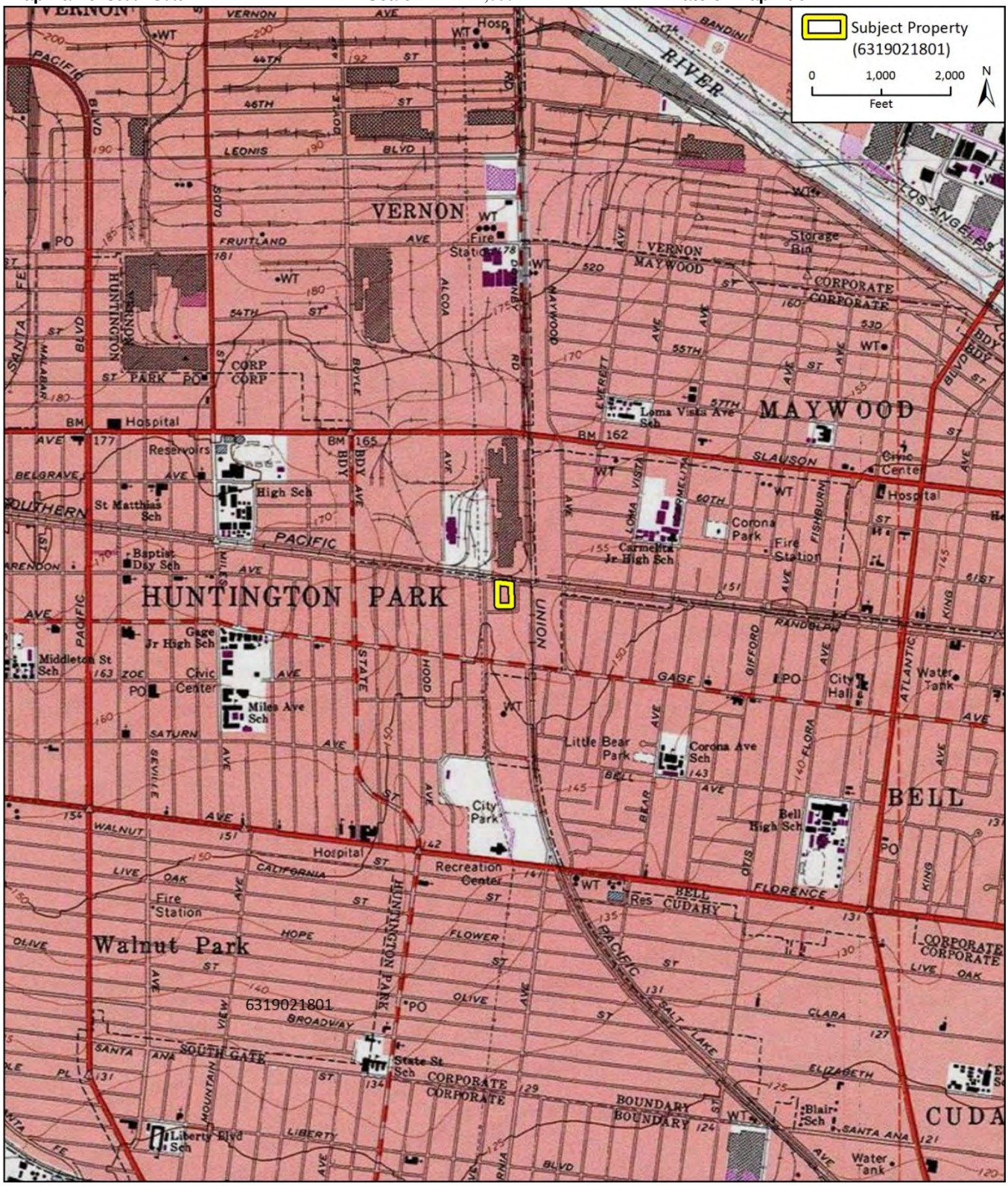
Trinomial

***Resource Name or #** SCE Randolph Substation (Map Reference No. 11-016)

***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 #** SCE Randolph Substation (Map Reference No. 11-016) ***NRHP Status Code 3S; 3CS; 5S3**
Page 3 **of** 3

B1. Historic Name: Randolph Substation
B2. Common Name: Randolph Substation
B3. Original Use: Electrical Substation B4. Present Use: Electrical Substation
***B5. Architectural Style:** Classical Revival Style Substation Building
***B6. Construction History:**
The Randolph Substation was constructed and put in service in 1930 (Newspapers.com var.; SCE 2015). At the time of its initial development, the substation was L-shaped, a narrow portion of the rear of the parcel extending west to Bissell Street. The property was surrounded with fencing; landscaping defined the front of the property and was additionally scattered at its boundaries. The property included the following components: a 66kV transformer rack lining the front (north) of the property; at the rear (south) of the property a 16kV transmission rack; the center of the parcel featured a 37'8" by 20' 8" substation building and one or two B.Ks. The property originally included a Craftsman Style operator's cottage and garage, which are no longer extant.

Due to the property's continued use as an electrical substation, much of its equipment has been modernized over the decades. Alterations include the removal of original, installation of additional and or replacement components and equipment. The operator's cottage and associated ancillary structures appear to have been demolished sometime between 1956 and 1962.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Southern California Edison Company b. Builder: Southern California Edison Company
***B10. Significance: Theme** Industrialization and Provision of Electricity & SCE Programmatic Architecture
Area Southern California/Vernon District/Huntington Park **Period of Significance** 1930
Property Type Electrical Substation-Electric Power Conveyance System **Applicable Criteria** C/3/3
The Randolph Substation is recommended eligible for listing in the National Register of Historical Places (NRHP), the California Register of Historical Resources (CRHR), and the Huntington Park Historic Register (HPHR) under Criteria C/3/3 as an intact example of an SCE substation building. The building was designed and constructed within the scope of the company's programmatic architecture program during the associated period of construction for such resources (pre-1949). It is identifiable in its relation to SCE as a civic type-library 3 model substation building, of which nine are extant (Alon, Cardiff, Carmenita, Casitas, Genesha, Hathaway, Lancaster, Randolph, and San Dimas). Characteristic of a civic type-library 3 model substation building, it was designed in a simplistic version of the Classical Revival Style. It features a concrete base, brick walls, symmetrically placed rectangular doors and windows and a hipped clay tile roof. It retains all seven aspects of integrity and additionally has retained consistency in its use as a substation building since the time of its construction.

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 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.

Southern California Edison Company (SCE). Historic-Era Electrical Infrastructure Management Program. Prepared by SCE, Urbana Preservation & Planning, LLC, and Pacific Legacy, Inc. August 2005.

Southern California Edison Company (SCE). Various archival information provided by SCE. 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 19, 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 #:** 3360 & 3380 (portion) Randolph St./3370 Benedict Way/ 6239 & 6304 Bissell Pl. (Map Reference No. 11-017)

P1. Other Identifier: Bodycote

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 2018 Township: 2S Range: 13W Section: 23 S.B.**B.M.**

c. Address: 3360 & 3380 (portion) Randolph Street/ 3370 Benedict Way/ 6239 & 6304 Bissell Place City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6319-021-007 (3360 Randolph) / 6319-021-001 (3380 Randolph)/ 6319-021-004 (3370 Benedict)/ 6319-021-008 (6239 Bissell)/ 6319-021-002 (6304 Bissell)

***P3a. Description:**

The subject property includes five buildings and several ancillary buildings (shade structures, containers, etc.) across five adjacent parcels, occupying a paved, fenced site. Two of its parcels back up to the railroad corridor. (This evaluation considers the southern-most building at 3380 Randolph Street.) 3360 Randolph Street and 6239 Bissell Place are located contiguously forming a large rectangle on the west side of Bissell Place. The parcels include two buildings. At the front (north) along Randolph Street, a single-story L-planned building clad with wood siding is topped with an intersecting gabled roof covered with composition shingles. At the rear, sited partially on 3360 Randolph and 6239 Bussell Place, is a single-story L-planned industrial building. The utilitarian building features stucco-clad walls and is topped with a flat roof. The building has steel-framed windows and large bay door openings. Located across Benedict Way are the properties at 3380 Randolph Street, 6304 Bissell Place and 3370 Benedict Way. These parcels include three buildings. 3380 Randolph Street features a square-planned single-story industrial building. Its exterior walls feature exposed concrete block. Fenestration generally consists of multi-light steel-framed casement windows with metal awnings on the primary (west) elevation. Large bay door openings are located on secondary elevations. The building appears to be topped with a flat or trussed roof lined with skylights. To its south, 6304 Bissell Place features a single-story warehouse building constructed in 1977. The rectangular-planned building is clad in aluminum siding and exhibits minimal window and door openings. It is topped with a front-gabled roof. A shed roof extends from its rear (east), along the railroad corridor, providing shelter to an open area.

Located to the west is L-shaped industrial building. Use within the building appears to be divided; a small portion of the building presents a two-story office building while the remainder appears to be industrial in function. The building includes various exterior surfaces finishes including exposed concrete block and stucco cladding. While the office portion of the building features aluminum-frame sliding windows and a standard sized entry door, the industrial portion features banks of multi-light steel sash and large bay door openings. The office portion is topped with a flat roof while the rear portion features a double gabled roof. The property is in fair condition overall.

***P3b. Resource Attributes:** HP8. Industrial Building (5), HP4. Ancillary Building (several)

***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 6239 Bissell Place

***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:**
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.

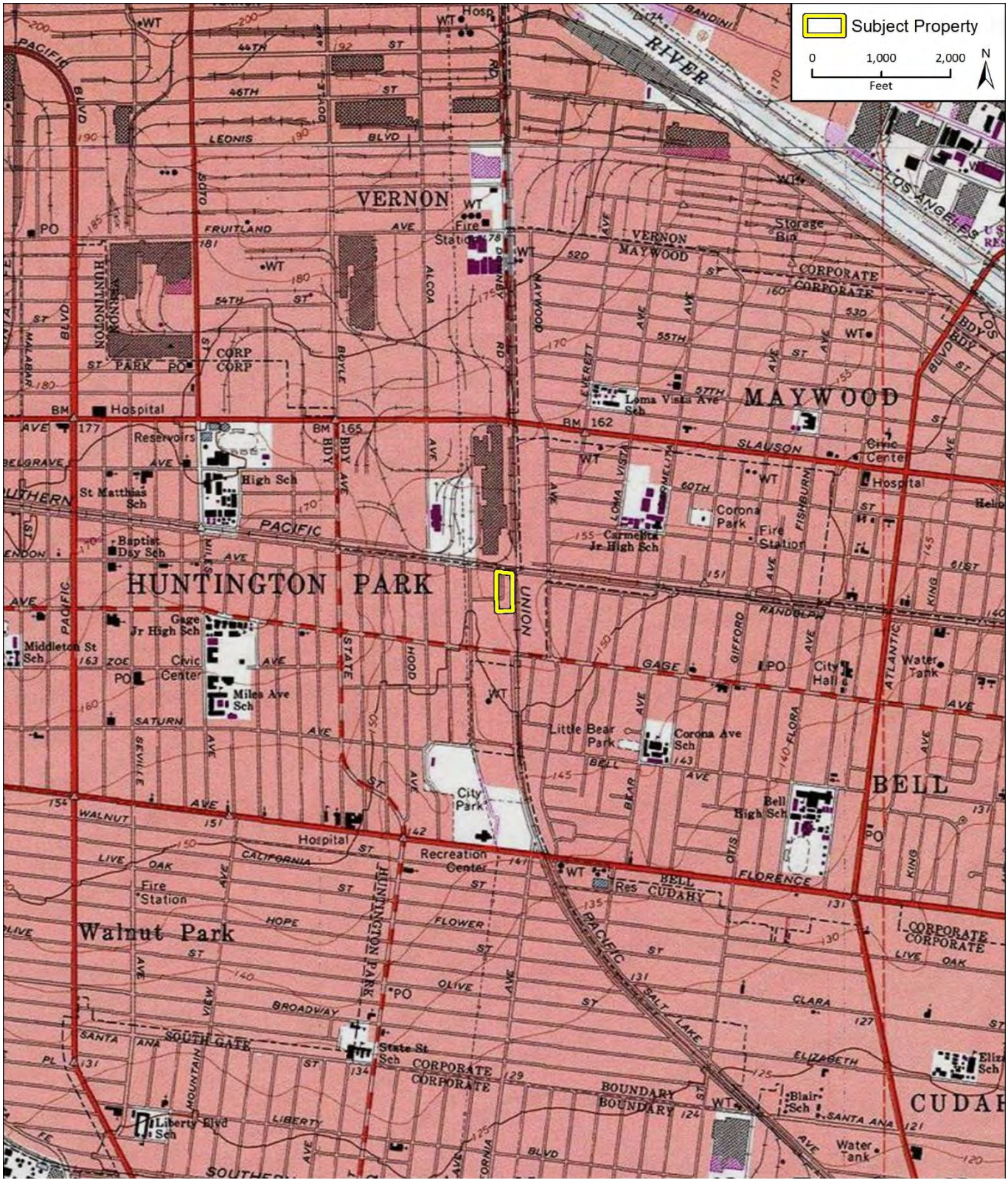
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 3360 & 3380 (portion) Randolph St./3370 Benedict Way/6239 & 6304 Bissell Pl. (Map Reference No. 11-017)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3360 & 3380 (portion) Randolph Street/ 3370 Benedict Way/ 6239 & 6304 Bissell Place (Map Reference No. 11-017)

***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:** Utilitarian
***B6. Construction Historv:**

Archival research indicates that between 1938 and 1949, the subject property was constructed on a formerly empty site. Storage and an office for O.R. Benedict Co., an aluminum foundry, a machine shop and a variety of ancillary structures were spread over the property (ProQuest 1949). Following 1949, industrial use of the property densified and many of the previously existing buildings and structures were demolished and replaced. Dates of construction for the current buildings are as follows: the L-planned building at the front of 3360 Randolph Street was constructed between 1938 and 1949 and significantly expanded following that time; the building located at the rear of 3360 Randolph (partially on 6239 Bissell Place) and that at 3380 Randolph Street (portion) were constructed between 1952 and 1963; 3370 Benedict Way was constructed prior to 1952 and significantly expanded between 63 and 72; 6304 Bissell Place were constructed in 1977.

***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

Archival research indicates that the subject property was first developed between 1938 and 1949. Following 1949, the property continued to develop in an industrial fashion with many of the previous buildings being demolished and replaced with those currently extant. A review of historical newspapers and Huntington Park City Directories reveals that the property was used by a grading and paving contractor, O.R. Benedict Co., one-time mayor of Huntington Park, from the mid-1940s through the mid-1960s. In the late 1960s, it appears to have been used as the location of Fabriform Metal Brazing Inc. Today, the subject property is occupied by two businesses, D&R Chrome Classic Car Restoration, which occupies the northeast section of the property, and Bodycote, a thermal processing plant, which occupies the remainder of the subject property.

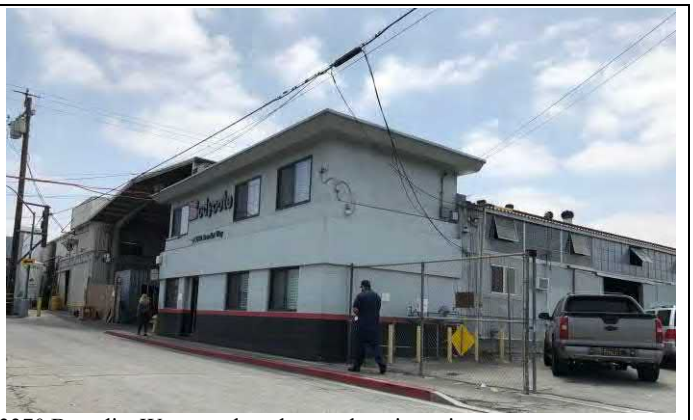
The subject property is recommended ineligible for listing in the National or California Registers, or for local designation, under any significance criteria. The property does not appear eligible for listing in the National or California Registers, or any applicable local register, under any significance 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 buildings on the property are relatively ordinary examples of utilitarian industrial buildings that 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:** *See continuation sheet 4.*

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 27, 2018

(This space reserved for official comments.)

6304 Bissell Place, east elevation, view west.



3370 Benedict Way, north and west elevation, view east

3360 and 3380 Randolph Way, view west (minimally visible from public right-of-way)

***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 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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November 2018.

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 #:** 6300 State Street (Map Reference No. 11-018)

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 23 S.B.**B.M.**

c. Address: 6300-6302 State Street City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6319-009-014 and 6319-009-015

***P3a. Description:**

The subject property consists of a Spanish Colonial Revival multi-family bungalow court with a double-bar parti , which is characterized by two rows of dwellings facing each other across a central courtyard (Polyzoides, Sherwood, and Tice 1992). The symmetrical site plan includes a pair of one-story buildings occupying the front (west) end of the property, and a pair of small, two-story apartment buildings occupying the rear (east) end of the property. The two wings of buildings flank a central, paved drive that spans the length of the property. Both one-story buildings at the front (west end) of the property have rectangular footprints and sit on concrete foundations. Each includes four dwelling units. They are each capped by a flat roof with shaped parapets; however, roofing material was not clearly visible. Stucco sheathes the buildings' wood frame structural systems. Notable features include pent roofs clad with barrel tile over windows, and tower-like elements at the corners of the façade which are also clad with barrel tile. At the main entry to the bungalow court, a screen wall connects the two wings and features a shed roof clad with barrel tile spanning over the central drive. Two arched openings in the screen wall have been covered with iron security grilles. At the northwestern and southwestern corners of the front buildings, the wall plane extends to create an arch leading to narrow walkways along the edges of the buildings. Pent porch roofs mark the units' private entrances, which face the driveway. Limited visibility from the public right-of-way prevented the recording of door types. Windows on the front buildings include vinyl-sash replacements, although it appears some of the original wooden casing is extant.

The property was not fully accessible during the field survey. However, satellite imagery indicates that two apartment buildings are located at the rear (east end) of the property. The two buildings appear to share several design elements, including a rectangular plan, flat roofs, soft-story carports and stucco cladding. The property is located mid-block on a level parcel. Landscaping includes: a small strip of grass lawn and shrubs at the street edge, a pair of mature palms flanking the central entry drive, and additional plantings within the inner court. Overall, the property is in good repair. Alterations include the replacement of original windows with vinyl sash and the installation of the iron security grilles.

***P3b. Resource Attributes:** HP4. Multiple family dwelling

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

P5b. Description of Photo:
Western façade; camera facing east.

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

1929 (Los Angeles County Assessor)

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

***P8. Recorded by:**
J. Williams and 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

***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.

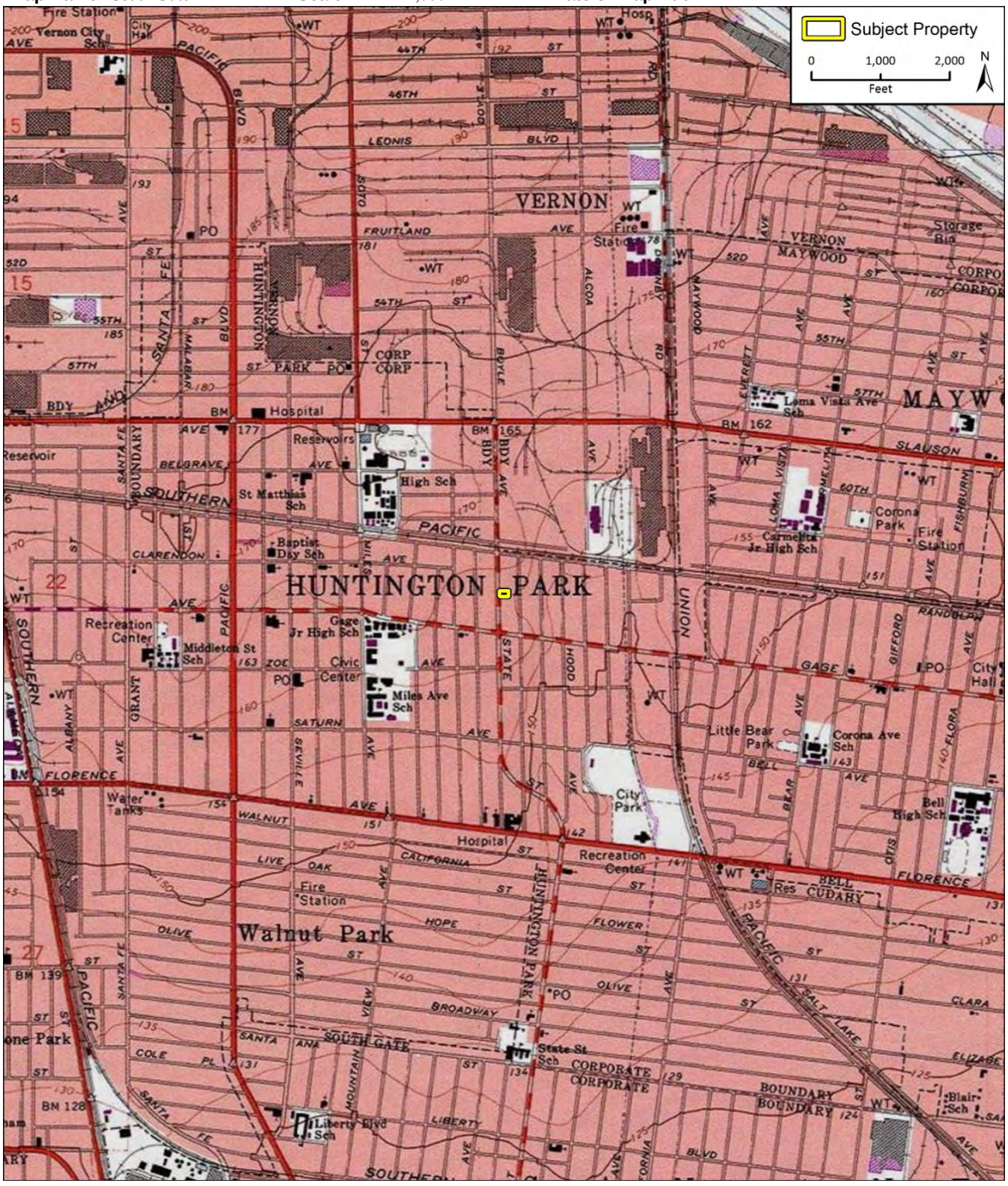
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 6300 State Street (Map Reference No. 11-018)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6300 State Street (Map Reference No. 11-018) ***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:** Spanish Colonial Revival.
***B6. Construction History:**

According to Los Angeles County Assessor data, all of the buildings on the property were constructed in 1929. The vinyl sash windows on the front buildings were replaced at an unknown date; iron security grilles are likely also non-original.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Von Rehder b. Builder: Unknown
***B10. Significance: Theme** Multi-Family Residential Development **Area** Huntington Park

Period of Significance 1929 **Property Type** Bungalow Court **Applicable Criteria** C/3/3

Constructed in 1929, the subject property is a bungalow court with a double-bar parti as defined by Polyzoides, Sherwood and Tice (1992) in their book *Courtyard Housing in Los Angeles.* 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). Polyzoides et. al. described the double-bar parti as rare, as other configurations such as the U parti and L parti are more common.

Property owner C.R. Hildom commissioned an architect identified in building permits as Von Rehder to design the property (City of Huntington Park 1929). Building permits and city directories list the following former owners and long-term former occupants: Julia Dahout, Marie Coates, Berniece Devlin, Joe Cornelson, Alfredo Vargas, and Marvin Thornton (City of Huntington Park 1947, 1985; LAPL 1956-1973). Archival research failed to identify any additional consequential information about its former owners or occupants.

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). However, it is a good, intact example of a 1920s-era bungalow court with a double-bar parti. It displays minimal alteration, and retains integrity of location, design, setting, materials, workmanship, feeling and association. Therefore, the property is recommended eligible for listing in the National and California Registers at the local level of significance, and the Huntington Park Historic Register under Criteria C/3/3 as it embodies the distinctive characteristics of a property type, period, architectural style or method of construction. Its period of significance is 1929 corresponding to the date of its construction. It is not recommended eligible under any additional designation criteria. 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 not recommended eligible as a contributor to any existing or potential historic districts.

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

Huntington Park, City of: Planning Department. Building permits pertaining to 6300 and 6302 State Street.

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.

(See continuation sheet, p. 4)

B13. Remarks: N/A
***B14. Evaluator:** J. Williams & S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** June 28, 2019

(This space reserved for official comments.)

B12. References (continued):

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 April 2019.

Los Angeles, City of: Public Library (LAPL). "Historic City and Business & Phone Directories." [digitized archive]. 1930-1940. 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.

Polyzoides, Stephanos, Roger Sherwood and James Tice. 1992. *Courtyard Housing in Los Angeles*. Princeton Architectural Press, New York.

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.

Western façade, view to 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 #:** 6301 Benson Street (Map Reference No. 11-019)

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 23 S.B.**B.M.**

c. Address: 6301 Benson Street City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6319-009-031

***P3a. Description:**

The subject property consists of three residential buildings on a single parcel. Located at the front (east) of the lot, the primary residence is one-stories in height and designed in no discernible style. The roughly 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 non-original vinyl sashes. The primary entrance is located on the east elevation, its type obscured by a metal screen door. Alterations include the replacement of original windows and construction of a sizable rear addition.

Two additional buildings are located behind the primary residence. They were not highly visible from the public right-of-way at the time of the field survey. Satellite images indicate they each possess a roughly rectangular plan and a gabled roof. The westernmost building is two stories in height and is clad in stucco. No further details are available. The property is located mid-block on a sloping parcel and is landscaped with a lawn and a mature tree planted curbside.

***P3b. Resource Attributes:** HP4. 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 and partial view of rear residence, east and north elevations; facing west.

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

1927, 1937, and 1939 (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):

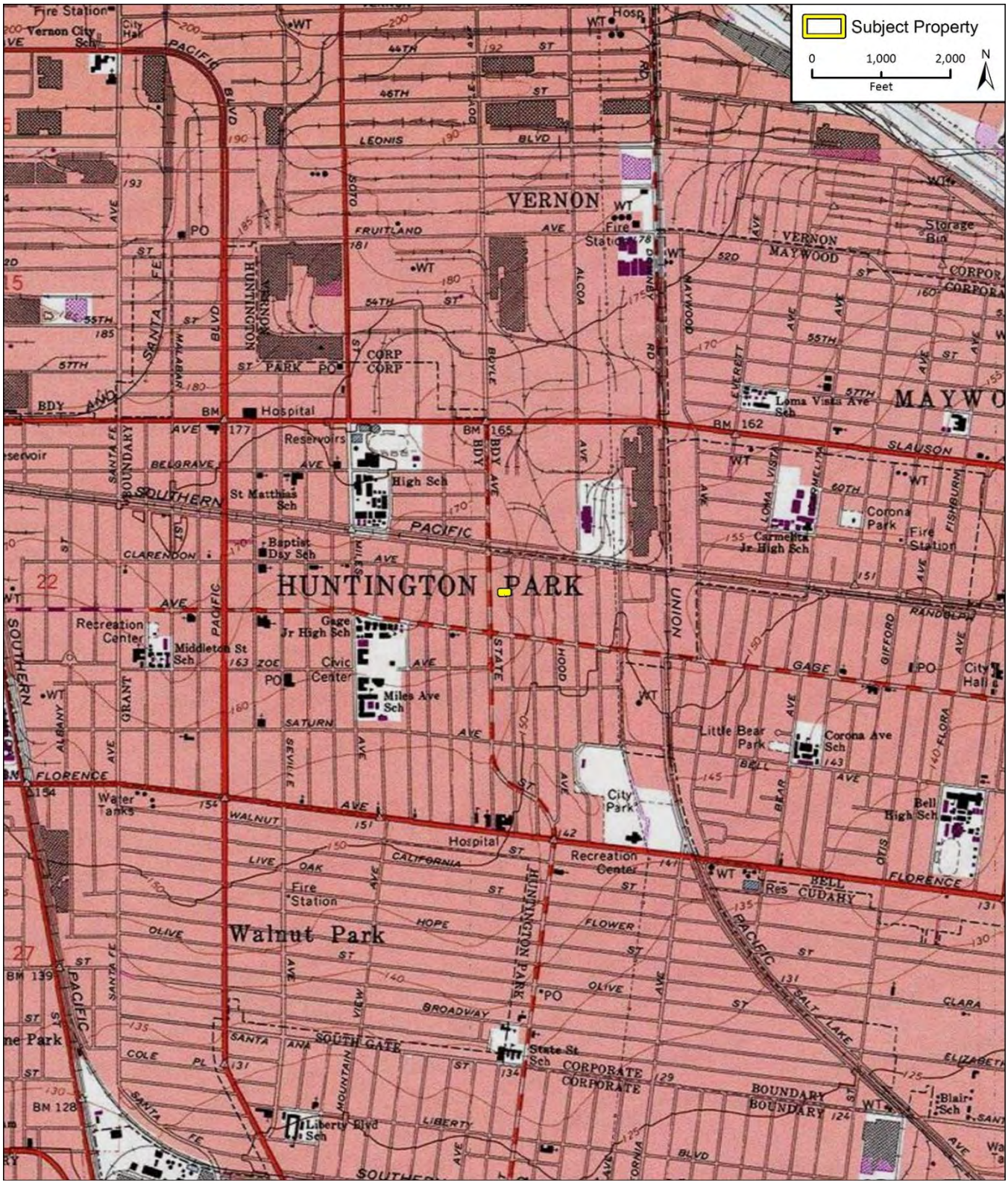
State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 6301 Benson Street (Map Reference No. 11-019)

*** Map Name:** South Gate *** Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 6301 Benson Street (Map Reference No. 11-019) *** 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, the primary residence was constructed in 1927 and the rear residences in 1937 and 1939, respectively. Historic aerial images indicate the rear addition to the primary residence was constructed prior to 1952 (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 complex with buildings constructed in 1927, 1937, and 1939. Sanborn maps indicate residential development in the surrounding area began by 1923 and was complete by 1949 (ProQuest 1923, 1949). City directories list the following former occupants: Perter Battel, Thelma Gordon, Wm. Carscadden, Paul Huffman, Vivian Daugherty, Eunice and William Coley, Beatrice Torres, M.G. Navarette, A. Gehring, J.D. Guy, and Francisco Martinez (LAPL 1927, 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 primary residence is an undistinguished residential building bearing no discernable architectural style. While the rear residences were not highly visible at the time of the field survey, their respective design and construction are presumed to be consistent in quality with that of the primary residence. As such, 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]. 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 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 #:** Los Angeles Terminal Railway, San Pedro Division (Map Reference No. 11-020)

P1. Other Identifier: Los Angeles & Salt Lake Railroad

***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, 25, 36 S.B.**B.M.**

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 2S, Range 12W, Section 31 S.B.**B.M.**

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 6, 7, 8, 17 S.B.**B.M.**

c. Address: None City: Vernon, Huntington Park, Cudahy, South Gate, Downey, and Paramount Zip: Various

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

e. Other Locational Data: The segment begins in the north, near the intersection of Randolph Street and Maywood Avenue in Huntington Park, before winding in a generally southeastern direction to a location just east of the intersection of Garfield Avenue and Somerset Boulevard in Paramount.

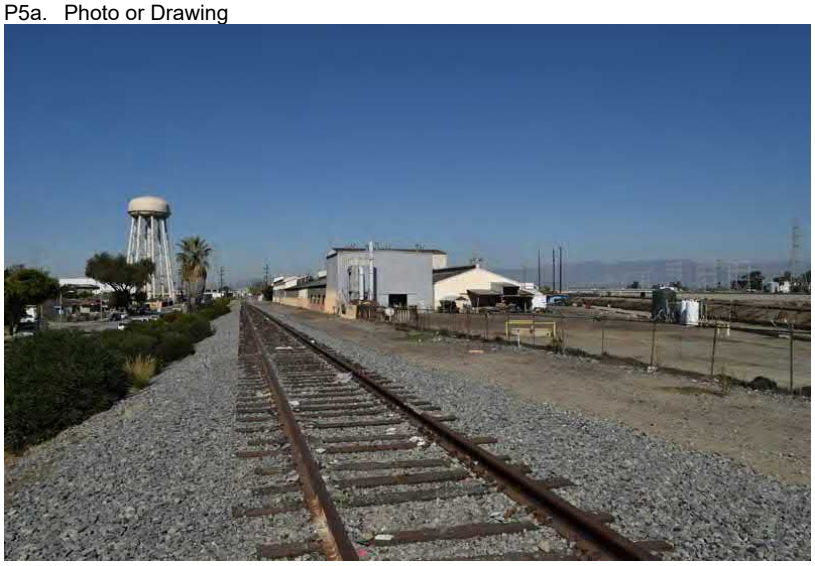
***P3a. Description:**

The subject resource is an approximately 6.25-mile segment of the former Los Angeles Terminal Railway (LATR), San Pedro Division that crosses urbanized areas of the communities of Vernon, Huntington Park, Cudahy, South Gate, Downey, and Paramount. Alternately single-and double-tracked, the segment presently under evaluation begins in the north at a location northwest of the intersection of Randolph Street and Maywood Avenue, along the Vernon Huntington Park boundary. After running directly south for nearly 0.5 miles, it winds generally southwest into Cudahy and South Gate, before crossing the Los Angeles River and the Rio Hondo in the South Gate. (Note: the bridges at these river crossings are evaluated in separate DPR 523 forms as the Los Angeles River Bridge and the Rio Hondo Bridge.) From the east bank of the Rio Hondo, the route continues southwest through Downey, before heading south in Paramount. The segment runs south for its final 0.75 miles and terminates on the north side of Somerset Boulevard, between Garfield Avenue and Paramount Boulevard. The standard-gauge tracks generally consist of metal rails laid upon wooden sites and supported by a, gravel-lined earthen berm. At intersections with roadways, the tracks are level with the road surface. Sporadically throughout the segment, several spurs enter the alignment, merging with the main line. Various associated features, including switching and signaling equipment, are found along the subject segment. The segment's surroundings consist of a combination of residential, commercial, and industrial areas.

***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:
LATR rails in South Gate; camera facing northwest.

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

1891-92 (Hoyt 1954)

***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.

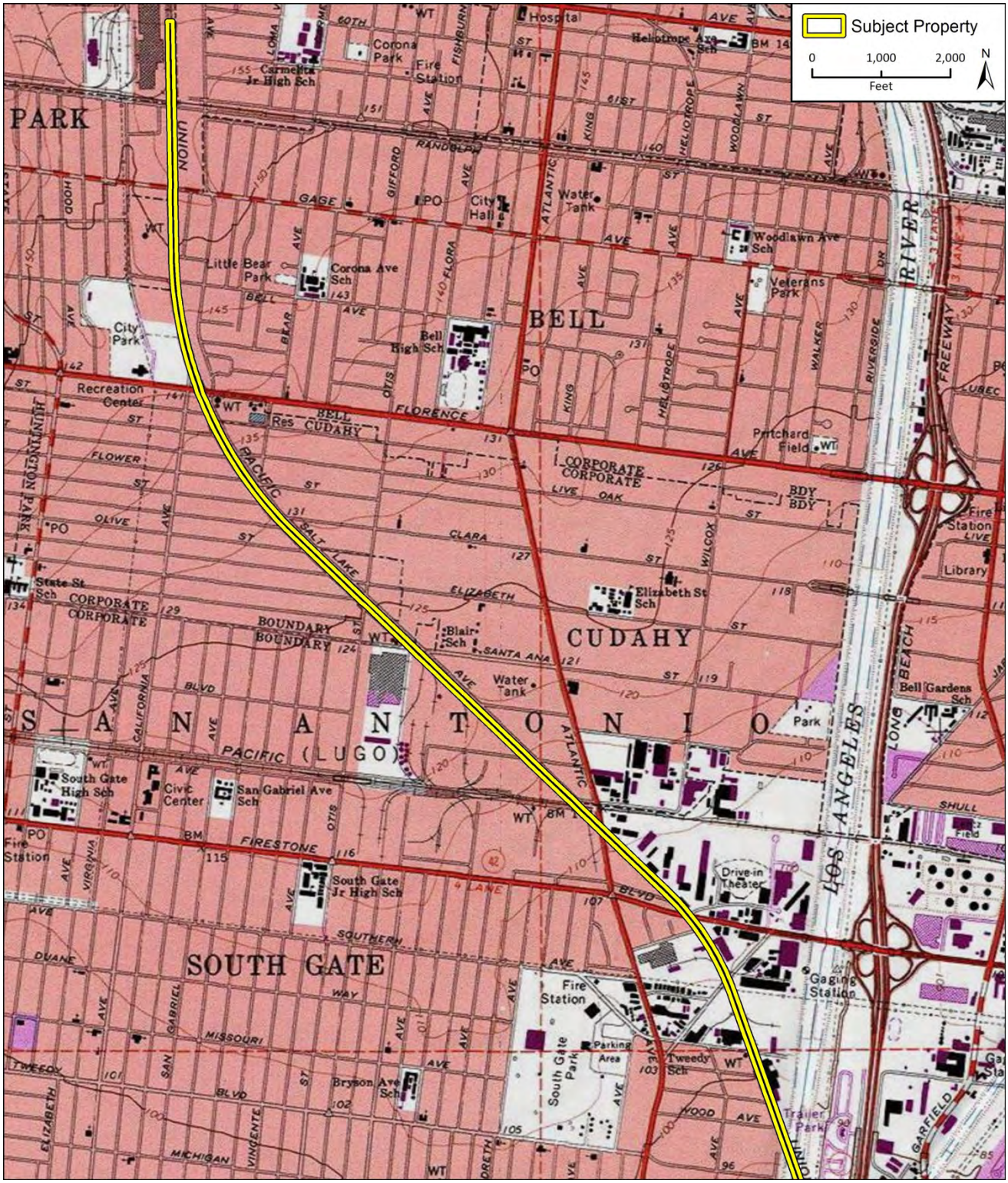
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 7 ***Resource Name or #** Los Angeles Terminal Railway, San Pedro Division (Map Reference No. 11-020)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981

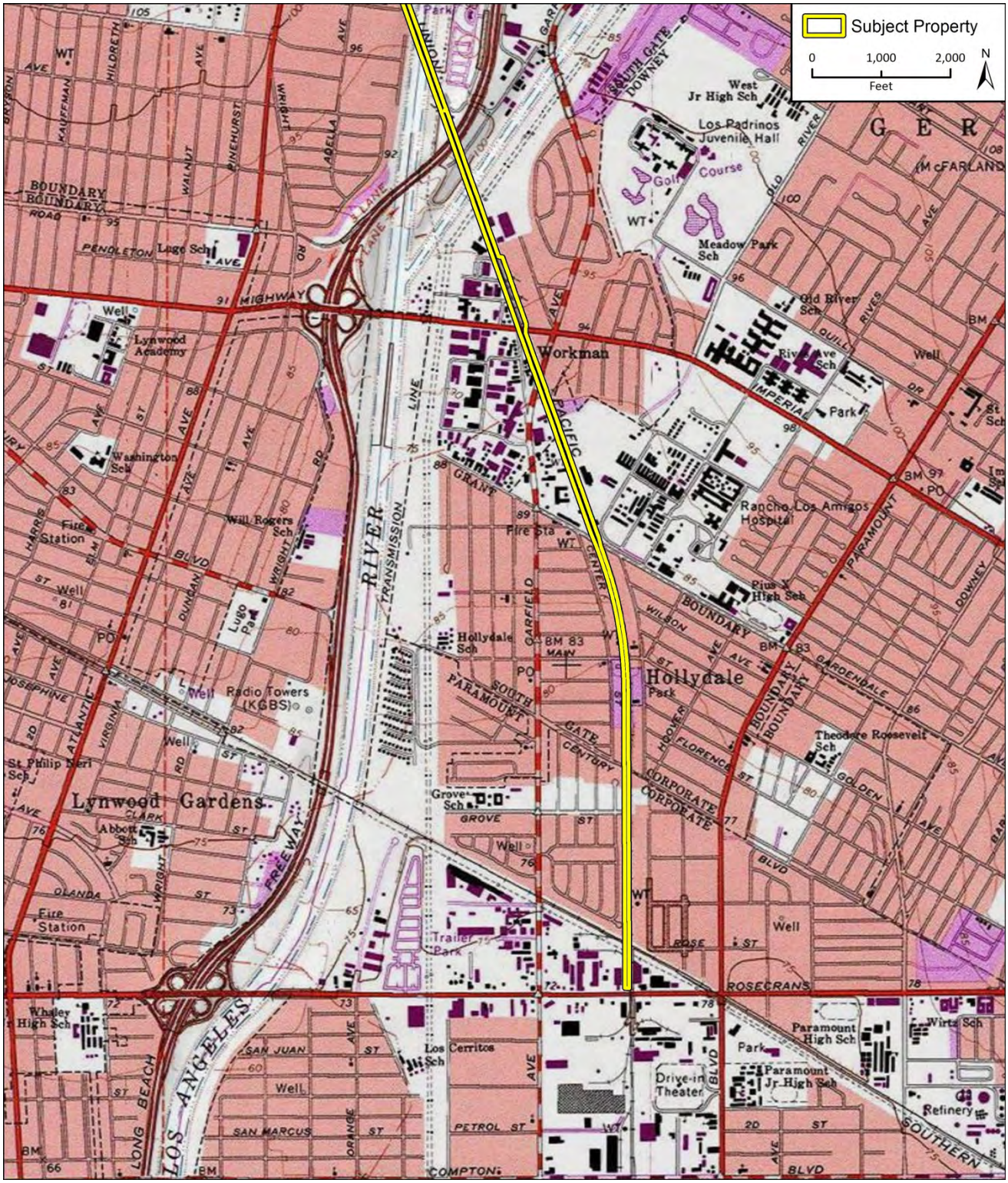


State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 3 **of** 7 ***Resource Name or #** Los Angeles Terminal Railway, San Pedro Division (Map Reference No. 11-020)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Los Angeles Terminal Railway, San Pedro Division (Map Reference No. 11-020) ***NRHP Status Code 6Z**

B1. Historic Name: Los Angeles Terminal Railway; Salt Lake Route
B2. Common Name: Union Pacific Railroad
B3. Original Use: Railroad B4. Present Use: Railroad
***B5. Architectural Style:** N/A
***B6. Construction History:**
The subject railroad segment was built in 1891 and 1892 as the Los Angeles Terminal Railway, San Pedro Division (Utahrails.net 2017a; USGS 1899). Visual inspection suggests the subject segment has been altered through the routine replacement of materials and construction of non-original grade crossings and rail junctions.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Los Angeles Terminal Railway Company
***B10. Significance: Theme** Freight Rail Transportation **Area** Greater Los Angeles
Period of Significance 1891-1905 **Property Type** Railroad **Applicable Criteria** A
The subject resource is 6.25-mile segment of the original 27.1- mile alignment of the LATR, San Pedro Division (Utahrails.net 2017). Founded in the early 1890s, the LATR was founded by "a syndicate of St. Louis capitalists" whose "stated purpose… was to provide a network of railroads that could be leased "to larger systems of railways." To this end, in 1891 the railroad consolidated a right-of-way and built tracks between Los Angeles and its southern terminus at East San Pedro. The following year, the Los Angeles City Council granted the LATR a right-of-way along the east bank of the Los Angeles River, on the condition that the company also constructed a levee along its route. Construction of rails along the river was completed in April 1892. Later that year, with the permission of the Los Angeles County Board of Supervisors, LATR extended its right-of-way to Rattlesnake (later Terminal) Island on San Pedro Bay and soon opened a wharf and warehouses at this new terminus. Through the end of the century, LATR offered both freight and passenger service along its route to the bay. Besides stimulating the development of thriving—if short-lived—recreational facilities at Brighton Beach, the completion of the LATR broke the Southern Pacific Company's monopoly on rail freight service to San Pedro Bay. This competition was among the factors that promoted early harbor improvements at what would become the Los Angeles and Long Beach harbors (Utahrails.net 2017a; Weinmann 1978; Hoyt 1953; Hoyt 1954; SWCA 2011).
(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**
Hoyt, Franklyn. 1953. "Influence of the Railroads in the Development of Los Angeles Harbor." *The Historical Society of Southern California Quarterly* 35 no. 3 (September 1953): 195-212.
___. 1954. "The Los Angeles Terminal Railroad." *The Historical Society of Southern California Quarterly* 36 no. 3 (September 1954): 185-191.
Los Angeles Terminal Railway. "Los Angeles Terminal Railway, 1900." [system map].
Lyman, Edward Leo. "From the City of Angels to the City of Saints: The Struggle to Build a Railroad from Los Angeles to Salt Lake City." *California History* 70, no. 1, Railroads in California and the Far West (Spring 1991): 76-93.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
Utahrails.net. 2017a. "Los Angeles Terminal Railway." http://utahrails.net/up/latry.php. Accessed November 2018.
Utahrails.net. 2017b. "San Pedro, Los Angeles and Salt Lake Railroad (1901-1916)
(See continuation sheet)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 6, 2018

(This space reserved for official comments.)

See continuation sheet.

B10. Significance (continued):

By the turn of the century, the LATR had come to control a 51-mile passenger and freight system serving Los Angeles and several outlying communities, including Glendale, Pasadena, and Long Beach. LATR stations along the subject segment included Fruitland, Bells, Nadeau Crossing, Workman, and County Farm. System-wide, the company operated eight locomotives, 20 passenger cars, and 147 freight cars. In 1899, revenues from passenger and freight services were roughly equal, coming in at $60,000 and $70,000, respectively (Hoyt 1953b; LATR 1900). The San Pedro, Los Angeles & Salt Lake (SPLA&SL) Railroad acquired the LATR in 1901. Over the next four years, under the direction of mining magnate and United States Senator William Andrews Clark, the SPLA&SL purchased existing rights-of-way and constructed new tracks to complete a system connecting Salt Lake City with the emerging harbors at San Pedro Bay (Utahrails.net 2017A). As a result of the completion of this Salt Lake Route in 1905, a large swath of the U.S. Southwest spanning parts of California, Nevada, and Utah acquired rail service for the first time. Completion of the route also capped a decades-long effort to link Los Angeles and Salt Lake City by rail (Lyman 1965). During these years, expanding rail service at San Pedro Bay prompted both increased industrialization and prompted further port improvements (SWCA 2011).

In 1916 SPLA&SL shortened its name to the Los Angeles & Salt Lake Railroad (LA&SL), reflecting the City of Los Angeles' annexation of San Pedro (Utahrails.net 2017b). Union Pacific (UP) acquired a one-half interest in the LA&SL in 1921, sharing ownership with the Oregon Short Line, which itself was a UP subsidiary. In 1936, UP entered a lease agreement with the LA&SL, placing the Salt Lake Route formally under the operation of UP (Utahrails.net 2017b).

A review of historic aerial photographs and topographical maps reveals that, south of the subject segment, the removal of a substantial section of the original LATR alignment that passed through the city of Long Beach and the port of Long Beach began by by the early-1940s. Around this time, UP developed a new spur that diverged from the original alignment at a point about 1.5 miles north of the Long Beach Airport, before following a generally southwesterly route to Long Beach Harbor. The tracks along much of the original alignment between the new junction and the original harbor terminus to the south were removed in the subsequent decades. In some locations, current property lines and the street plan still reflect the original alignment. However, in most places, all evidence of the alignment has been lost to new development (Netronline 1899; 1925, 1932; 1942; 1953; 1980; 2016).

The subject resource is recommended ineligible for listing in the National and California Registers due to a loss of integrity. The subject resource should be regarded as historically significant under Criteria A/1 due to the LATR's role in the late nineteenth- and early twentieth-century development of the neighboring harbors at Long Beach and Los Angeles and as part of the Salt Lake Route, which was the first rail line to connect a previously unserved region of the U.S. Southwest to the transcontinental system. It is also arguably significant under Criteria B/2 for its association with Clark, whose careers in mining and the railroad industry proved consequential to regional development in the Western United States. However, due to a combination of direct alterations and nearby development that followed the rail line's construction, the resource's integrity of design, materials, setting, feeling, and association have been diminished to such an extent that it no longer conveys its historical significance under Criteria A/1 or B/2. In numerous locations, the subject segment is crossed by non-original street crossings or adjoined with non-original rail junctions, thereby altering the subject resource's integrity of design and, at many intersections, feeling. It is also presumed that much of the segment's original materials, especially rails and ballast, been replaced during routine maintenance. In addition, nearly all the subject segment is flanked by residential, commercial, and industrial development that postdates the rail line's original construction. As a result, what was once a largely rural setting has been lost to intensive urbanization. Finally, as mentioned above, much of the rail line's original alignment in and near Long Beach has been demolished, severing the subject segment from the original harbor terminus from which it derived much of its significance. In light its impaired integrity, the resource is recommended ineligible for listing in under Criteria A/1 and B/2.

The subject resource is not recommended eligible under any remaining National and California Register criteria. In terms of its engineering, it is an ordinary example of a railroad. 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 it 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.

The subject resource was also evaluated for local designation under the applicable ordinances in the cities of Huntington Park and South Gate. Its historical significance as detailed above might ordinarily have made the subject rail segment eligible for local designation under City of Huntington Park Criteria 1 and 2 and City of South Gate Criteria A, B, C, and F, which concern associations with important events and people. However, the rail segment's impaired integrity precludes a recommendation of eligibility under these criteria. Further, the resource is recommended ineligible under any remaining local criteria because it is not an innovative or otherwise distinguished example of its type of engineering structure and does not embody the character of a distinctive area, neighborhood or community, or contain information valuable to history or prehistory. The property is also not recommended eligible as a contributor to any existing or potential historic districts in Huntington Park or South Gate.

B12. References (continued):

Los Angeles and Salt Lake Railroad (1916-1936).” http://utahrails.net/up/splasl-lasl-1901-1936.php. Accessed November 2018.

SWCA Environmental Consultants. Built Environment Evaluation Report for Properties on Terminal Island, Port of Los Angeles, City and County of Los Angeles, California. Prepared for CDM. 2011.

U.S. Geological Survey (USGS). “Map Locator: Map Store.” [digital maps database.] Various by date and location. https://store.usgs.gov/map-locator. Accessed November 2018.

Weinman, Lois J. 1978. Los Angeles-Long Beach Harbor Areas Regional Cultural History, Los Angeles, CA. U.S. Army Corps of Engineers, Los Angeles District.

P5a. Photographs (continued):

Junction of LATR and Pacific Electric Whittier Line tracks. Camera facing northwest.

LATR tracks with elevated signal north of LATR and Pacific Electric Whittier Line junction. Camera facing south.

***Recorded by:** James Williams, Rincon Consultants ***Date:** December 6, 2018 ■Continuation ☐Update

Sketch Map:

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 #:** 3383 East Gage Avenue (Map Reference No. 11-021)
P1. Other Identifier:

***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 23 S.B.**B.M.**
c. Address: 3383 E Gage Avenue. City: Huntington Park Zip: 90255
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: **APN**: 6319-021-005

***P3a. Description:**

The subject property is a one-story commercial and industrial building on East Gage Avenue between Salt Lake Avenue and Bissell Street. The building is comprised of two portions – an office building and a warehouse. The office building portion consists of a one-story gable roof section in front of the warehouse portion with a stepped façade and a central monitor roof. The two portions of the building are joined at their east end by a one-story hyphen with a jigsaw roof. The building's primary, or south, elevation fronts East Gage Avenue. The office building portion occupies the southeast corner of the property and is comprised of a stucco exterior and asphalt shingle roof. It features a projecting entry at its west end with a flat roof overhang. This portion of the building is simple with a mixture of irregular punched and tripartite window openings with metal security grills on all visible elevations. The warehouse, a double-height one story portion, rises above the office portion of the building and extends westward beyond the office portion of the building. Its footprint continues to the parcel's north boundary. The warehouse portion of the building features a stucco exterior at the visible portion of its primary elevation and has multi-lite steel sash windows and a man-entry door. The rooflines of the east and west elevations slope down from the central, monitor portion of the roof. The warehouse portion's west elevation includes four garage bay openings at the ground level. The west portion of the monitor roof is comprised of multi-lite steel sash windows for the length of the building. The east elevation, which faces the adjacent rail line, is devoid of any openings or ornamentation. The property's commercial landscape consists of unkept vegetation at the primary elevation and asphalt concrete and surface parking lots enclosed with metal fences on the west elevation. The building is in fair condition and is presently vacant.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building, HP8. Industrial building, HP39. Other

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

P5a. Photo or Drawing

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

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1944-1951 (Los Angeles County Assessor 2022)

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

***P8. Recorded by:**
Shelby Stepper
Rincon Consultants
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):

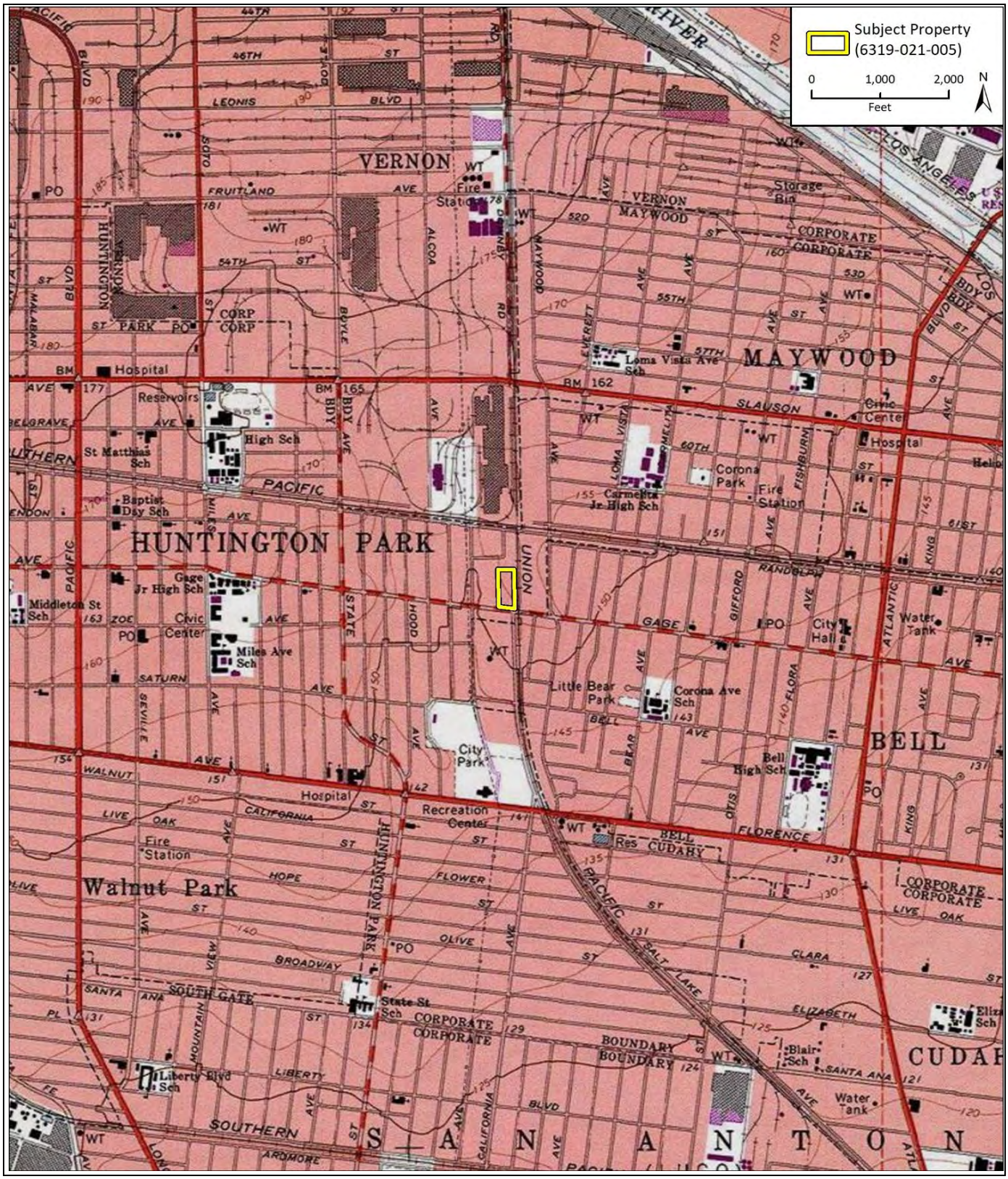
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** 3383 East Gage Avenue (Map Reference No. 11-021)

***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 #** 3383 East Gage Avenue (Map Reference No. 11-021)

B1. Historic Name: N/A
B2. Common Name: 3383 East Gage Avenue
B3. Original Use: Commercial/Industrial Use B4. Present Use: Vacant
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to assessor data, the subject building was originally developed in 1944 and augmented in 1951 (Los Angeles County Assessor 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

Assessor data indicates the subject property was first developed in 1944, and in 1951 the building underwent an improvement. Though it is not clear based on available data which portion was added in 1951 (Los Angeles County Assessor 2022). Historical aerials from 1952 indicate the commercial building reached its present form by that time and has remained largely unchanged. (NETR Online 2018). Archival research indicates the building had a number of commercial occupants. According to the 1951 Sanborn map, the building was occupied by Westing Electric Corporation (WEC). Founded 1886 by George Westinghouse, WEC was an early manufacturer of electrical equipment that evolved into a multipurpose engineering firm, and nation-wide television and radio broadcasting network based in Pittsburg, Pennsylvania (Britannica 2022). Historical newspaper articles from the period suggests the building at 3383 E Gage Avenue was used for the manufacturing of portable airport hangers and aluminum awnings. The building continued to be used by WEC for that purpose until it closed in 1997. The property had a series of commercial occupants since that time, including Clamps State Production, Eshagh & Simin Neman, and currently vacant.

The property is recommended ineligible for listing in the National and California Registers and the Huntington Park Historic Register under any significance criteria. The building is one of many typical industrial properties developed in the Huntington Park area during this period and played no singularly important role in the area's industrial development., though the property was used by WEC for many years, archival research failed to indicate any individuals significant to our past, including WEC founder George Westinghouse, were associated with the property. The building was one of many industrial buildings that WEC owned in the Los Angeles area. As such, the property is not 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 an industrial/commercial building. It does not embody the distinctive elements of a type, period, or method of construction, or 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:**

Britannica, The Editors of Encyclopedia. "Westinghouse Electric Corporation". *Encyclopedia Britannica*, 8 Mar. 2022, https://www.britannica.com/topic/Westinghouse-Electric-Corporation.Accessed August 2022.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed August 2022.

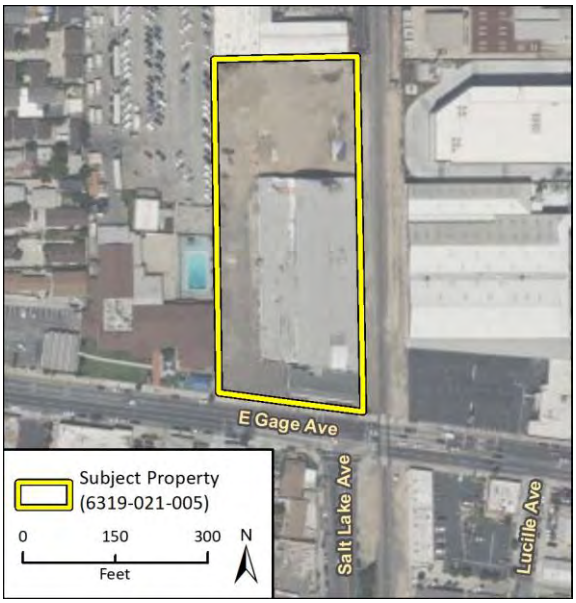
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.

NETR Online. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com, Historical Newspapers from 1700s-2000s - Newspapers.com Accessed August 2022. FrameFinderUCSB Library FrameFinder (ucsb.edu). Accessed September 2022.

California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed August 2022.

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** September 13, 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 #:** 5991 Alcoa Avenue (Map Reference No. 11-022)

P1. Other Identifier: 5991 Alcoa Avenue
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles
and
***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 **T** 02S; **R** 13W; ¼ **of** ¼ **of Sec** 23; S.B. **BM**
c. Address: 5991 Alcoa Avenue City: Vernon Zip: 90058
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: 6310-027-026 Elevation:

***P3a. Description:**
The subject property is a one-story industrial building situated on a concrete foundation with a L-shaped plan. The building is topped with a sawtooth roof, the vertical portions of which face north and are obscured from view by a roofline parapet. The building is sheathed in smooth stucco; openings are limited to the following: single-light windows at the southeast corner of the building, a primary entry composed of a glass door on the south elevation, and three metal garage doors on the south elevation. The building is situated along a parking lot that also serves as an industrial alley accessed from Alcoa Avenue. A ramp from the parking leads to the main entrance, which is surrounded with landscaping that includes small trees and flowers. Adjacent to the building on the west side are four large, metal silos situated on a raised concrete base. Also extending from the building's west side is a covered area composed of five structural poles and a sheet metal roof. The property 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: (View, date, accession #)
Primary (south) elevation; industrial silos and control unit on roof.

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (LA County Assessor)

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

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
February 2, 2023.

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

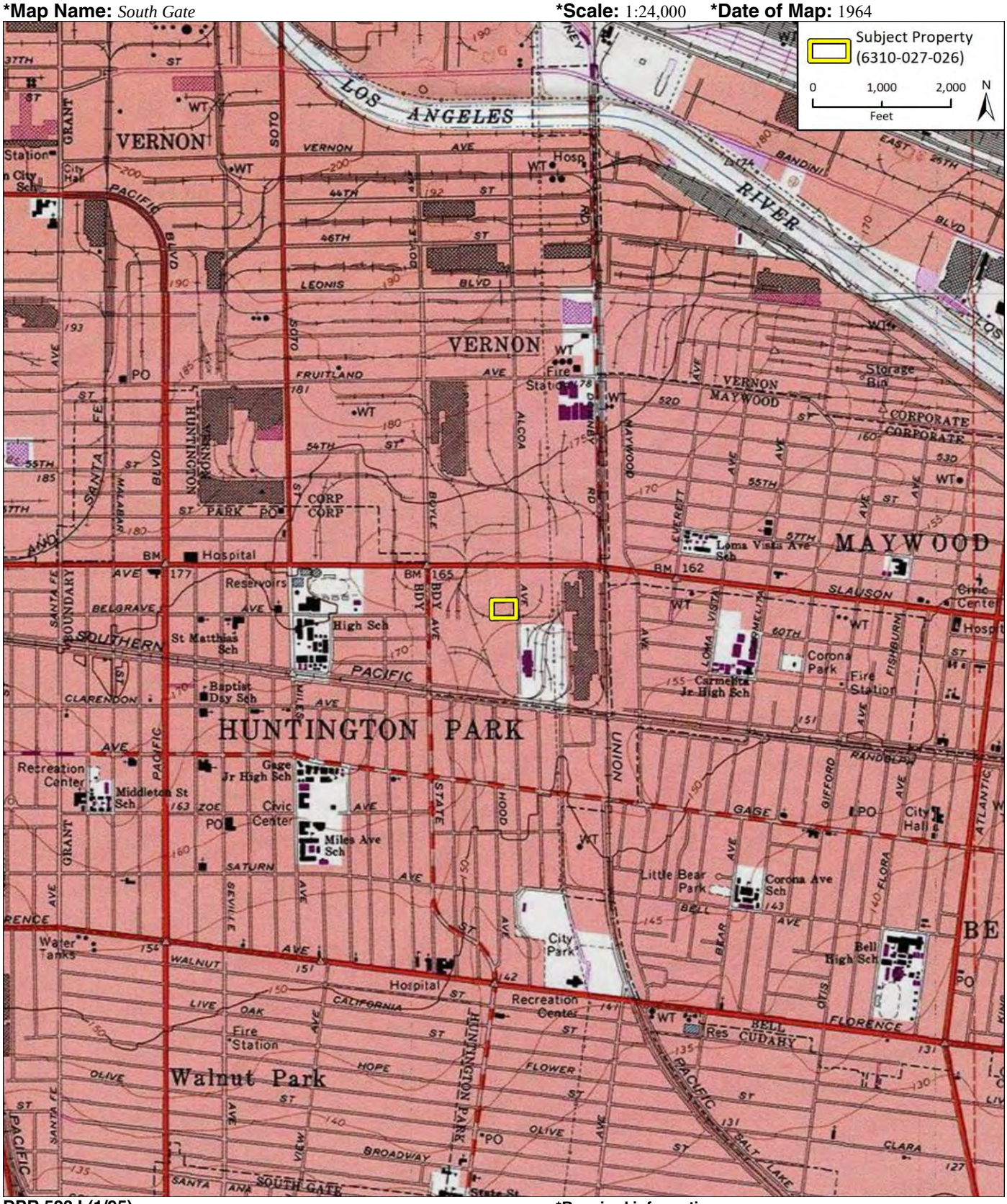
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3 ***Resource Name:** 5991 Alcoa Avenue (Map Reference No. 11-022)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of Map:** 1964



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name:** 5991 Alcoa Avenue (Map Reference No. 11-022)

B1. Historic Name: 5991 Alcoa Avenue

B2. Common Name: 5991 Alcoa Avenue

B3. Original Use: Industrial

B4. Present Use: Industrial

***B5. Architectural Style:** Non-discernable

***B6. Construction History:** (Construction date, alterations, and date of alterations)

According to county assessor data, the building was constructed in 1941 (LA County Assessor 2023). Historic aerials reveal that the addition on the west side was added circa 1998 (NETROnline 2023).

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

***B8. Related Features:** N/A

B9a. Architect(s): Unknown

b. Builder: N/A

***B10. Significance**: N/A **Theme:** N/A **Area:** N/A

Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research indicates that the property was first developed in 1941. Vernon was established in 1905 as "the first exclusively industrial city in Southwestern United States" (City of Vernon 2023). By the time the subject property was constructed in 1941, the city of Vernon had been developed with many industrial properties in support of an array of industries. Aside from an addition that was constructed on the building's west side circa 1998, visual observation suggests that it has not been substantially altered. Research including a review of historical newspaper clippings and business records failed to reveal any consequential information related to the history of the subject property. It currently operates as a plastic recycling company named PPP, LLC. According to the company's website, they have been in business since 1956, however it is unclear how long the business has occupied the building.

The subject property is recommended ineligible for listing in the National and California Registers under any significance criteria. The subject property is a utilitarian industrial building constructed in no discernable style and part of a larger industrial area that comprised the city of Vernon. Development of the subject property postdates the early development of Vernon as an industrial center. The property is not associated with any important events, nor is it significant within the context of the city of Vernon's early development (Criteria A/1). The property is not associated with persons significant in our past (Criteria B/2). The subject property is a typical industrial building designed in no discernable style. Although the subject property features a sawtooth pattern roof, which is a character defining feature of early industrial architecture, there are multiple examples within the region that better exemplify this feature, as the sawtooth roof on the subject property is not visible or pronounced from the main façade or any other angle from street level. Furthermore, the building does not represent the work of a master or possess high artistic values (Criteria C/3). Lastly, there is no reason to believe that the building 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:**

City of Vernon. "About Vernon." https://www.cityofvernon.org/about/about-vernon . Accessed February 2023.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed February 2023

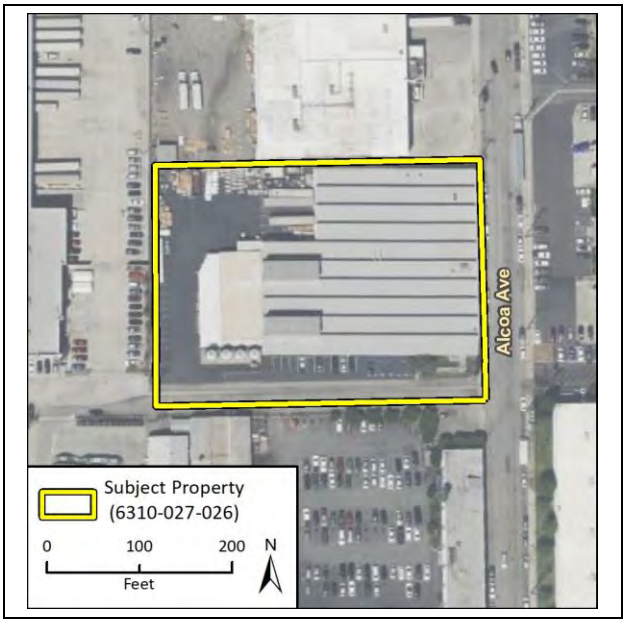
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed February 2023.

PPP, LLC. "About Us." https://ppprecycle.com/about-us/. Accessed February 2023.

B13. Remarks: N/A

***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants, Inc.

***Date of Evaluation:** February 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 3CS, 5S3

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

 ***Resource Name or #:** 6231 Maywood Avenue (Map Reference No. 13-001)

P1. Other Identifier: Cal-Pac

***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: 6231 Maywood Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6318-007-006

***P3a. Description:**

The subject property is a large rectangular parcel that includes one industrial building and two associated structures. The building, sited centrally on the paved and fenced parcel, was constructed over several decades, the result of which is the sprawling footprint extant today. Development on the property began with a single factory building (the southern-most portion of the current building) constructed circa 1930 (Newspapers.com var; UCSB var). This portion of the building is two-stories in height and rectangular in plan. Its concrete, stucco-clad exterior walls are symmetrically divided with engaged columns alternating with multi-light steel-framed windows. Columns on the primary elevation are more decorative than on secondary ones and integrate Art Deco-inspired detailing. The building is topped with a gabled roof with clerestory windows and a stepped parapet over the primary elevation. Alterations include the infill of half of the windows on the primary elevation.

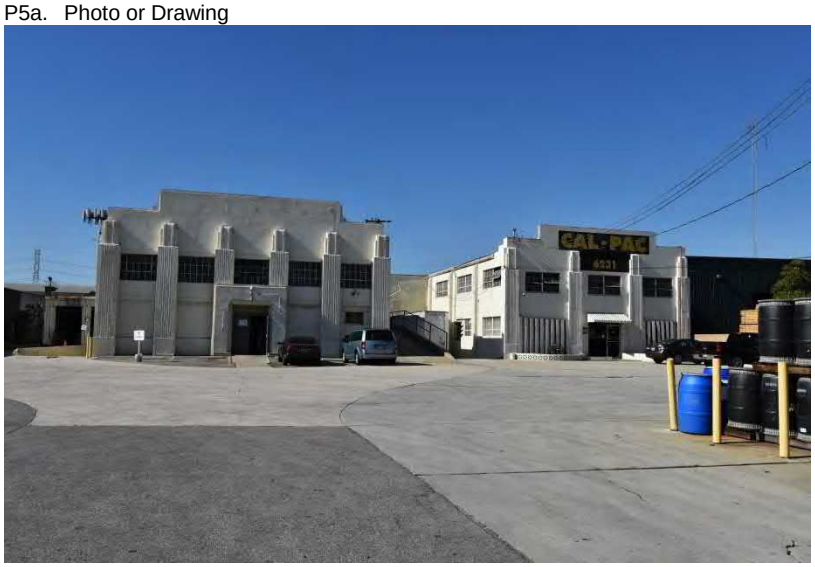
An additional warehouse building, sited north of the building described above, was added to the property between 1939 and 1947. Designed and constructed with similar detailing to the already existing building, it is two-stories in height and rectangular in plan. Its concrete, stucco-clad walls are similarly divided with engaged columns alternating with multi-light steel-framed windows. The building is topped with a trussed roof. In 1947, the buildings were connected via a wide breezeway, creating a roughly U-shaped footprint. A large addition was added in 1962. This single-story portion of the building is utilitarian in design. It features metal-clad walls; openings appear minimal. Its roof includes both gabled and shed sections, covered with metal.

In addition to the building described above, the property includes two large ancillary structures located on the rear (west) of that parcel. The utilitarian structures appear to be metal-framed. They are topped with metal roofs and feature open walls. The property is in good condition.

***P3b. Resource Attributes:** HP8-Industrial Building (1); HP 4-Ancillary Building (2)

***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

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:**
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):

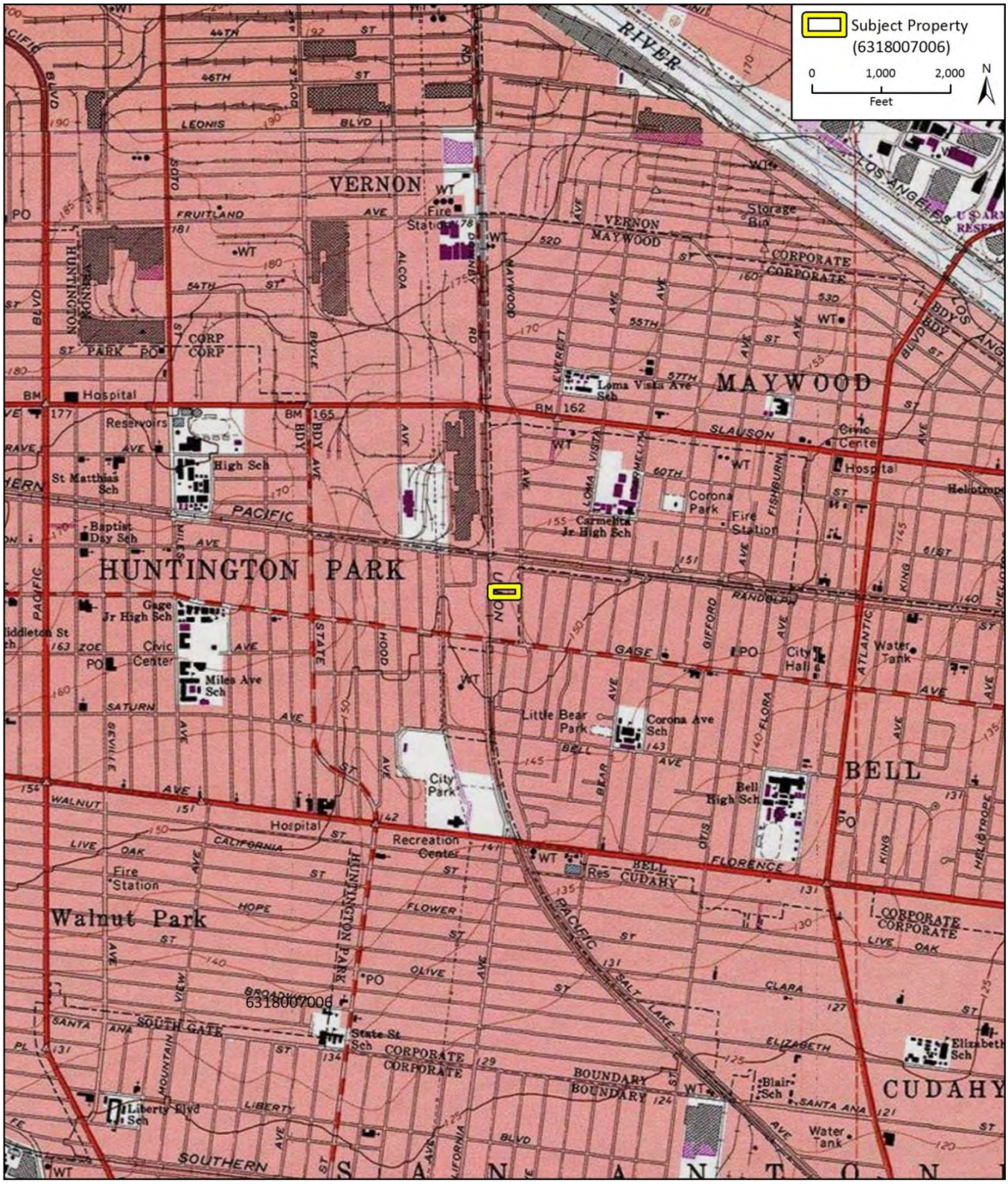
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

*** Resource Name or #** 6231 Maywood Avenue (Map Reference No. 13-001)

*** Map Name:** South Gate *** Scale:** 1:24,000 ***Date of Map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 6231 Maywood Avenue (Map Reference No. 13-001) *** NRHP Status Code** **3CS, 5S3**

B1. Historic Name: Superior Paint and Lacquer Company
B2. Common Name: N/A
B3. Original Use: Manufacturing and storage plant B4. Present Use: industrial (Cal Pac Chemical Company Inc.)
*** B5. Architectural Style:** Art Deco-influenced
*** B6. Construction History:**

A 1929 Sanborn Map of the area of the subject property indicates that at that time, the parcel was occupied with two dwellings and an associated outbuilding (ProQuest 1929). In 1930, the southern portion of the extant building (then a single freestanding building) had been constructed (Netronline var.; Newspapers.com var.; UCSB var.). Between 1939 and 1947 an additional building was constructed; in 1947 the two buildings were connected via a wide breezeway-like addition (City of Huntington Park-Permit No. 18751). In 1962 the two buildings were further connected with a large addition at their rear (City of Huntington Park-Permit No. 27113). The two structures at the rear of the property were constructed following 1963.

*** 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** Industrial **Applicable Criteria** 3/3

The subject property is a large rectangular parcel adjacent to the Sante Fe Railroad corridor. The property was initially developed by Superior Paint and Lacquer Company for use as a paint factory (Newspapers.com 1930). Superior, a Michigan-based manufacturer, expanded into the Los Angeles market in the early 1920s. The company maintained several locations throughout the Los Angeles region in the 1920s and 30s. Superior owned and operated the subject property from 1930 through 1962, expanding its building footprint significantly in the 1940s. In 1962, Superior sold the subject property to O'Brien Paint Corporation, a Los Angeles-based paint company founded in 1917 by Frederick J. O'Brien (Newspapers.com 1962). The large addition at the rear of the property was constructed when O'Brien took over the property. The property appears to have been used by Cal-Pac Chemical Company, established in 1955 and previously located at 1931 East 65th Street in Los Angeles, from at least 1987 to the present.

See continuation sheet

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

Huntington Park, City of. Building Permits, various by address. Accessed via public records request. 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 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 26, 2018.

(This space reserved for official comments.)

* Required information

The subject property is recommended eligible for listing in the California Register of Historical Resources (CRHR) and Huntington Park Historic Register (HPHR) under Criteria 3/3 for architectural merit as an intact example of the Art Deco style applied to an industrial building. The building incorporates many of the character-defining features of the Art Deco style, including smooth stucco wall surfaces, pronounced verticality, and balanced design composition, as well as fluted, engaged piers, multi-light steel casement windows, and recessed openings. Although eligible for local and state designation, the property appears ineligible for listing in the National Register of Historic Places (NRHP) due to integrity considerations. Alterations that include the infill of original window openings and the construction of a large addition at the rear of the building have compromised its integriet such that it does not meet eligblility thresholds for NRHP listing. The property does not appear eligible for designation under any additional criteria. It is not 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). While it is associated with the early industrialization of Huntington Park, it does not appear significant within the context of the community's early industrial development. 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 district.

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 #:** 6329 Maywood Avenue (Map Reference No. 13-002)

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: 6329 Maywood Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: APN: 6318-007-002

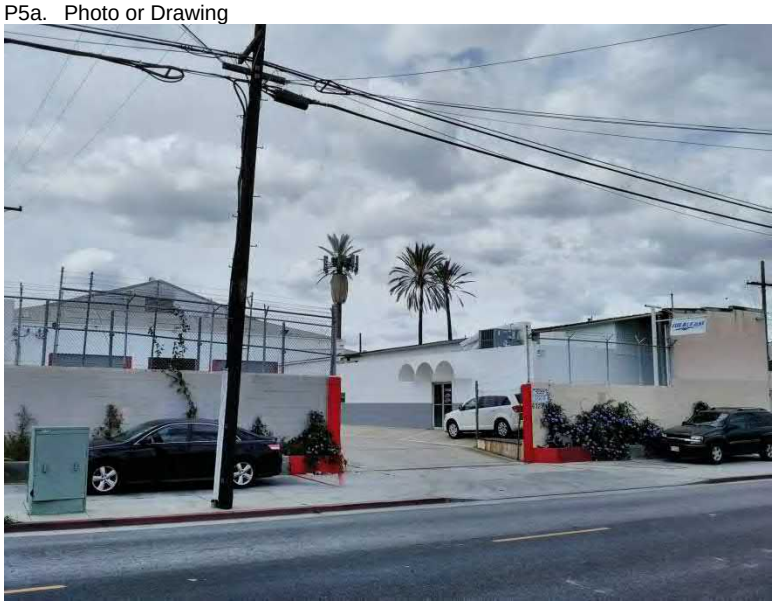
***P3a. Description:**

The subject property is a one-story industrial building designed in no discernible style. The irregular plan building sits on a concrete foundation and is capped by a roof composed of three prominent parallel gables and two flat sections. Its walls are primarily of structural concrete block construction, but also include portions clad in corrugated metal. There is a single window, which displays a horizontally sliding aluminum sash. Entrances to the building are located on the south and east elevations and feature glazed commercial and metal roll-up doors. The property is located mid-block on a level parcel and is landscaped decorative plants in planters along the east parcel boundary. A concrete-block and chain-link fence encloses a concrete-paced work yard. The building is in good repair with 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:
South and east elevations; camera facing northwest.

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

1958-1959 (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.

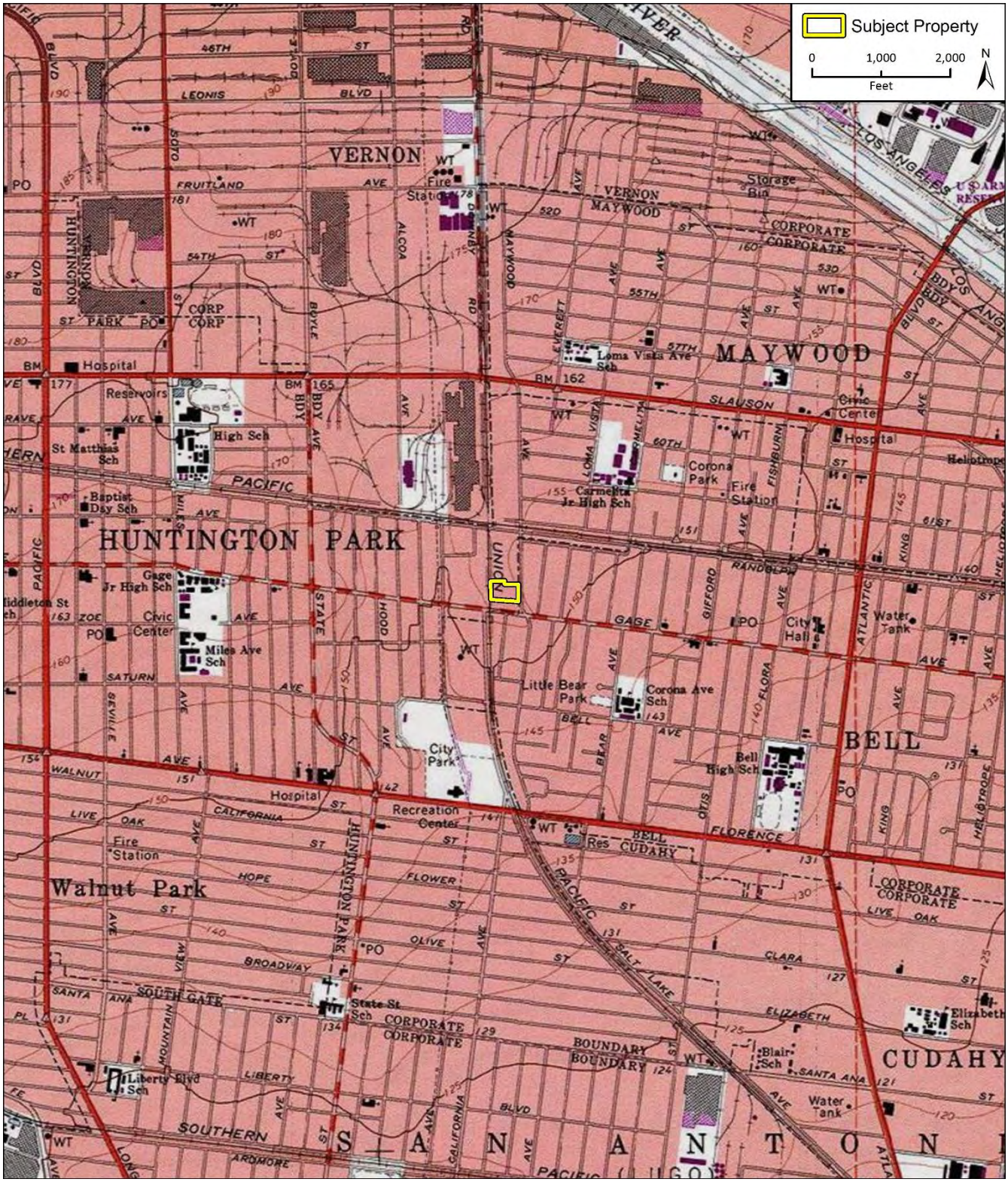
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6329 Maywood Avenue (Map Reference No. 13-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6329 Maywood Avenue (Map Reference No. 13-002) ***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:** No discernible style
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1958 and 1959. There are no visible 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 an industrial building constructed in 1958 and 1959. Sanborn fire insurance maps indicate the general area surrounding the property has been industrial in character since at least as early as the 1920s (ProQuest 1922). City directories indicate that former occupants include Moser & Harris and the Howard Ladder Company (LAPL 1956-1987). Now or Never Express, a trucking firm, is the property's current occupant. 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 an undistinguished 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/4/4). 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. "Search Online Building Permits." [tabular data]. City of Los Angeles Building Permits. http://ladbsdoc.lacity.org/idispublic/. Accessed June 2019.

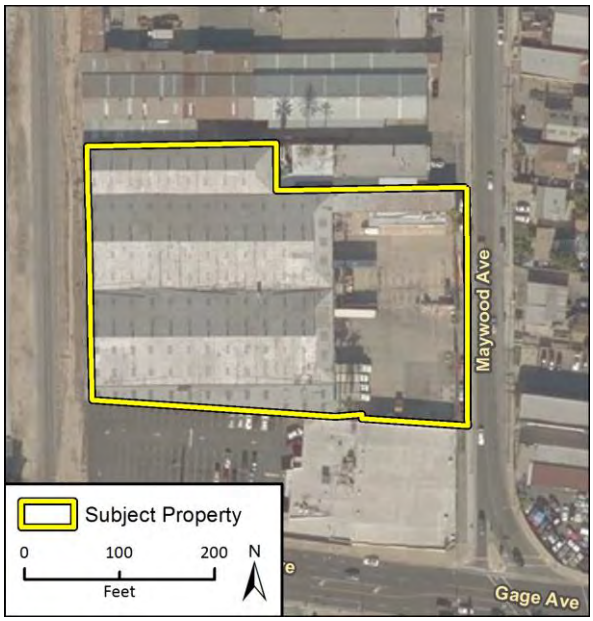
Los Angeles, City of: Public Library (LAPL). "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

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, 1922." [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.)

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**

Page 1 of 5 ***Resource Name or #:** 3477 East Gage Avenue (Map Reference No. 13-003)

P1. Other Identifier: Gage Bowl

***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: 3477 East Gage Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: APN: 6318-007-001

***P3a. Description:**

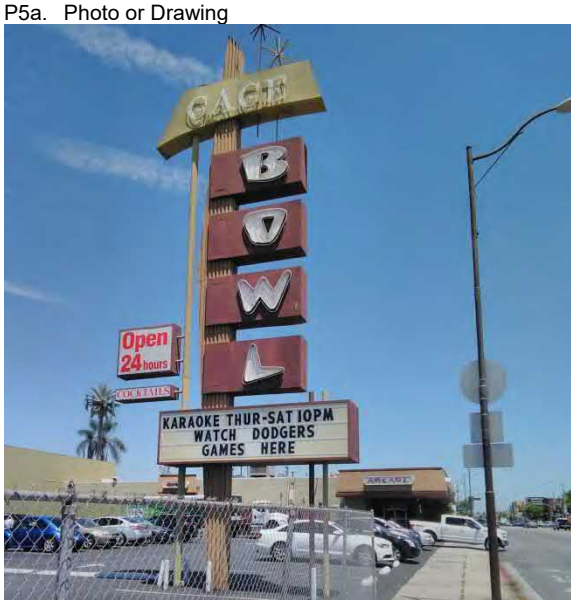
The subject property is a one-story commercial bowling center building and a free-standing commercial sign. Designed with minimal elements of the Mid-Century Modern style, the irregular plan building sits on a concrete foundation and is capped by a flat roof sheathed in rolled composition material. Wall cladding materials include smooth and scored stucco and brick. Windows are fixed, metal-sash display windows. Entrances to the building are located on the south and west elevations and feature commercial-type double doors. Architectural details reflecting the modest influence of the Mid-Century Modern style are concentrated near the street-facing public entrance. These include a wide overhang sheltering the entry way, a recessed street-facing entry, a low stack-bond brick planter with a horizontal emphasis, and a concrete block screen with a repetitive integrated pattern (GEI 2017). Uncharacteristic of the style is the Mansard roof-like element attached to the entryway overhang which is clad with sheet metal. Alterations include wall-mounted signage on the south and west elevations.

Located in the parking lot, along the Gage Avenue frontage, is a large, freestanding, double-faced pylon sign designed with in the Googie style. Anchoring the sign is a tapered central pylon with a corrugated metal sheathe. Near the top of the post, an irregular shaped panel includes the word "GAGE" spelled out both in paint and single-stroke neon lamps. A pair of star-shaped ornaments—sometimes called "sputniks"—are affixed to the top of the panel. The word "BOWL" is spelled out vertically in channel letters mounted individually to rectangular panels. The letters exhibit a Googie-style typeface and are illuminated with double-stroke neon on the interior and a single-course neon lamp border. Attached to the north side is a pair of backlit plastic signs with sheet metal casing. Their plastic panels are likely non-original and read "Open 24 hours" and "COCKTAILS," respectively. Immediately beneath the channel lettering is a reader board consisting of a sheet metal casing, plastic facing, and horizontal tracks to support plastic, marquee-style lettering. A pair of round metal posts supports the south end of the reader board. The sign appears highly intact, with alterations apparently limited to the replacement of its plastic panels.

***P3b. Resource Attributes:** HP6/ 1-3 story commercial building; HP39. Other (commercial sign)

***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 sign with building in background; camera facing east.

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

Building:1960; sign: ca. 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:**
July 2, 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.

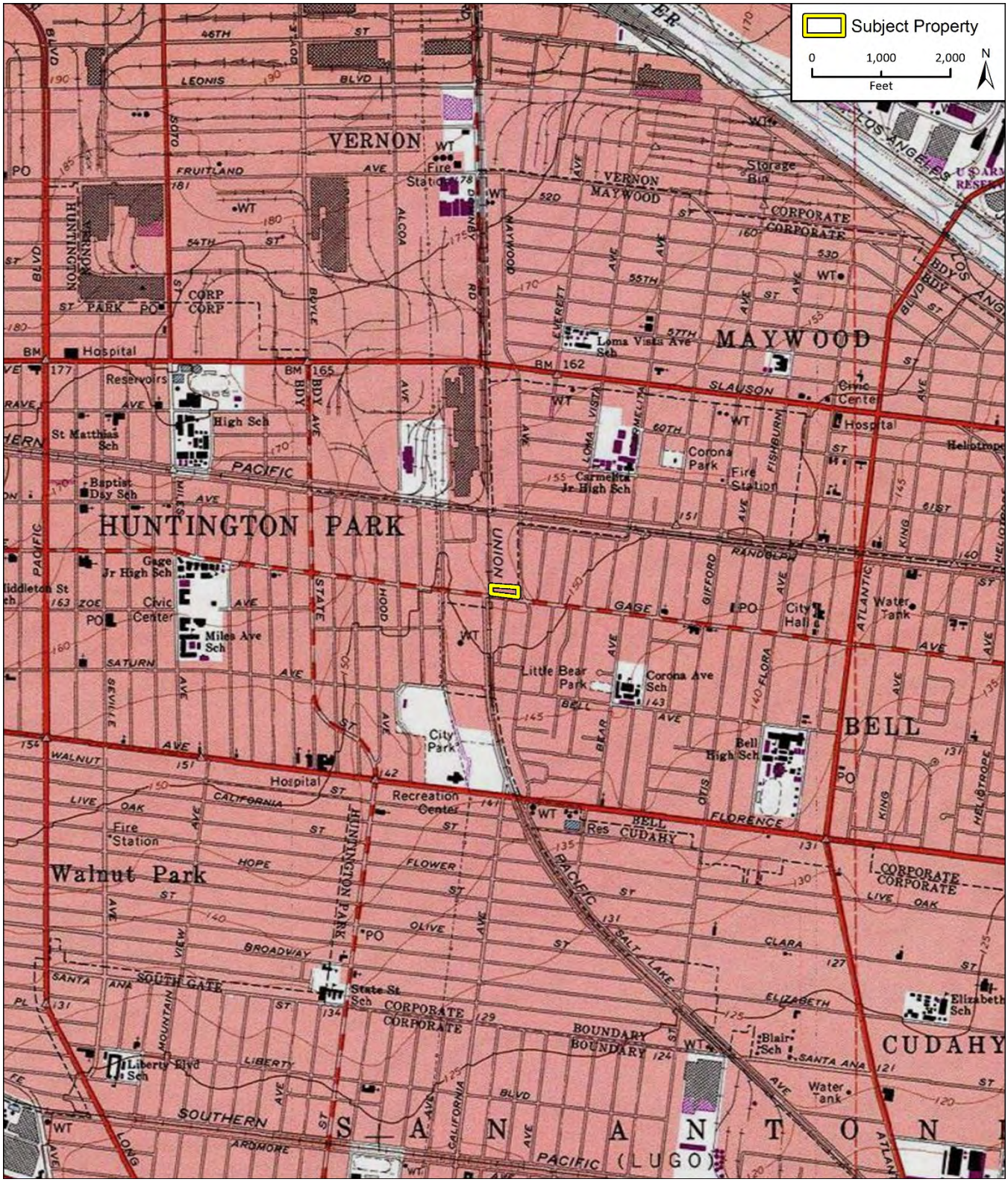
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 3477 East Gage Avenue (Map Reference No. 13-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3477 East Gage Avenue (Map Reference No. 13-003) ***NRHP Status Code** **3CS; 5S3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Bowling center B4. Present Use: Bowling center
***B5. Architectural Style:** Mid-Century Modern-style elements
***B6. Construction History:**

According to parcel data the building was constructed in 1960. Alterations include the installation of wall-mounted commercial signs. The sign is presumed to have been constructed at, or around, the same time. Its plastic paneling and reader board appear to 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** Architecture **Area** Huntington Park
Period of Significance ca. 1960 **Property Type** Commercial sign **Applicable Criteria** 3/3

The subject property is a bowling center constructed in 1960. Bowling became a form of popular recreation in the United State in the mid-19th century, spurring the opening in most American cities. The sport's popularity declined somewhat in the 1920s and 1930s but, rebounded in the years just before World War II. A growing number of industrial leagues helped to legitimize the pastime, which had been associated with gambling and rowdiness. Bowling's appeal broadened further during the war years with the establishment of both on-base alleys for GIs and leagues for civilian women (OHR 2017; Moruzzi 2016).

These developments set the stage for a postwar boom. Promoters distanced the sport from its associations with the seedy urban bowling alley and promoted it as an entertainment activity suitable for suburban families. New design elements were crucial to the sport's revival as family-friendly recreation. The development of automated pin setting and underground ball returns reduced noise and made for a "more relaxing" environment (Moruzzi 2016). Just as important, the multi-use bowling center eclipsed the single-purpose bowling alley as the preferred postwar venue. The expanded bowling centers of the 1950s and 1960s, including the subject property, offered such amenities as coffee shops, cocktail lounges, day care facilities, and community rooms. Promoted as the "country club of the people," the postwar bowling center played a dual role as recreation venue and social gathering space (OHR 2017; Moruzzi 2016).

(See continuation sheet.)

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

Gage Bowl. 2019. "Gage Bowl." https://gagebowl.com/. [website]. Accessed June 2019.

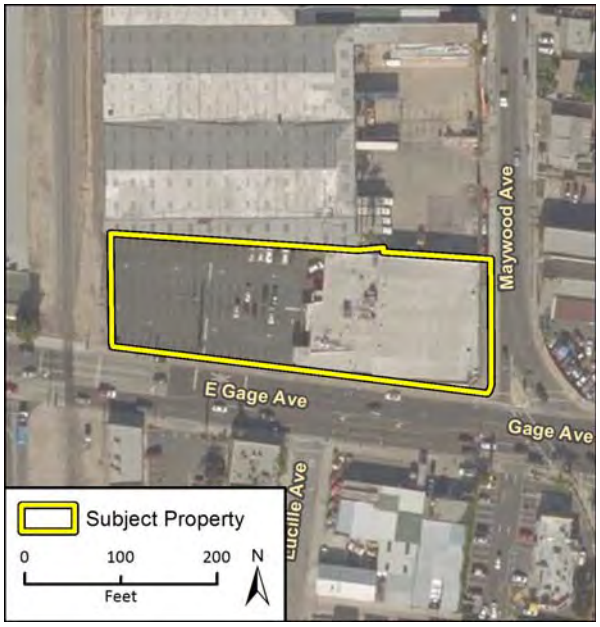
GEI Consultants and Mead & Hunt. 2017.Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento. September 30.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (OHR). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1880-1980; Theme: Post WWII Recreation, 1940-1975; Sub-theme: Bowling Centers, 1949-1970. September 2017.

(See continuation sheet.)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** July 26, 2019

(This space reserved for official comments.)



P3a. Description (continued):
The property is located mid-block on a level parcel. Landscaping is confined to the planters at the building's southeast and southwest corners and consists of small palms and other decorative plants. The property is in good condition.

B10. Significance (continued):
Postwar bowling centers were frequently designed in modernistic styles popular in mid-twentieth century, with many of the most extravagant buildings exhibiting iterations of the Googie style. Often associated with the postwar roadside architecture of the US Southwest, the Googie style employed such elements as "sweeping shapes, slick lines, dramatic angles, and futuristic forms, such as parabolas, boomerangs, and domes". Starbursts and other types "abstract imagery" as well as dramatic illumination also featured in the style (OHR 2017). While the Gage Bowl building was designed in a restrained iteration of the Mid-Century Modern style, its accompanying sign bears the influence of Googie-style design. Erected ca. 1960, the sign is a good example of roadside advertising from its era. Rather than being attached to a building façade or roof as was typical through the 1940s, the pylon sign is "divorced from the building" (OHR 2016), and is characterized by bold geometric shapes, stylized typeface, starburst elements, and extensive neon illumination.

Research conducted for the present study did not uncover the identity of the designer of the building or the sign. City directories indicate the subject property has operated as Gage Bowl since its opening in 1960 (LAPL 1961-1987). In addition to bowling lanes, the building includes a diner, bar, pro shop, and arcade (Gage Bowl 2019). Archival research failed to identify any additional consequential information about the property or its former owners or operators.

Although the property is located within Huntington Park's city limits, a valuable resource for the evaluation of commercial signs in the region is SurveyLA's Citywide Historic Context Statement for Commercial Development and Commercial Signs, 1906-1980, which summarizes that freestanding pylon, pole, tower or station signs are "significant for their association with the commercial growth and prosperity of Los Angeles, the development of the city in association with transportation (automobiles), and the development of significant architectural styles and promotional techniques oriented to mobile audiences." (OHR 2017).

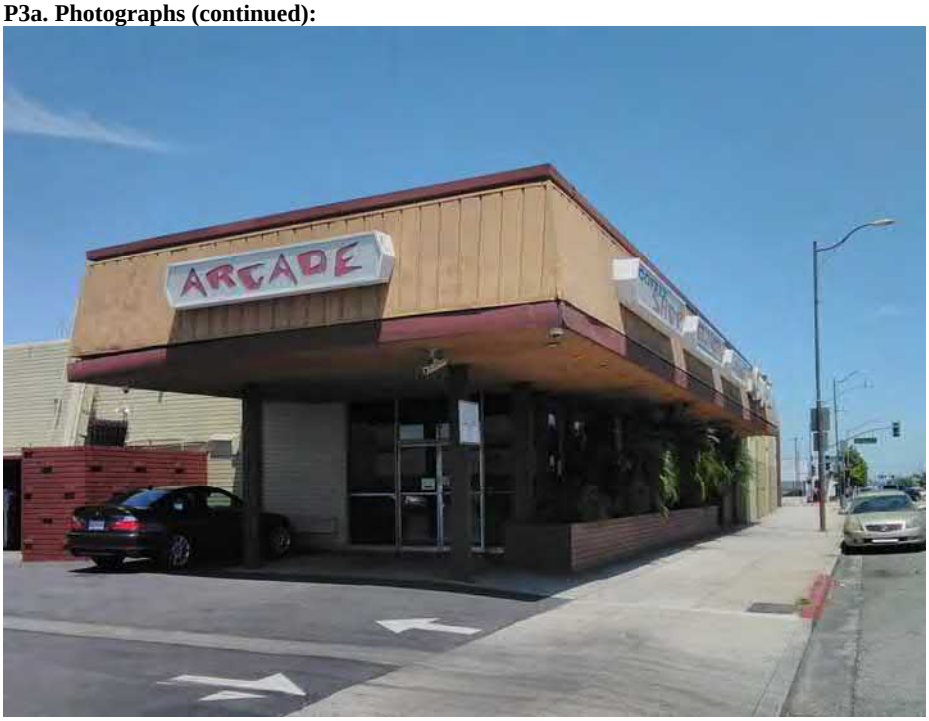
The subject property's freestanding sign is recommended eligible for listing in the California Register and the Huntington Park Historic Register as a good, intact example of a Googie-style freestanding pylon sign. It evokes the commercial ethos of its period through forms, typography, materials and imagery. The sign possesses many character-defining features of a commercial sign from its era and of the Googie style, including: a tapered pylon that rises to a height above the building it advertises, three-dimensional and intersecting forms, neon illumination, plastic boxes in varying dimensions and shapes, and exuberant geometry and font. The use of both double- and single-stroke neon lighting in and around the channel letters suggests high-quality design and construction. Moreover, the presence of a reader board, even in its altered state, is increasingly a rarity, since many owners have removed or altered such features from signs to avoid the onerous labor required to periodically change a sign's message (Seltzer 2019). In light of all this, the subject sign is recommended eligible for listing under Criteria 3/3. The sign is recommended ineligible for the National Register under Criterion C because alterations, including the replacement of plastic panels and reader board facings, have diminished the sign's integrity of design, workmanship and materials. It is also recommended ineligible for listing under all remaining criteria. Research conducted for this study did not suggest the sign has played a significant role in any events important in the history of the city, region, state, or nation (Criteria A/1/1). It is not known to be associated with any individual who has made important historical contributions (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/4/4). The sign's period of significance is ca. 1960, its estimated date of construction. The eligible historical resource's boundary encompasses only the sign's footprint because the bowling center building does not appear to be significant under any criteria and is not indispensable to the sign's ability to convey its significance as a good example of Googie-style roadside advertising. Located in the Gage Bowl parking lot near Gage Avenue, a major thoroughfare, the sign retains integrity of location, setting, association and feeling.

The building on the subject property is recommended ineligible for listing in the NRHP, CRHR and the Huntington Park Historic Register. It is among many bowling centers constructed during a postwar boom in bowling center development. Research conducted for this study did not suggest it played a significant role in that event or in any other context important in the history of the city, region, state, or nation (Criteria A/1/1). It is not known to be associated with any individual who has made important historical contributions (Criteria B/2/2). The building does not appear eligible for listing based on architectural merit. It is an undistinguished example of a bowling alley with Mid-Century Modern-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.

B12. References (continued):
Los Angeles, City of: Department of City Planning, Office of Historic Resources (OHR). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1880-1980; Theme: Post WWII Recreation, 1940-1975; Sub-theme: Bowling Centers, 1949-1970. September 2017.

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.

P3a. Photographs (continued):



Photograph 2. South and west elevations. Camera facing northeast.

Photograph 3. South elevation with sign in the background. Camera facing northeast.

B12. References (continued):

Moruzzi, Peter. 2016. National Register of Historic Places Nomination form: Covina Bowl. [electronic document.] http://ohp.parks.ca.gov/pages/1067/files/ca_los%20angeles%20county_covina%20bowl.pdf. Accessed July 2019.

Seltzer, Debra Jane. 2019. Interview with Debra Jane Seltzer conducted by James Williams. July 26. (See also: Seltzer, Debra Jane. 2017. *Vintage Signs of America*. Gloucestershire, UK: Amberly Publishing).

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 #:** 6421 Lucille Avenue (Map Reference No. 13-004)

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: 6421 Lucille Avenue City: Bell Zip: 90201

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

e. Other Locational Data: APN: 6324-013-020

***P3a. Description:**

The subject property consists of a single-family residence and an apartment building situated on a single parcel. Located at the front (east) of the parcel, the single-family residence is a one-story building with no discernible architectural style. Rectangular in plan, it 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 vinyl-sash replacements in various configurations. The front entrance is located on the east elevation and features a glazed wood door. Alterations include stucco siding, replacement windows, and ornamental porch roof supports.

At the rear (west) of the property is the two-story apartment building. Designed in no discernible architectural style, it has a rectangular plan, concrete foundation, and hipped roof with asphalt shingles. Its stuccoed exterior is punctuated by non-original vinyl-sash windows. Entrances are located on the north elevation, under a gabled porch roof. Due to limited visibility from the public right-of-way, the door types were not observed. Aside from the replacement windows, there are no visible alterations. The property is located mid-block on a level parcel. Landscaping is concentrated in the front of the parcel and includes a lawn, mature trees, and small shrubs. A concrete-paved parking lot occupies the north side of the lot. 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:
East and north elevations; camera facing southwest.

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

Single-family residence: 1925; Apartments: 1963 (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.

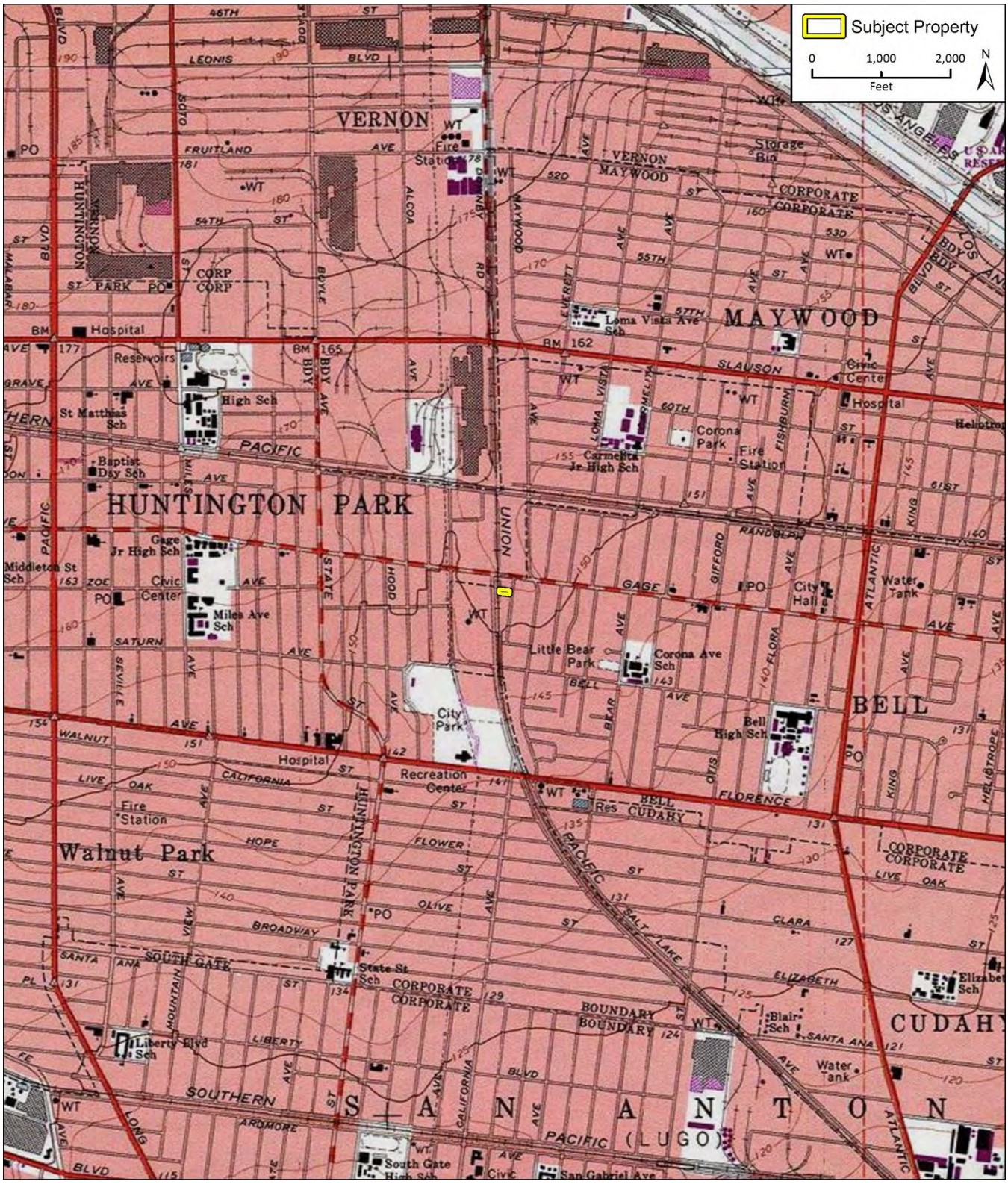
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 6421 Lucille Avenue (Map Reference No. 13-004)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 6421 Lucile Avenue (Map Reference No. 13-004) *** 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:** No discernible style
*** B6. Construction History:**

According to parcel data, the residence was constructed in 1925 and the apartment building in 1963. Based on visual observation, the windows of both buildings appear to have been 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 consists of a single-family residence constructed in 1925 and an apartment building completed in 1963. A 1922 Sanborn fire insurance map depicts subject parcel as empty and the surrounding area in the early stages of residential development (LAPL 1922). By 1952, the date of the first available aerial photograph, the area was fully developed (Netronlie 2019). City directories and a *Los Angeles Times* death notice identify the following former occupants: Morgan Llewellyn, Samuel Burgess, and Keith Morgan (*Los Angeles Times* 8/30/1938; 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 any applicable local 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 a highly altered single-family residence and an undistinguished apartment building with no discernible style. 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). 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: 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]. 1925-1942. 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.

Los Angeles Times. 1938. "Deaths," August 8. Accesed via Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. 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 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 #:** 3506 Nevada Street (Map Reference No. 13-005)

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: 3506 Nevada Street City: Bell Zip: 90201

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

e. Other Locational Data: APN: 6324-012-010

***P3a. Description:**

The subject property is a two-story apartment building designed with no discernible architectural style. The rectangular plan building sits on a concrete foundation and is capped by a roof that is alternately hipped and gabled and sheathed entirely in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are horizontally sliding aluminum sashes. Entrances to the building are located on the south elevation and feature solid wood doors. A steel and concrete exterior staircase accesses the second-story entrance. The property is located mid-block on a level parcel and is landscaped with a small lawn and mature trees. The building is in good repair. Alterations include a single-story rear addition and what appears in satellite imagery to be an open-framed, attached carport.

***P3b. Resource Attributes:** HP4. 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

1964 (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

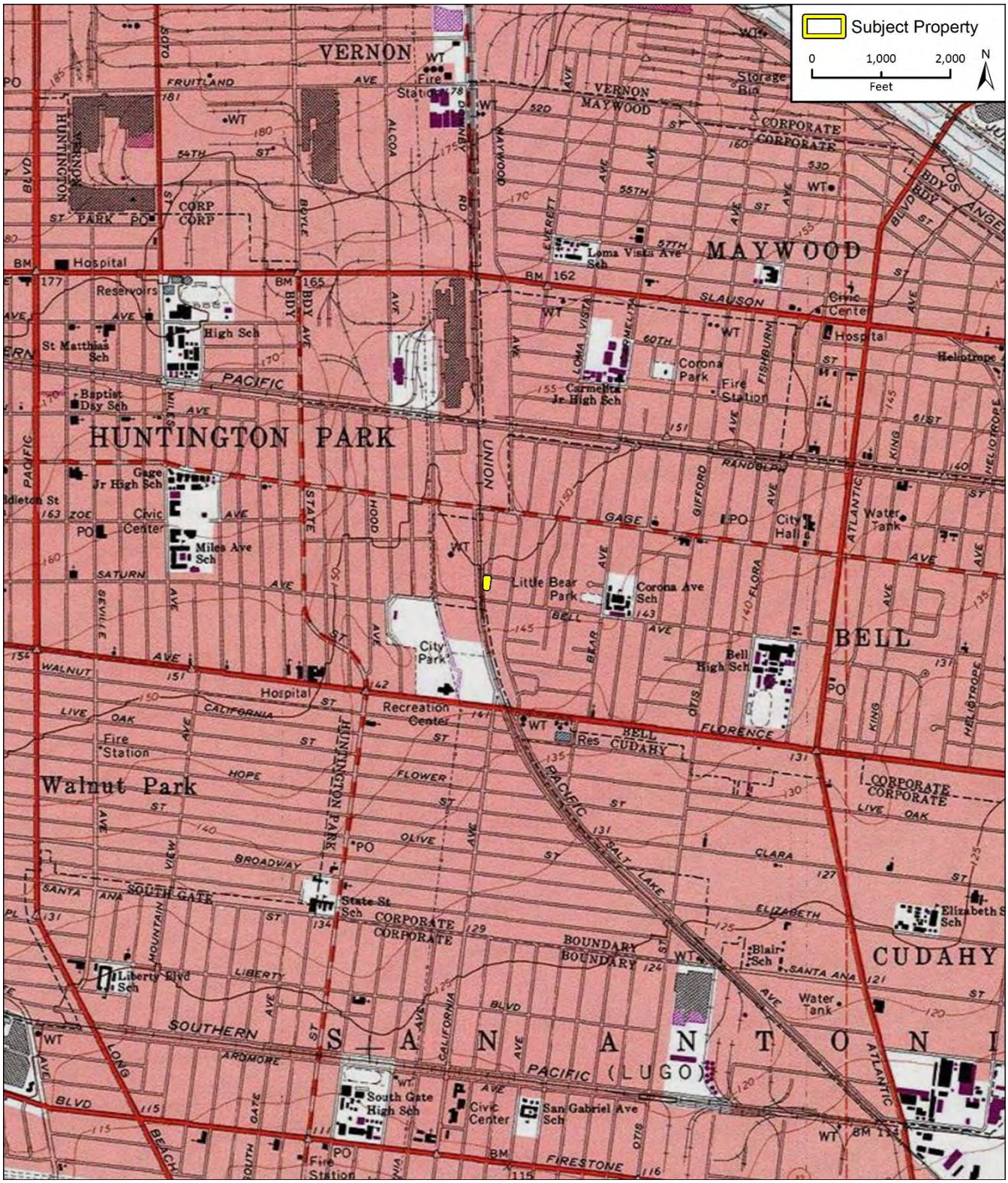
***P11. Report Citation:**

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 #** 3506 Nevada Street (Map Reference No. 13-005)
*** 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 #** 3506 Nevada Street (Map Reference No. 13-005) *** 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:** No discernible style
*** B6. Construction History:**

According to parcel data, the residence was constructed in 1964. Historic aerial photographs indicate the rear addition was completed 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 multi-family residential building constructed in 1964. City directories list T.B. Barry and Jose A. Cano as former occupants of 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 any applicable local 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 apartment building with 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). 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: 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 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.)

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 #:** 3501-3505 Bell Avenue (Map Reference No. 13-006)

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: 3501-3505 Bell Avenue City: Bell Zip: 90201

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

e. Other Locational Data: APN: 6324-012-007 and 6324-012-008

***P3a. Description:**

The subject property is a bungalow court consisting of two one-story multi-family residential buildings, a two-story multi-family residential building, and a detached garage all situated on two adjacent parcels. The complex centers on paired multi-unit buildings of roughly identical design flanking a central yard. The rectangular plan buildings sit on concrete foundations and are capped by hipped roofs sheathed in asphalt shingles. Smooth stucco sheathes their wood frame structural systems. Windows are horizontally sliding aluminum sashes. Entrances are located on the east and west elevations of both buildings, with the front doors facing the central yard. Door types were obscured by metal screen doors throughout both buildings. Alterations include the replacement of original roofing materials.

At the rear of the property is a two-story building with dwellings on the upper floor and auto garages on the ground level. Like the other residential buildings on the property, the building possesses a rectangular plan, concrete foundation, and hipped roof. Its stuccoed exterior envelopes a wood-frame structural system. Fenestration includes aluminum sliding windows and metal garage doors. Entrances were not visible during the field survey. Adjacent and to the west is the detached garage. The rectangular plan building includes a hipped roof and stuccoed exterior. Satellite imagery indicates the garage has five auto bays.

The property is located mid-block, adjacent to the Union Pacific Railroad right-of-way. Its level terrain is landscaped with a lawns, mature palms, and small shrubs. 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 property; camera facing north.

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

Front buildings: 1948-1949; two-story building: 1952 (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

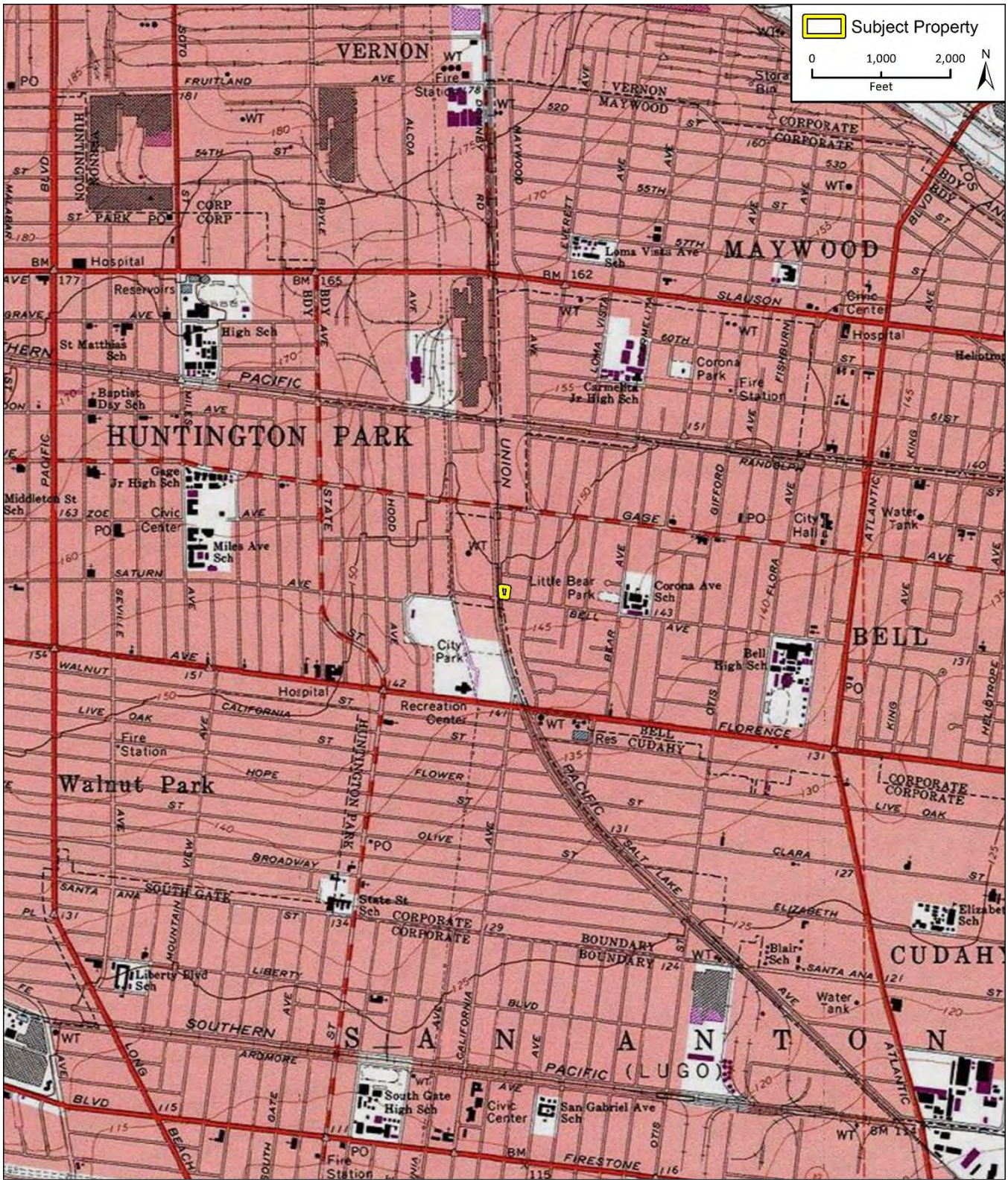
***P11. Report Citation:**

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 #** 5301-5305 Bell Avenue (Map Reference No. 13-006)
*** 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 #** 3501-3505 Bell Avenue (Map Reference No. 13-006) *** 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:** no discernable style
*** B6. Construction History:**

According to parcel data, the one-story, multi-family buildings were constructed in 1948 and 1949, respectively, and the two-story building in 1952. Historic aerial photographs indicate the detached garage was completed by 1952 (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 bungalow court with buildings constructed in 1948, 1949, and 1952. Beginning in the 1920s, developers embraced the bungalow court housing type to meet the region's growing demand for low- and middle-income residences. Comprised of modest, 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). City directories list Lee DeMastus and Paul Reeh as former long-term occupants of the property (LAPL 1956-1987). 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 and California Registers, and any applicable local 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 late example of a bungalow court with 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). 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 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]. 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.

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 #:** 3382 E. Gage Avenue / 6411 Salt Lake Avenue (Map Reference No. 13-007)

P1. Other Identifier: 3382 E. Gage Avenue / 6411 Salt Lake Avenue

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township 02S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3382 E. Gage Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6324015001

***P3a. Description:**

The subject property is a single parcel containing three buildings: a single-family house (3382 E. Gage Avenue), duplex (6411 Salt Lake Avenue), and a single car detached garage. Located at the southwest corner of East Gage and Salt Lake avenues, 3382 E. Gage Avenue a single-family house exhibiting elements of the Craftsman style. The residence is rectangular in plan, sits on a concrete foundation, and is capped by a side-gabled roof with composition shingles and a front-gabled dormer. Horizontal wood-plank siding sheathes the building's wood-frame structural system. The main entrance is on the north elevation and features a solid wood door. Windows visible at the time of the field survey were aluminum- and vinyl-sash replacements. Characteristic of Craftsman-style design, the building features a full-width porch, tapered porch roof support columns, knee braces on the eaves, and exposed rafter tails. Alterations include the application of stucco to the columns and replacement of most or all window sashes. Visibility of the residence was obstructed by a fence running the length of the sidewalk.

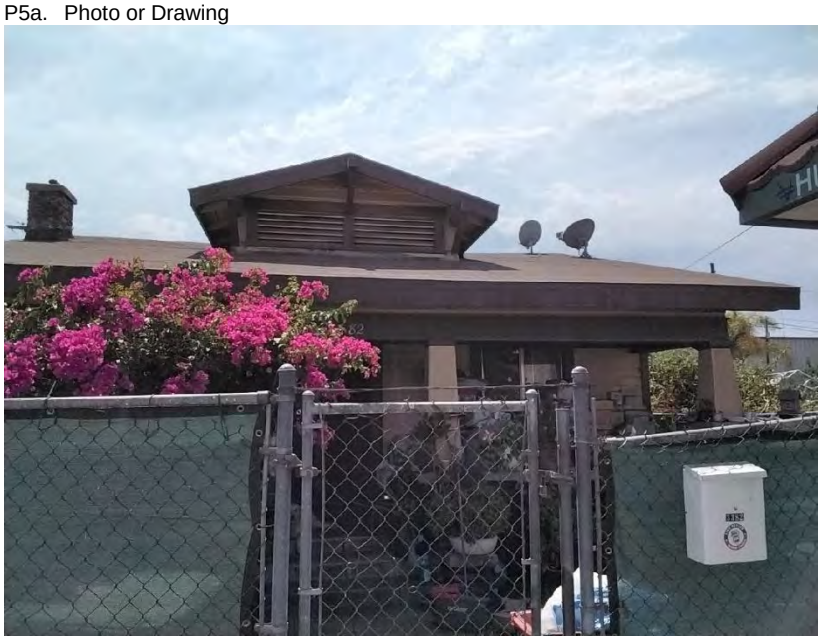
The duplex at is located at the south end of the property and exhibits no discernable architectural style. It is rectangular in plan, sits on a concrete foundation, and is capped with a hipped roof clad in composition shingles. Its smooth stucco exterior is punctuated by east-facing doors, the types of which are obscured by metal security gates. Windows are vinyl replacement sashes in multiple configurations. Partitions extend from the middle of the building to separate the units and the garage on the primary (east) elevation facing Salt Lake Avenue.

See continuation sheet, p. 4.

***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 of 3382 E. Gage Avenue, camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
3382 E. Gage Avenue – c. 1928 (UCSB 1928)
6411 Salt Lake Avenue -1949 (Los Angeles County Office of the Assessor 2022)

***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:**
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.

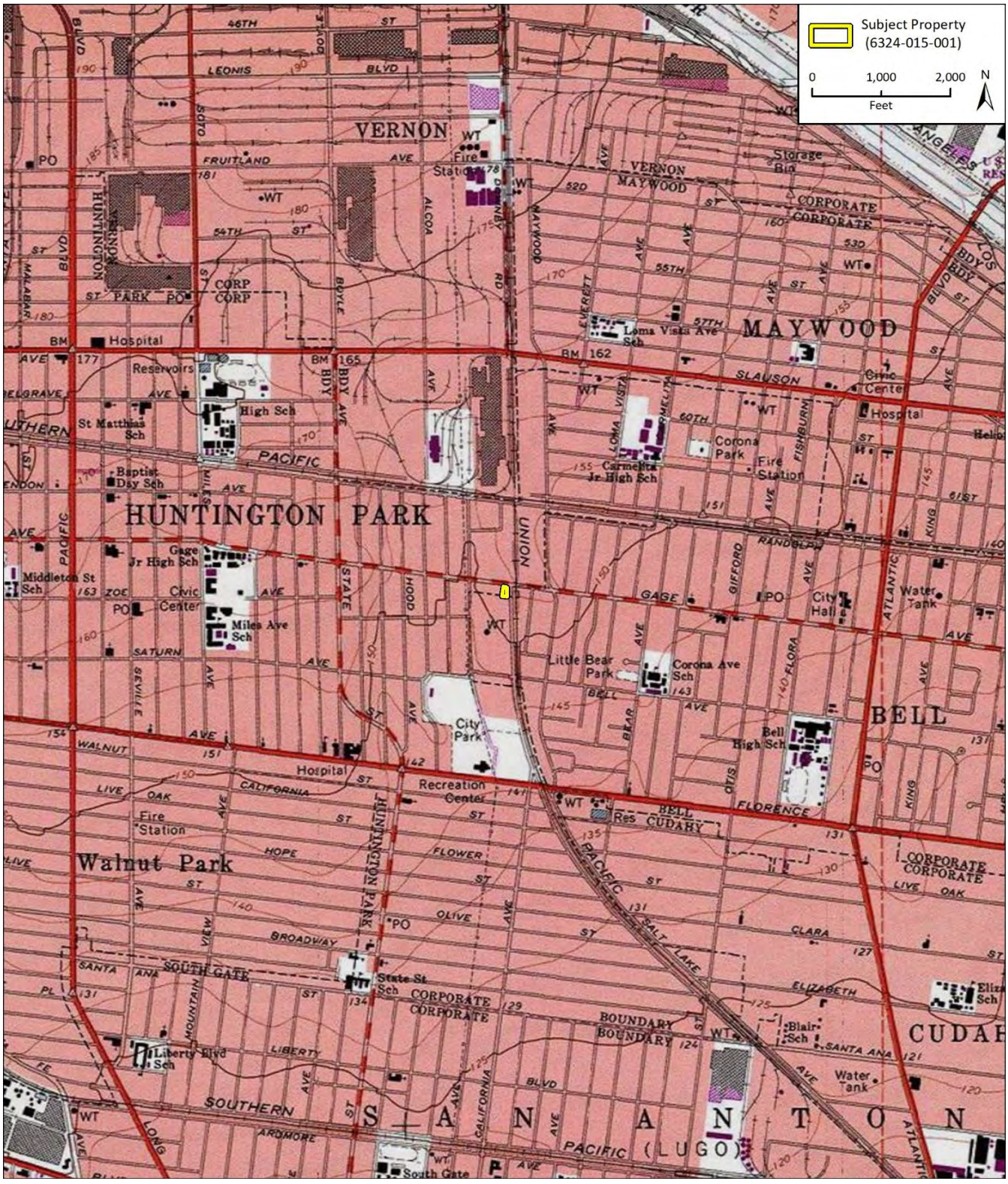
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 3382 E. Gage Avenue / 6411 Salt Lake Avenue (Map Reference No. 13-007)
***Map Name:** *South Gate, CA* ***Scale:** 1:24,000* **Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #** 3382 East Gage Avenue / 6411 Salt Lake Avenue (Map Reference No. 13-007)NRHP Status Code 6Z**

B1. Historic Name: N/A
B2. Common Name: 3382 E. Gage Avenue / 6411 Salt Lake Avenue
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:**

Historical aerial photographs and Sanborn maps suggest the Craftsman-style residence was constructed circa 1928 (ProQuest 1928; UCSB 1928). According to parcel data, the duplex was constructed in 1949 (Los Angeles County Office of the Assessor 2022). Historic aerials suggest that the small garage between the single-family home and duplex was most likely built in conjunction with the duplex. Per visual observation, the windows of both buildings were replaced in phases since the 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** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of two residential buildings and a stand-alone single-car garage. Historical aerial photographs and Sanborn maps show the older of the residential buildings, the Craftsman-style single-family house, was built by 1928, which coincides with the time the Craftsman style was most prevalent (ProQuest 1928; UCSB 1928; SurveyLA 2016). Historical newspapers identified only one previous resident, William Burr Seehorn, as indicated in a 1945 obituary (Los Angeles Times 1945). The duplex was added to the property in 1949. Archival research, including a search of the historical newspaper database Newspapers.com and historical city directories, failed to identify any other previous occupants for the single-family residence or the duplex (Newspapers.com 2022; LAPL 2022).

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 persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Although the single-family residence has several elements of the Craftsman style, it is a relatively ordinary example of the style and has been subject to notable alterations, including the installation of several aluminum- and vinyl-sash replacement windows and stuccoing of the tapered porch roof supports. The duplex on the property is an ordinary residential building, constructed in no discernable style and displaying no unique architectural character. Neither the individual buildings nor the property as a whole embodies the distinctive characteristics of a type, period, or 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 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 City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering, Theme: Arts and Crafts Movement, 1895-1930, Theme: Housing the Masses, 1880-1980, Subtheme: Arts and Crafts Neighborhoods, 1890-1930. Prepared by GPA Consulting. June 2016.

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

See Continuation Sheet 4.

B13. Remarks:
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants
***Date of Evaluation:** September 15, 2022

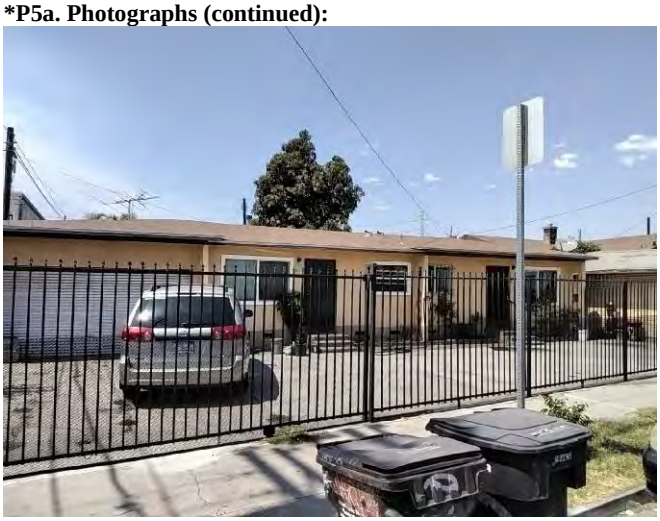
(This space reserved for official comments.)

***P3a. Description (continued):**

Located between the Craftsman-style residence and the duplex, the single-car detached garage is rectangular in plan and capped with a front gabled roof. It features two siding materials; clapboard set horizontally for the bottom half and aluminum siding on the top.

Visibility of the landscaping in front of the craftsman residence is limited by the fence that lines the property. The property includes a lawn, ornamental trees, and small shrubbery. The east side of the Craftsman-style house is lined with arborvitae trees, which further obstruct visibility of the property. The duplex features minimal landscaping, with small planters directly in front of the building and primarily hardscaped with a paved driveway.

***P5a. Photographs (continued):**



6411 Salt Lake Avenue, East elevation, camera facing west.

Single-car garage located between main residence and duplex.

B12. References (Continued):

Los Angeles Times. 1945. "Seehorn, William Burr." August 3. https://www.newspapers.com/image/legacy/380674894/?terms=%223382%20e.%20gage%20ave%22&match=1. Accessed September 2022.

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 September 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 November 2018.

University of California, Santa Barbara. Frame Finder, Historic Aerial Index. Flight C_300, Frame K-215. 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**

 ***Resource Name or #:** 3376 East Gage Avenue (Map Reference No. 13-008)

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 2S, Range 13W, Section 27 S.B.**B.M.**

c. Address: 3376 E. Gage Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 6324015002

***P3a. Description:**

The subject property is a single rectangular parcel on the south side of East Gage Avenue near its intersection with Salt Lake Avenue. It is developed with a one-story single-family dwelling and associated one-story garage which are significantly set back from the public right-of-way behind a large, paved parking lot. The dwelling features an L-shaped footprint, a concrete foundation and smooth stucco sheathing; it is capped by a low-pitched side-gable roof sheathed in composition sheets. The detached garage sits slightly northeast of the dwelling on a concrete foundation and capped with a flat roof and a slight parapet. The exterior is sheathed in smooth stucco and punctuated by an entrance on the north elevation with a flush wood door and a boarded garage opening. The building expresses characteristics of no particular style or method of construction. The property appears in poor 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; camera facing south.

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

1926 and 1945 (Los Angeles County Office of the Assessor 2022)

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

***P8. Recorded by:**
Andrew Rodriguez and Ashley Losco
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
September 9, 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.

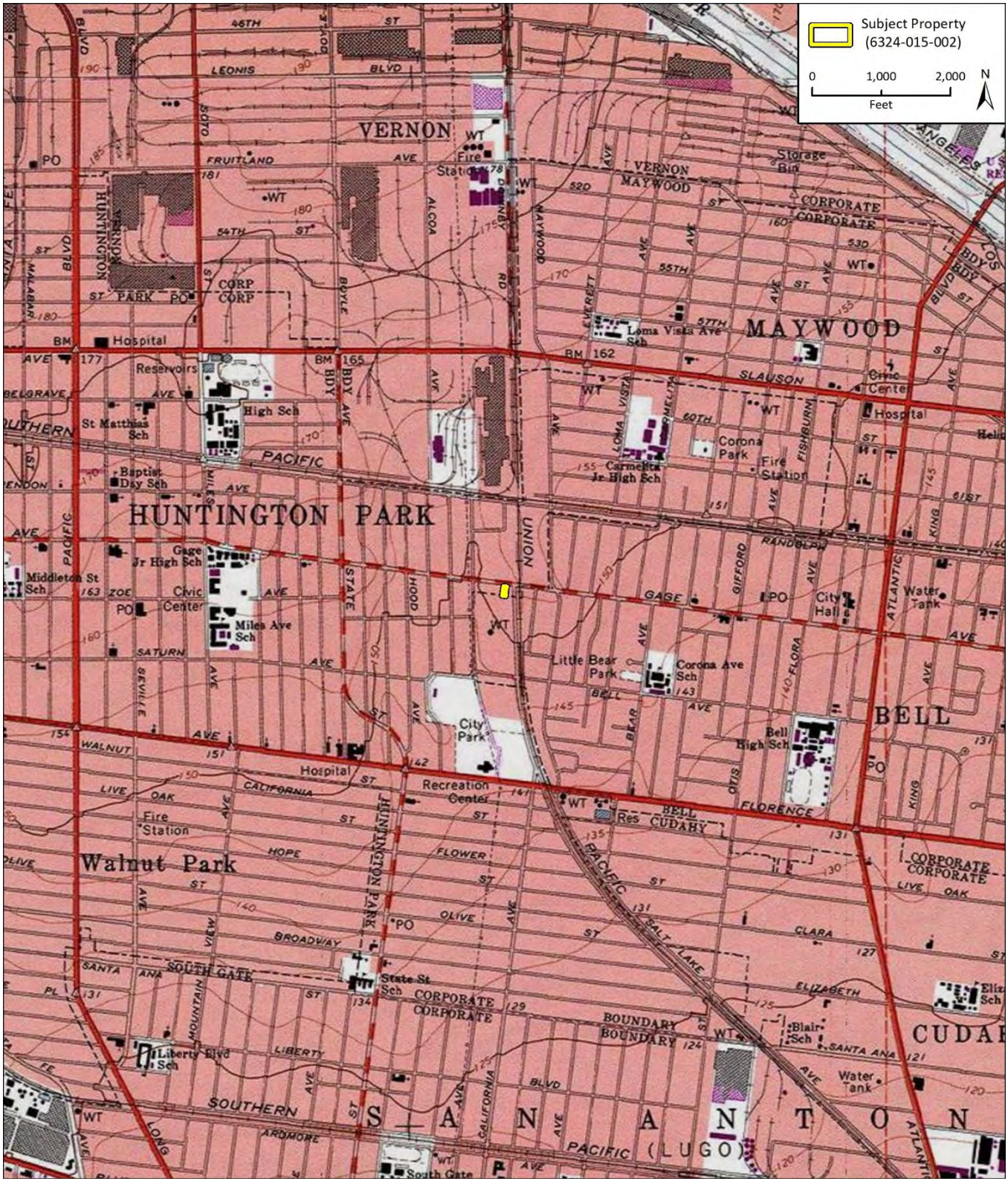
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3376 East Gage Avenue (Map Reference No. 13-008)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3376 East Gage Avenue (Map Reference No. 13-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: 3376 E. Gage Avenue
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** None discernable
***B6. Construction History:**
According to available parcel data, the dwelling and detached garage on the subject property were constructed in 1926 and 1945, respectively (Los Angeles County Office of the Assessor 2022). An addition was constructed on the south elevation of the dwelling between 1952 and 1963 (Netronline 2022). A small rear building was constructed circa 1980 south of the dwelling but was demolished by 2019 (NETR Online 2022). No further changes have been observed.

***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 dwelling and a detached garage constructed in 1926 and 1945, respectively. The research conducted for this study identified one past occupant of the property, an employment agency named "Employment Inc. Agency," which occupied the property in 1946 (*Pasadena Independent* April 24, 1946). A review of historical aerials indicates that the property's dwelling was expanded with a rear addition between 1952 and 1963. The research conducted for this study failed to identity any additional consequential related to the history of the subject property.

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 individuals significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building is not an example of a style or method of construction and 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/4/4). 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. 2022. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.

Netronline. 1952 to 2018. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com. *Pasadena Independent.* "Advertisements." April 24, 1946. Accessed September 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 September 2022.

B13. Remarks: N/A
***B14. Evaluator:** Ashley Losco, Rincon Consultants
***Date of Evaluation:** September 12, 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 #:** 3372 E. Gage Avenue (Map Reference No. 13-009)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** *Long Beach* **Date:** 1964 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3372 E. Gage Avenue City: Huntington Park Zip: 90255

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

e. Other Locational Data: **APN:** 632-4015-003

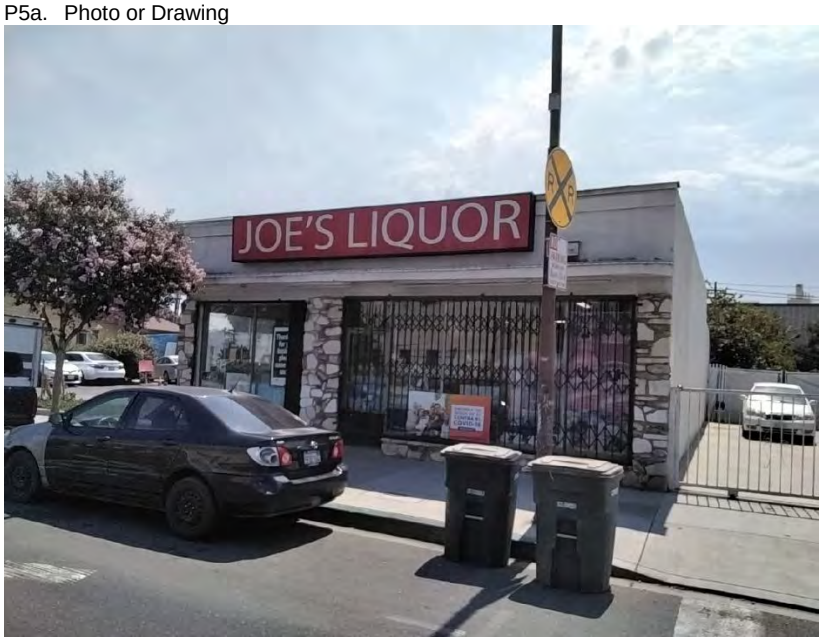
***P3a. Description:**

The subject property is a single rectangular parcel developed with a one-story minimally Mid-Century Modern style commercial building currently occupied by Joe's Liquor Store. The L-shaped building sits on a concrete foundation on the south side of E. Gage Avenue near its intersection with Salt Lake Avenue. Its exterior is sheathed in smooth stucco with decorative flagstone veneer applied on the primary (north) elevation. The building is capped by a flat roof and features a simple cornice on the primary elevation. A rounded edged stucco awning extends from the north and east elevations and shelters the primary entry which is canted in the building's northeast corner. The building expresses very minimal characteristics of the Mid-Century Modern Style: flagstone siding, aluminum windows, and a flat roof. In addition to aluminum framed glass doors, fenestration includes floor-to-ceiling fixed windows covered with metal gates on the north and east elevations. The building is surrounded by a paved parking lot. The property appears in overall 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:
North elevation; camera facing south.

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

1947 (Los Angeles County Office of the Assessor 2022)

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

***P8. Recorded by:**
Andrew Rodriguez and Ashley Losco
Rincon Consultants
250 E. First Street, Ste. 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.

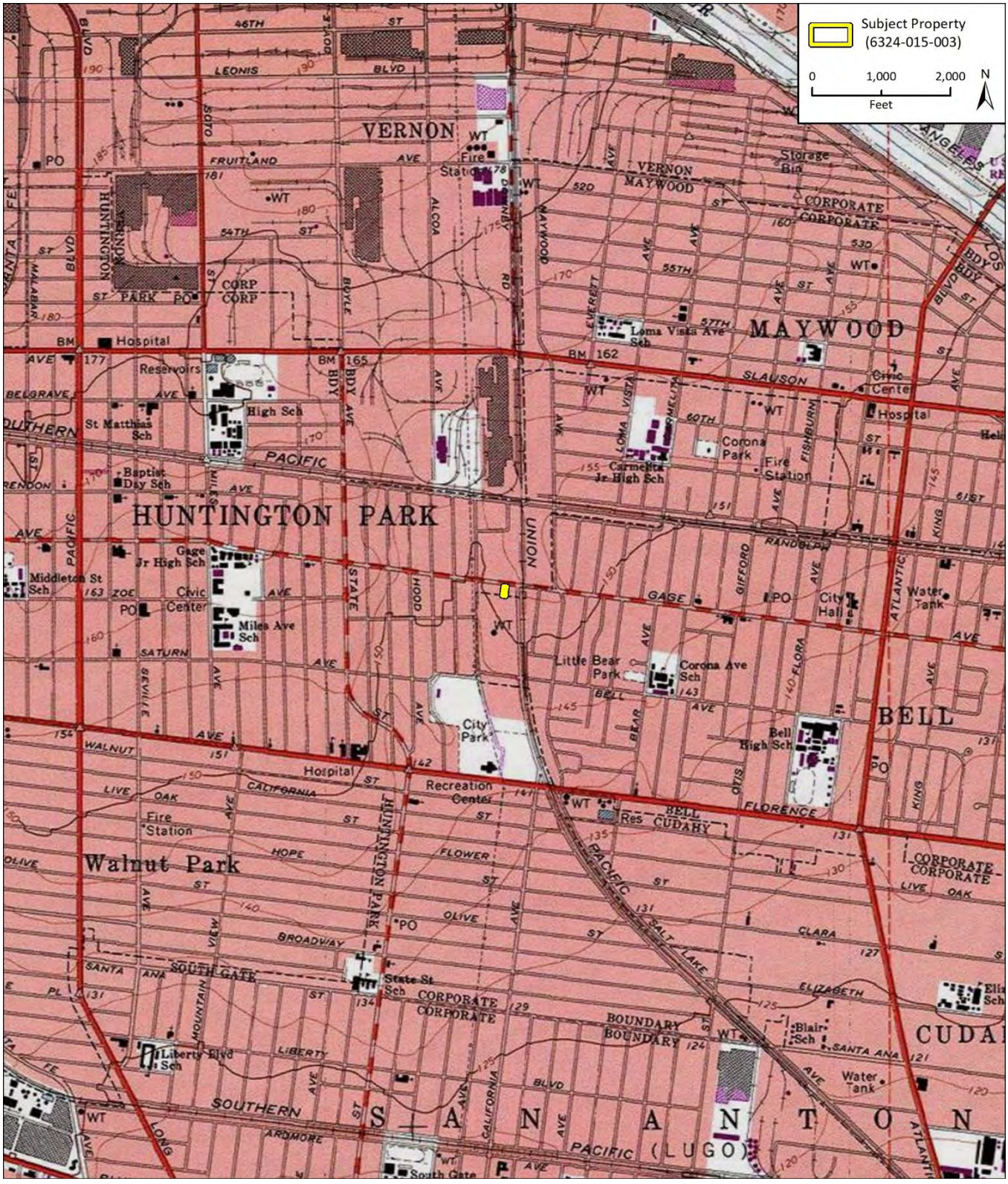
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3372 E. Gage Avenue (Map Reference No. 13-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3372 E. Gage Avenue (Map Reference No. 13-009) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Joe's Liquor Store
B2. Common Name: 3372 E. Gage Avenue
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Elements of Mid-Century Modern
***B6. Construction History:**

Although Los Angeles County Assessor's parcel data indicates that the subject building was constructed in 1947, the property address appears in a 1946 Huntington Park City Directory with the current occupant, Joe's Liquor Store (Ancestry.com 2022; Los Angeles County Office of the Assessor 2022). A historical aerial photograph from 1952 confirms the presence of what appears to be the front end of the current building (Netronline 2022). Between 1952 and 1963, the rear portion of the building was constructed (Netronline 2022). A large roof sign was removed from the building in 2016 (Google Street View 2016).

***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 commercial building constructed circa 1947 for Joe's Liquor Store (Ancestry.com 2022). Historical aerial photographs indicate that the building was expanded with an addition to the rear of the building in1963. Additionally, a large roof sign was removed from the property in 2016 (Netronline 1952, 1963; Google Street View 2016). Joe's Liquor Store is the only known occupant of the property.

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 individuals 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 commercial building and 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/4/4). The property is also not eligible as a contributor to any existing or potential historic districts.

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

Google Street View. 2007-2022. Street view images of the subject property. Accessed September 2022. https://www.google.com/maps/@33.979757,-118.2070831,17z

Los Angeles, County: Office of the Assessor. 2022. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.

Netronline. Various. "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 September 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 September

B13. Remarks: N/A
***B14. Evaluator:** Ashley Losco, Rincon Consultants
***Date of Evaluation:** September 12, 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 #: 3418 Bell Avenue (Map Reference No. 13-010)

P1. Other Identifier: 3418 Bell Avenue

***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 23 S.B.**B.M.**

c. Address: 3418 Bell Avenue City: Bell Zip: 90201

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: **APN**: 6324-017-018

***P3a. Description:**

The subject property is a single parcel containing two residential buildings. Located on north side of the parcel, fronting Bell Avenue, the larger building, a duplex, is L-planned, sits on a concrete foundation and is capped with a cross-hipped roof with composition shingles and minimal eaves. Stucco envelops the wood-frame structural system. There are two entrances, on the north and west elevations respectively, their door types obscured by metal security gates. Fenestration throughout consists of aluminum framed windows covered by vertical bars.

The smaller rear building is similar in design to its counterpart. The key differences are its rectangular plan and side-gabled roof. Cladding and fenestration appear consistent with that of the larger building.

Landscaping is limited to the frontage where a lawn and mature tree are planted. The property also includes a paved driveway that extends from the entrance off Bell Avenue to the rear in front of the rear unit. In front of the property is a metal rolling gate to block driveway access and a short stucco-wall that features a half-circle design. Both buildings appear in good 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:
North Elevation, camera facing south.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1924 (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 CA 90012

***P9. Date Recorded:**
September 7, 2022

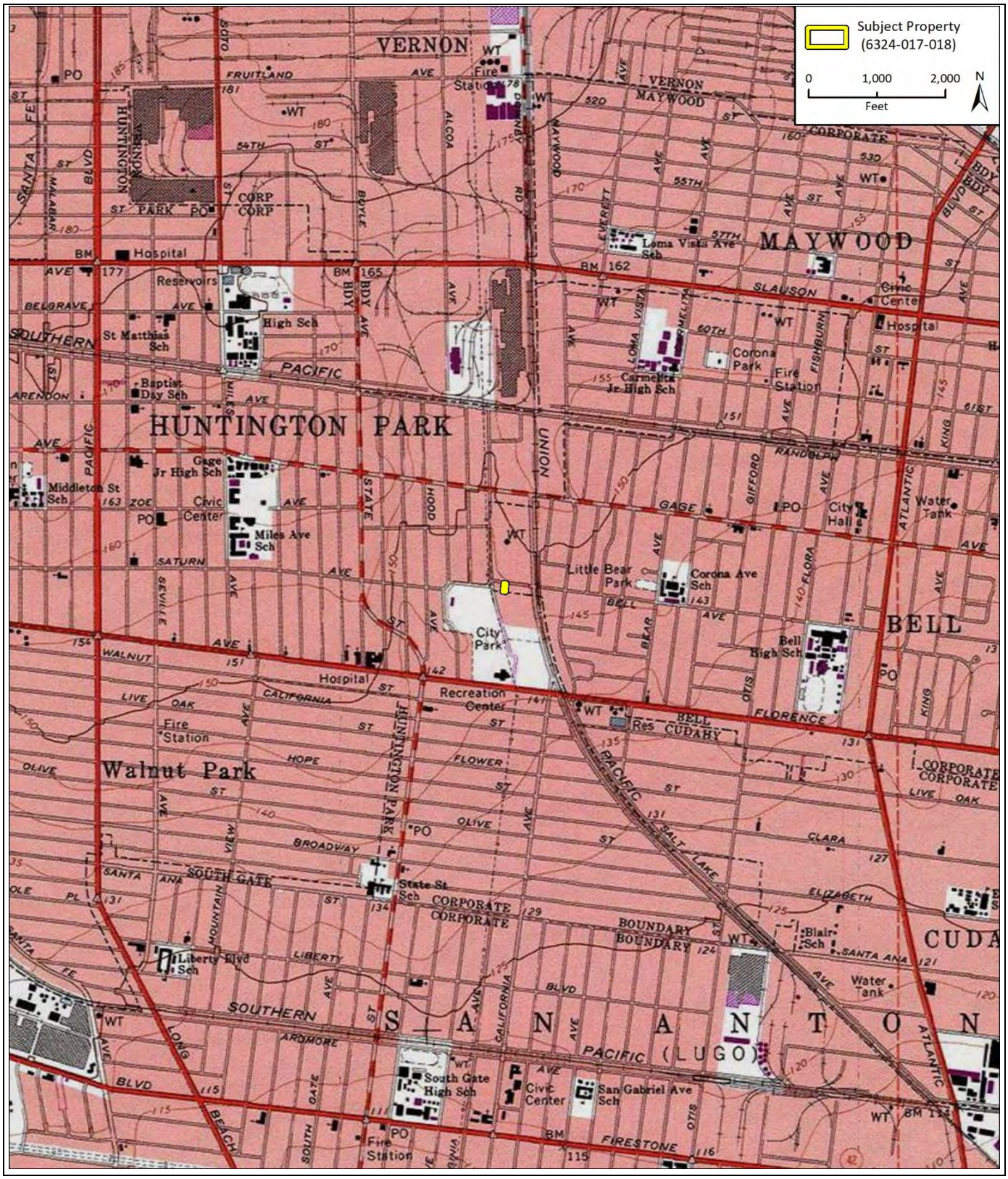
***P10. Survey Type:**
Intensive

***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 — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 2 **of** 3 ***Resource Name or #:** 3418 Bell Avenue (Map Reference No. 13-010)
***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 #** 3418 Bell Avenue (Map Reference No. 13-010)

B1. Historic Name: N/A
B2. Common Name: 3418 Bell Avenue
B3. Original Use: Residential
B4. Present Use: Multi-Family Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, 3418 Bell Avenue was constructed in 1924. Archival research did not definitively determine when the rear unit was built; however, historical aerial photographs suggest it was constructed circa 1963 (NETROnline 2022). Visual observation suggests the stucco siding on the front residence is 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 contains two residential properties, one single-family residence completed in 1924 and subsequently converted to a duplex and a rear unit constructed circa 1963 (Los Angeles County Assessor 2022; NETROnline 2022). A review of city directory listings identified the following former occupants of the property: M.A. Beitrick and Ruben Martinez (LAPL 1965, 1973). Background research, including a review of historical newspapers, failed to identify any additional information of consequence about the property's 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 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 and B/2). The buildings are not representative 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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 August 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 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 14, 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 #:** 3412 Bell Avenue (Map Reference No. 13-011)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** *Long Beach* **Date:** 1964 Township 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3412 Bell Avenue City: Bell Zip: 90201

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

e. Other Locational Data: **APN:** 6324-017-016

***P3a. Description:**

The subject property is a single parcel consisting of a one-story single-family dwelling and a detached garage, neither constructed in any discernible architectural style. The irregularly L-shaped dwelling sits on a concrete foundation setback from the south side of Bell Avenue. The dwelling is capped by a front gable roof surrounded by a hipped roof with wide overhanging eaves. The exterior is sheathed in rough stucco. The primary entrance on the north elevation is set back with a wide concrete walkway covered by the eave overhang supported by a thin metal post and aluminum banisters. The single door entrance is covered by a metal screen door. Fenestration throughout also includes non-original vinyl sash windows covered by metal security bars.

A paved driveway leads from the street down the west side of the property to the detached garage at the rear portion of the property. The garage has an L-shaped plan and is not visible from the street. The front of the property is landscaped with trees and ornamental plants. The property, which is secured by a metal rail fence with a sliding gate. appears 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:
North elevation; camera facing south.

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

1963 (Los Angeles County Office of the Assessor 2022)

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

***P8. Recorded by:**
Andrew Rodriguez and Ashley Losco
Rincon Consultants
250 E. First Street, Ste. 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):

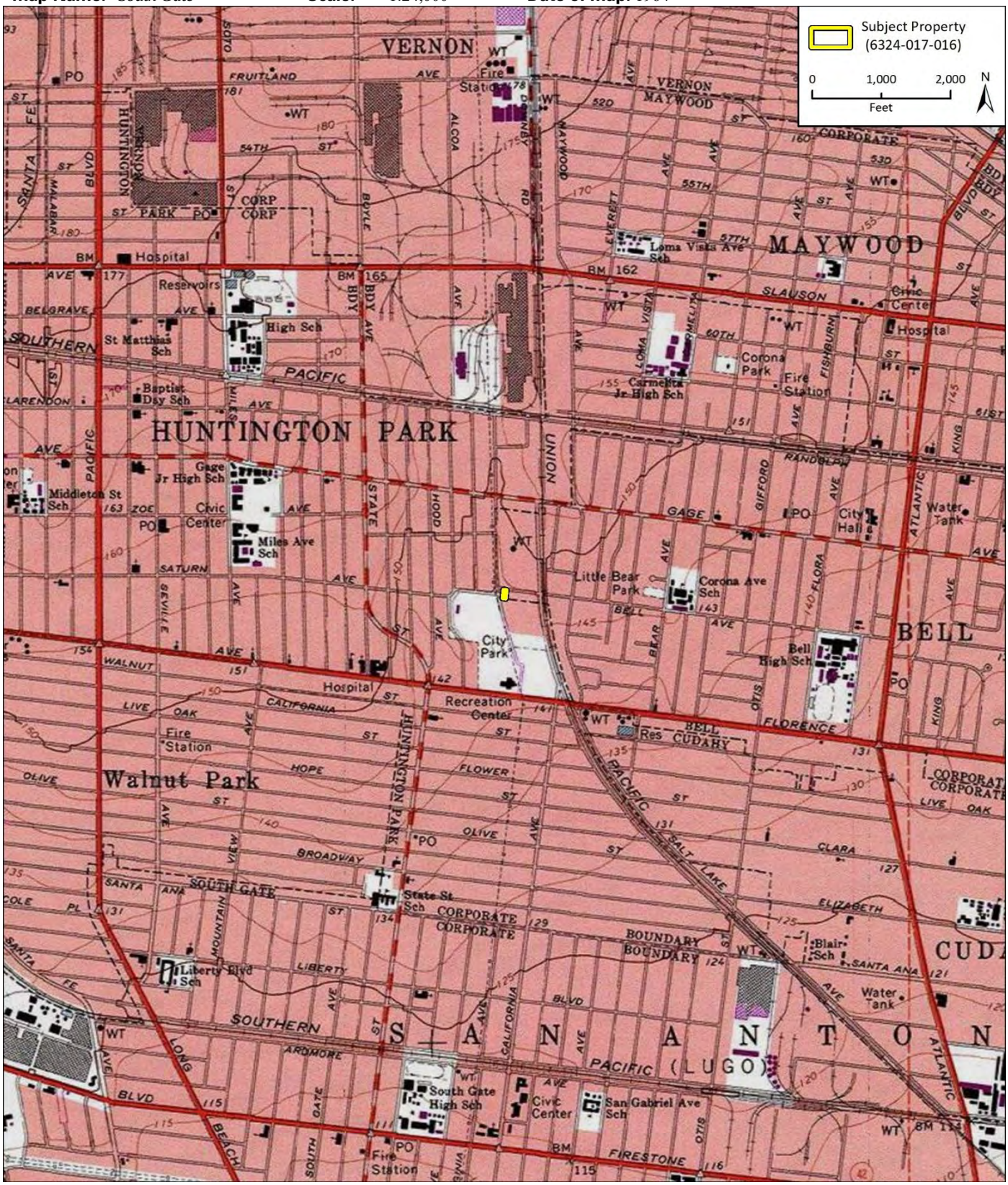
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 3412 Bell Avenue (Map Reference No. 13-011)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3412 Bell Avenue (Map Reference No. 13-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: 3412 Bell Avenue
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to parcel data, the subject building was constructed in 1963 (Los Angeles County Office of the Assessor 2022). However, the detached garage appears in a 1952 aerial of the area, and the front dwelling does not appear until a 1965 aerial (NETR Online 2022; UCSB 2022). The fence surrounding the property and the metal window gates were added to the property between 2007 and 2012 (Google Street View 2022). No identified changes have occurred since 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** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historical aerial photographs show the detached garage on the property as early as 1952 and the front single-family dwelling by 1963. The only identified occupant of the property is Annaliese Scheurich who lived at the property from 1960 to 1986 (LAPL 1960-1973). Background research, including a review of Ancestry.com and Newspapers.com did not identify any further information of consequence pertaining to the property or its owners or occupants.

The property is recommended ineligible for listing in the National or California Registers. 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 building is a relatively ordinary single-family dwelling built in no discernible style and does not 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:**

Ancestry.com. Biographical information on occupants and owners of 3412 Bell Avenue. Accessed September 2022.

Google Street View. Street view images of the subject property from 2007 to 2022. Accessed September 2022.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1960-1973. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed September 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed September 2022.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed September 2022.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed September 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 September 2022.

B13. Remarks:
***B14. Evaluator:** Ashley Losco, Rincon Consultants
***Date of Evaluation:** September 14, 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 #:** 3410 Bell Avenue (Map Reference No. 13-012)

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 2S, Range 13W, Section 23 S.B.**B.M.**

c. Address: 3410 Bell Avenue City: Bell Zip: 90201

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

e. Other Locational Data: **APN:** 6324-017-027

***P3a. Description:**

The subject property is a single parcel on the southeast corner of Bissell Street and Bell Avenue and is occupied by a single-story residence, a two-story apartment building, and detached two-car garage. Constructed circa 1938 in no discernable style, the single-story residence is the oldest building on the parcel. Rectangular in plan, the residence sits on a concrete foundation and features a front-gabled roof with composition shingles and minimally overhanging eaves. Stucco cladding sheathes the building's wood-frame structural system. The main entrance is on the north elevation, where the door type is obscured by a metal security gate. Windows throughout are non-original aluminum sashes. The building is in fair condition.

The building on the south side of the parcel is a two-story stucco-box-style apartment building with two single-car garages on the ground floor. The two-story building is rectangular in plan, sits on a concrete foundation and is capped with a pyramid roof with composition singles and minimally hanging horizontal eaves. Private entrances are on the second story, accessed by an external stair staircase on the primary (west) elevation. Similar to the single-story residence, the two-story building is sheathed in smooth stucco, has aluminum framed windows and metal doors. The building is in fair condition.

See continuation sheet, p. 4.

***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:
West elevation, camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Single family residence – circa 1935 (UCSB 2022)

Two story building - 1962 (Los Angeles County Office of the Assessor 2022)

***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:**
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.

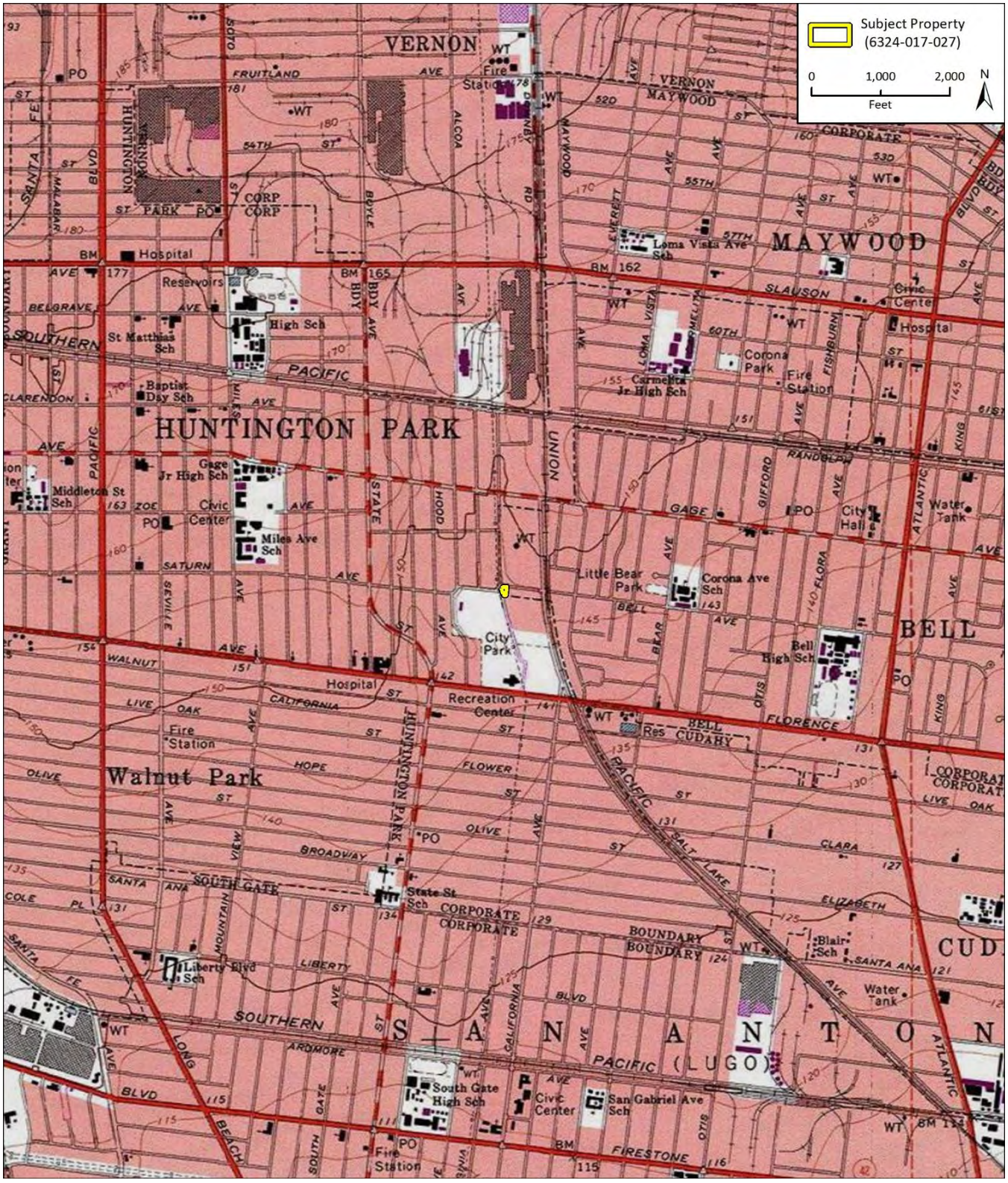
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 3410 Bell Avenue (Map Reference No. 13-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3410 Bell Avenue (Map Reference No. 13-012) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: 3410 Bell Avenue
B3. Original Use: Residential B4. Present Use: Multi-family Residential
***B5. Architectural Style:** No discernable style / Stucco Box
***B6. Construction History:**
The single-story building was constructed circa 1935 (USCB 2022). According to parcel data, the two-story building was built in 1962 and the detached garage was most likely constructed at the same time as the two-story building as it appears in the same historic aerials (NETROnline 2022; Los Angeles County Assessor 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 consists of two residential buildings constructed in circa 1935 and 1962, respectively, and a detached garage likely around the same time as the two-story building. Historical city directories identified former residents of the property, including Mary Commins in 1956, Willhelm Hix from 1960-1969, and Rudolph Hix in 1973 (Los Angeles Public Library, 1956, 1960, 1965, 1969, 1973). Historical newspapers confirmed that Rudolph Hix was a resident and a Dean's List Recipient at Cal State Los Angeles (South Gate Press 1969).. Historical aerial photographs confirmed that the single-story building was the only building on the property until the two-story building was added in 1962. A newspaper article from 1977 advertised the property as a three-bedroom apartment with a two-bedroom house, differentiating between the two buildings (South Gate Press 1977). Background research failed to find additional information of consequence pertaining to the property or its past owners or occupants and found no information on previous occupants of the two-story building.

The property is recommended ineligible for listing in the National or California Registers, or any 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). Architecturally, the property consists of a single-story residence of no discernable style, an ordinary stucco-box apartment building, and a detached garage. None of the buildings embody the distinctive characteristics of a type, period, or method of construction and do not 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, County: Office of the Assessor. 2022. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.

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 September 2022.

Netronline. 1952 to 2018. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

See continuation sheet, p. 4.

B13. Remarks: N/A
***B14. Evaluator:** Andrew Rodriguez, Rincon Consultants
***Date of Evaluation:** September 14, 2022

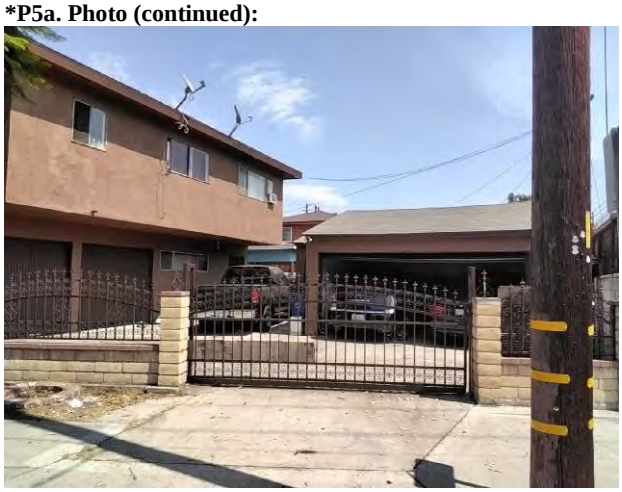
(This space reserved for official comments.)

***P3a. Description (continued):**

The detached garage is square-shaped in plan, sits on a concrete foundation, and culminates in a side-gabled roof with composition singles and minimally overhanging hanging eaves. The garage includes a portion on the north side which includes a door that faces Bissell Street. The buildings appear in good condition.

Landscaping of the properties is sparse, including individual planters containing small tress and desert plants. The property does not have a lawn as the frontyard is mostly dirty. The property is lined by a metal-bar gate. Hardscaping on the property is limited to the rear of the parcel with a paved parking lot and driveway off of Bissell Street.

***P5a. Photo (continued):**



View of garage in rear of property and two-story building.

Side view of two-story building, camera facing east.

West elevation of single-story building, and landscaping.

East and North elevation of single-story building, camera facing south.

***B12. References (continued):**

Netronline. 1952 to 2018. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com. Pasadena Independent. "Advertisements." April 24, 1946. Accessed September 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 September 2022.

South Gate Press. "3410 Bell Ave." https://www.newspapers.com/image/legacy/744208043/?terms=%223410%20bell%20ave%22&match=1. Accessed September 2022.

South Gate Press. "Southeast Students Named To Dean's List." August 7, 1969. https://www.newspapers.com/image/legacy/744673293/?terms=%223410%20bell%20ave%22&match=1. Accessed September 2022.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed September 2022.

The subject property was recorded, evaluated, and determined ineligible for listing in the National Register, the California Register, or for local designation in the City of Huntington Park; an NRHP status code 6Z was applied, in 2015 by SWCA Environmental Consultants (Loukianoff and Treffers 2015).

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. There have been no visible alterations since the property was last evaluated in 2015 and there is no new information to suggest that it is eligible for the NRHP, CRHR, or for local designation in the City of Huntington Park. Rincon concurs with the previous findings that the property is not eligible for designation at the national, state, or local levels.

Salt Lake Park, view to the south from the intersection of Saturn Avenue and Bissell Street. September 7, 2022.

References:

Loukianoff, Natalie and Steven Treffers
2015 *Cultural Resources Survey Report for the Salt Lake Park Splash Pad Project, City of Huntington Park, Los Angeles County, California.* SWCA Environmental Consultants.

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

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

 ***Resource Name or #:** Salt Lake Park

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:** South Gate **Date:** 1964 /1998 **T** 2S; **R** 13 W; **¼ of ¼ of Sec** NA; **B.M.** 165
c. Address: 3401 East Florence Avenue City: Huntington Park Zip: 90255
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Initially developed in 1939, Salt Lake Park has seen multiple alterations since its opening. The park is an approximately 23-acre recreational property that consists of a recreation center, office/restroom building, a snack shack, two playground areas, a wading pool, basketball courts, tennis courts, baseball fields, soccer fields, a skate park, and large grass areas Landscaping includes palm, eucalyptus, and Morton fig trees.

(See Continuation Sheet, page 5)

***P3b. Resource Attributes:** (List attributes and codes) HP31. Urban open space; 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 of the wading pool, seating, and restroom/office building, looking northwest, 07/22/2015, IMG_1029.jpg

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Ca. 1952 -2014 (City of Huntington Park, 2015; Shidler 2014)

***P7. Owner and Address:**
City of Huntington Park
6550 Miles Ave.
Huntington Park, CA 90255

***P8. Recorded by:** (Name, affiliation, and address)
Natalie Loukianoff
SWCA Environmental Consultants
60 Stone Pine Road, Suite 201
Half Moon Bay, CA 94019

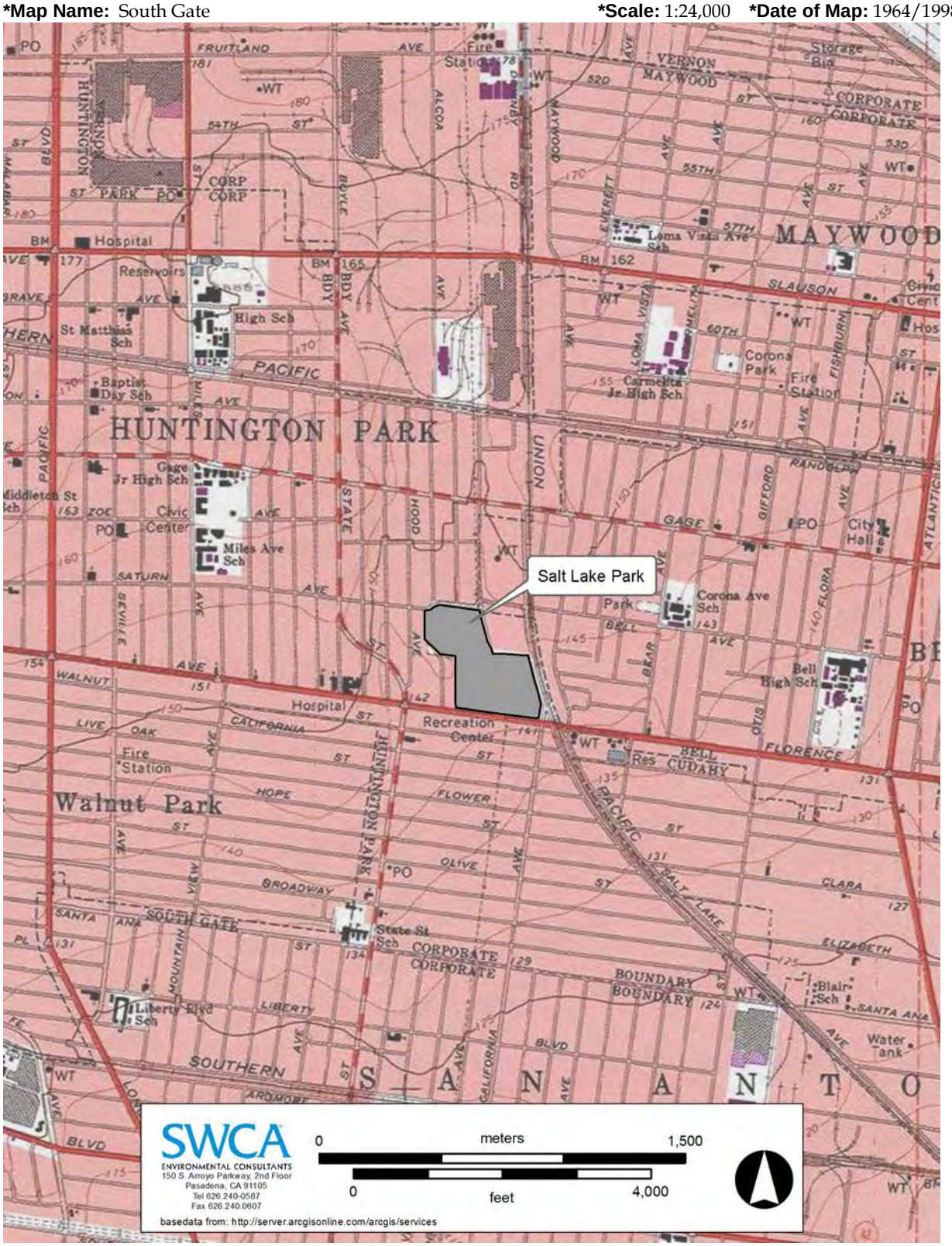
***P9. Date Recorded:** 07/22/2015
***P10. Survey Type:** (Describe)
Intensive pedestrian
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report for the Salt Lake Park Splash Pad Project, City of Huntington Park, Los Angeles County, California (SWCA Environmental Consultants 2015)
***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 #:** Salt Lake Park

***Map Name:** South Gate ***Scale:** 1:24,000 ***Date of Map:** 1964/1998



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 #** Salt Lake Park

B1. Historic Name: Salt Lake Park
B2. Common Name: Salt Lake Park
B3. Original Use: Recreation park
B4. Present Use: Recreation park

***B5. Architectural Style:** None

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Park developed in 1939; first wading pool and playgrounds constructed ca. 1945; tennis courts constructed by 1952; Park Recreation Building constructed 1954; restroom/office building and wading pool constructed between 1963 and 1972; grass soccer field constructed 1980-1994; skate park constructed ca. 1994-2003; synthetic soccer field constructed 2014 (City of Huntington Park).

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

***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:** Recreational **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The first municipal park in Huntington Beach appears to have been developed in 1913 following the purchase of three lots south of City Hall, which at that time was located at the southeast corner of present-day Pacific Boulevard and Gage Avenue (Sanborn Map Company 1916; Shidler 2014). It is unclear when this park was demolished, but by 1935 the City's first Parks Department was formed under Superintendent A.G. Bolenbaugh (Shidler 2014). Shortly thereafter in 1937, the newly-formed Parks Department developed Miles Avenue Park (Los Angeles Times 1937). Located at 6550 Miles Avenue, Miles Avenue Park was eventually renamed Robert Keller Park and continues to operate as a municipal park.

In 1939, the City of Huntington Park purchased 30 acres of land at Florence and Salt Lake Avenues for development of a recreation area. Although the city did not have the funding to develop the park at that time, the City Engineer developed a landscaping plan that included roadways, shrubs, trees, playgrounds, an athletic field, and a wading pool (Los Angeles Times 1939). Minimal improvements occurred in the following years however, and were largely limited to the planting of trees and grass as much of the land continued to operate as a quarry and dump (Los Angeles Times 1944; Shidler 2014). In 1944, the City of Huntington Park began studying plans for $300,000 worth of civic improvements, including new buildings at Miles Avenue Park and what would become Salt Lake Park (Los Angeles Times 1944).

(See Continuation Sheet, page 6)

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

***B12. References:**

(See Continuation Sheet, page 6)

B13. Remarks:

***B14. Evaluator:** Natalie Loukianoff; Steven Treffers

***Date of Evaluation:** 11/3/2015

(This space reserved for official comments.)

*Required information

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

Primary #
HRI#
Trinomial

 ***Resource Name or #** Salt Lake Park

***Drawn By:** Steven Treffers, Laura Hoffman ***Date:** 11/3/15

*Required information

***Recorded by:** Natalie Loukianoff ***Date:** 07/22/2015 ☒Continuation ☐ Update

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

Architectural elements of Salt Lake Park are as follows (see Sketch Map, page 4):

Map Number	Architectural Element	Construction Date
1	Salt Lake Park Recreation Building	1954
2	Baseball Fields	Pre-1952
3	Synthetic Soccer Field	2014
4	Skate Park	Ca. 1994-2003
5	Playground #1	Ca. 1963-1972
6	Playground #2	Ca. 1963-1972
7	Snack Shack	Ca. 1963-1972
8	Gazebo	Ca. 1963-1972
9	Wading Pool	Ca. 1963-1972
10	Office/Restroom Building	Ca. 1963-1972
11	Grass Soccer Field	1980-1994
12	Basketball Courts	Ca. 1994-2003
13	Tennis Courts	Pre-1952

Located at the southern border of the park is the recreation building, which houses a gymnasium, meeting rooms, and park administrative offices. Constructed in 1954, the one- and two-story building features an irregular, L-shaped plan and is capped by a flat roof on the one-story portion and a minimally-pitched gable roof on the two-story portion, both of which extend slightly from the building envelope and are punctuated by HVAC equipment and ducts. Characteristic of its Modernist design, the building is clad in smooth stucco and features metal casement windows and flagstone that borders a recessed primary entryway on the south elevation. Doors are metal and glass type at this entryway and a secondary recessed entrance on the west elevation, and plain metal service-type doors on the secondary elevations. Surrounding the base of the building is landscaping consisting of palm trees, dwarf palms, and various shrubs. The building appears largely unaltered and retains integrity.

The baseball fields are located east of the recreation building at the southeast corner of Salt Lake Park. Initially developed between 1942 and 1952, the fields have been continually improved and are currently grouped into two sets of two, with diamonds located at opposite corners of shared grass outfields. Each set of two fields is surrounded by a chain link fence and features stadium-style metal bleachers near their respective home plates.

North of the recreation building is a synthetic soccer field that was installed in 2014. The field is located within the center of a circular concrete pathway and is enclosed by a metal fence. Metal bleachers are located at either side of the field and stadium lighting poles are located along the perimeter of the field. A second grass soccer field is located approximately 110 meters (360 feet) to the northwest of the synthetic field. Rectangular in shape, the field was developed between 1980 and 1994 and also features stadium lighting poles and bleachers along either side.

Situated in between both soccer fields and encircled by a concrete pathway is a children's recreation area that was initially developed between 1963 and 1972 and consists of a restroom/office building, a concrete wading pool, a snack shack and gazebo, two playground areas and a skate park. The restroom/office building (ca. 1963–1972) is located at the northern end of the children's recreation area and is a single-story building that is rectangular in plan. The building is a concrete masonry unit construction. The northern end of the building has been clad in stucco and modern flagstone applied to the base and columns. The windows are metal framed picture windows. The doors are metal doors, which are primarily solid except for the two leading to the office, which have inset picture windows. On the western elevation, there is a large metal roll up door and metal roll up coverings over the windows. On the southern end of the building a smaller rectangular room, which appears to be an addition, extends out to the edge of the overhang and is used as a snack shack. The room has one solid metal door and three window openings with metal roll-up covers, one opening on each elevation. The building is capped by a hipped roof with a flat center and rafters covered by a wood soffit. The roof is sheathed in metal sheets resembling red clay tile. Directly north of the building is a landscaped rose garden with low concrete masonry unit partitions.

To the east of the restroom/office building is the wading pool. Made of concrete, the pool is irregular in shape and is approximately 1 foot deep in the eastern end and 3 feet deep on the western end. A concrete pool deck surrounds the pool. On the south there is a small lifeguard stand with an umbrella and wood benches underneath a concrete masonry unit post and wood beam gazebo. The pool is currently vacant and is surrounded by a chain-link fence. The pool was closed in 2000 due to high repair and restoration costs associated with its antiquated infrastructure (City of Huntington Park).

***Recorded by:** Natalie Loukianoff ***Date:** 07/22/2015 ☒Continuation ☐ Update

***P3a. Description:** (Continued)
To the west of the restroom/office building is another concrete masonry unit post and wood beam gazebo and a second snack shack. This single story structure is rectangular plan with large windows openings all the north, east, and west elevations, which are covered by metal grates, is capped by a flat roof.

Further to the south are two distinct play areas. The playground to the west has larger elements over rubber matting and is designed for older children. The play area to the east has smaller elements in sand and is designed for younger children. All of the playground equipment is modern playground equipment of aluminum construction. The southernmost element is the skate park, which comprises concrete ramps surrounded by a concrete masonry unit and metal fence.

Basketball and tennis courts are located immediately to the northwest of the children's recreation area. The tennis court complex was initially developed with six courts between 1942 and 1952, but was partially altered following the realignment of Saturn Avenue, which resulted in the removal of a sixth, western court by 1972. The basketball court complex is located immediately to the south of the tennis courts and was constructed between 1994 and 2003. Both the basketball and tennis courts consist of modern concrete playing surfaces and are enclosed by metal chain link fences.

Other features of the park include mature trees, landscaping, light posts, picnic tables, and barbecues. It is characteristic of a municipal park, which has been continually improved to accommodate the needs of the residents of Huntington Park. It is in good overall condition and continues to function as it was originally intended.

***B10. Significance: (continued)**
By 1952, development of Salt Lake Park had begun in earnest, with fields and tennis courts constructed in their current location, and a small circular wading pool and playground completed near the central western edge of the park (NETR Online 2015). Two years later in 1954, a recreation building was completed at the southern end of the park. During the early 1960s the city redeveloped the neighboring quarry to expand the park towards the west. The circular wading pool and play structures were removed as the current children's recreation area was developed, which included the construction of the office/restroom building and other playground areas. Simultaneous to these efforts in the post-World War II era, the City of Huntington Park continued to develop other park facilities throughout the city, including the Corona Recreation Center (1948) and the Middleton Recreation Center (1950) (Shidler 2104).

Salt Lake Park has continued to develop since the 1970s, including development of the grass soccer field (ca. 1980-1994), the skate park (ca. 1994-2003), and the synthetic soccer field (2014). Other changes have included the ongoing improvements and alterations to the baseball fields, and basketball and tennis courts. Salt Lake Park continues to operate as was originally intended and is currently one of five municipal parks in the City of Huntington Park.

Although Salt Lake Park is a good example of a local public recreational facility, it does not appear eligible for listing in the NRHP, CRHR, or for local designation in the City of Huntington Park. It is not the first or oldest extant park within the City, and it is one of many such facilities to be developed in Huntington Park during the mid-to-late twentieth century. The property does not appear to be associated with significant events or persons within the city, state, or nation (Criteria A/1/1 and B/2/2). As a recreational facility that has developed over a period of 70 years, it does not possess the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value (Criteria C/3/3). Research does not suggest that the property is likely to yield information important to history or prehistory (Criteria D/4/4).

***B12. References: (continued)**
City of Huntington Park 2015 City of Huntington Park website, http://www.hpca.gov/index.aspx?nid=99. Accessed July 27, 2015.
Kelly, Howard, D. n..d. Neighborhoods and parks. Huntington Park [graphic]. Los Angeles Public Library Photograph Collection
Los Angeles Times 1937 "Story-Teller Takes New Tack." *Los Angeles Times*. September 24.
___. 1939 "Huntington Park Maps Plan for 30-Acre Recreation Area." *Los Angeles Times*. September 11.
___.1944 "Postwar Civic Building Plans Studied at Huntington Park." *Los Angeles Times*. June 11.
___.1948 "Children Learn Camping Lore in Park Playground." *Los Angeles Times*. July 21.
___.1950 "Huntington Park Huck Finns Go Afishin' Saturday." *Los Angeles Times*. August 17.
___.1974 "$200,000 OKd to Light Planned Sports Complex." *Los Angeles Times*. May 2.
NETER Online 2015 Historic Aerials of Salt Lake Park, various years. Historicaerials.com. Accessed August 24, 2015.
Sanborn Map Company 1916 Huntington Park, California: August 1916. Sanborn Fire Insurance Maps. http://sanborn.umi.com.ezproxy.lapl.org/. Accessed October 26, 2015.
Shidler, Wally G. 2014 Personnel communication to Josette Espinosa regarding a timeline of the Recreation Department of the City of Huntington Park.

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

Primary #
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) Salt Lake Park Children's Recreation Area

***Recorded by:** Natalie Loukianoff ***Date:** 07/22/2015 ☒Continuation ☐ Update

***P5a. Photo:** (Continued)

View of the recreation building, looking northwest.
Date taken: 07/22/2015 Accession #: IMG_1100.jpg

View of the gazebo, snack shack, and restroom/office building, looking northeast.
Date taken: 07/22/2015 Accession #: IMG_1046.jpg

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 #:** Water Storage Tank at Florence and California Avenues (Map Reference No. 14-001)

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 25 S.B.**B.M.**

c. Address: N/A City: Huntington Park Zip: 90255

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

e. Other Locational Data: APN: 6225-001-903

***P3a. Description:**

Located at the intersection of California and Florence avenues, the subject property consists of an above-ground water storage tank, pumping equipment, and an ancillary building located on a single parcel made up of two discontiguous sections. The cylindrical storage tank is approximately 70 feet wide and 100 feet tall. Its walls and flat roof are made of welded steel plates. A metal ladder and pipeline ascend the south side of the structure's exterior. Situated immediately southeast of the tank is a one-story ancillary building, which was designed in no discernible style. The rectangular plan building rises from a concrete foundation to culminate in a gabled roof with asphalt shingle cladding. Its stuccoed exterior is punctuated by steel-sash windows and a solid wood door. Located to the west, across California Avenue, is pumping equipment. Both sections of the parcel are enclosed with metal picket-style security fencing. Landscaping consists of potted plants situated adjacent to the pumping equipment.

***P3b. Resource Attributes:** HP39. Other (storage tank, pumping equipment); 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:
Overview of property; camera facing north.

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

Water tower: ca. 1952; ancillary building: sometime between 1963 and 1972 (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:**
April 5, 2019

***P10. Survey Type:**
Intensive

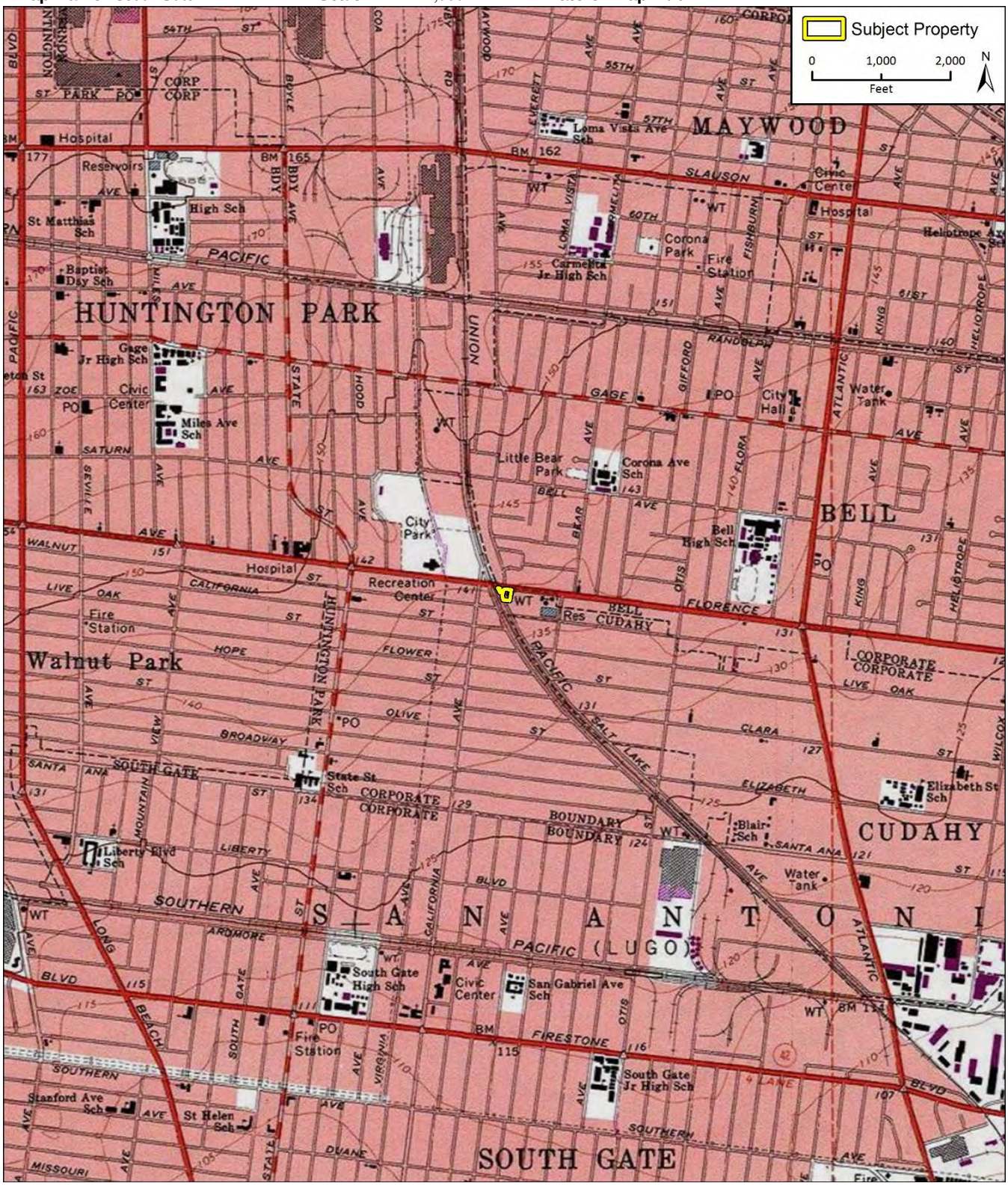
***P11. Report Citation:**

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 #** Water Storage Tank at Florence and California Avenues (Map Reference No. 14-001)
*** 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 #** Water Storage Tank at Florence and California Avenues (Map Reference No. 14-001) *** NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: Huntington Park Municipal Water Plant No. 5
B2. Common Name: N/A
B3. Original Use: Water storage B4. Present Use: Water storage
*** B5. Architectural Style:** N/A
*** B6. Construction History:**

A 1952 aerial image depicts the storage tank under construction. The ancillary building dates from sometime between 1963 and 1972. During the same period, the portion of California Avenue between Florence and Salt Lake avenues was constructed, separating the east and west sections of the parcel.

*** 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 above-ground water storage facility located at the intersection of Florence and California avenues. Sanborn fire insurance maps published in 1929 and 1950 indicate the property was Huntington Park Municipal Water Plant No. 5. As depicted in these sources, the plant once centered on a 100,0000-gallon, reinforced-concrete reservoir and an elevated steel water tank (ProQuest 1929, 1950). Historic aerial photographs suggest these structures were removed by 1952, around which time construction began on the existing above-ground tank (Netronline 2019). The structure's welded steel-plate construction reflects the growing use of water-tight welded joints (earlier steel tanks used riveted joints) in post-World War II water tank construction (Schmidt 2018). The Redevelopment Agency of Huntington Park currently owns the property (Los Angeles County Office of the Assessor 2019). Archival research failed to identify any additional consequential information about the facility.

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 significant persons or events relating to water storage/conveyance or otherwise in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property is an ordinary example of a water storage plant 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

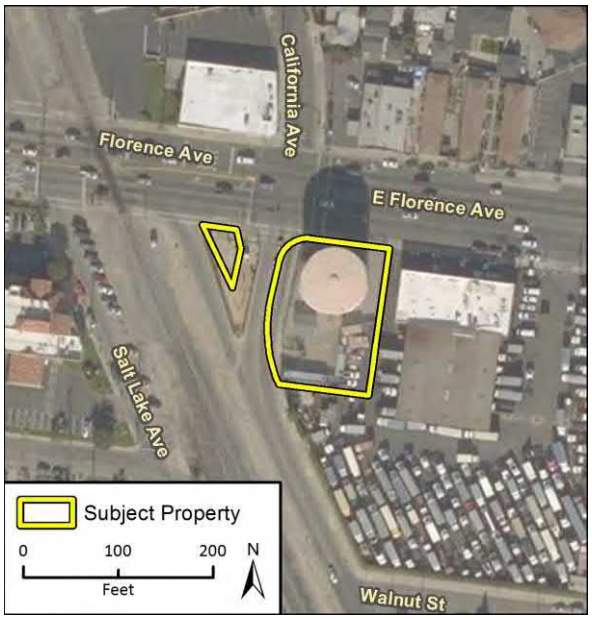
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

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, 1925 and 1950. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed June 2019.

Schmidt, Erin. 2018. "The Shape of Water Towers: An Engineering History." Treatment Plant Operators. [web site]. July 23. https://www.tpomag.com/online_exclusives/2018/07/the-shape-of-water-towers-an-engineering-history. Accessed June 2019.

B13. Remarks: N/A
*** B14. Evaluator:** James Williams, Rincon Consultants
*** Date of Evaluation:** June 20, 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 #:** Huntington Park Well #12 (Map Reference No. 15-001)

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 25 S.B.**B.M.**

c. Address: N/A City: Huntington Park Zip: 90255

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

e. Other Locational Data: APN: 6214-030-907

***P3a. Description:**

The subject property is a water works facility consisting of an above-ground storage tank, pump house, and pumping equipment. The above-ground water tank is a cylindrical structure with board-formed reinforced concrete wall and a low-pitched conical roof with rolled composition cladding and exposed wood rafters. It measures approximately 60 feet in diameter and 30 feet tall. Exposed steel pipes connect the tank to pumping equipment to its immediate east. Just north of the tank is a one-story pump house. Clad entirely in standing-seam metal, it possesses a rectangular plan, concrete foundation, and gabled roof. A glazed wood door and window of undetermined type punctuate its east elevation. The water plant is enclosed with a chain-link fence. Landscaping on the level corner parcel consists of mature trees and palms. The property is in good condition overall.

***P3b. Resource Attributes:** HP39. Other (water works); 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:
Overview of property from Salt Lake Avenue; camera facing southwest.

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

Between 1938 and 1950 (UCSB Map & Imagery Lab 1938; ProQuest 1950)

***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

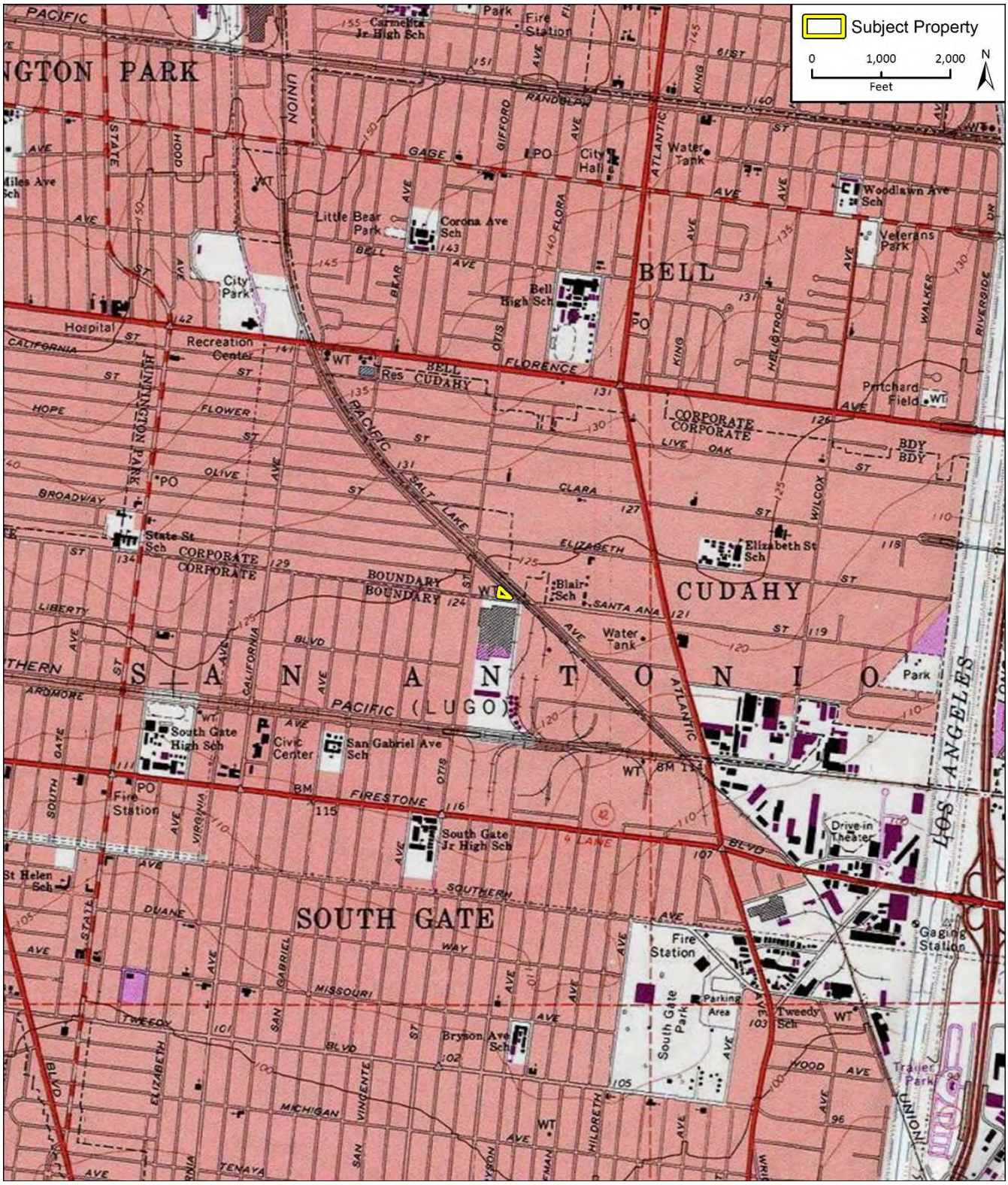
***P11. Report Citation:**

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

 *** Resource Name or #** Huntington Park Well #12 (Map Reference No. 15-001)
*** 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 #** Huntington Park Well #12 (Map Reference No. 15-001) *** NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: City of Huntington Park Municipal Water Works & Well No. 12
B2. Common Name: Huntington Park Well #12
B3. Original Use: Water works B4. Present Use: Water works
*** B5. Architectural Style:** N/A
*** B6. Construction History:**

Historic aerial photographs and Sanborn fire insurance maps indicate the subject property was constructed sometime between 1938 and 1950 (UCSB Map & Imagery Lab 1938; ProQuest 1950). The pump house was constructed sometime between 1963 and 1972, as indicated in historic aerial photographs (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 water works facility developed sometime between 1938 and 1950 as City of Huntington Park Water Works and Well No. 12. As depicted in a 1950 Sanborn fire insurance map, the facility consisted of the extant 396,000-gallon, reinforced-concrete tank, a 20-foot-tall sand trap, a well house, and a pump house (ProQuest 1950). Concrete water storage tanks were first developed in the United States in the first decade of the twentieth century, but did not become common until the 1930s, when technical innovations, such as the pre-stressing of concrete, allowed for the construction of more durable and watertight concrete structures (Schmidt 2018). Aerial photographs indicate that, sometime between 1963 and 1972, the sand trap and well house were removed, and the pump house was either remodeled or rebuilt at the same location (Netronline 2019). That the pump house was extensively remodeled or built anew in recent years is confirmed by its standing-seam metal cladding. While the City of Huntington Park retains ownership of the property, the private firm Severn Trent Company is currently under contract to operate the plant (City of Huntington Park 2019; Los Angeles County Office of the Assessor 2019). Archival research failed to identify any additional consequential information about the facility.

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 significant persons or events relating to water storage/conveyance or otherwise in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). Available sources suggest the property is an ordinary example of a municipal water works and is not the product of an innovative or otherwise notable design. 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:**

Huntington Park, City of: Water and Sewer Division. "Water & Sewer Division." [web site]. https://www.hpca.gov/76/Water-Sewer-Division. 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.

B13. Remarks:
*** B14. Evaluator:** James Williams, Rincon Consultants
*** Date of Evaluation:** June 20, 2019

(This space reserved for official comments.)

B12. References (continued):

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. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. 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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

Schmidt, Erin. 2018. "The Shape of Water Towers: An Engineering History." Treatment Plant Operators. [web site]. July 23. https://www.tpomag.com/online_exclusives/2018/07/the-shape-of-water-towers-an-engineering-history. Accessed June 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 #:** 8100 Otis Street (Map Reference No. 15-002)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8100 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-001

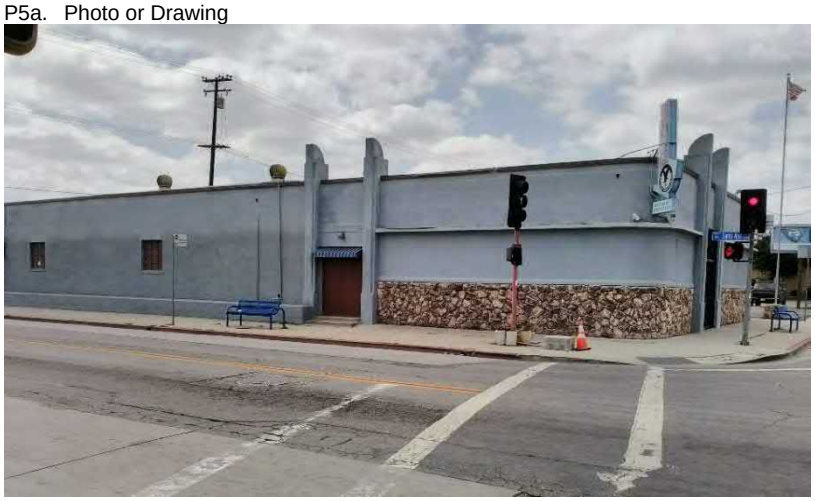
***P3a. Description:**

The subject property is a tall one-story commercial building designed in the transitional Streamline Moderne/Art Deco styles. The building has a rectangular footprint and sits on a concrete foundation. With a low body and emphasis on horizontality, the building features curved corners, a smooth-texture stucco exterior, and a horizontal groove that winds halfway down body. The building has a flat roof with coping at the roofline. These characteristics are typical of the Streamline Moderne style. Other character-defining features include the vertical finials that project above the flat roof common in Art Deco-style buildings; these projections further emphasize the building's horizontal body. A metal sign on the corner of the building identifies the Fraternal Order of Eagles. Alterations include a small addition on the south elevation, pan-type awnings, bands of rock veneer cladding, and a possible re-stuccoing of the exterior. Overall, the building is in good condition.

***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:
West and south elevations; camera facing northeast. May 28, 2019.

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

1948 (LA County Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 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.

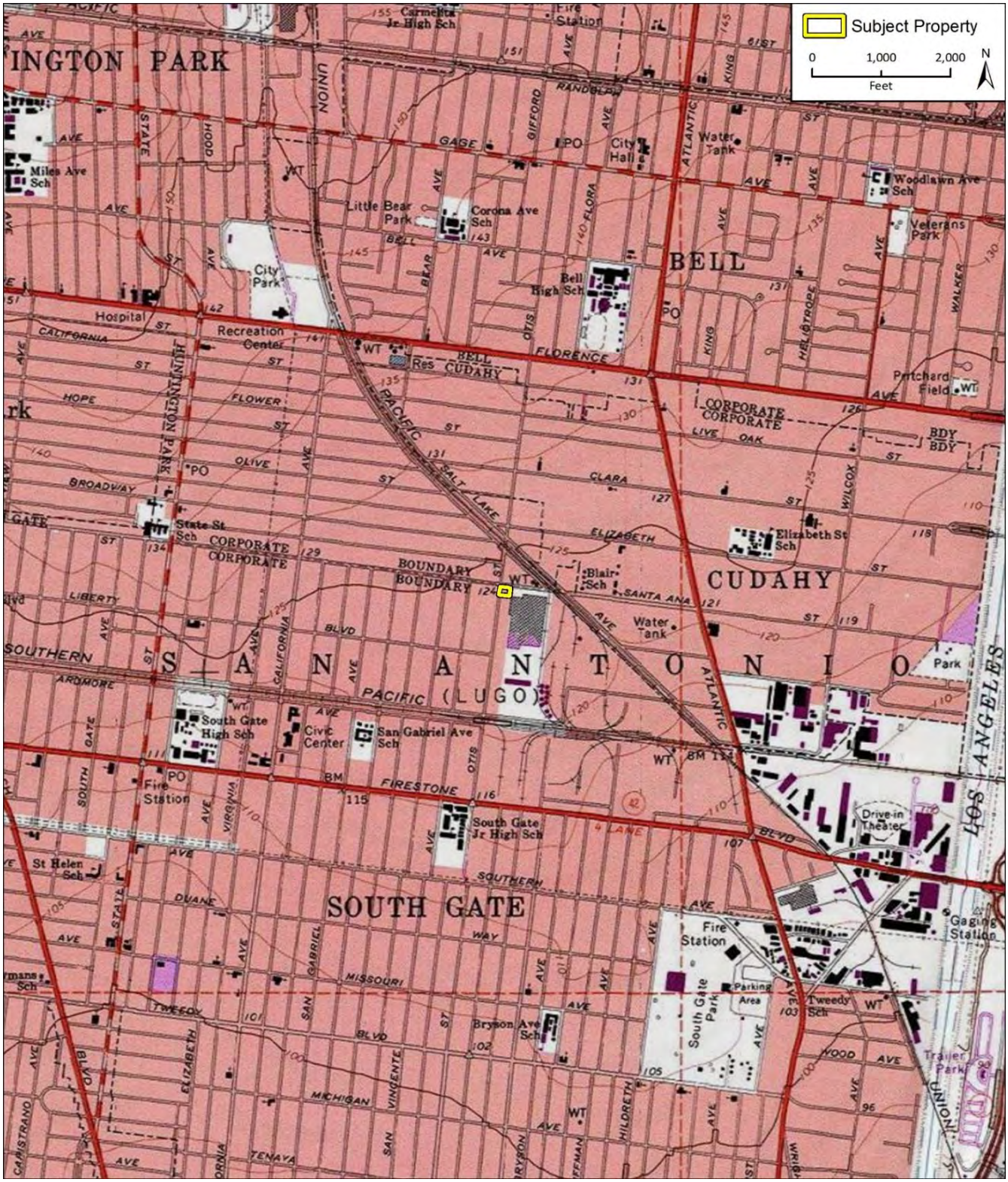
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 8100 Otis Street (Map Reference No. 15-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8100 Otis Street (Map Reference No. 15-002) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Recreational B4. Present Use: Recreational
***B5. Architectural Style:** Streamline Moderne/Art Deco
***B6. Construction History:**

County Assessor records identify the building's date of construction as 1948; aerials do not show any apparent changes to the building's footprint. (Los Angeles County Office of the Assessor 2019; Netronline var.) Alterations include a south-elevation addition, pan-type awnings, the application of rock veneer along the lower region of the building, and a possible re-stuccoing of the exterior.

***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 1948. The building served as Eagles Lodge as listed in the 1955 South Gate City Directory (South Gate City Directory 1955). The building was and continues to be associated with the Fraternal Order of Eagles, a community service/non-profit group that was formed in 1898 in Seattle, Washington and founded Mother's Day in 1904. The organization was first established in Los Angeles in San Pedro circa 1902 before opening another location in South Gate circa 1929 (Los Angeles Times 1929). It is not clear where this original location was prior to moving to the subject property. The headquarters in South Gate was also known as "Eagles Hall," and held dances at least in 1958 and 1962; other local activities were not published (Los Angeles Times 1958; Independent 1962). Archival research did not evidence any demonstrably significant local events associated with the organization.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. It was not the first or only location of the Fraternal Order of Eagles in Southern California, and research does not suggest this chapter or any of its individual members were notable in the history of the city, region, state or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished commercial building and is not a good example of the Streamline Moderne or Art Deco styles of architecture. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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:**

"Cotton Pickers." *Los Angeles Times.* 4 May 1958. Page 189.
"Eagles' Carnival." *Los Angeles Times.* 10 October 1929. Page 10.
"New Club Sets Two Dances." *Independent.* 8 June 1962. Page 19.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
McAlester, Virginia Savage. *A Field Guide to American Houses.* (New York: Alfred A. Knopf, 2013).
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.
South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants Inc.
***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 #:** 8114 Otis Street (Map Reference No. 15-003)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8114 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-002

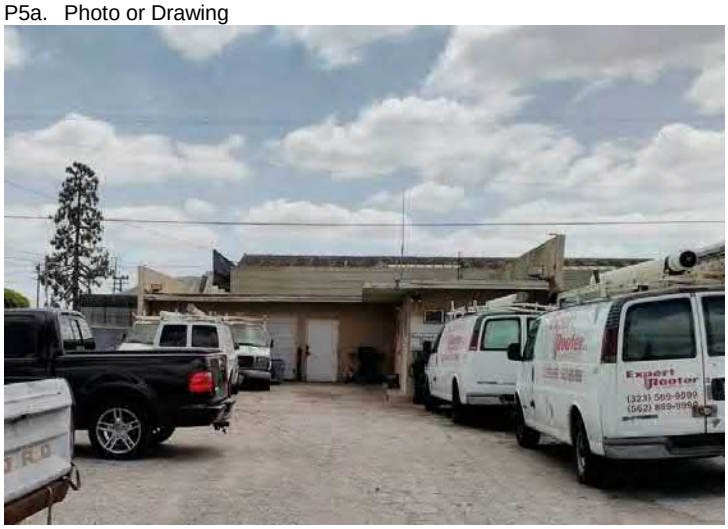
***P3a. Description:**

The subject property is a one-story auto body repair shop constructed in 1956. The building has no discernible style and is utilitarian in nature. The building has a concrete foundation, an 'L'-shaped footprint and vertical clapboard siding. The building features a flat roof with projecting eaves and parapets around three of the facades. A pedestrian door is situated next to the building's roller garage door. Fenestration is comprised of replacement vinyl tripartite sliding windows. The area surrounding the building is characterized by concrete and serves as a parking area for various vehicles. Overall, the building 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 elevation; camera facing east. May 28, 2019.

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

1956 (LA County Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 11, 2019

***P10. Survey Type:**
Intensive

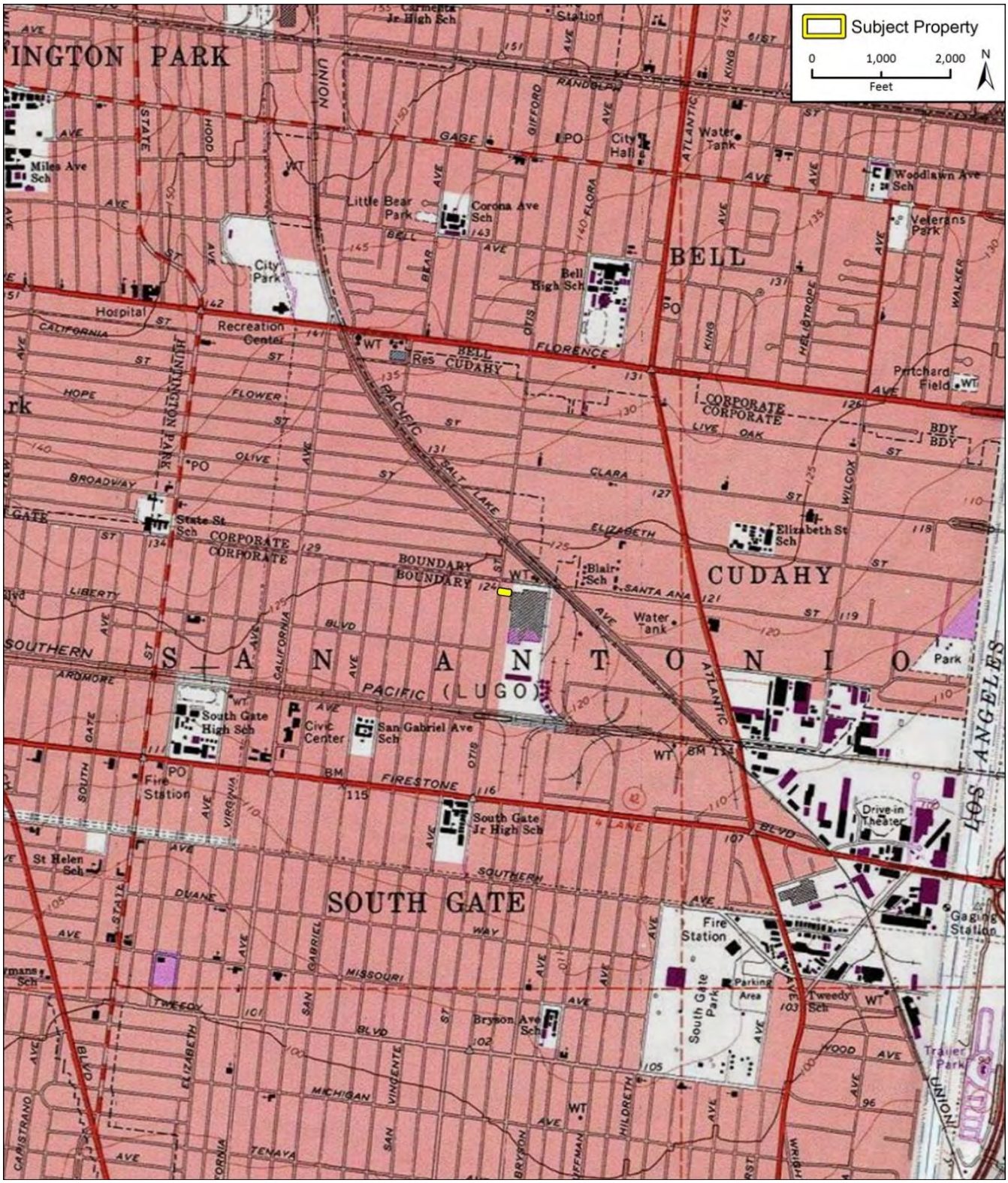
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 3
*** Map Name:** *South Gate*

*** Resource Name or #** 8114 Otis Street (Map Reference No. 15-003)
*** Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8114 Otis Street (Map Reference No. 15-003) *** 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:** No Discernible Style
*** B6. Construction History:**

County Assessor records identify the building's date of construction as 1956, aerials did not show any changes to the building's footprint. (Los Angeles County Office of the Assessor 2019; 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 a commercial building constructed in 1956. 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, 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 #:** 8126 Otis Street (Map Reference No. 15-004)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8126 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-020

***P3a. Description:**

The subject property is a single-story industrial building with a concrete foundation. Constructed in 1959, the prefabricated building is utilitarian in nature and features a low-slope gable roof clad in composition shingles, standing seam metal exterior, and aluminum sliding windows. Vents along the primary, western façade provide passive airflow for the industrial building and metal downspouts line the corners of the building to redirect rainwater. Planters along the north and west elevations feature low shrubs, cactus, and a tree. Parking is available along the northern side of the building. Overall, the building appears to be 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; camera facing southeast. May 28, 2019.

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

1959 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 11, 2019

***P10. Survey Type:**
Intensive

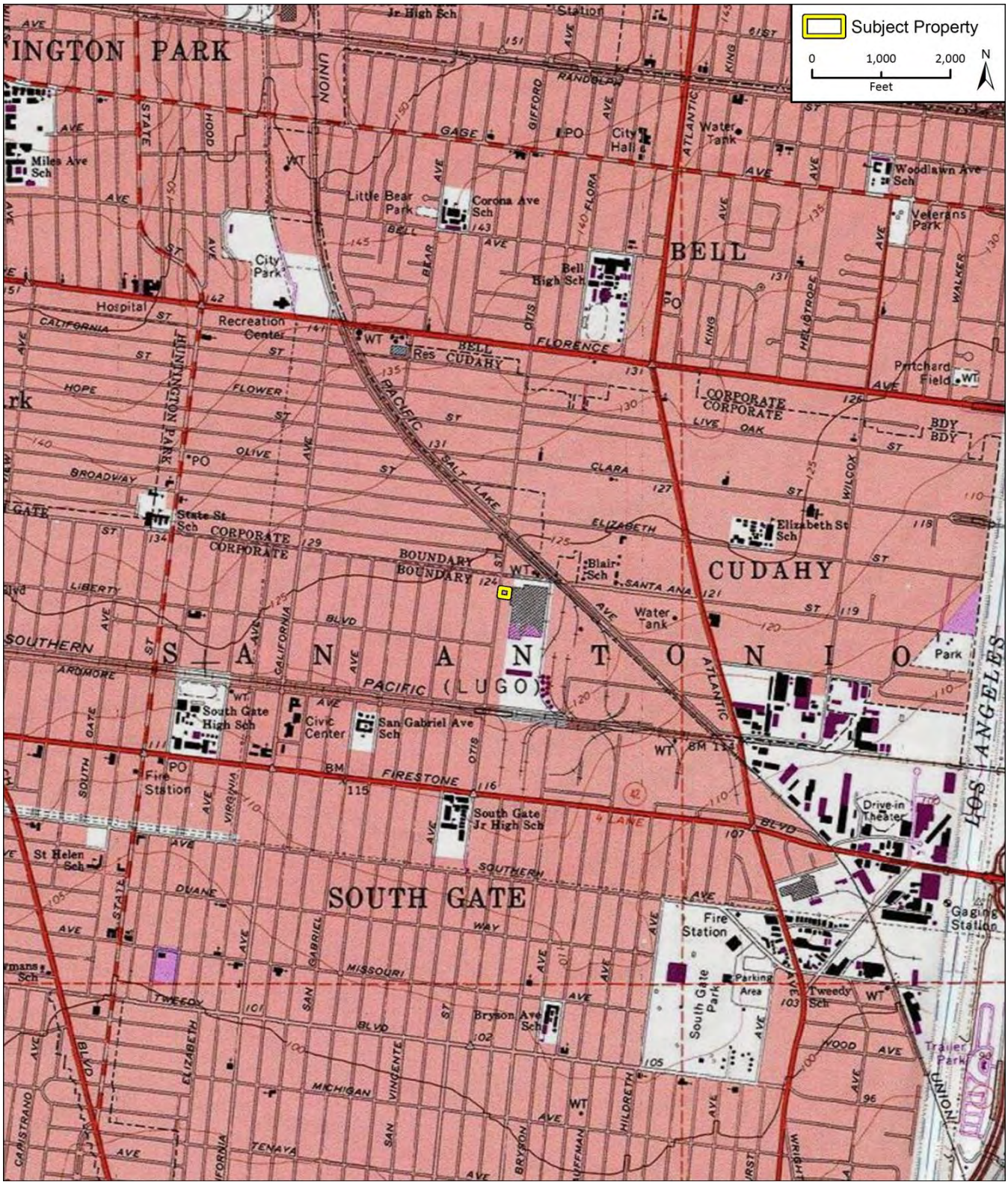
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 3
*** Map Name:** *South Gate*

*** Resource Name or #** 8126 Otis Street (Map Reference No. 15-004)
*** 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 #** 8126 Otis Street (Map Reference No. 15-004) *** 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:**

County Assessor records identify the building's date of construction as 1959. (Los Angeles County Office of the Assessor; Netronline var.) There were no signs of alterations to the building.

*** 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 1959. From 1960 to 1969, Mechanical Developments Company was situated at the subject property. In 1972, Trentwells Inc. was situated out of the property where they operated until at least 1981. Trentwells, Inc. was a shop specializing in lathe and milling machine work. The current company located out of the property is Palomquist Tooling, Inc. 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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:**

"Machinist." *Los Angeles Times.* 30 August 1960. Page 51.

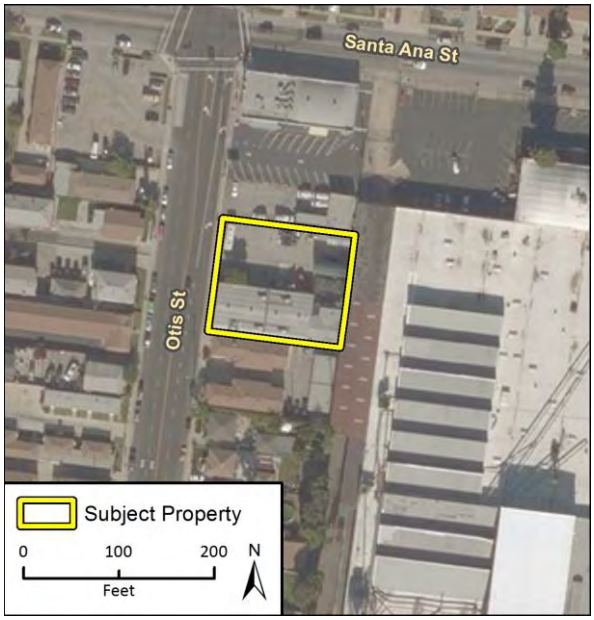
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

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.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** 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 #:** 4418 Santa Ana Street (Map Reference No. 15-005)

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 25 S.B. **B.M.**

c. Address: 4418 Santa Ana Street City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-020-015

***P3a. Description:**

The subject property is a large parcel located along the Union Pacific Railroad corridor in Cudahy. The property includes one single-story, rectangular-planned double warehouse. The site is paved and enclosed with a metal fence. The utilitarian warehouse building has concrete exterior walls. Its facade is symmetrically divided with metal framed windows and doors ; roll up bay doors are also featured. The building is topped with a flat roof lined with skylights. The property is in good 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 elevation; southwest-facing.

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

1970 (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:**
November 1, 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):

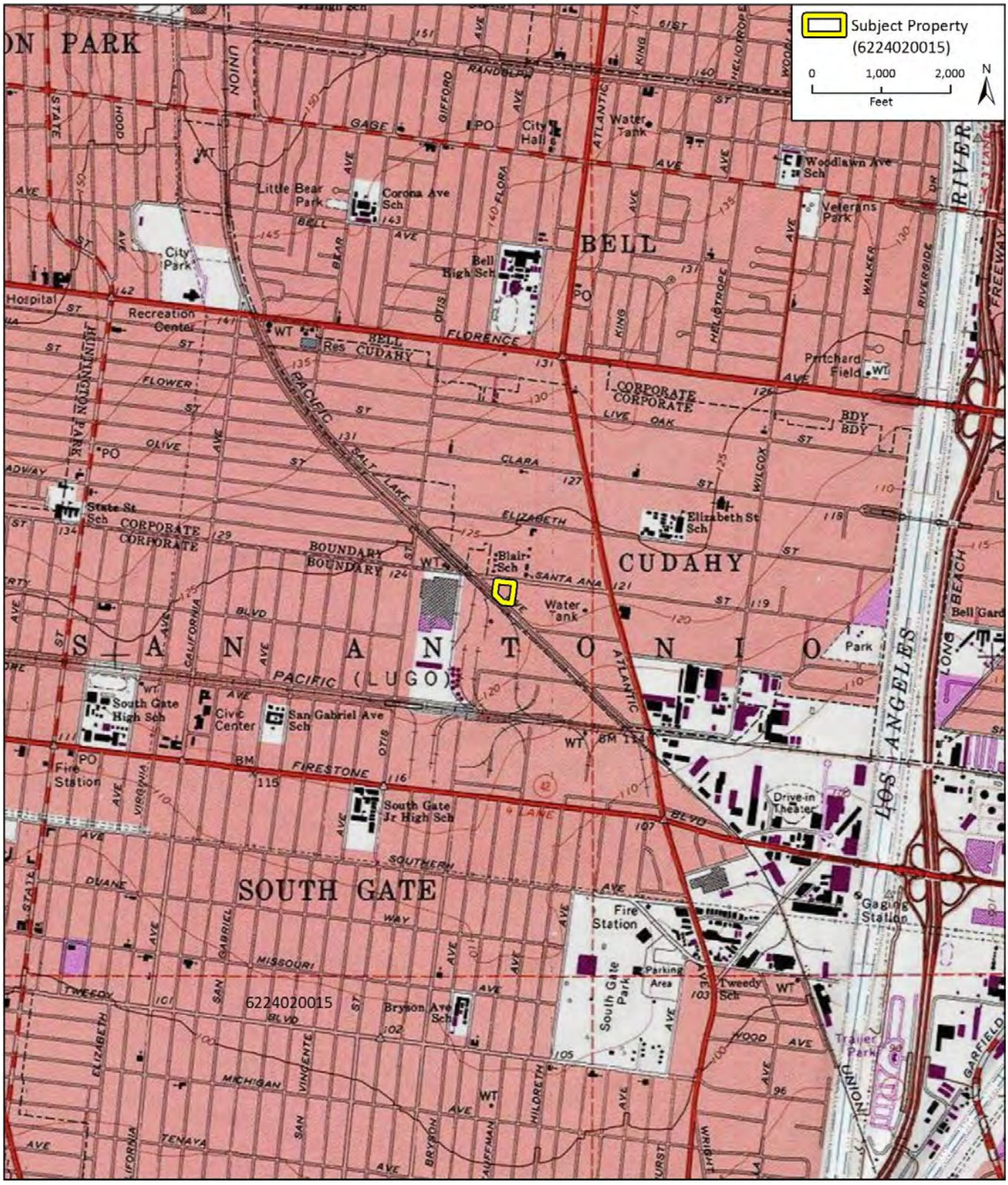
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 4418 Santa Ana Street (Map Reference No. 15-005)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4418 Santa Ana Street (Map Reference No. 15-005) *** 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 initial development of the subject property was in 1970, when the western half of the warehouse was constructed. The eastern half was added in 1978. (Los Angeles County Office of the Assessor 2018; 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 an industrial parcel that features a utilitarian double warehouse building, constructed in 1970 and doubled in size in 1978. 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: 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.

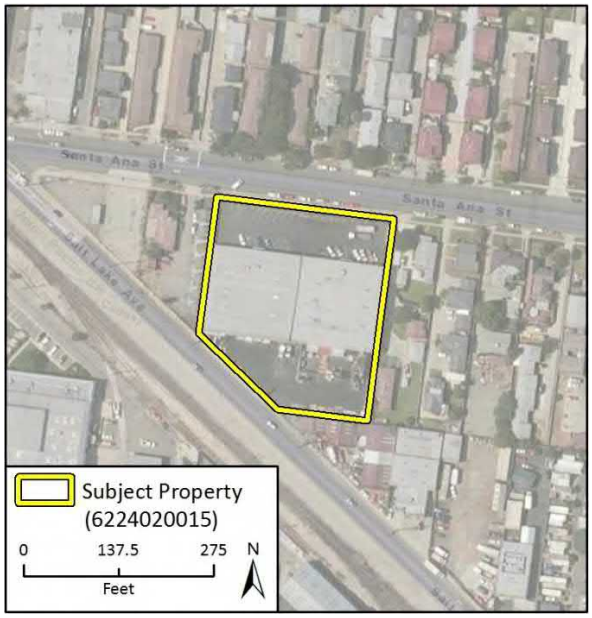
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

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:** December 5, 2018



(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 #:** 8130 Otis Street (Map Reference No. 15-006)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8130 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-005

***P3a. Description:**

The subject property contains a pair of two-story apartment buildings that are situated east-west on the subject property. Constructed in 1952, the apartment buildings have rectangular plans, concrete foundations, low-slope hipped roofs clad in composition shingles, and smooth-texture stucco exterior cladding. The western facades of the two buildings feature double car garage doors set beneath three sliding vinyl windows. A courtyard with concrete stairways that provide entrance to the second-story apartments is situated between the two buildings. The second-story exterior walkway between apartments is characterized by round wood columns that hold up the projecting eaves and decorative wrought iron balustrade. Overall, the building appears to be in good condition.

Located at the rear (east) of the lot is the secondary detached carport, a one-story, rectangular-planned, flat-roofed building. This ancillary property was not fully visible from the public right-of-way and therefore was not recorded in detail; however, a review of aerial imagery suggests it is designed in no discernable style.

***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. May 28, 2019.

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

1952 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 11, 2019

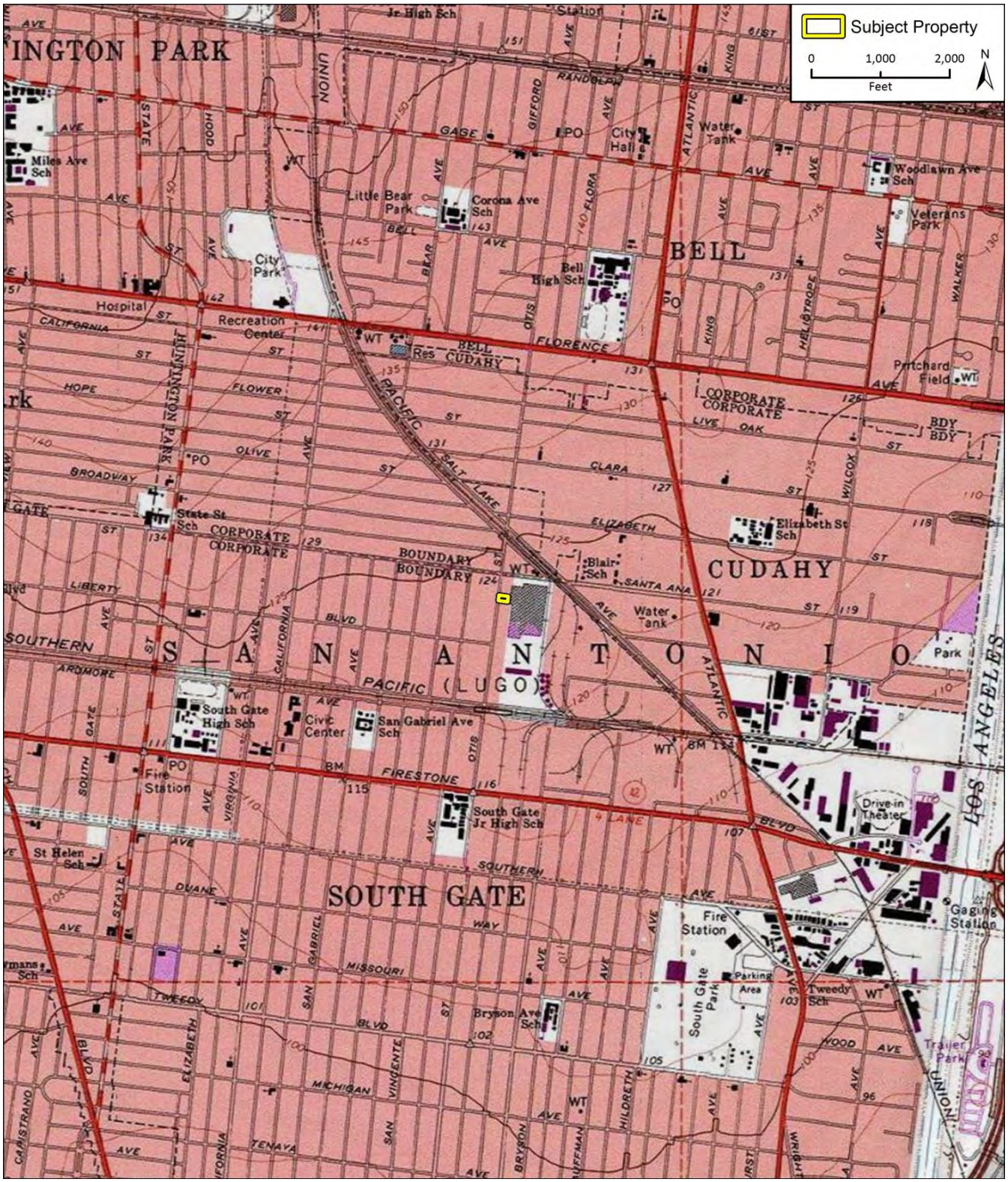
***P10. Survey Type:**
Intensive

***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

*** Map Name:** *South Gate*
*** Resource Name or #** 8130 Otis Street (Map Reference No. 15-006)
*** 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 #** 8130 Otis Street (Map Reference No. 15-006) *** 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:**

County Assessor records identify the buildings' date of construction as 1952. Historic aerials did not show any dramatic changes to the buildings' footprints. (Los Angeles County Office of the Assessor 2018; 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 an apartment building that was constructed in 1952. The South Gate City Directory lists occupants in 1955 as Ethyl Odell, B. Upton, R. Holoubek, and T.H. Wheeler (South Gate City Directory 1955). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished residential building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** 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 #:** 4446 Santa Ana Street (Map Reference No. 15-007)

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 25 S.B. **B.M.**

c. Address: 4446 Santa Ana Street City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-020-004

***P3a. Description:**

The subject property is a narrow rectangular parcel containing two buildings. The Tudor Revival-style at the front (north) of the property is a single-family primary residence which rises two stories from an irregular plan and culminates in a high-pitched, cross-gabled roof sheathed in composition shingles. Exterior walls with stucco cladding and false half-timbering envelop the wood-frame structural system. Windows are of vinyl frame replacements, some of which include decorative wooden shutters. Sheltered by a metal, pan-type awning, the front door faces north, punctuating an asymmetrical main façade. The building is in good repair with alterations apparently limited to the aforementioned vinyl frame replacement windows.

Located at the rear (south) of the lot is the secondary residential unit, a two-story, rectangular-planned, gable-roofed apartment building. This ancillary property was not fully visible from the public right-of-way and therefore was not recorded in detail; however, a review of aerial imagery suggests it is designed in no discernable style.

Landscaping on the property includes a front lawn and a mature palm tree planted at the northeast corner of the main residence.

***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 facade of primary building; camera facing southwest.

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

Various; see ***B6.**

***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 1, 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):

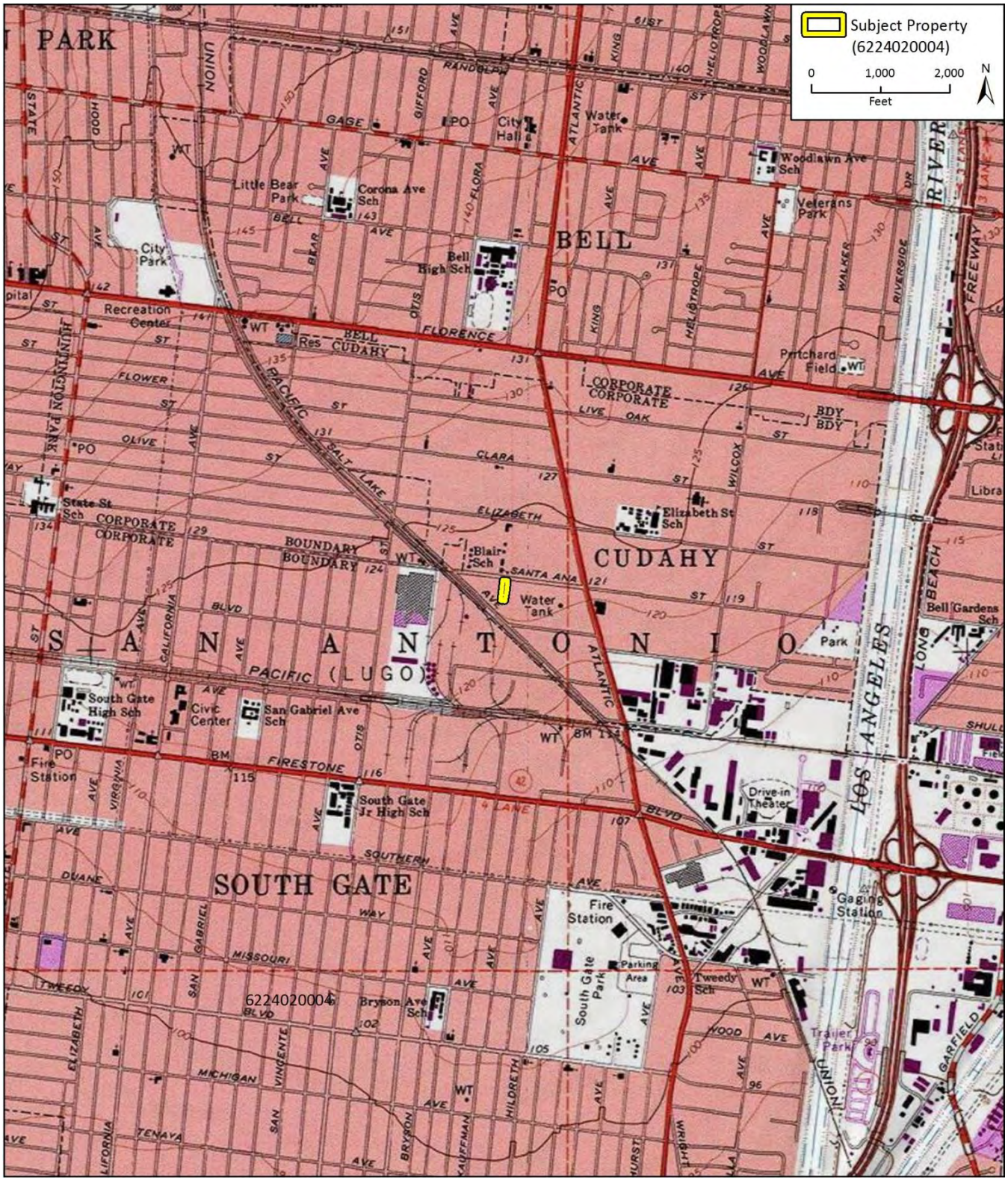
State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 4446 Santa Ana Street (Map Reference No. 15-007)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4446 Santa Ana Street (Map Reference No. 15-007) *** 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:** Tudor Revival; no discernable style
*** B6. Construction History:**

Although the construction date associated with the primary building on the subject property is 1926, a review of historic aerial images and San born Fire Insurance Company maps indicates that the building was moved to the subject property sometime between 1950 and 1958 (ProQuest 1950; UCSB var.). Visible alterations to the primary building include wholesale window replacement and modification of original windows openings. Its roofline suggests it has been added onto, although research could not verify. The secondary building on the subject property was erected circa 1958 (Los Angeles County Office of the Assessor 2018; Netronline 2018). It is not highly visible from the public right-of-way but appears relatively intact.

*** B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** between 1950-1958 **Original Location:** unknown
*** 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 property; it includes a primary building moved to the subject property between 1950 and 1958 and a secondary building constructed in 1958. 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 the property is associated with any events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the primary residence reflects a stripped-down version of the Tudor style, it is not highly representative of the style and has been altered since the time of its original construction; its roofline suggests that it has been added onto at rear and all original windows have been replaced. The property's secondary building is stylistically nondescript and does not embody the distinctive characteristics of a type, period, or method of construction. Neither building represents 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 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.

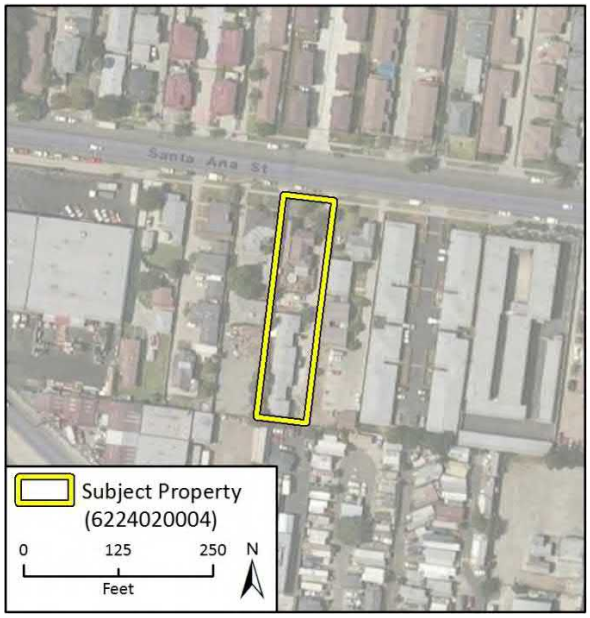
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

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

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:** 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 #:** 8136 Otis Street (Map Reference No. 15-008)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8136 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-006

***P3a. Description:**

The subject property contains a one-story residence. The residence has a concrete foundation, stucco exterior cladding, and hipped roof clad in composition shingles. Constructed in 1941, the building has no discernible style and has undergone numerous alterations. The original windows appear to have been replaced with vinyl casement windows and the door was replaced at an unknown date. A metal awning projects over the entryway to provide shelter from the elements. A wrought iron fence separates the property from the public right-of-way. The building appears to be 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 and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 11, 2019

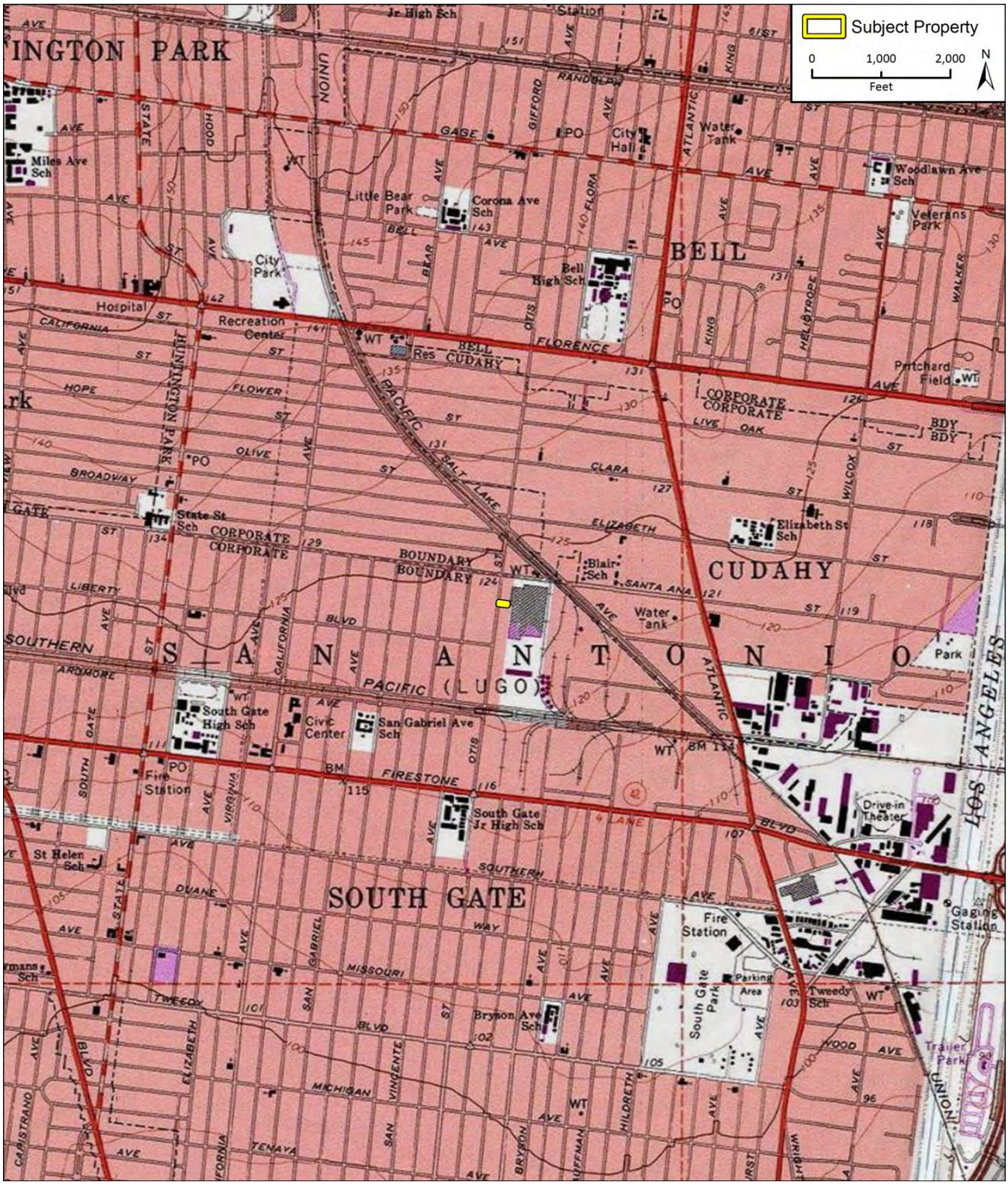
***P10. Survey Type:**
Intensive

***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

*** Map Name:** *South Gate*
*** Resource Name or #** 8136 Otis Street (Map Reference No. 15-008)
*** 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 #** 8136 Otis Street (Map Reference No. 15-008) *** 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:**

County Assessor records identify the building's date of construction as 1941. Historic aerials did not show any dramatic changes to the building's footprint. (Los Angeles County Office of the Assessor; 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 a single-family residence that was constructed in 1941. The South Gate City Directory lists occupants in 1955 as Roy M. and Louis Davie (South Gate City Directory 1955). No information on the Davie family was available in online repositories and archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished residential building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

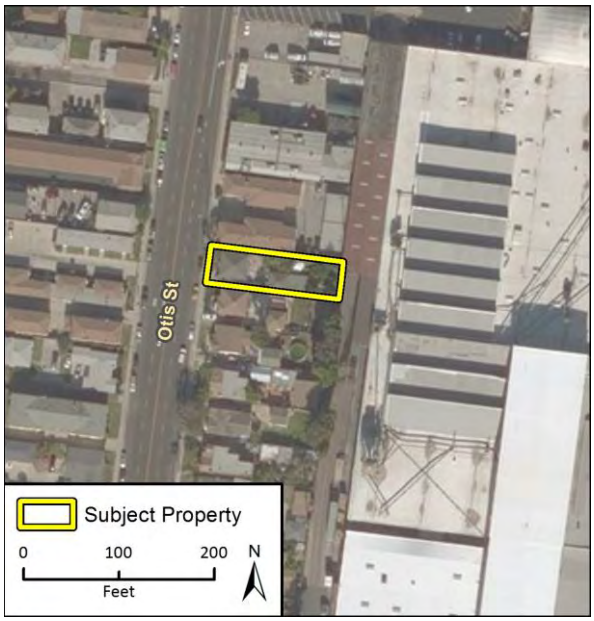
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

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

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** 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 #:** 8142 Otis Street (Map Reference No. 15-009)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8142 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-007

***P3a. Description:**

The subject property contains a single one-story modest Minimal Traditional-style residence. The building features a concrete foundation, stucco-clad exterior, and is capped by a double hipped roof. The building has a generally rectangular footprint although a small region of the primary facade projects, further emphasized by a bay window. A section of the roof projects over the centered doorway to create an entry porch that is upheld by a decorative metal column. Horizontal grooves systematically line the primary façade creating a Streamline Moderne-influence appearance, broken by the double-hung aluminum windows to the north and tripartite bay window to the south of the centered entrance. A decorative fence surrounds the parcel boundary. The building appears to be 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 and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 11, 2019

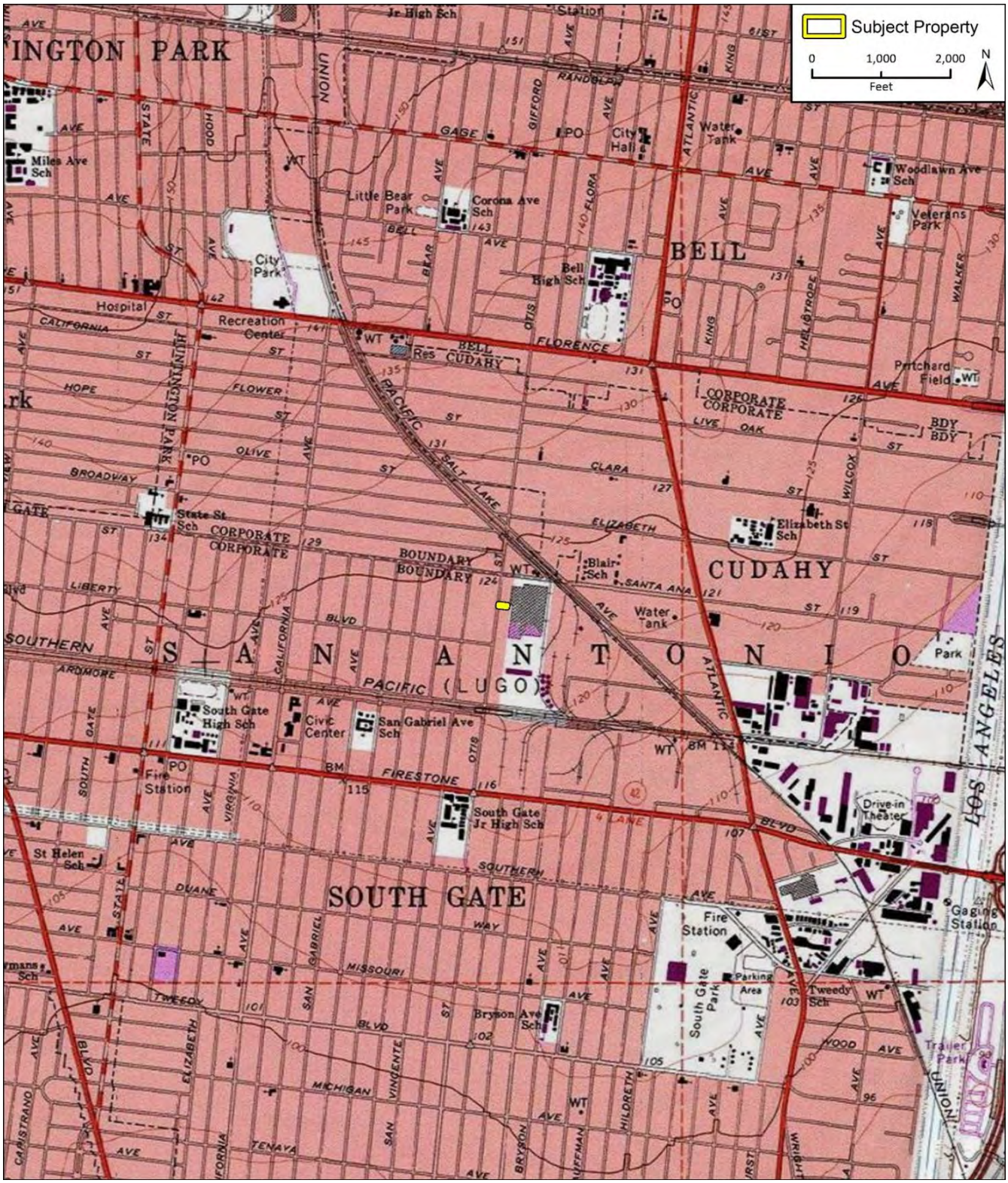
***P10. Survey Type:**
Intensive

***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

*** Map Name:** *South Gate*
*** Resource Name or #** 8142 Otis Street (Map Reference No. 15-009)
*** 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 #** 8142 Otis Street (Map Reference No. 15-009) *** 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:** Minimal Traditional
*** B6. Construction History:**

County Assessor records identify the building's date of construction as 1941. Historic aerials did not show any dramatic changes to the building's footprint. (Los Angeles County Office of the Assessor; 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 a residence that was constructed in 1941. The South Gate City Directory lists occupants in 1955 as George T. and Francis Connors (South Gate City Directory 1955). George Connors worked as an inspector for American Pipe & Construction. Patricia Sutton was listed as residing at the property in 1978 (Los Angeles Times 1978). No additional information was available on Ms. Sutton. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is ordinary example of the ubiquitous Minimal Traditional style. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

"Sutton." *Los Angeles Times.* 21 April 1978. Page 149.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, 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 #:** 8146 Otis Street (Map Reference No. 15-010)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8146 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-008

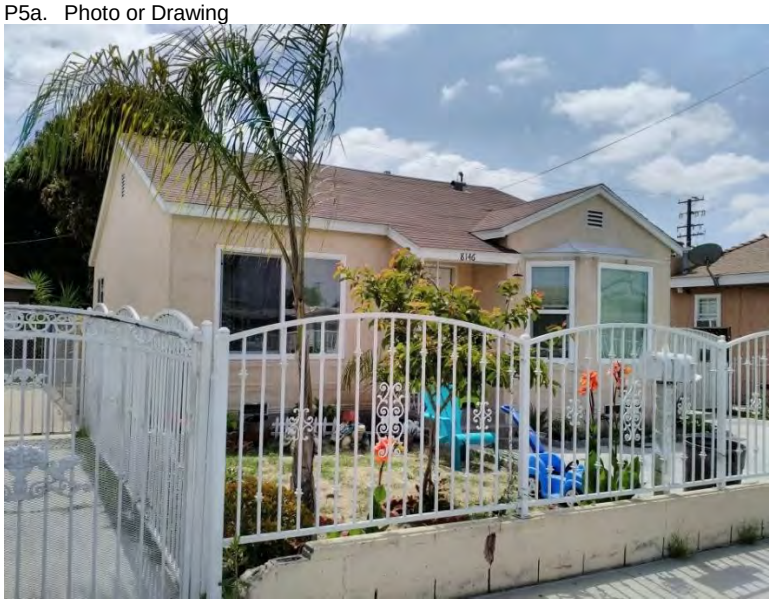
***P3a. Description:**

The subject property contains a single one-story modest Minimal Traditional-style residence. The building has a concrete foundation and smooth-texture stucco exterior cladding. The building's asymmetrical cross-gable roof is interrupted by a slightly projecting eave above the centered primary entrance; this eave serves as a porch shelter and is upheld by a decorative metal pole. A bay window with a straight panel metal roof is situated south of the primary entrance at the building's gable end. Fenestration has been altered over time, and original windows were replaced with vinyl fixed, double-hung, and sliding windows at an unknown date. The building appears to be 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 and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 12, 2019

***P10. Survey Type:**
Intensive

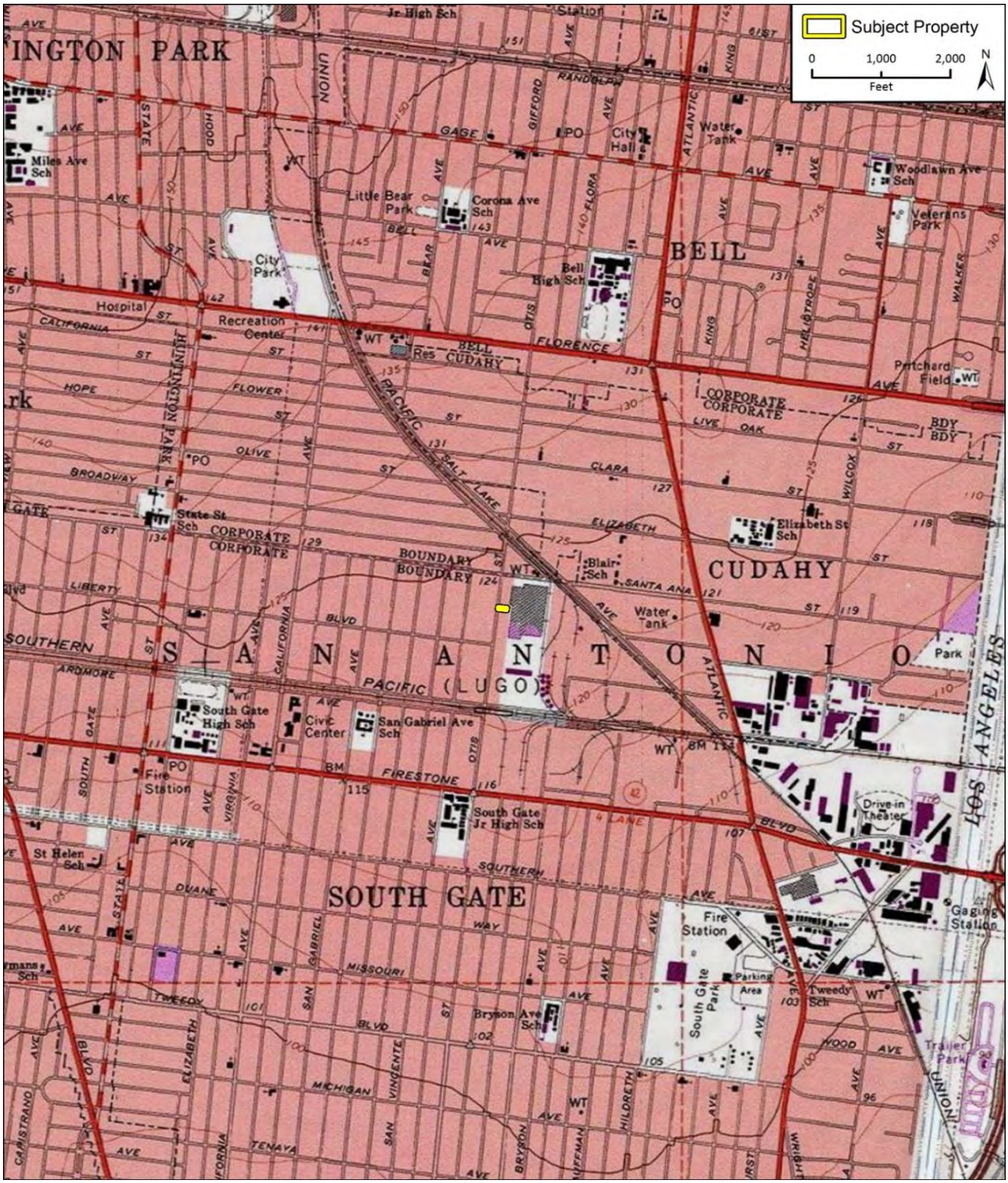
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 #** 8146 Otis Street (Map Reference No. 15-010)
*** 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 #** 8146 Otis Street (Map Reference No. 15-010) *** 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:** Minimal Traditional
*** B6. Construction History:**

County Assessor records identify the building's date of construction as 1941. According to historic aerials, a rear addition was constructed to the residence after 1960. (Los Angeles County Office of the Assessor; 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 a residence that was constructed in 1941. The South Gate City Directory lists occupants in 1955 as Raymond and Ina Brown (South Gate City Directory 1955). Brown was born in Oklahoma circa 1905, resided at the subject property with his wife Ina, and worked in public relations for Goodwill Industries (Ancestry.com). No additional information was available on the Browns. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is ordinary example of the ubiquitous Minimal Traditional style. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** 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 #:** 8210 Salt Lake Avenue (Map Reference No. 15-011)

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: 25 S.B. **B.M.**

c. Address: 8210 Salt Lake Avenue City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-021-011

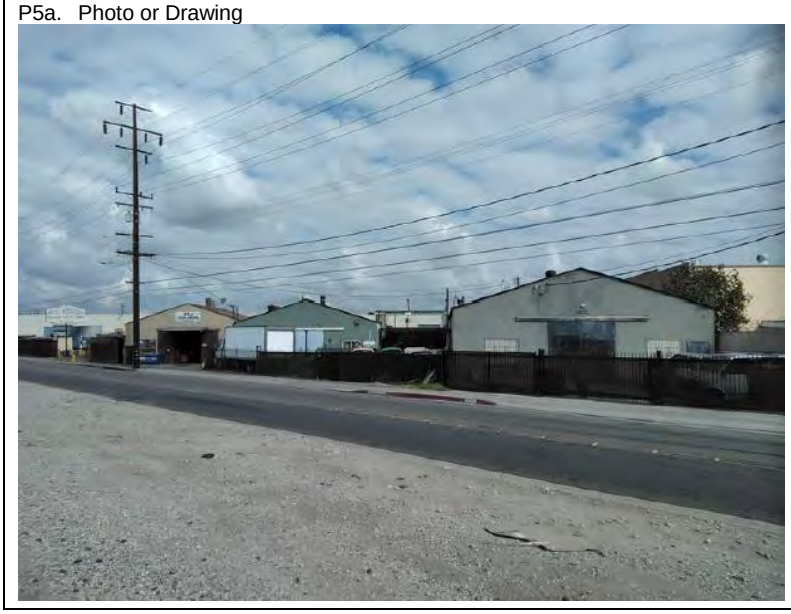
***P3a. Description:**

The triangle-shaped subject property consists of three industrial buildings, likely prefabricated, that share major design elements. Built in the manner of the Butler building type, the one-story buildings are rectangular-plan building and capped by gabled roofs clade in corrugated metal. Stucco sheathes each building's structural system. Windows are steel framed. Entrances vary per building, but each include a north-elevation loading bays with corrugated metal and solid wood doors. The property is located mid-block on a level parcel and is almost entirely paved with concrete. The property is in good condition overall.

***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:
South elevation of; camera facing north.

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

1959 and circa 1970 (Los Angeles County Office of the Assessor; Netronline)

***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:**
December 26, 2017

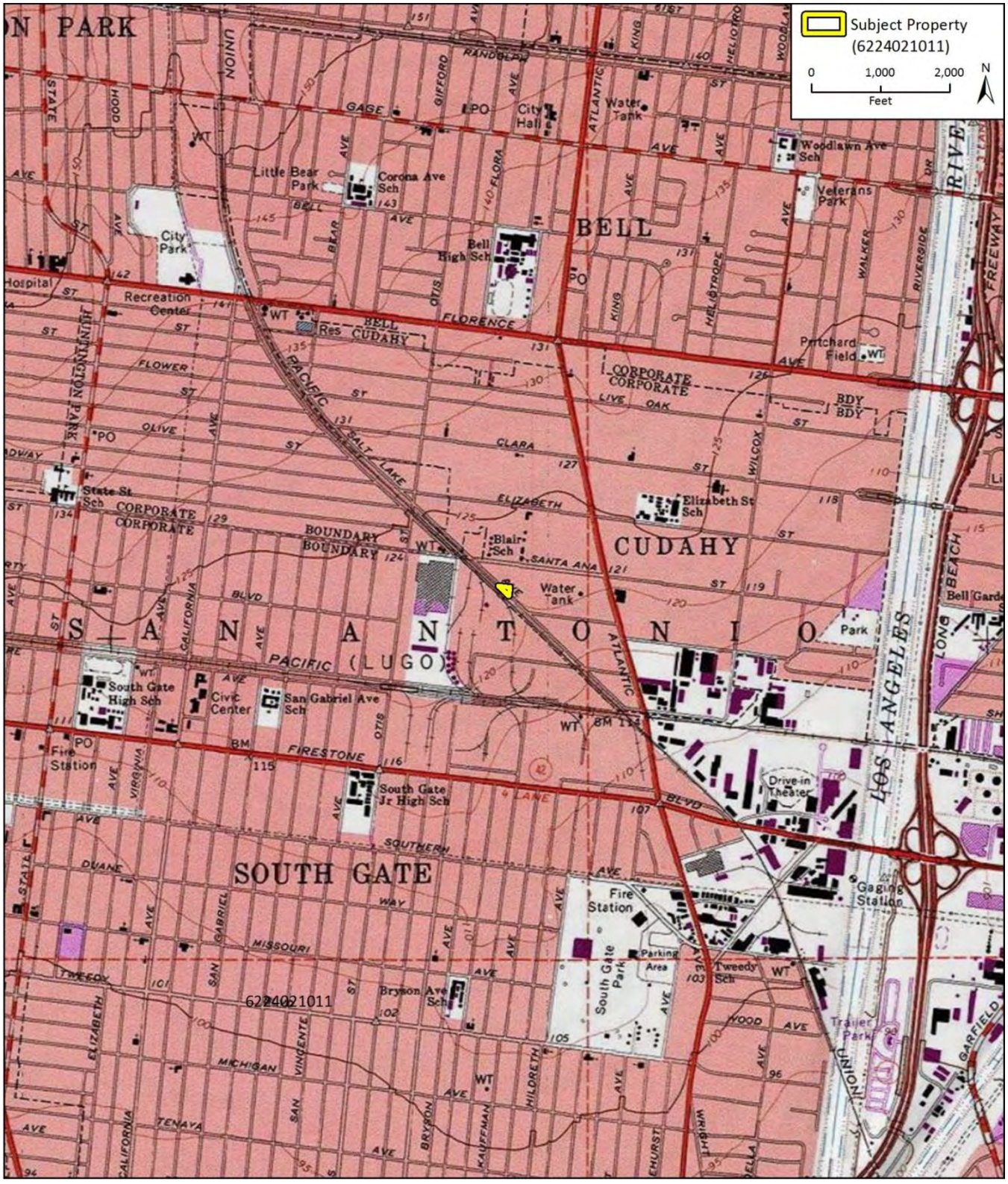
***P10. Survey Type:**
Intensive

***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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
LOCATION MAP
Trinomial

Page 2 **of** 3 *** Resource Name or #** 8210 Salt Lake Avenue (Map Reference No. 15-011)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8210 Salt Lake Avenue (Map Reference No. 15-011) *** 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 discernable style
*** B6. Construction History:**

A 1929 Sanborn shows a residence on parcel, though Sanborn maps and historic aerials suggest the residence was razed sometime between 1950 and 1952 (ProQuest 2018; Netronline 2018). At least one of the subject buildings, possibly the easternmost one, was built in 1959 (L.A. County Assessor). Between 1963 and 1972, three existing structures were razed and the current complement of buildings was completed (Netronline 2018).

*** B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:** N/A
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 industrial buildings constructed in 1959 and between 1963 and 1972. City directories indicate that previous occupants of the property include Precision Core Company (1960, 1965) and Harrison Engineering (1969). 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 buildings are relatively ordinary examples of a 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 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: 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]. 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:
*** B14. Evaluator:** James Williams, Rincon Consultants
*** Date of Evaluation:** October 18, 2018

(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 #:** 4244 Santa Ana Street (Map Reference No. 15-012)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4244 Santa Ana Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-003-902; 6215-003-903

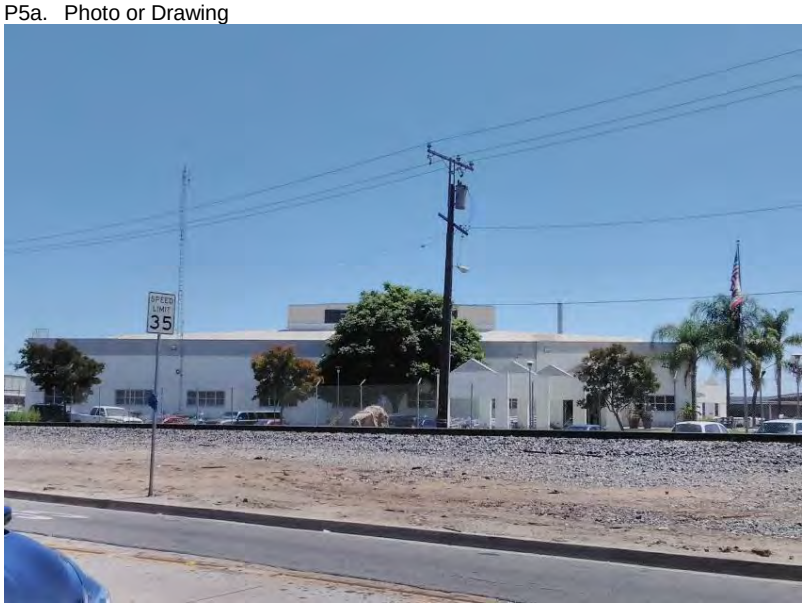
***P3a. Description:**

The subject property is comprised of two parcels (APNs 6215-003-902 and 6215-003-903) which contain a single two-to-three-story industrial building. Characterized by its concrete exterior, the large building features a flat monitor roof that provides ventilation in the workspace. The monitor roof and northern façade feature steel sash windows that appear to be casement. Four concrete squared arches, which appear to be non-original and are vaguely Postmodern in design, are positioned vertically to the building's primary entrance. Loading bays are situated along the eastern façade. The building appears to be in good condition. Landscaping is comprised of grass and various trees peppered north of the primary (northern) façade, facing Salt Lake Avenue and there are a number of open, shade structures for vehicular parking which encircle the outer edges of the property.

***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; camera facing south. July 2, 2019.

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

1952/1953 (NETROnline)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 24, 2019

***P10. Survey Type:**
Intensive

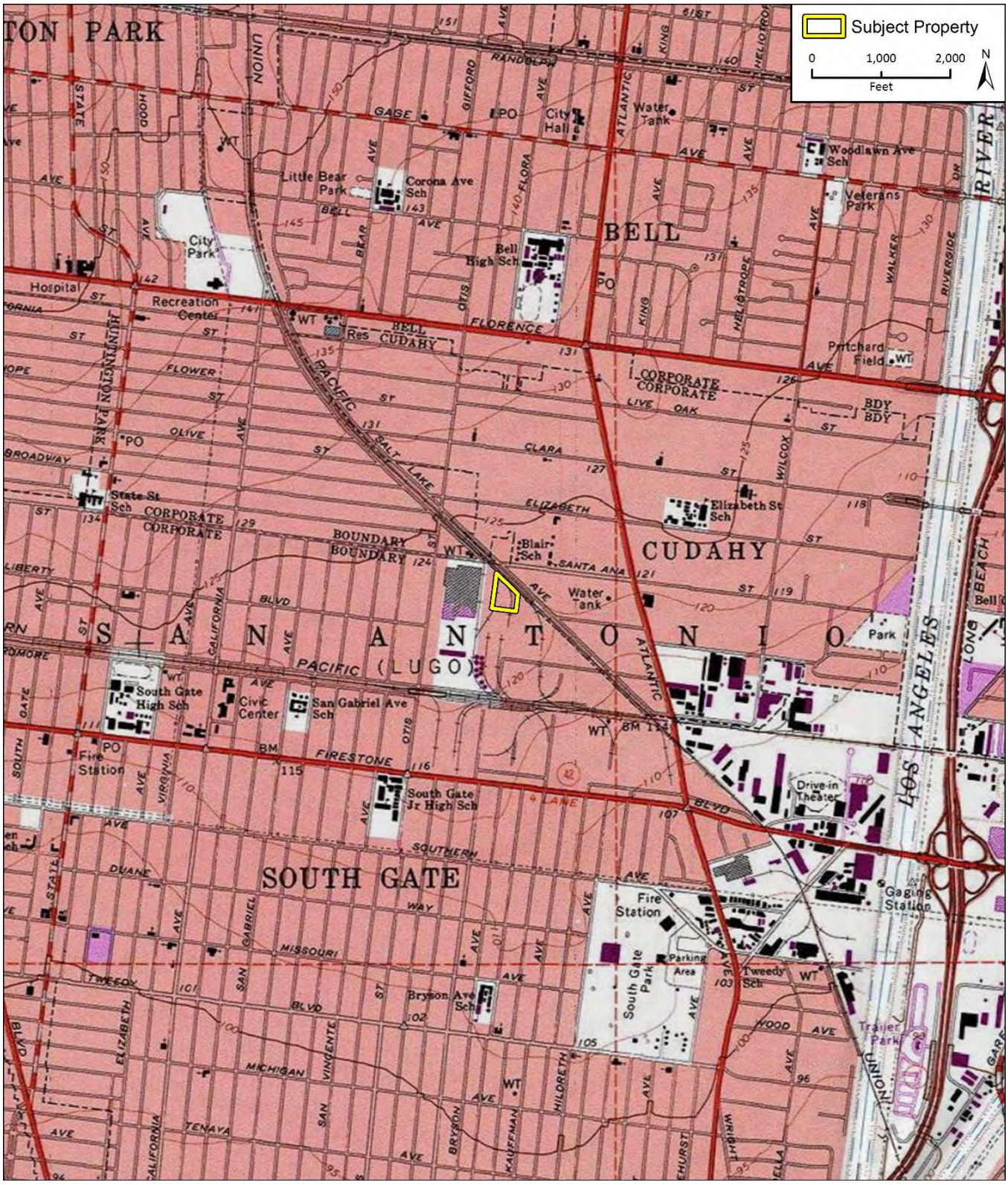
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 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 #** 4244 Santa Ana Street (Map Reference No. 15-012)
*** 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 #** 4244 Santa Ana Street (Map Reference No. 15-012) *** 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:**

The building was constructed in 1952/1953. (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

Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. The subject building was constructed in 1952/1953. In 1953, the building was used by the National Aluminate Corporation. In 1970, it was occupied by the Davison Chemical Company (Los Angeles Times 1970). Research did not uncover any consequential information about the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building that is not a notable example of its style or type and does not reflect early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."

Los Angeles Times. April l5, 1929. "City of South Gate."

Los Angeles Times. December 20, 1970. Accountant Advertisement.

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.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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**

 ***Resource Name or #:** 8158 Otis Street (Map Reference No. 15-013)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8158 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-011

***P3a. Description:**

The subject property contains a one-story residence with an irregular footprint. With a concrete foundation, stucco-clad exterior, and clay tile roof, the building was likely designed in the Spanish Colonial Revival style of architecture but no longer conveys this style due to alterations. The primary façade of the building is somewhat complex: the main body of the residence slightly projects above two other bays that branch from the western façade. The northwestern bay is characterized by a low-slope gable roof whereas the southwestern bay features a more pronounced gable and is approximately twice as large as its neighboring bay. Between these bays is the primary entrance to the residence; although this entrance was originally open, it has since been covered with a wood cantilevered roof upheld by unoriginal decorative poles. Rounded concrete steps provide entrance to the door which is not visible from the public right-of-way. Windows along the north and western facades were replaced with aluminum frames at an unknown date, and a metal awning was installed along the primary fixed window on the western façade. Landscaping includes a central tree in front of the house as well as low-lying shrubs and cactuses around the parcel boundary. The building appears to be 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 and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 13, 2019

***P10. Survey Type:**
Intensive

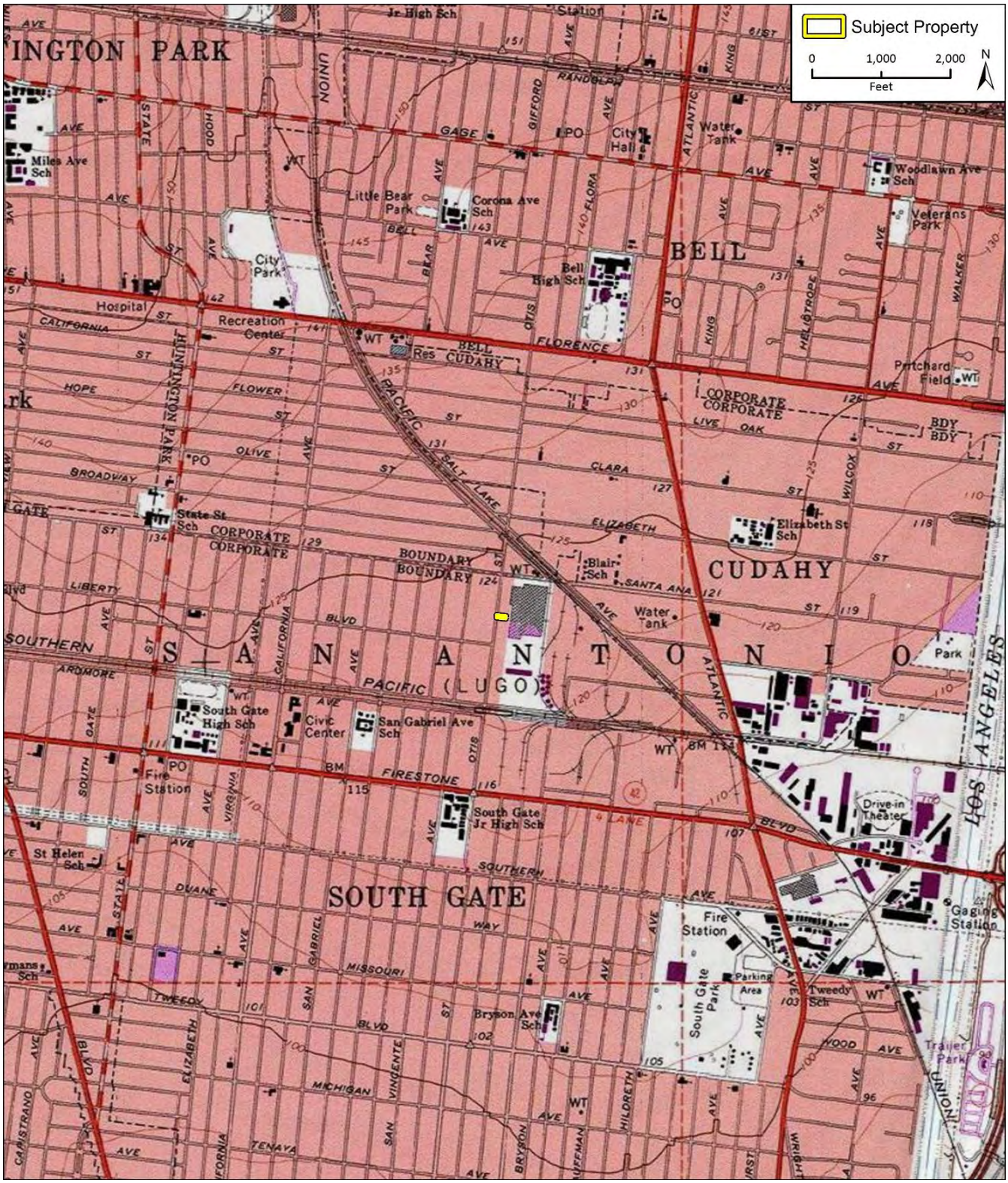
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 #** 8158 Otis Street (Map Reference No. 15-013)
*** 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 #** 8158 Otis Street (Map Reference No. 15-013) *** 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:** Spanish Colonial Revival
*** B6. Construction History:**

County Assessor records identify the building's date of construction as 1928. Historic aerials did not show any dramatic changes to the building's footprint. Alterations to the building appear to include the exterior stucco cladding, clay roof tiles, alterations of original windows, and enclosure of the space between the two front-facing bays (Los Angeles County Office of the Assessor; 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 a residence that was constructed in 1928. The South Gate City Directory lists occupants in 1955 as E.W. and Jewel Geer (South Gate City Directory 1955). E. W. Geer was the proprietor of the Geer Buster Services. No additional information on Geer or Geer Buster Services was available. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an altered example of a Spanish Colonial Revival residence and is not a distinguished example of its style as a result. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** Date of Evaluation:** June 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 #:** 8240 Salt Lake Avenue (Map Reference No. 15-014)

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 25 S.B. **B.M.**

c. Address: 8240 South Lake Avenue City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-021-008

***P3a. Description:**

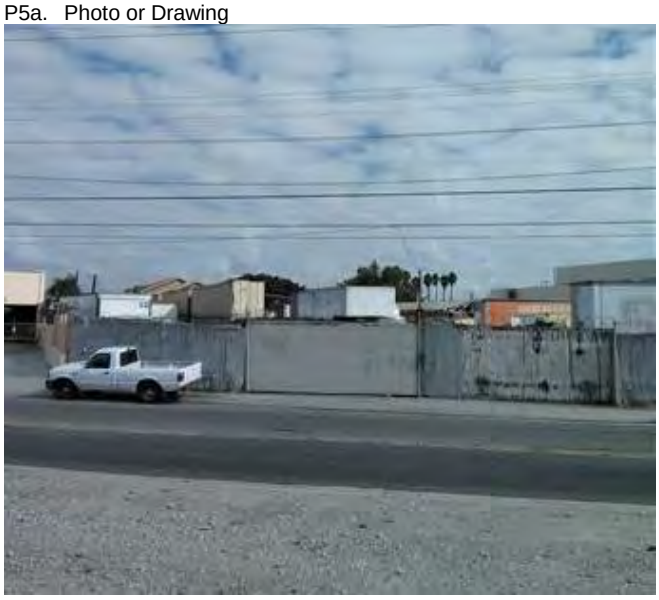
The subject property was not fully visible from the public-right-of way due to a tall chain-link fence along the front property line and therefore was not recorded in detail. However, general observations and aerial imagery indicates the subject property is industrial in character and includes two buildings constructed on rectangular plans. Located at the center-rear of the lot is building #1, which dates from 1959. Enough of the building was visible at the time of the field survey to determine that it is an open-air building framed with steel and covered with a corrugated metal roof.

Constructed in 2016, building #2 is in the northwest corner. No further details regarding its design or appearance could be ascertained. There are, additionally, several shipping containers located on the property.

***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; camera facing south. Photo taken 12/26/2017

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

Building #1: 1959 (Los Angeles County Office of the Assessor); Building #2: 2016 (Google Earth 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:**
December 26, 2017

***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):

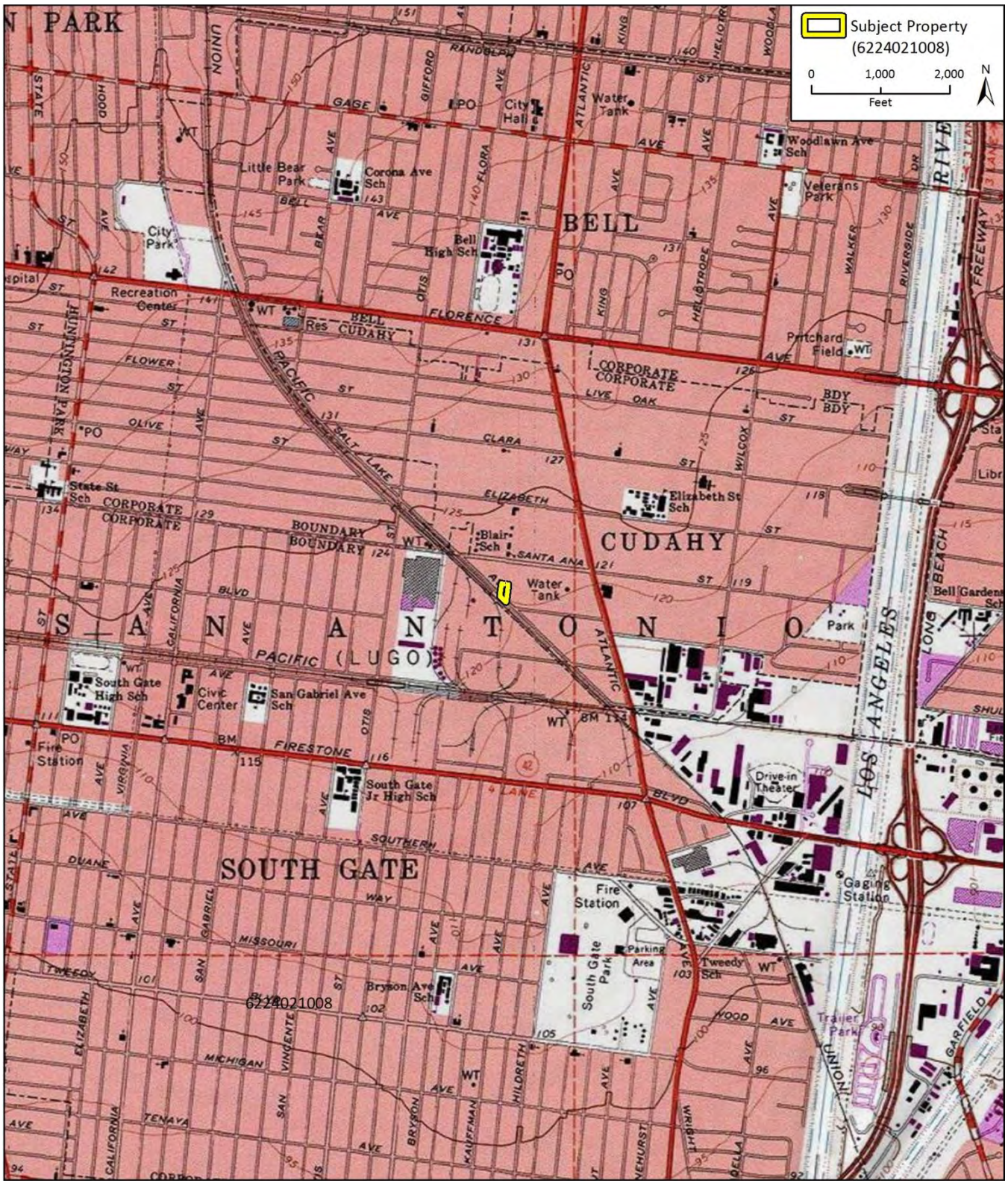
State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 8240 Salt Lake Avenue (Map Reference No. 15-014)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



* Required information

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8240 Salt Lake Avenue (Map Reference No. 15-014) *** 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:** Utilitarian
*** B6. Construction History:**

Building #1 was completed in 1959. Building #2 dates from 2016. Through the years, a varying number of shipping containers have appeared on the parcel (Los Angeles County Office of the Assessor 2018; Netronline 2018; Google Earth 2018).

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:** None
B9a. Architect: N/A b. Builder: N/A
*** 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 two industrial buildings constructed in 1959 and 2016, respectively. Archival research failed to identify any additional consequential information about any of its former or current 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings located on the property appear to be ordinary in design and construction and do not appear to 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:**

Google. Archived images of the subject property. ttps://www.google.com/maps. Accessed October 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 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.

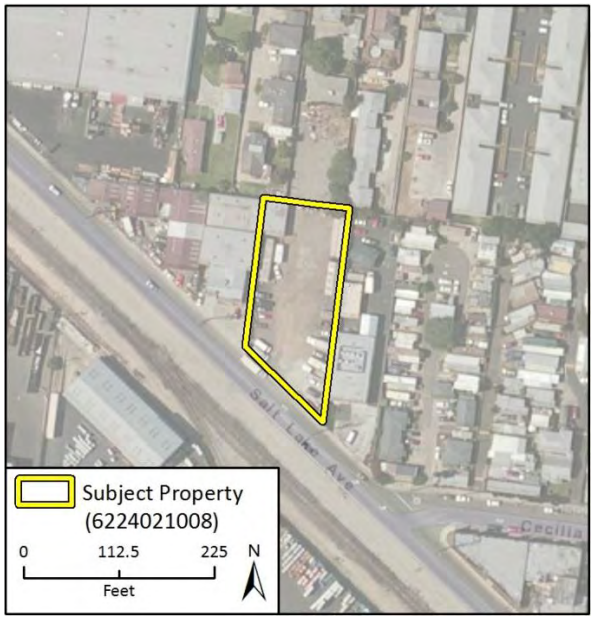
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

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

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

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 #:** 4222 Santa Ana Street (Map Reference No. 15-015)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4222 Santa Ana Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-003-003

***P3a. Description:**

The subject property is a large industrial property which contains a two-story warehouse building with a rectangular footprint, concrete foundation, and sloping, irregular roof that is clad in asphalt roll roofing. Most of the building has a reinforced concrete exterior separated into bays. Each bay features an industrial garage door that allows the loading and unloading of material. Additional loading areas are accessible at the southern elevation of the building. The building has received numerous additions to the north, east, and south façades. At the primary (northern façade), the building has unoriginal rock veneer cladding surrounding the pedestrian entrance. With a metal pergola and planters of flowers and shrubs, this entrance is dramatically different from the stark, industrial character of the rest of the building.

A parking lot is situated along the north façade and wraps to the east. Some of the original 1927-constructed building is visible along the eastern extent of the building's north façade. This utilitarian entrance features metal screen siding and a gable roof clad in asphalt roll roofing. 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 (*See Continuation Sheet page 4*)

P5b. Description of Photo:
North elevation; camera facing south. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 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):

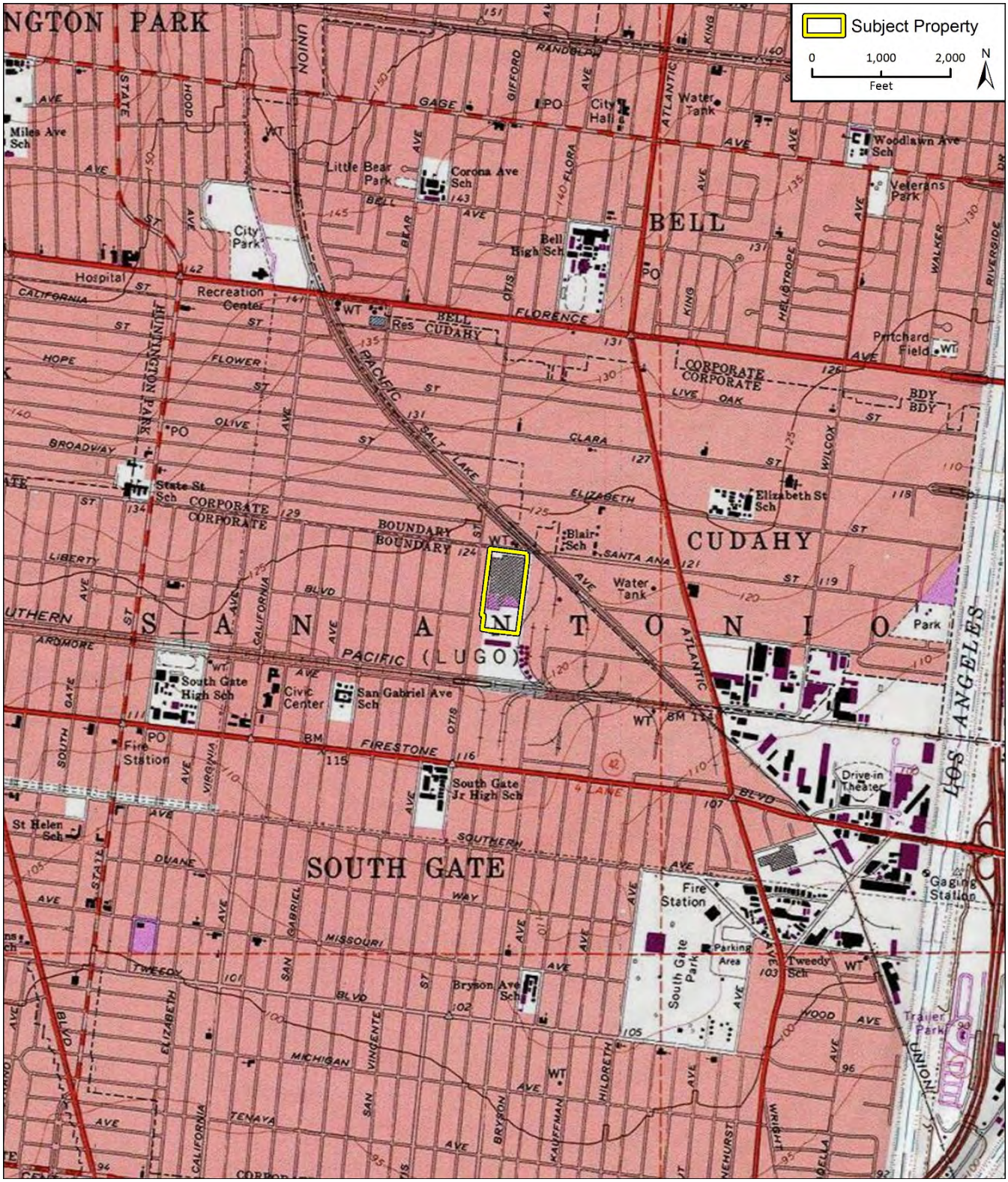
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 4222 Santa Ana Street (Map Reference No. 15-015)

***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 #** 4222 Santa Ana Street (Map Reference No. 15-015) ***NRHP Status Code** 6Z
Page 3 **of** 5

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:**

County Assessor records identify the building's date of construction as 1927. Since this time, additions were completed around the original building, essentially encasing it in newer construction. By 1938, the building had received a long addition to the south of the property. An addition to the east of the building was constructed by 1956, and another addition was added to the north of this addition by 1960. Historic aerials show that additions were The front (northern) façade of the building which features stone veneer was completed at this time. Another rear addition was constructed between 1963 and 1968. (Los Angeles County Office of the Assessor 2018; 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

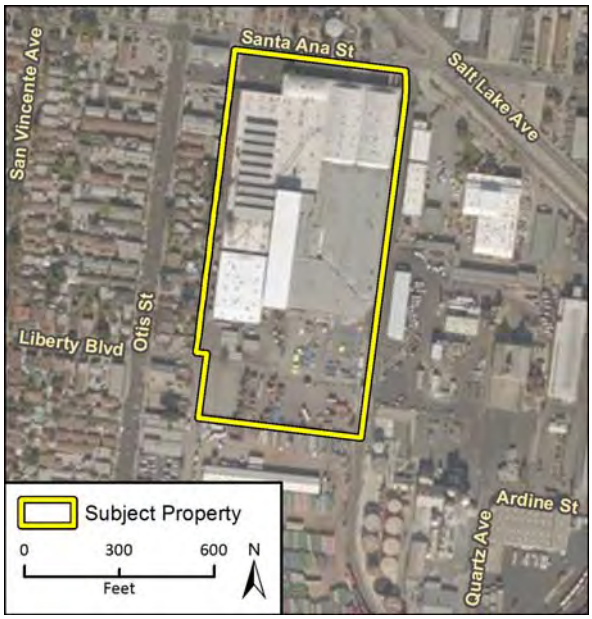
The subject property is an industrial building that was constructed in 1927 and housed the National Paper Products Company (*Los Angeles Times* 1927). This company was an early and important contributor to the industrial development of South Gate. However, the original appearance of the building was dramatically altered during and after its occupation by the company. The 1955 South Gate City Directory identified the company occupying the building as Fibreboard Products. Fibreboard Products was a company specializing in the production of paper. In 1979, the company sold the then-vacant property to J. W. Heger Co. for $4.5 million; the new owner planned a $300,000 remodeling project for the property (*Los Angeles Times* 1979). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

(*See Continuation Sheet page 4*)

B11. Additional Resource Attributes: N/A
***B12. References:** (*See Continuation Sheet page 4*)

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
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.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online.

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 17, 2019



(This space reserved for official comments.)

P5a. Photo or Drawing (*Continued from Primary Record page 1*)

Figure 2. Northern (Primary) Elevation of Building

Figure 3. Southwestern Façade of Building

(*See Continuation Sheet page 5)*

P5a. Photo or Drawing (*Continued from Primary Record page 1*)

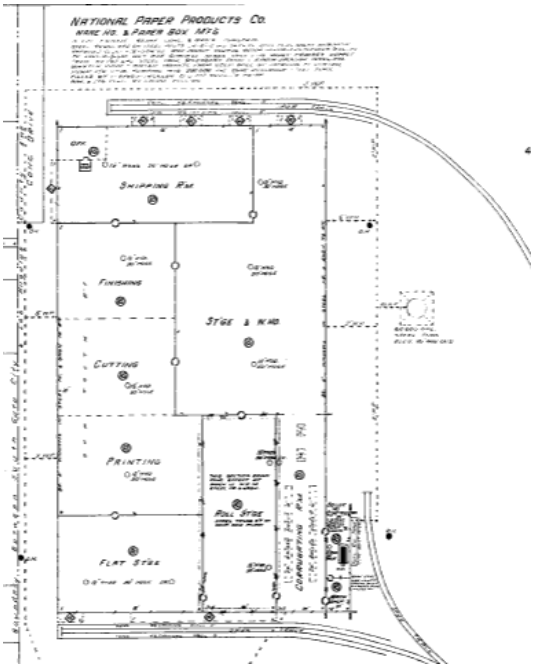


Figure 4. Sanborn Fire Insurance Map (1927)

***B10. Significance:** (*Continued from Building, Structure, and Object Record page 3*)

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Although the property housed the National Paper Products Company, one of the earliest industrial companies in South Gate, as visible in a 1927 Sanborn Fire Insurance Map and various aerials, the building has undergone numerous substantial alterations since that date. The building has received over five additions since the building's potential period of significance and no longer retains integrity to convey significance with the early industrial development of the city. For this reason, the property is not eligible for signficant associations with the National Paper Products Company and research did not indicate that the property is associated with any other important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building with no discernible architectural style due to extensive alterations and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

***B12. References:** (*Continued from Building, Structure, and Object Record page 3*)

Sanborn Fire Insurace Maps. 1927. South Gate. Sheet 5.
South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.
Wanted Advertisement. *Los Angeles Times.* 5 April 1927. Page 37.
"Production Assistant." *Los Angeles Times.* 22 August 1965. Page 350.
"Remodeling Scheduled for South Gate Plant." *Los Angeles Times.* 1 July 1979. Page 131.

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 #:** 8160 Otis Street (Map Reference No. 15-016)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8160 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-012

***P3a. Description:**

The subject property features two similarly designed Minimal Traditional-style single-family residences in the western region of the parcel and two detached garages in the rear, eastern section of the parcel. The two residences are relatively similar in appearance and construction. Both residences feature somewhat 'L'-shaped footprints and hipped roofs clad in composition shingles. The exterior of the building is clad in smooth-texture stucco that is scoured along the primary (western) facades. The westernmost building has relatively simple fenestration comprised of unoriginal aluminum windows covered by metal grilles. A metal vent is located on the roof and provides passive air flow for the attic.

The second residence is situated behind the westernmost building and features a slightly projecting entrance bay with the primary door, capped with flared metal awning, and an original pair of 15-light windows. This residence has a double-hipped roof and the scouring of the stucco exterior continues around the southern façade. A central driveway connects the two properties and leads to the rear garages. Concrete sidewalks branch from the driveway to provide pedestrian access to the residences. Although the rear garages were not highly visible from the public right-of-way, aerials evidence their rectangular footprints and hipped roofs. Landscaping includes numerous small bushes and a few trees in the rear of the property. The buildings appear to be 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:
North and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 13, 2019

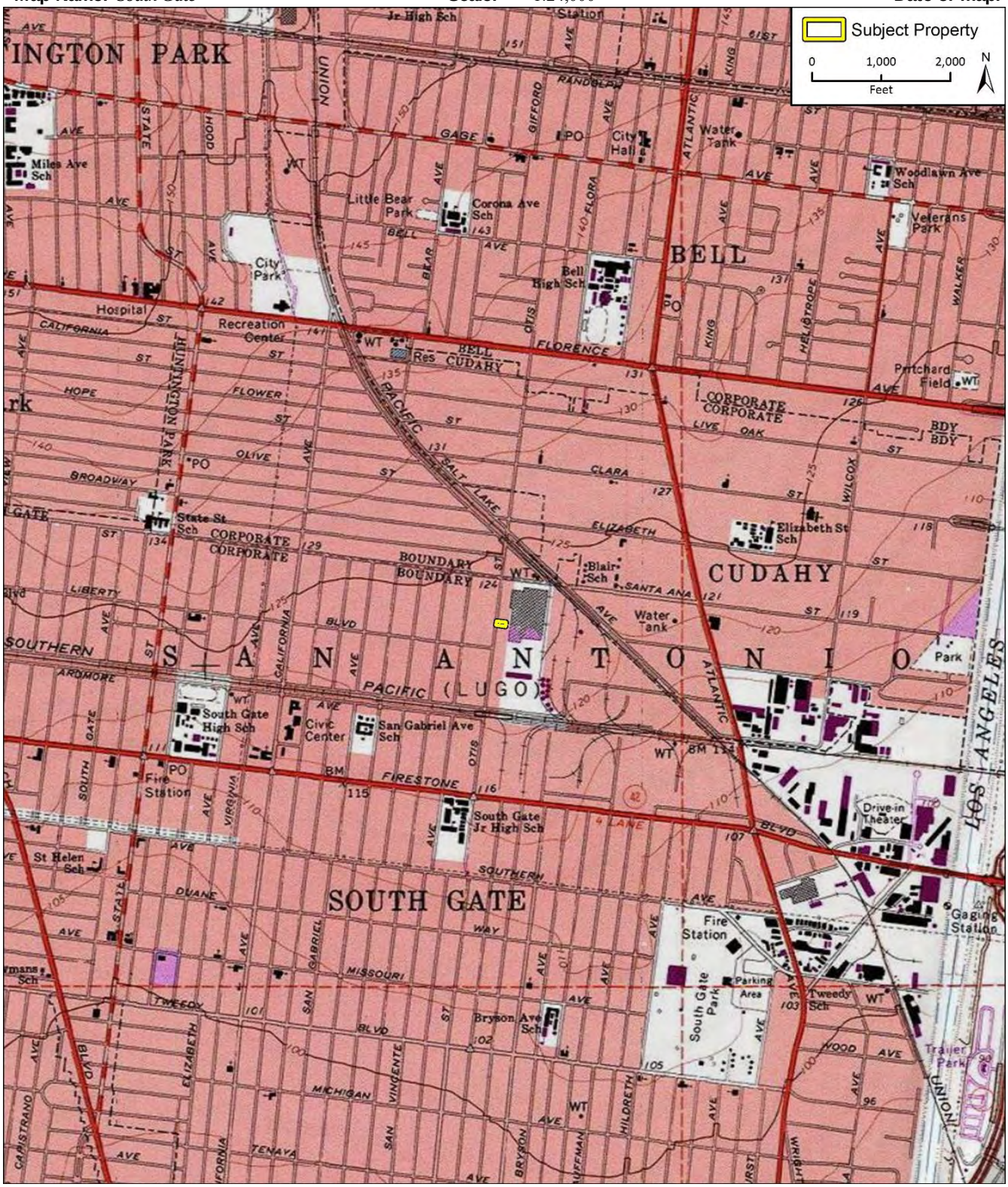
***P10. Survey Type:**
Intensive

***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 #** 8160 Otis Street (Map Reference No. 15-016)
*** 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 #** 8160 Otis Street (Map Reference No. 15-016) *** 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:**

County Assessor records identify the property's improvement date as 1947. Historic aerials did not show any dramatic changes to the building's footprint. Alterations appear to be minimal in nature and limited to the installation of metal grilles and changing of windows. (Los Angeles County Office of the Assessor 2018; 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 was improved in 1947. The South Gate City Directory lists occupants in 1955 as Ralph J. and Alva Schmidt (South Gate City Directory 1955). Schmidt was listed as a sales representative for Menasco Manufacturing. Menasco Manufacturing was formed in 1934 and specialized in building airplane engines (Los Angeles Times 1934). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished residential building, is not an exemplary Minimal Traditional-styled building, and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Los Angeles Times. 1934. "Air Engine Concern on New Basis." 22 August.

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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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 #:** 8250 Salt Lake Avenue (Map Reference No. 15-017)

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: 25 S.B. **B.M.**

c. Address: 8250 Salt Lake Avenue City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-021-007

***P3a. Description:**

The subject property is a narrow, irregularly shaped parcel with four industrial buildings. The primary building, constructed in 1965, is located on the south of the lot, situated behind a tall chain-link fence and a paved parking area. One story in height, the rectangular-plan building includes a flat roof and structural concrete-block walls. The asymmetrical front façade exhibits a large bay accessed by a metal roll-up door and a boarded-over window with a prominent sill. The secondary facades were not visible from the right-of-way at the time of the present study.

The rear of the parcel is not fully visible from the public right-of-way and therefore was not recorded in detail. However, aerial photographs indicate three additional buildings are situated just north of the primary building. All are rectangular in plan; two appear to possess gabled roofs, while the other has a flat roof.

Landscaping consists of a planter strip with shrubs and palms that follows the western property line. 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 facade of primary building; camera facing north.

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

1965 (Los Angeles County Office of the Assessor); 2008, 2016 (Google Earth 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:**
December 26, 2017

***P10. Survey Type:**
Intensive

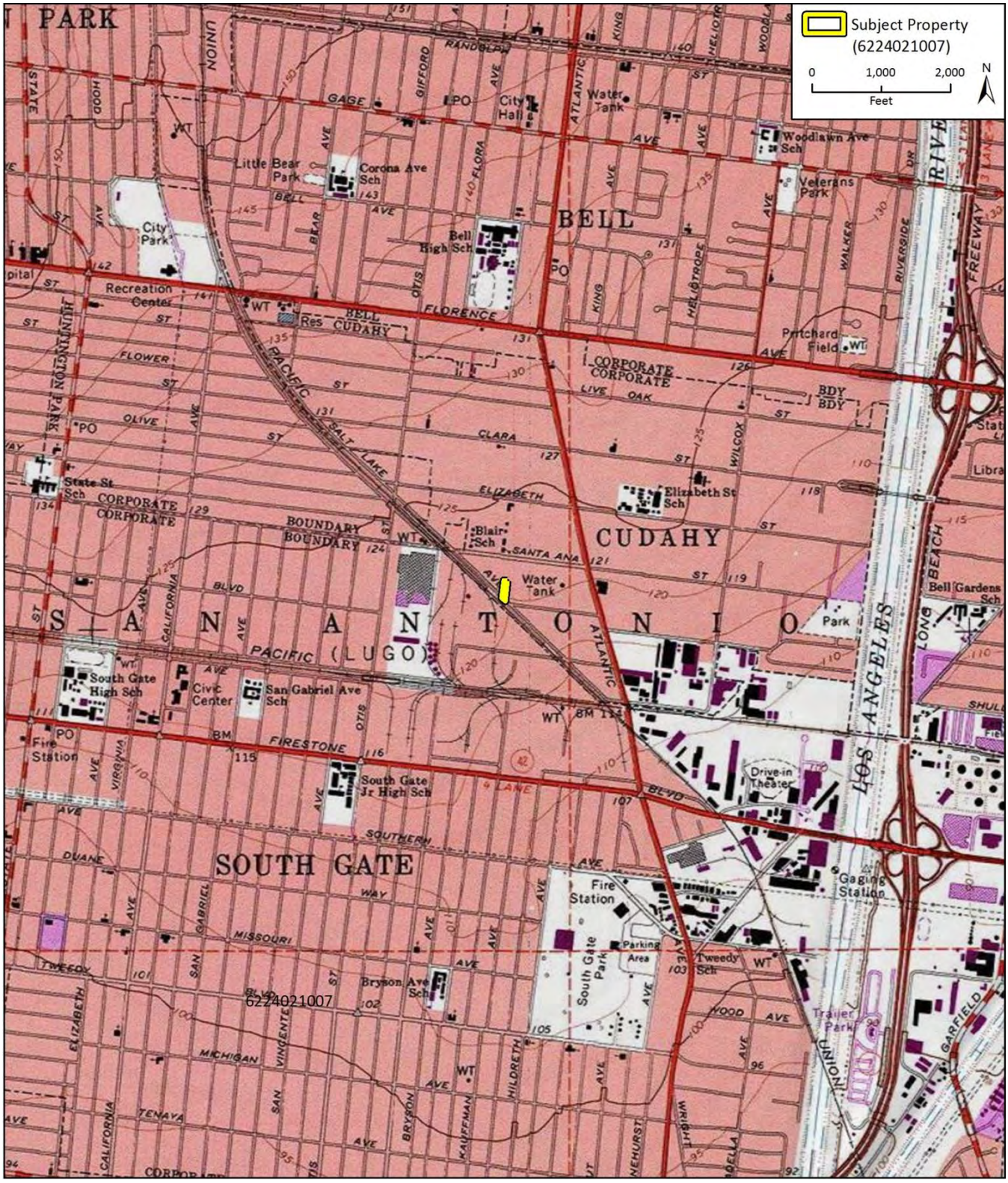
***P11. Report Citation:**

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

*** Resource Name or #** 8250 Salt Lake Avenue (Map Reference No. 15-017)
*** 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 #** 8250 Salt Lake Avenue (Map Reference No. 15-017) *** 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 discernable style
*** B6. Construction History:**

The primary building and the northernmost ancillary building were constructed in 1965 (Los Angeles County Office of the Assessor). Two additional ancillary buildings were erected in 2008 and 2016, respectively (Google Earth 2018).

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:** N/A
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 complex with buildings constructed in 1965, 2008, and 2016. Historic aerials photographs and newspaper items suggest the property was developed for residential use prior to its redevelopment as an industrial property in 1965 (Netronline 2018; Newspapers.com). Archival research also failed to identify any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers, and any applicable local register, under any significance criteria. Research did not suggest the property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are ordinary 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 additionally recommended ineligible as a contributor to any existing or potential historic districts.

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

Google. Archived images of the subject property. ttps://www.google.com/maps. Accessed October 2018.

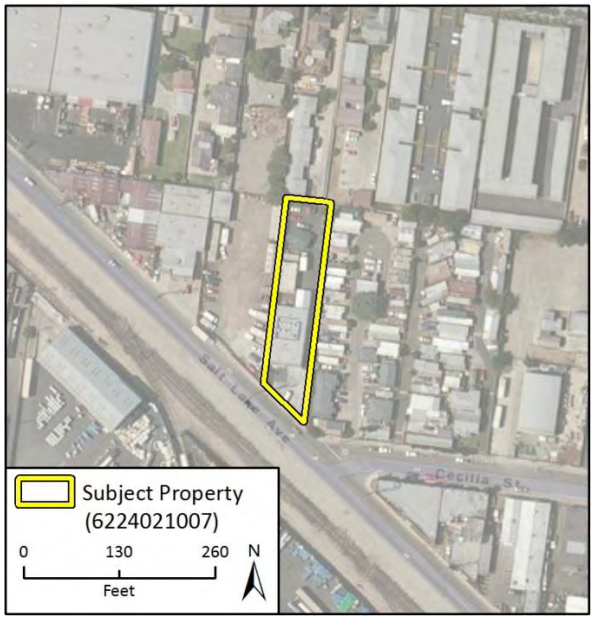
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed October 2018.

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.

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 #:** 8172 Otis Street (Map Reference No. 15-018)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8172 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-014

***P3a. Description:**

The subject property is a one-story single-family residence with a rectangular footprint, concrete foundation, and complex roof that is comprised of a cross-gable at the front (western) edge of the building and flat roof towards the rear of the residence. The exterior cladding appears to be original horizontal clapboard siding although original wood windows were replaced with aluminum sliding windows. Vents beneath the gables provide passive airflow to the building. A driveway is situated north of the building. The building does not have a discernible style. The residence appears to be in moderate 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 and west elevations; camera facing southeast. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 14, 2019

***P10. Survey Type:**
Intensive

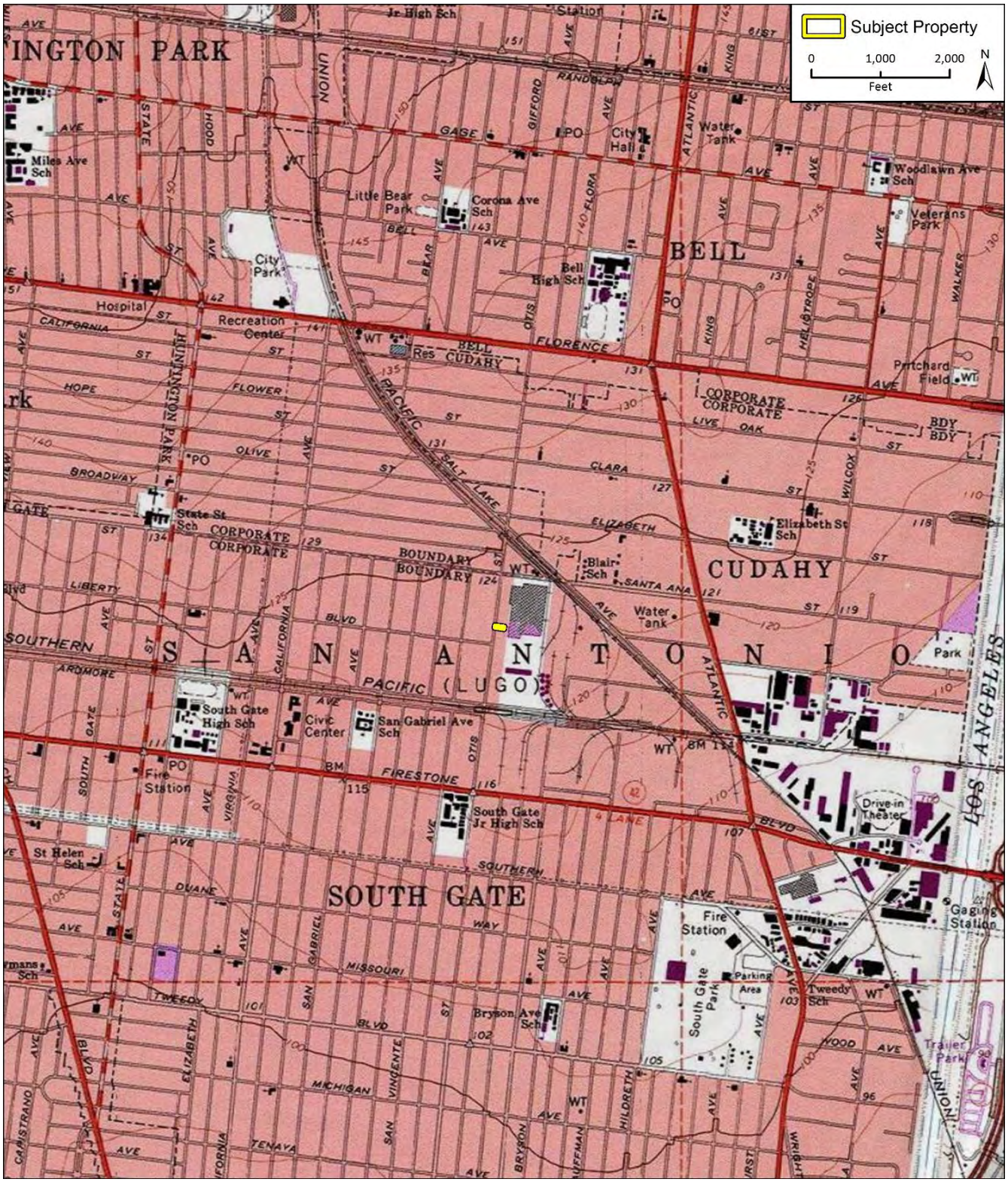
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 #** 8172 Otis Street (Map Reference No. 15-018)
*** 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 #** 8172 Otis Street (Map Reference No. 15-018) *** 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:**

County Assessor records identify the property's improvement date as 1941. Historic aerials evidenced a rear addition to the residence. Additional alterations include the replacement of windows. (Los Angeles County Office of the Assessor; 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 was improved in 1941. The South Gate City Directory lists occupants in 1955 as Orville E. and Julah Miller (South Gate City Directory 1955). Orville Miller worked in maintenance for the Board of Education. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished residential building with no discernible architectural style. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

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

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
*** Date of Evaluation:** June 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 6Z

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

 ***Resource Name or #:** 8180 Otis Street (Map Reference No. 15-019)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8180 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-016

***P3a. Description:**

The subject property is a one-story single-family residence with a long, rectangular footprint, concrete foundation, and gable roof clad in composition shingles. The exterior of the building is clad in smooth-texture stucco. The primary (west) façade features an entry porch with a gable roof upheld by six thin wood columns. The building retains its original wood single-hung windows which are encased by exterior screens. A side entrance along the north façade provides pedestrian entrance onto the driveway; this door has a metal grille. A metal fence surrounds the front of the building which has a minimal setback.

It appears that there are two rear garages on the parcel although these buildings are not entirely visible from the public right-of-way. These buildings feature gable roofs and smooth-texture stucco exteriors, similar to the main residence. The buildings appear to be 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 and west elevations; camera facing southeast. May 28, 2019.

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

1948 (Los Angeles County Office Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 14, 2019

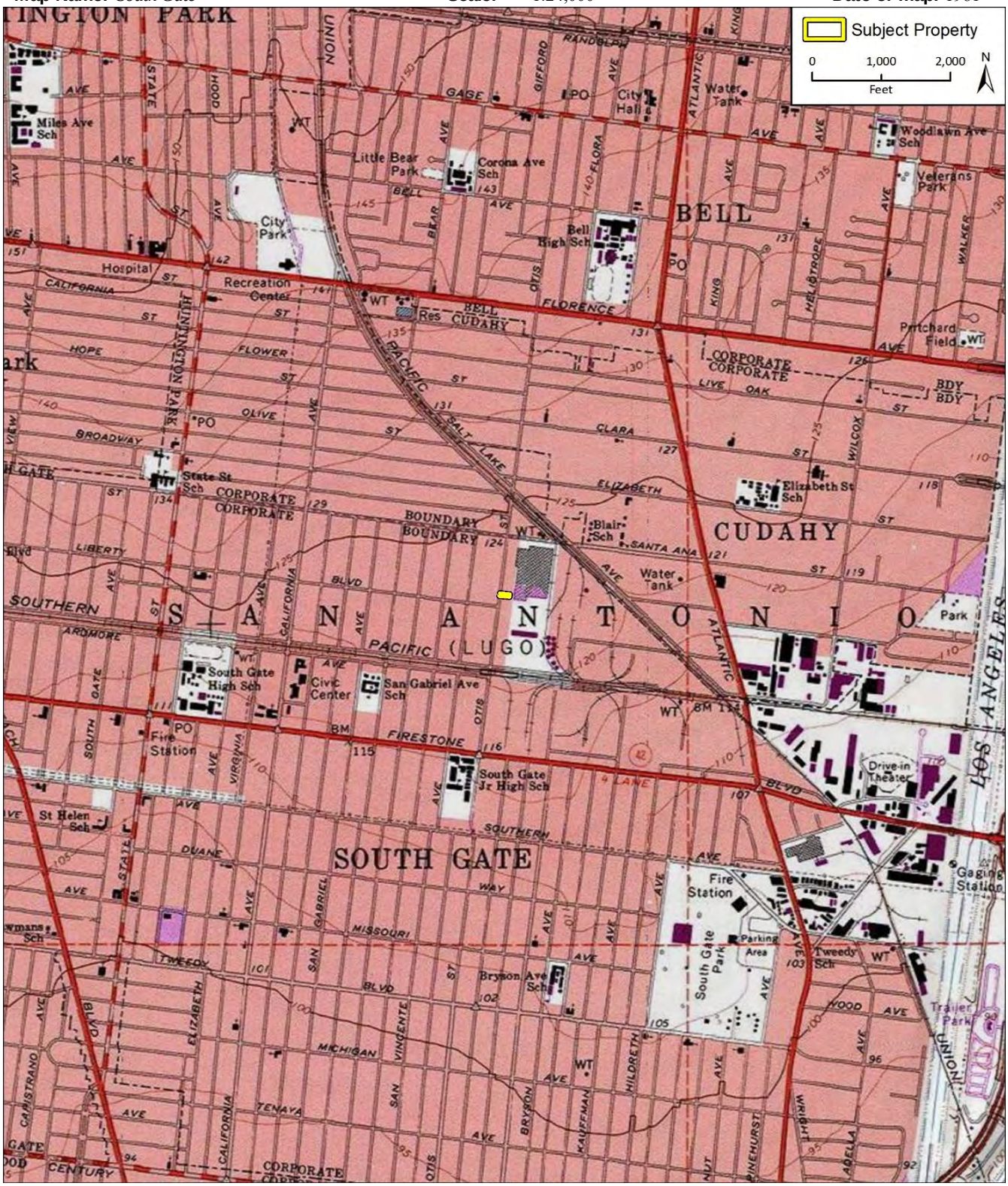
***P10. Survey Type:**
Intensive

***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 #** 8180 Otis Street (Map Reference No. 15-019)
*** 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 #** 8180 Otis Street (Map Reference No. 15-019) *** 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:**

County Assessor records identify the property's improvement date as 1948. Historic aerials do not show additions to the property. It appears that the building has been re-roofed and was likely re-stuccoed (Los Angeles County Office of the Assessor 2018; 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 was improved in 1948. The South Gate City Directory lists occupants in 1955 as Jason and Wilma Logan (South Gate City Directory 1955). Jason Logan worked as a salesman at the Knudsen Creamery. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished residential building with no discernible architectural style. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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 6Z

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

 ***Resource Name or #:** 4445 Ardine Street (Map Reference No. 15-020)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4445 Ardine Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-003-007

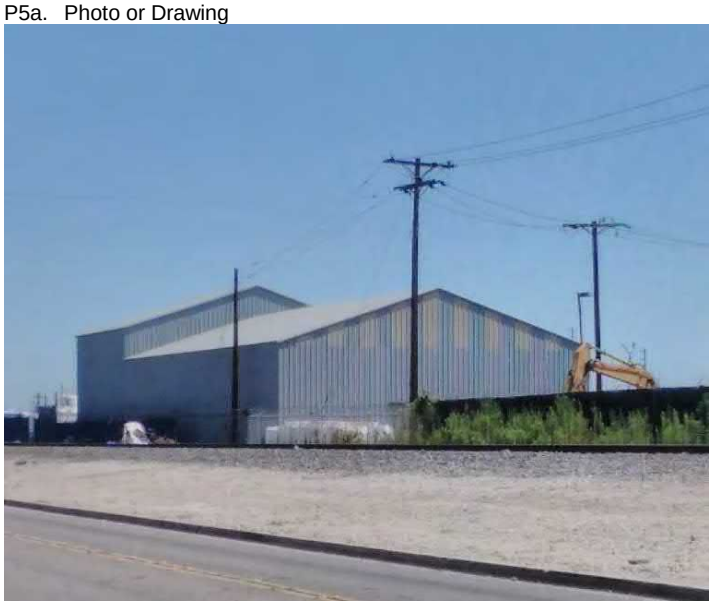
***P3a. Description:**

The subject property is a one-and-two-story industrial building situated along the northern extent of its parcel. The building features a rectangular footprint, a concrete foundation, and an exterior of standing seam metal. The metal gable roof features skylights interspersed along its extent. A loading bay is located along its western façade. No additional features were visible from the public right-of-way. The parcel is mostly paved in cement. The building appears to be 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 east elevation; camera facing northwest. July 2, 2019.

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

Circa 1968 (NETROnline)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 24, 2019

***P10. Survey Type:**
Intensive

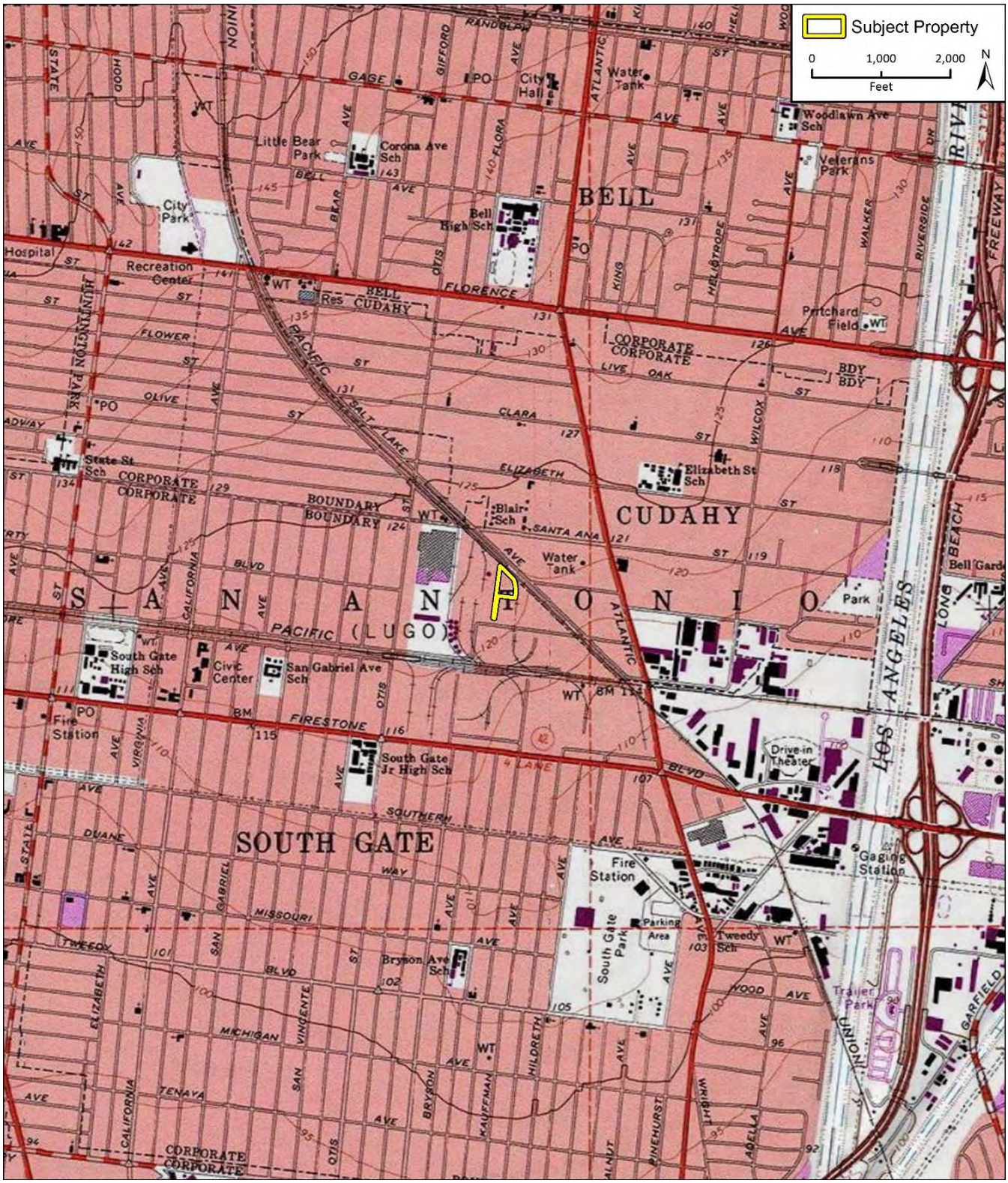
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 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 #** 4445 Ardine Street (Map Reference No. 15-020)
*** 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 #** 4445 Ardine Street (Map Reference No. 15-020) *** 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:**

The building was constructed sometime between 1963 and 1972. (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

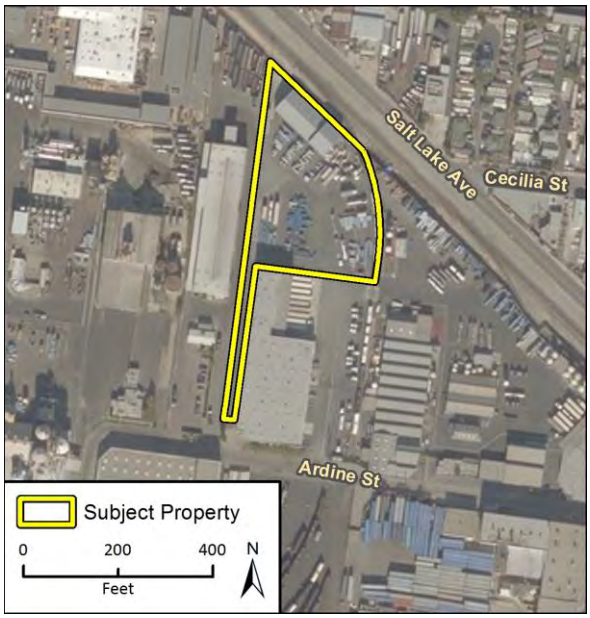
Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. The subject building was constructed sometime between 1963 and 1972.In 1995 it was described as housing a small chemical firm" (Los Angeles Times 1995). Research did not uncover any consequential information about the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building that is not a notable example of its style or type and does not reflect early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
Los Angeles Times. June 25, 1995. Maintenance Advertisement.
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.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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**

 ***Resource Name or #:** 8194 Otis Street (Map Reference No. 15-021)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8194 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-019

***P3a. Description:**

The subject property features a single-family residence and rear, detached garage located to the east of the residence. The Spanish Colonial Revival residence has a square footprint, concrete foundation, and is capped by a complex roof. The front region of the residence has a cross-gable roof clad in composition shingles whereas the rear features a flat roof with clay tile cladding. This rear region is likely an addition to the house. Stucco cladding covers the building, which features a primary entrance at the southeastern corner. With dual arches, the entrance has a single door sheltered within the entry porch accessible via three low steps. The gable roof along this edge features decorative wood trim. Fenestration is comprised of unoriginal tripartite vinyl windows.

The rear garage has a rectangular footprint, stucco exterior, and modern folding garage door. Its roof is clad in clay roof tiles. Overall, the residence and garage are 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:
South and west elevations; camera facing northeast. May 28, 2019.

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

1941 (Los Angeles County Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 14, 2019

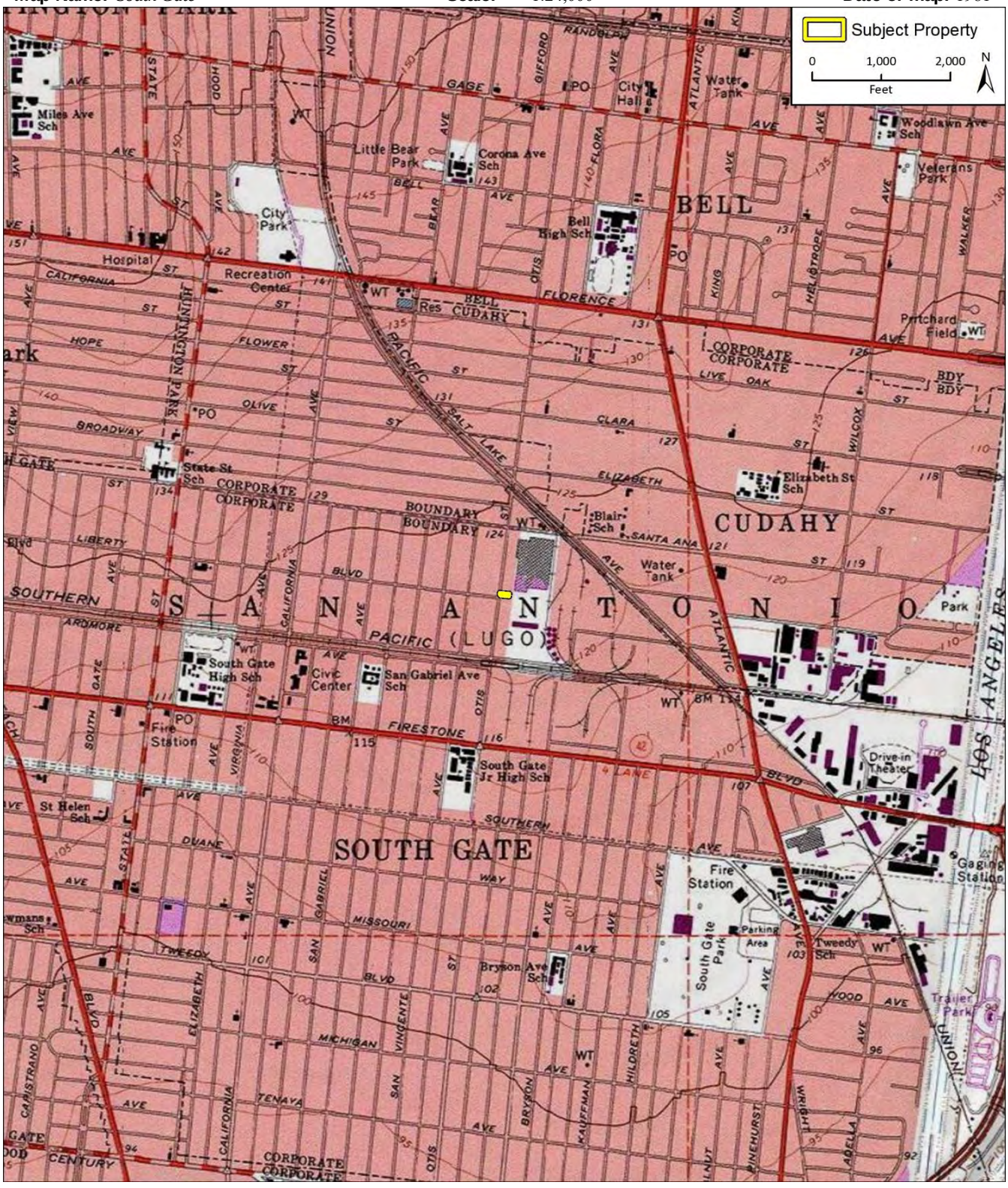
***P10. Survey Type:**
Intensive

***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 #** 8194 Otis Street (Map Reference No. 15-021)
*** 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 #** 8194 Otis Street (Map Reference No. 15-021) *** 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:**

County Assessor records identify the property's improvement date as 1941. Historic aerials show a rear addition to the residence prior to 1968. The building appears to have received window alterations (Los Angeles County Office of the Assessor; 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 was improved in 1941. The South Gate City Directory lists the occupant in 1955 as Fred A. Reynolds (South Gate City Directory 1955). No information was available on Reynolds. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is a restrained and unremarkable example of Spanish Colonial Revival architecture, with limited features of the style. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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 6Z

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

 ***Resource Name or #:** 8400 Otis Street (Map Reference No. 15-022)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 8400 Otis Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-004-011

***P3a. Description:**

The subject property contains a one-story industrial building with a high ceiling. The building has a concrete foundation, a rectangular footprint, and standing seam metal-clad exterior. Featuring a gable roof along most of the building's body, the façade is characterized by a standing, stepped parapet. Fenestration includes three-over-three light windows; it appears the bottom row of three lights opens as casement windows. Located along the northeast corner of the north elevation, the lights from these windows have been removed, leaving only the mullions intact. As visible from Google Earth, other original windows along this façade were also removed between 2015 and present. Metal panels were being installed on the northern wall at the time of the field survey. The primary (western) façade of the building is characterized by a central vehicular garage entrance with a central window flanked by two casement windows. A metal sign mounted on the façade features the address and identifies the building as used for welding. The building 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 north elevations; camera facing north. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 17, 2019

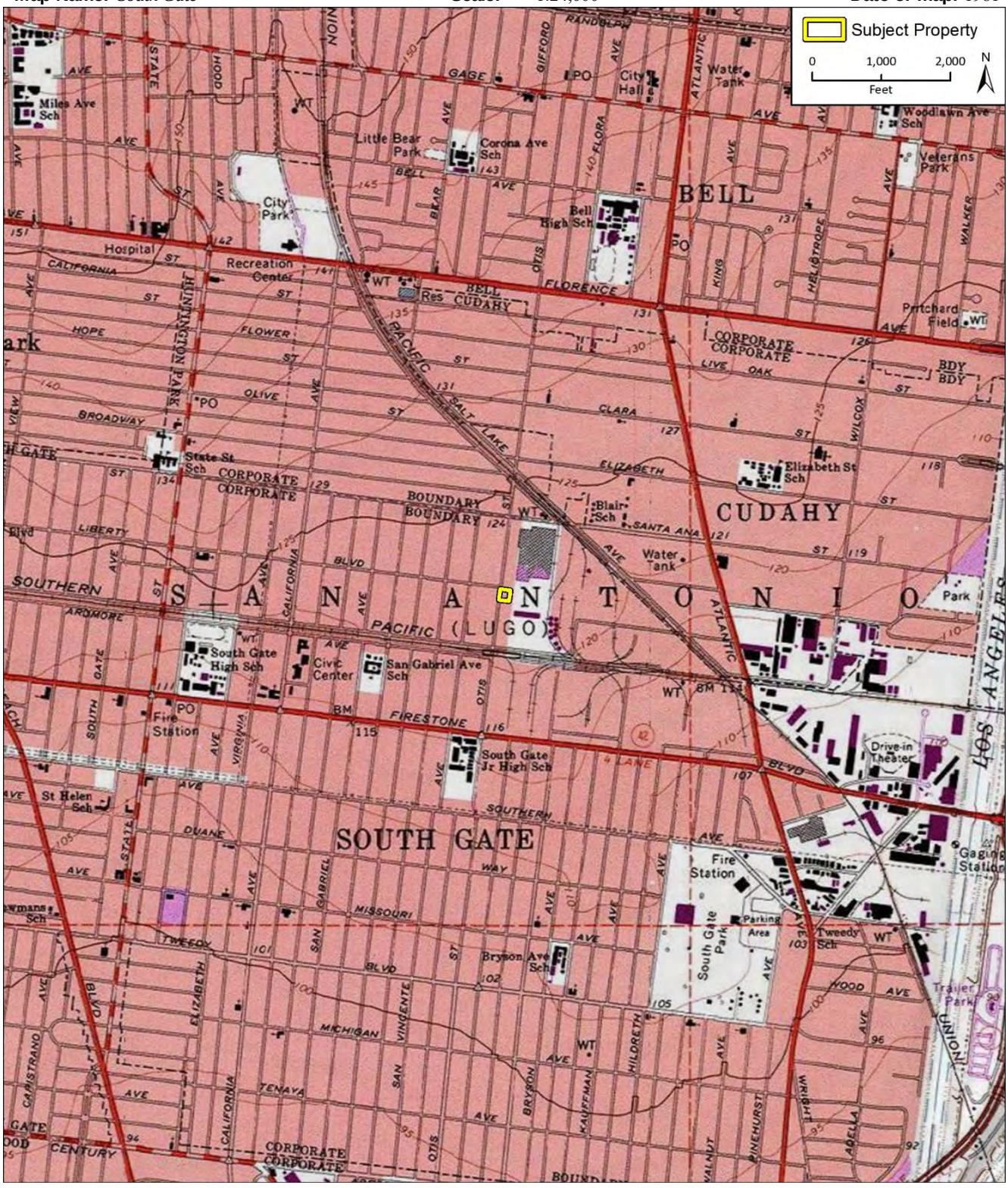
***P10. Survey Type:**
Intensive

***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

Page 2 of 3 *** Resource Name or #** 8400 Otis Street (Map Reference No. 15-022)
*** 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 #** 8400 Otis Street (Map Reference No. 15-022) *** 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:**

County Assessor records identify the building's date of construction as 1949. Historic aerials show that a second building similar in shape and form to the extant industrial building was located south on the parcel until between 1994 and 2003, when it was demolished. The footprint of the extant building appears unchanged (Los Angeles County Office of the Assessor; 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 an industrial warehouse that was constructed in 1949. The 1955 South Gate City Directory identified the company occupying the building as C&W Welding Company. Archival research failed to identify any additional consequential information about the property's former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is a ubiquitous industrial building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 17, 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 #:** 4525 Ardine Street (Map Reference No. 15-023)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4525 Ardine Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-002-008; 6215-002-014

***P3a. Description:**

The subject property is comprised of two parcels (APNs 6215-002-008 and 6215-002-014) which contain a large, 2.5-story industrial building with a complex footprint and flat roof. The building occupies much of parcel 6215-002-008, with only a slight setback featuring numerous trees and shrubs. Featuring a concrete foundation and exterior, the building is relatively nondescript in appearance. The concrete exterior is scoured every 10 feet or so to create the illusion of panels, and two slightly recessed square ornaments are located at the top of each panel. Two garage doors and a parking lot are situated along the eastern façade of the building. The building appears to be 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 east. May 28, 2019.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 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):

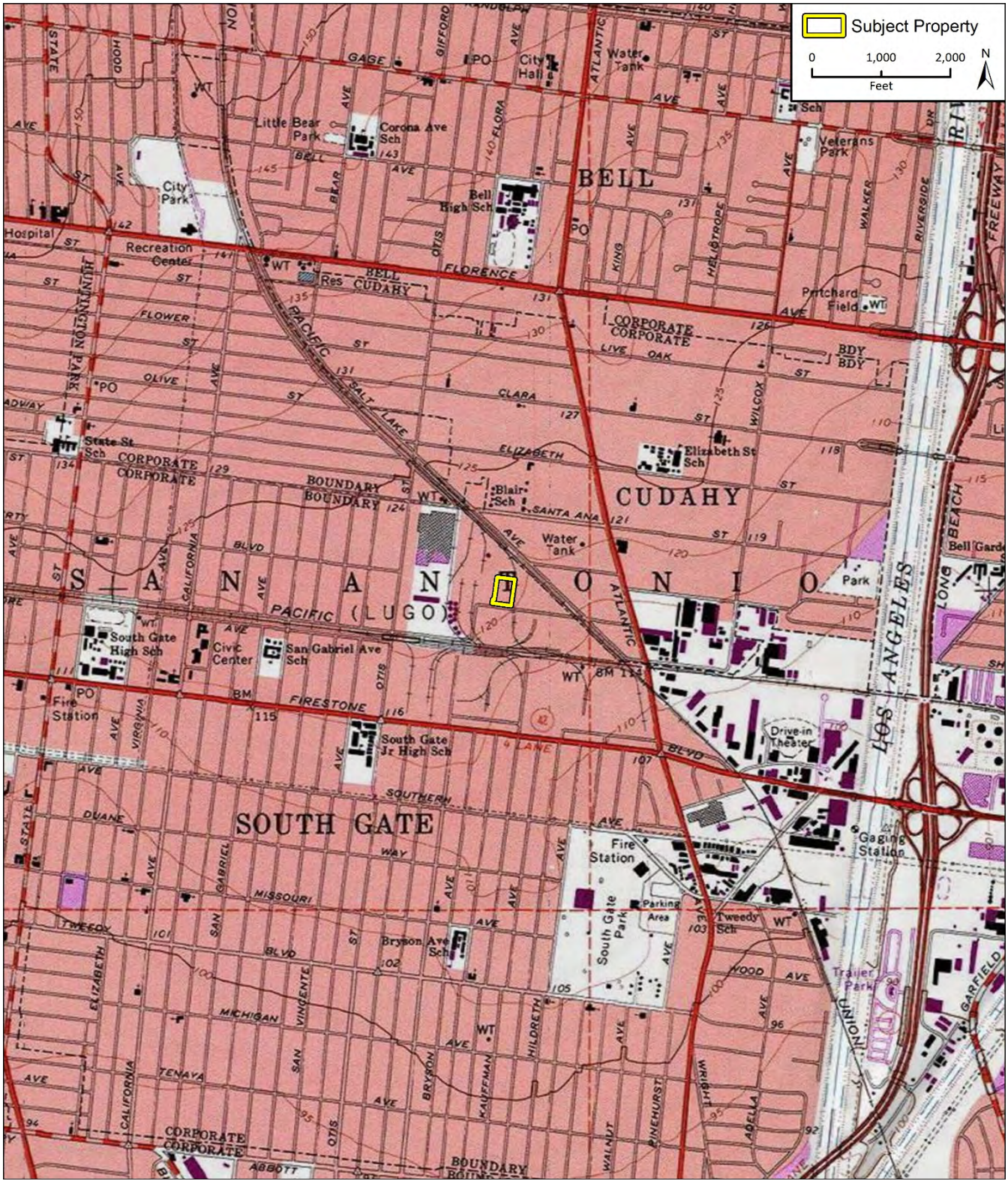
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 of 3
***Map Name:** *South Gate*

***Resource Name or #** 4525 Ardine Street (Map Reference No. 15-023)
***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 #** 4525 Ardine Street (Map Reference No. 15-023) ***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 Historv:**
County Assessor records identify the building's dates of construction as 1925. A fire in 1946 likely dramatically altered the building's appearance; historic aerials were not available from this date. The building was approximately an eighth of its current size until it was incorporated into a new building constructed between 1994 and 2003. (Los Angeles County Office of the Assessor; 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

Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. The subject property contains an industrial building constructed in 1925. In 1943, the building was occupied by the Los Angeles Chemical Company. The building's section devoted to the manufacture of insecticides was damaged from an oil-fed fire in 1946 (*Los Angeles Times* 1946). Archival research failed to identify any additional consequential information about the property's former owners or occupants.

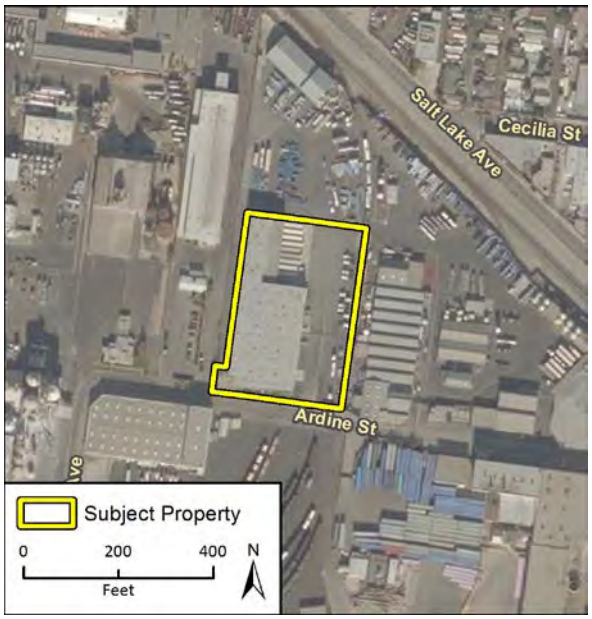
The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building that is not a representative example of a style or type; it appears to have been dramatically expanded and altered between 1994 and 2003 and no longer reflects early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
NETRonline. Various. Aerials of subject property and vicinity. Historicaerials.com
South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 19, 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 7 ***Resource Name or #:** 4545 Ardine Street (Map Reference No. 15-024)

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: 3S Range: 12W Section: 6 S.B.**B.M.**

c. Address: 4545 Ardine Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-002-021 and 6215-002-022

***P3a. Description:**

This set of DPR forms refers to two adjoining Los Angeles County Assessor's parcels, 6215-002-021 and 6215-002-022, here identified as 4545 Ardine Street. Entirely paved, the property is used for industrial purposes and contains six industrial buildings and a storage shelter. The triangular-shaped parcel is bounded by Salt Lake Avenue and the Union Pacific Railroad to the north and east, Ardine Street to the south, and the Union Pacific Railroad and other industrial properties to the west in South Gate. The six buildings on the parcel were constructed independently over time and were not planned coherently as a group. Three of the buildings are located on Parcel 6215-002-022: Building 1 is situated along the western edge of the parcel, Buildings 2, 3, and 4 are situated in a column east of Building 1, numbered from north to south. A storage shelter is situated on the southern extent of the parcel boundary between buildings 4 and 5. Building 5 is situated in the southwestern corner of APN 6215-002-021, west of building 6, which skirts the intersection of Salt Lake Avenue and Ardine Street.

Building 1 has a rectangular footprint, concrete foundation, and standing seam metal exterior. It is comprised of two early buildings. The southernmost of these buildings features a main body with a large, monitor roof that provides ventilation in the workspace. This roof includes vents along all four sides, with a ribbon of vents and windows along the north and south facades. A loading bay is visible on the east façade. The rest of the building is characterized by its sawtooth roofline. Featuring skylights and vents, the roofs are oriented towards the north to bring indirect light without heating the building from direct sunlight. A rear addition to the building was completed sometime between 1947 and 1956, but otherwise the building remains intact from its earliest industrial use.

(*See Continuation Sheet page 4*)

***P3b. Resource Attributes:** HP8. Industrial Building (6); HP4. Ancillary Building (1)

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

P5a. Photo or Drawing (*See Continuation Sheet page 4)*

P5b. Description of Photo:
Building 1, eastern facade; camera facing northwest. May 28, 2019.

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

Various-see ***B6**

***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:**
June 21, 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):

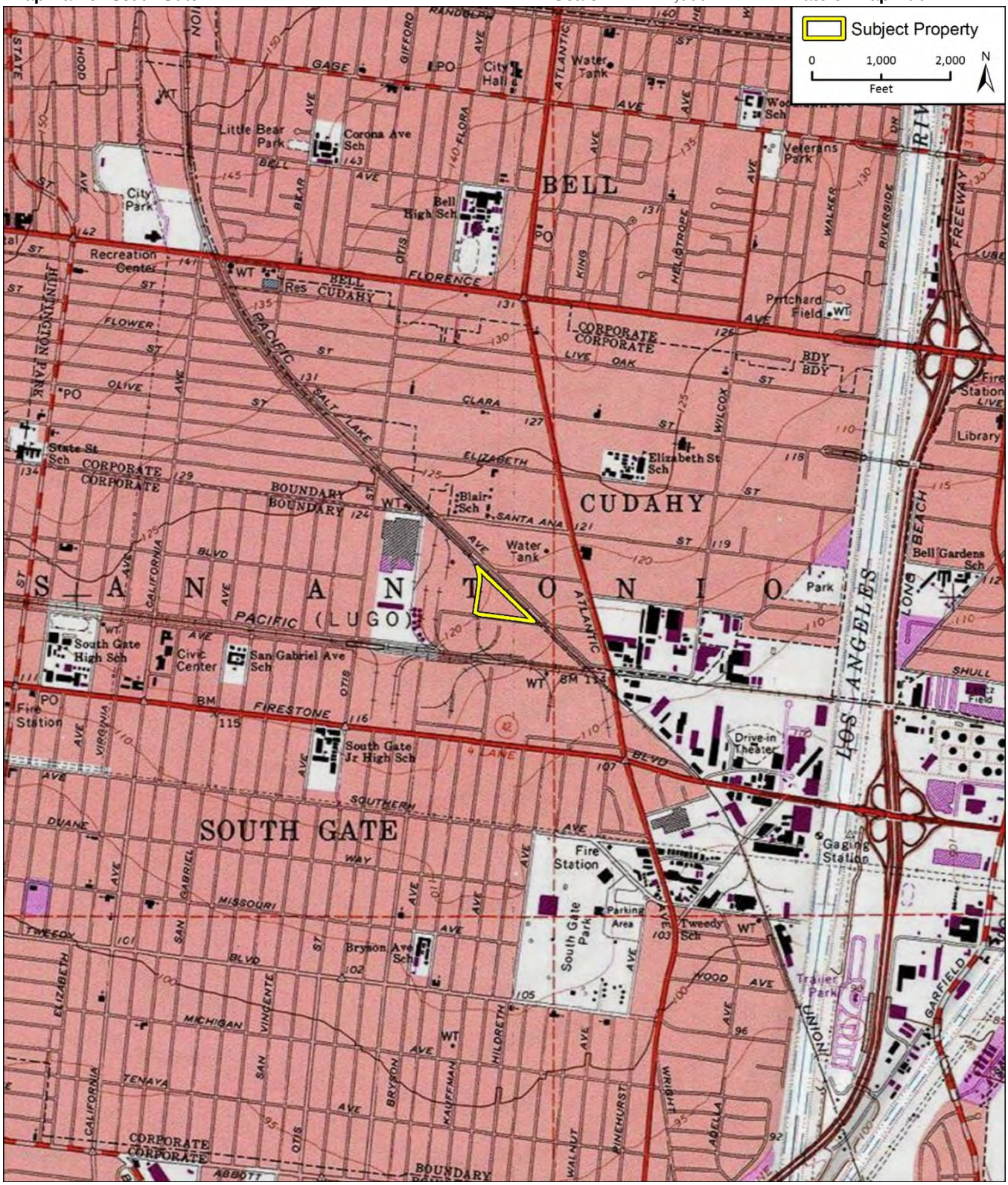
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** 4545 Ardine Street (Map Reference No. 15-024)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4545 Ardine Street (Map Reference No. 15-024) ***NRHP Status Code** 6Z
Page 3 **of** 7

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:**

Building 1 was originally two separate buildings likely completed in 1924, a date associated with the parcel from Los Angeles County Assessor records, and visible in 1927 aerials. These two buildings were combined sometime between 1938 and 1947 as visible in historical aerials. According to historical aerials, Buildings 2, 3, and 5 were constructed sometime between 1938 and 1947. Buildings 4 and 6 were constructed sometime between 1947 and 1956. (Los Angeles County Assessor; Netronline var.; 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

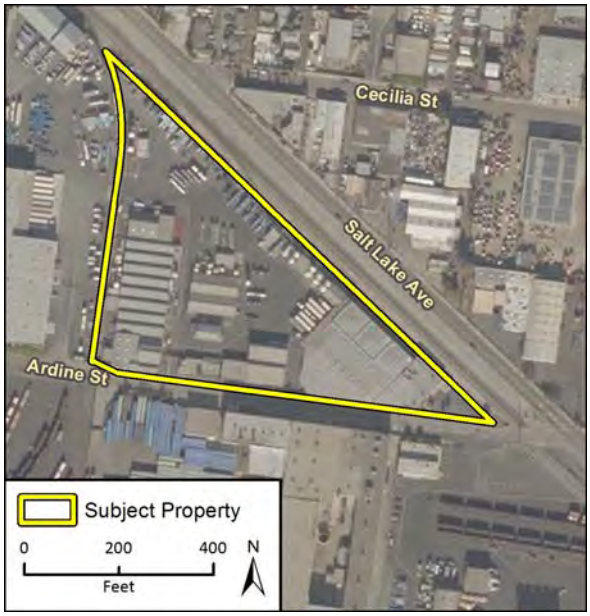
As visible in a 1927 Sanborn Fire Insurance Map and various aerials, the two parcels encompassed in the subject property were originally associated with the California Cyanide Company, an important early industrial company in South Gate. The Sanborn Fire Insurance Map labels the two buildings attached to form Building 1 as the "converter building" and "stge warehouse" where steel was stored. Another building was located on the adjoining parcel as part of this company, but it and other associated buildings were demolished sometime between 1938 and 1947. The building's occupant was not listed in the 1955 South Gate City Directory. No additional information was available on past owners or occupants associated with the subject property.

(*See Continuation Sheet page 6*)

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

Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
LSA Associates, Inc. 2018. SurveyLA Industrial Development, 1850-1980. Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources.
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.
(See Continuation Sheet page 6)

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 21, 2019



(This space reserved for official comments.)

P5a. Photo or Drawing (*Continued from Primary Record page 1):*

Figure 3. View of Buildings 2 and 3, facing east, GoogleEarth

Figure 4. View of shelter (left) and Building 4 (right) , facing south, GoogleEarth

Figure 5. View of Building 5 (left) and 6 (right)

(*See Continuation Sheet Page 5)*

P5a. Photo or Drawing (*Continued from Continuation Sheet page 4):*

Figure 6. View of Building 6

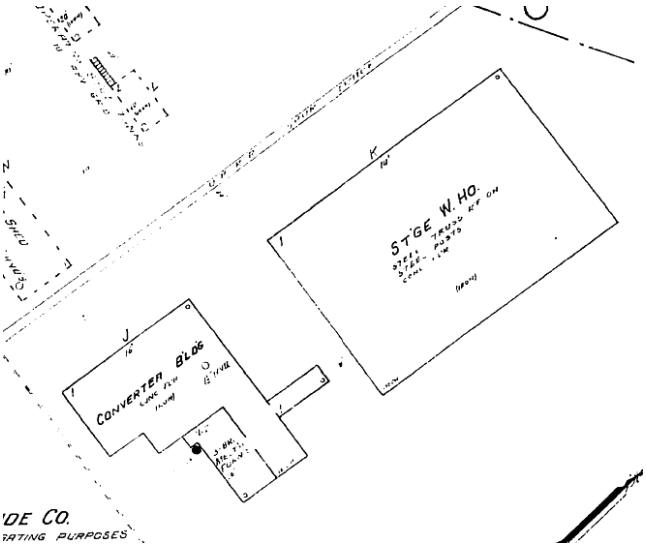


Figure 7. Building 1 (prior to addition), 1927

***P3a. Description** (*continued from Primary Record page 1*):

Building 2 is a one-story industrial building with a rectangular footprint, concrete foundation, and standing seam metal exterior. The building is defined by its double gable roof which is clad in corrugated metal. Two industrial-sized doors are situated on the west end of the building. Other façades were not visible from the public right-of-way.

Building 3 is situated just south of Building 2 and features a rectangular footprint, concrete foundation, and metal exterior. The metal gable roof features eight evenly-placed skylights that provide natural light for the workspace. A number of sliding windows appear to line the north and west facades. A metal shelter is situated along the west side of the building, but appears to be impermenant.

Building 4 is extremely utilitarian in nature and although it appears to be a non-portable building, features many of the characteristics of one with its unadorned metal exterior, flat roof, and generally storage-related function. Situate next to the shelter, Building 4 has a complex footprint and rear entrance along the northern façade.

Building 5 exhibits a sawtooth roofline similar to Building 1 but was constructed over a decade later. This building has standing seam exterior and bays with shed-style roofs with exposed rafter tails. It is partially obscured from view due to a chain link fence.

***P3a. Description** (*continued from Continuation Sheet page 5*):

Building 6 features an irregular footprint that follows the eastern parcel line. This building has concrete tilt-up constrution and a flat roof with a slight parapet. Its primary (eastern) façade is characterized by the primary entrance with an industrial steel door set beneath an unoriginal fabric awning. Two pairs of windows with metal coiling security grilles and a vehicular garage entrance are also situated along this façade. The southern façade has a projecting rectangular bay with metal vents. Buildings 1-6 appear to be in fair condition.

***B10. Significance:** (*Continued from Building, Structure, and Object Record page 3*):

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Although the property housed the California Cyanide Company, one of the earliest industrial companies in South Gate, the only extant building from this early development (Building 1) has undergone numerous alterations since that date, and all other buildings associated with the property have been demolished. For this reason, the property is not eligible for signficant associations with the California CyanideCompany and research did not indicate that the property is associated with any other important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the buildings are undistinguished industrial buildings with no discernible architectural style and are not distinguished examples of their style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

***B12. References:** (*Continued from Building, Structure, and Object Record page 3*):

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.

South Gate, City of. "History of South Gate." https://www.cityofsouthgate.org/259/History-of-South-Gate. Accessed June 2019.

Site map of 4545 Ardine Street

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 #:** 4220 Liberty Boulevard (Map Reference No. 15-025)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4220 Liberty Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-003-004

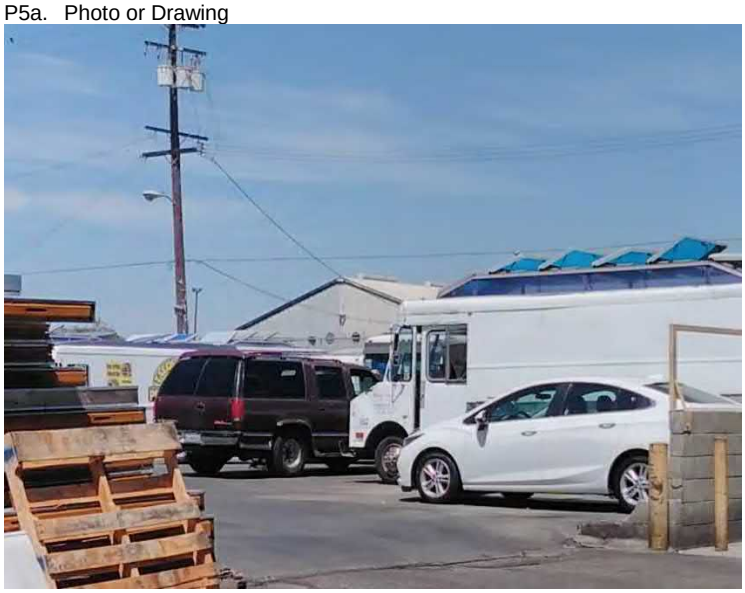
***P3a. Description:**

The subject property is a 1.5-story industrial building that is oriented east-west on its parcel. The building is not clearly visible from the public right-of-way; however, it appears utilitarian in design and features a rectangular footprint. Of steel frame construction, the building is clad in standing seam metal on a concrete foundation, capped by a metal gable roof, and a loading bay on the west elevation. Satellite imagery depict skylights along the gable roof facing south. Storage tanks surround the building and occupy much of the parcel. A standing shelter is situated to the north of the building. The building appears to be 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 east. July 2, 2019.

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

Circa 1968 (NETROnline)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 24, 2019

***P10. Survey Type:**
Intensive

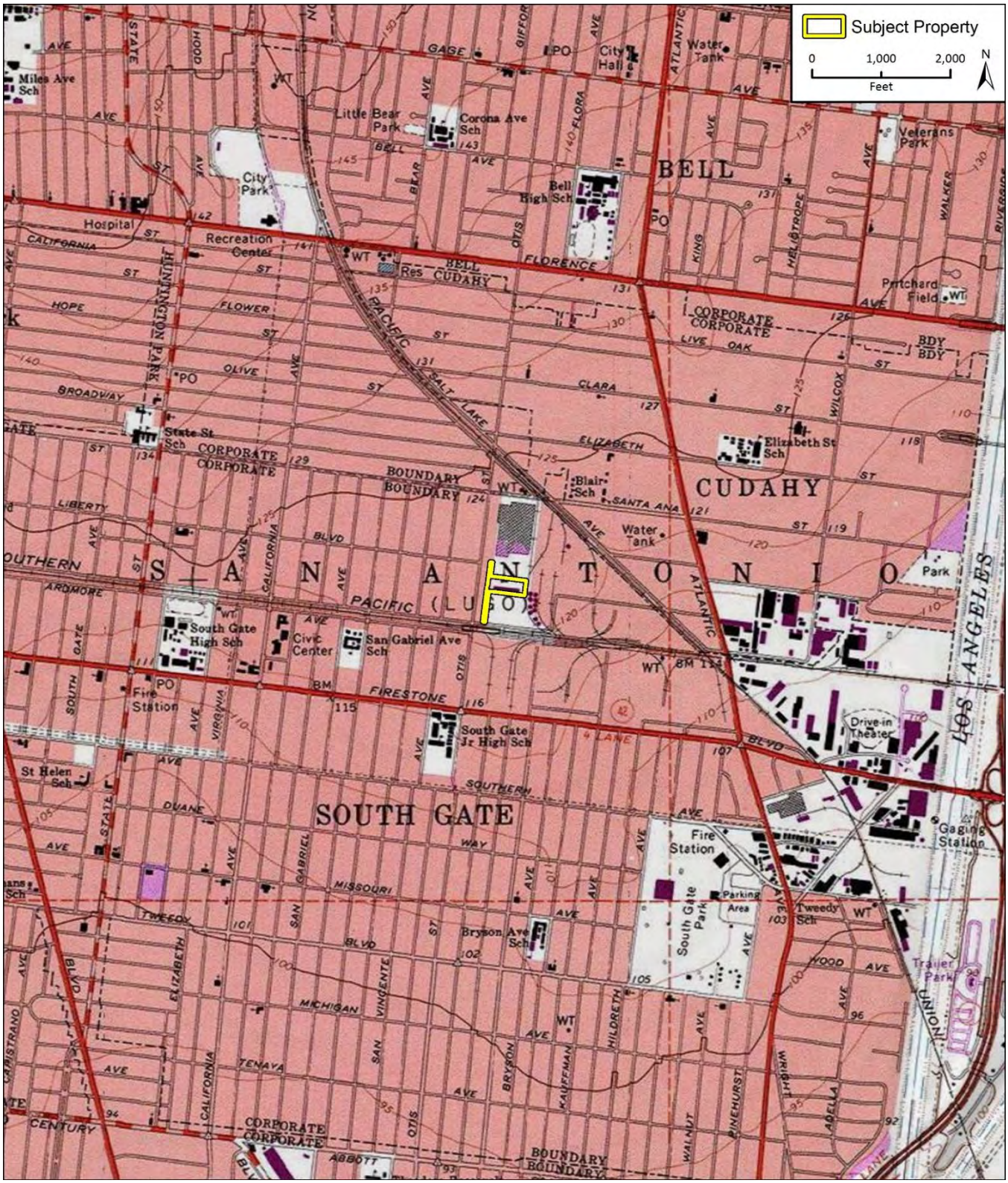
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 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 #** 4220 Liberty Boulevard (Map Reference No. 15-025)
*** 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 #** 4220 Liberty Boulevard (Map Reference No. 15-025) *** 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 historical aerials the building was constructed sometime between 1963 and 1972. (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

Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. The subject building was constructed sometime between 1963 and 1972. Research did not uncover any consequential information about the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building that is not a notable example of its style or type and does not reflect early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
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.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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 7 ***Resource Name or #:** 8401 Quartz Avenue (Map Reference No. 15-026)

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: 3S Range: 12W Section: 6 S.B.**B.M.**

c. Address: 8401 Quartz Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-003-015

***P3a. Description:**

The subject property is an industrial property at 8401 Quartz Street, which contains five buildings and various storage tanks. The parcel is entirely paved, used for industrial purposes, and has an irregular plan. Its eastern extent is roughly located at the intersection of Ardine Street and Quartz Avenue; the southern extent of the parcel is at the intersection of Quartz and Independence avenues just north of the Southern Pacific Railroad in South Gate. The north and west borders of the parcel abut other industrial properties. The five buildings on the parcel were constructed independently over time and were not planned coherently as a group. Building 1 is situated in the northern region of the property; Building 2 is located south of Building 1 and north of where Ardine Street and Quartz Avenue intersect; Buildings 3, 4, and 5 are located in a row from north to south along the extent of Quartz Avenue.

Building 1 displays a somewhat rectangular footprint and is utilitarian in function with no discernible style. The 1.5-story industrial building has a standing seam metal exterior and gable roof clad in asphalt roll roofing. Its southern façade is visible from the public right-of-way and features four loading bays; cladding between these bays is brick veneer. Security lights are located above two of the four bays.

Building 2 is a 1-story commercial building with elements of the Art Deco style. This building features an irregular, generally T-shaped footprint. Its asymmetrical façade is the result of an addition on the eastern end of the building. The front portion of the building is clad with a smooth-texture stucco exterior and is capped by a flat roof with fluting below the parapet. Raised pilasters are regularly spaced across the façade. Here, fenestration is comprised of fixed single-pane windows topped with grooved metal awnings. The primary entrance on the façade appears to be a contemporary door accessed via two concrete steps. The portions of the building that span to the north, creating the long portion of its T-shaped footprint, are not clearly visible from the public right-of-way. A grass lawn, shrubs and trees are located along the southern and eastern edges of the building. (*See Continuation Sheet page 4*)

***P3b. Resource Attributes:** HP8. Industrial Building (4); HP 6. 1-3 Story Commercial Building (1)

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

P5a. Photo or Drawing (*See Continuation Sheet page 4)*

P5b. Description of Photo:
Building 5 and tanks, camera facing northwest. May 28, 2019.

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

Various-see ***B6**

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

***P8. Recorded by:**
A. Madsen & S. Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 21, 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):

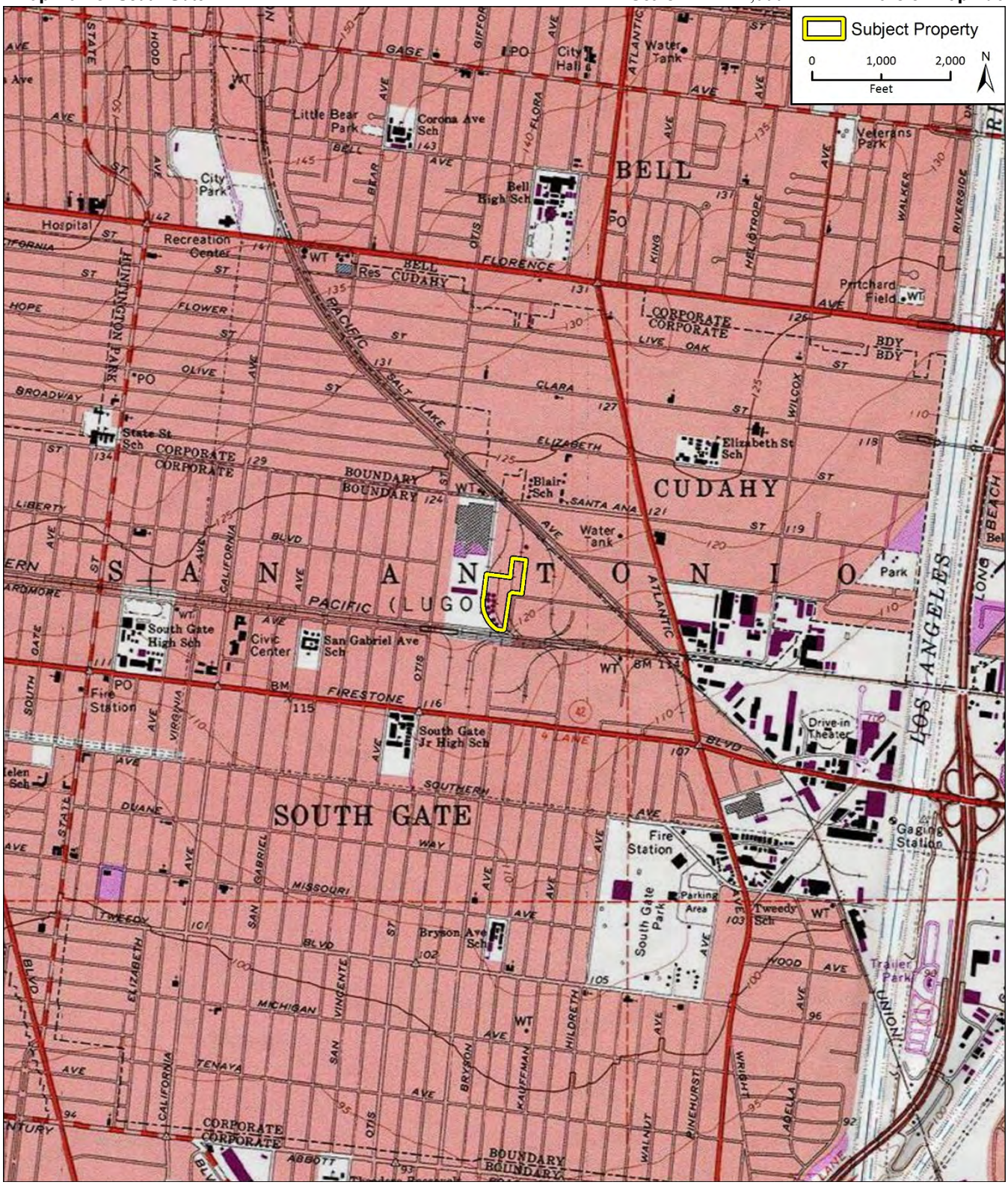
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 7 ***Resource Name or #** 8401 Quartz Avenue (Map Reference No. 15-026)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8401 Quartz Avenue (Map Reference No. 15-026) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial; Commercial B4. Present Use: Industrial; Commercial
***B5. Architectural Style:** No discernible style; Art Deco
***B6. Construction History:**
Buildings 3 and 4 were both constructed ca. 1931. Building 5 was built between 1932 and 1947 with an addition at the south end by 1956. Building 1 was constructed between 1947 and 1956. Building 2 was constructed between 1947 and 1956 with an addition built between 1956 and 1960. Tanks/structures at western edge of site built between ca. 1931 and 1956 (Los Angeles County Assessor; Netronline, various; UCSB Map & Imagery Lab, various).

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

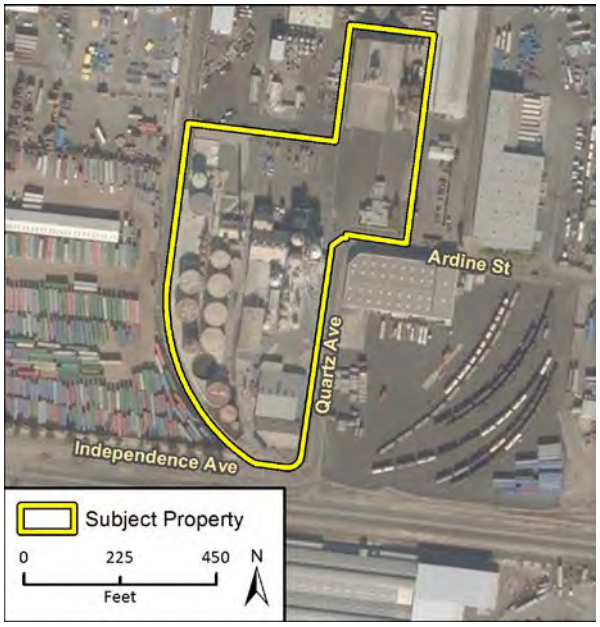
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is one of several parcels that compose the South Gate Industrial Tract. The tract was roughly bordered by Salt Lake Avenue to the north, Atlantic Avenue to the east, Firestone Boulevard to the south, and Otis Street to the west (Sanborn Fire Insurance Map; Netronline, various). Industrial development in South Gate began as early as the turn of the century. In 1904, Weiser Company Foundry was founded in the city; by 1943, the company was recognized as the world's leading manufacturer of hardware. The 1920s saw heavy development in the general area of the subject property. In 1922, A. R. Maas Chemical Company opened on Ardine near Independence Avenue. A newspaper article from 1925 boasts South Gate's industrial growth, listing the A. R. Maas Chemical Company, Bent Concrete Pipe Company, Air Reduction Company, and California Clay Products Company as all operating in the South Gate industrial tract (*Los Angeles Times* 1925). By 1929, Western Concrete Pipe Company, National Paper Products Company, and Emsco Refractories Company were added to the list of principal industries (*Los Angeles Times* 1929). (*See Continuation Sheet page 6*).

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

Haynes, Roy. *Los Angeles Times*. October 1, 1969. "Plant Shut Down; APCD Says Dust Was Marring Cars."
Independent. November 1970. "Escalated L.A. County Smog War Seen."
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."
Los Angeles Times. April l5, 1929. "City of South Gate."
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.

See continuation sheet, p. 6.

B13. Remarks:
***B14. Evaluator:** A. Madsen & S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** June 21, 2019



(This space reserved for official comments.)

P5a. Photo or Drawing (*Continued from Primary Record page 1):*

Figure 3. View of Building 1 (left) and Building 2 (right), looking north

Figure 4. View of parts of Buildings 4, 5 and tanks, looking northwest

***P3a. Description** (*continued*):

Buildings 3 and 4 are industrial buildings featuring rectangular footprints, concrete foundations, and gable roofs with corrugated metal cladding. Both buildings are utilitarian with no discernible style. Building 3 has an exterior of concrete, brick, and standing seam metal and has loading bays along its eastern façade. Winodws are mostly fixed and large vents are perched upon the roofs to provide air flow to the building. Building 4 was not visible from the public right-of-way but according to historic aerials appears to share many of the characteristics of Building 3.

Building 5 is comprised of two connected buildings that share a foundation of concrete and an exterior material of standing seam metal. The building has a double gable roof clad in corrugated metal cladding and a low bay with a shed roof along the eastern façade. Slatted vents on the roof and beneath the gables provide air flow to the building. Openings were mostly boarded at the time of the visible and the building's type of windows could no be discerned. The property is bounded by a chain link fence. Buildings 1-5 appear to be in good condition.

(*See Continuation Sheet Page 5)*

P5a. Photo or Drawing (*Continued from Continuation Sheet page 4):*

Figure 5. View of Building 4, east elevation, looking northwest

Figure 6. View of Building 2, south elevation, looking northeast

(*See Continuation Sheet Page 6)*

Site map of 8401 Quartz Avenue

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 #:** 4452 Ardine Street (Map Reference No. 15-027)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4452 Ardine Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-002-013

***P3a. Description:**

The subject property contains a single industrial building. This building is mostly one-story but features a two-story portion along the eastern façade. It is located in the northwestern extent of the parcel near the intersection of Ardine Street and Quartz Avenue. It features a rectangular footprint, concrete foundation, and flat roof with a slight parapet. Aerials evidence over two dozen skylights which are likely the main source of natural light in the building; no windows along the exterior facades were visible from the public right-of-way. The exterior appears to be concrete tilt-up construction. A single rear entrance with a flush door and concrete staircase are located along the western façade. The southern façade of the building features loading bays and faces the region of the parcel that is used for storage. The building appears to be in good condition. The surrounding parcel is paved and contains several rail spurs which enter the property from the adjacent rail line at the property's southern edge.

***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. May 28, 2019.

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

1954 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 24, 2019

***P10. Survey Type:**
Intensive

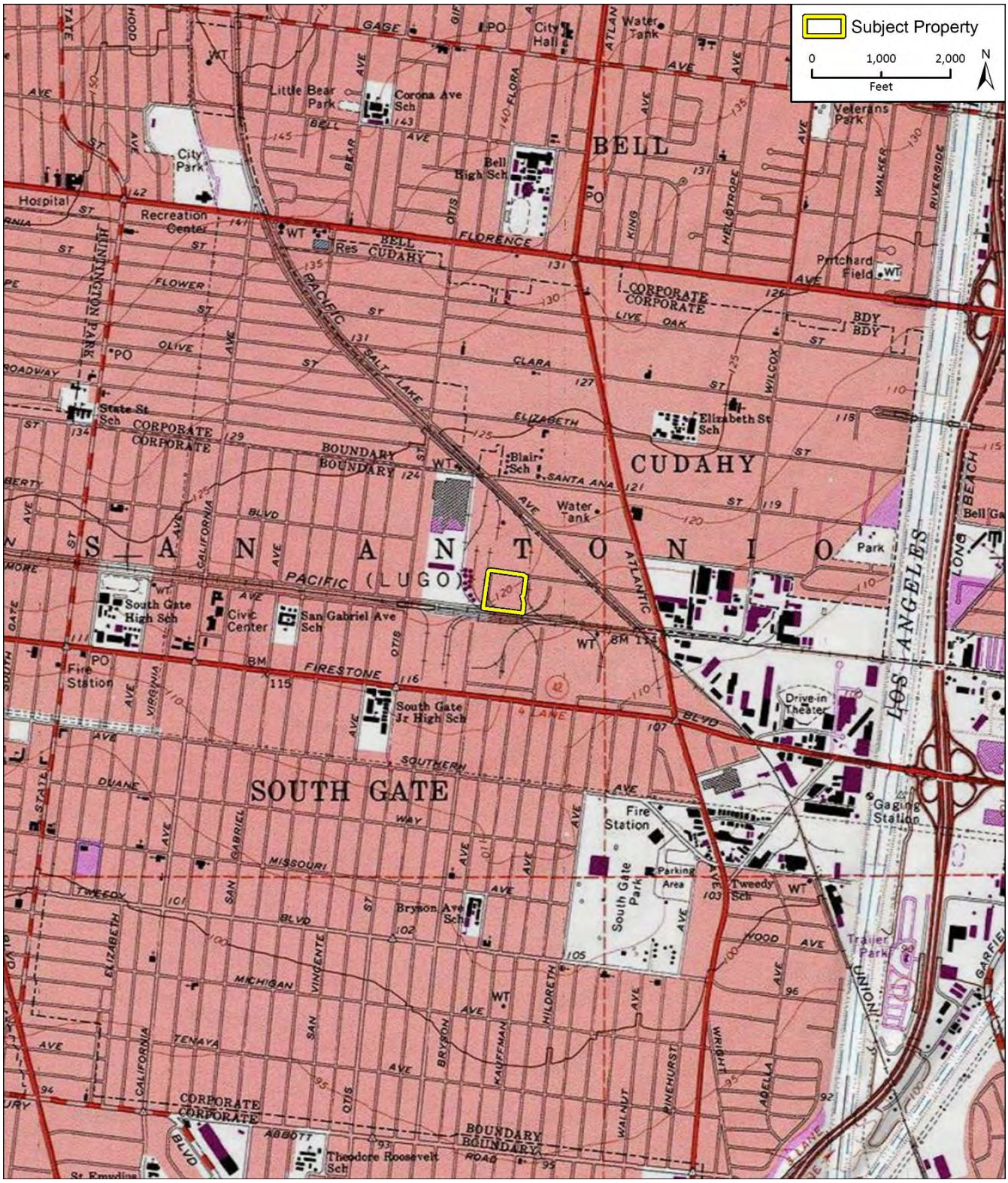
***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 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 #** 4452 Ardine Street (Map Reference No. 15-027)
*** 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 #** 4452 Ardine Street (Map Reference No. 15-027) *** 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:**

County Assessor records identify the building's dates of construction as 1954. There are no visible alterations to the building's footprint. (Los Angeles County Office of the Assessor; 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

Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. The subject property was originally developed in the 1920s as the California Cyanide Company. However, according to historical aerials, original buildings associated with the early industrial company were demolished in 2004. The subject building dates to 1956. Research did not uncover any consequential information about the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building that is not a notable example of its style or type and does not reflect early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Los Angeles Times. October 25, 1925. "South Gate Industrial Area Grows."

Los Angeles Times. April l5, 1929. "City of South Gate."

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.

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

B13. Remarks:
*** B14. Evaluator:** Alexandra Madsen, Rincon Consultants
*** Date of Evaluation:** June 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**

 ***Resource Name or #:** 4570-4610 Ardine Street (Map Reference No. 15-028)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 02S, Range 13W, Section 25 S.B.**B.M.**

c. Address: 4570-4610 Ardine Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6215-002-017, 6215-002-018, and 6215002019

***P3a. Description:**

The subject property is an industrial property used for the storage and terminating and transloading of hazardous and non-hazardous materials. It is a roughly 24-acre irregular-shaped parcel containing three buildings, various storage and tank complexes, several railroad spurs and a concrete reservoir. The secure facility is largely obscured from the public right-of-way and the following description was supplemented by satellite imagery. Situated to the north of the parcel and is accessible via Ardine Street, is a multi-tiered administrative building, which has a roughly rectangular footprint, concrete foundation, and flat roof. The building is comprised of a 2-story central body with numerous 1-story and 1.5-story bays that wrap around it. Fenestration includes aluminum sliding windows and an entrance set beneath a projecting flat roof projection along the east façade. A large swath of rock veneer cladding at the northeast corner separates the restricted access area of the building, identified by the chain link fence, from the secondary entrance along the north façade. The secondary entrance is sheltered by an angled, flat porch roof upheld by six squared columns located next to a ribbon of fixed windows. Planters of various shapes hold palm trees along this façade. The building appears to be in good condition.

Located to the south of the administrative building is what assumed to be a storage facility complex, which includes a large T-plan building, a rectangular open-air structure, and a grouping of metal storage tanks. The complex was not clearly visible from the public right-of-way, but the building appears to have an exterior of standing seam metal and a gable roof with industrial vents. The building appears to be in good condition.
(*See Continuation Sheet page 4)*

***P3b. Resource Attributes:** HP8. Industrial Building (3)

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

P5a. Photo or Drawing (*See Continuation Sheet page 4)*

P5b. Description of Photo:
Building 1, north and east elevations; camera facing south. May 28, 2019.

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

1940; 1946; 1956 (LA County Assessor)

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

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
June 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.

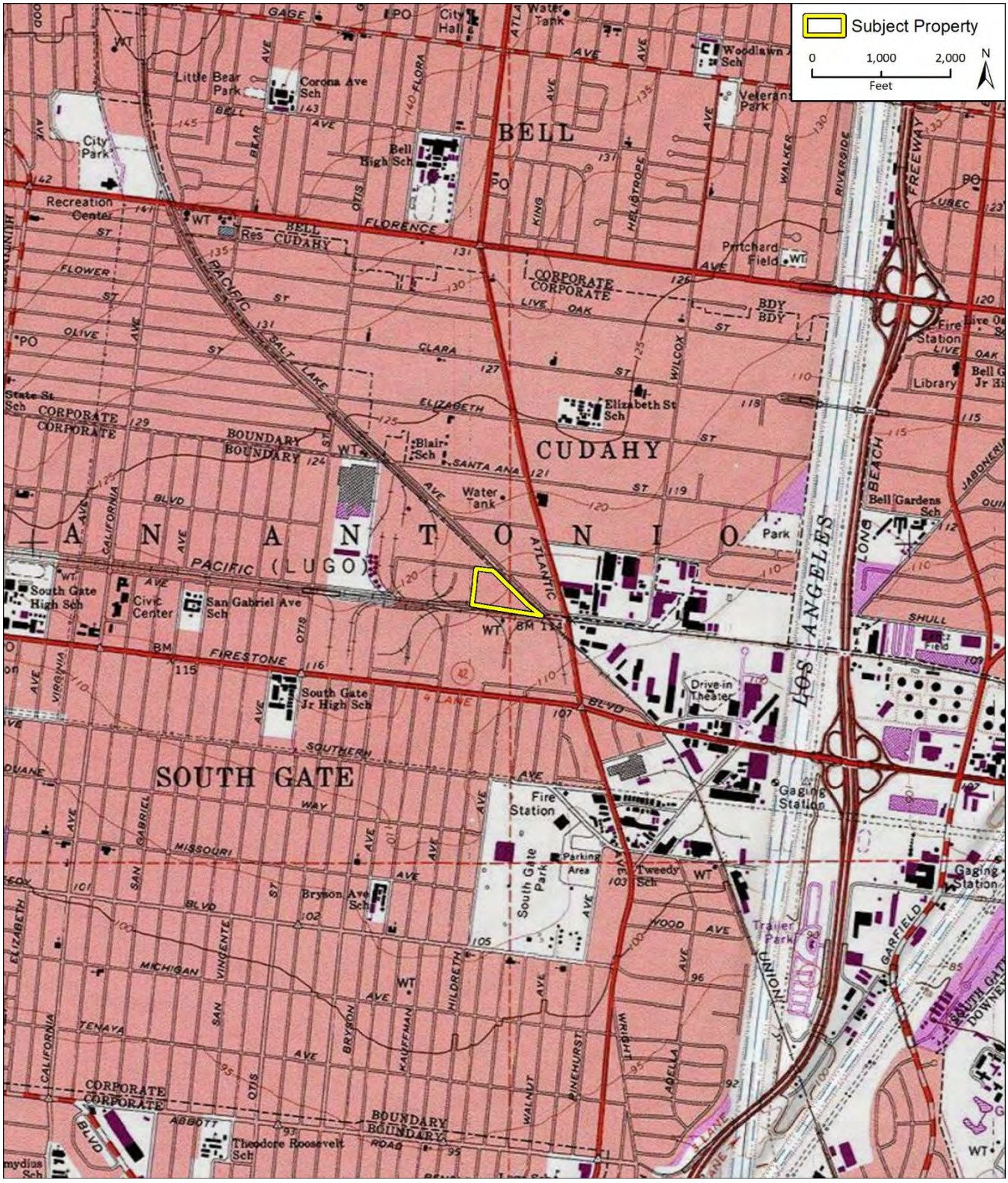
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 4570-4610 Ardine Street (Map Reference No. 15-028)
***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 #** 4570-4610 Ardine Street (Map Reference No. 15-028) ***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:** Modest International; No Discernible Style
***B6. Construction History:**

Per historic aerial photographs, the administrative building at the northern end of the property was constructed circa 1956. The storage complex to the south was initially constructed circa 1956 as well and continually expanded over the following decades. The southeastern storage buildings were constructed circa 1968 and the central tank complex circa 1998 (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

Industrial development in South Gate began as early as the turn of the century. The 1920s saw heavy development in the general area of the subject property. Industrial development continued in the 1940s and 1950s, dwindling in the 1980s. Although Sanborn fire insurance maps indicate the subject property was used for industrial purposes as early as 1927, no buildings or structures remain from this period. The current buildings date back as far as circa 1956, when the property was owned by A.R. Mass Chemical Company. The company specialized in inorganic analysis routine testing of chemicals, many of which were used in the motion picture industry. Stauffer Chemicals operated out of the buildings from 1965 to 1983 and the current owner of the property is Titan Terminal & Transport. (Los Angeles Times var.) Archival research failed to identify any additional consequential information about the property's former owners or occupants.

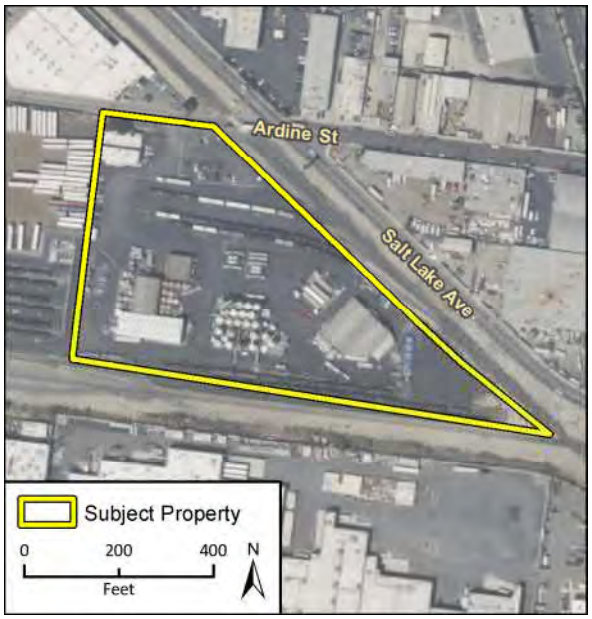
The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial property that is not a representative example of a style or type; it has been continually redeveloped and expanded and no longer reflects early industrial development in South Gate. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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: 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.
(See Continuation Sheet)

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 19, 2019

(This space reserved for official comments.)



P3a. Description: (***Continued from Primary Record page 1)***

Located at the center of the property is a storage tank complex consisting of approximately twenty five metal storage tanks. Each metal tank is approxatimely two stories tall and ten feet and diameter. A third building is situated at the southeast corner of the property. It exhibits a double gable roof and is constructed of standing seam metal. A concrete foundation and double gable roof of corrugated metal characterize the building. The gable roofs feature multiple skylights and open, ventilated gable ends that provide natural light and passive airflow to the building. Loading bays are situated along the northeast façade of the building. On the southeast corner near the railroad is a irregularly shaped concrete reservoir that is open and empty.The building appears to be in good condition. The parcel is paved and features numerous rail spurs from the rail line at the property's southern edge.

P5a. Photo or Drawing (*Continued from Primary Record page 1*)

Figure 2. View of storage facility (left) and administrative building (right)

Figure 3. View of southeastern corner of property

Figure 4. Concrete reservoir.

***B12 References** *(Continued from BSO Record page 3)*

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

Sanborn Fire Insurance Map. 1927. South Gate. Sheet 7.

South Gate City Directory. July 1955. K. I. Strand & Dean S. Woodbury. Accessed June 2019.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 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 #:** Southern Pacific Santa Ana Branch (Map Reference No. 15-029)

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 12W, Section 31 S.B.**B.M.**

c. Address: None City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-009-800 and part of 6216-009-800-801

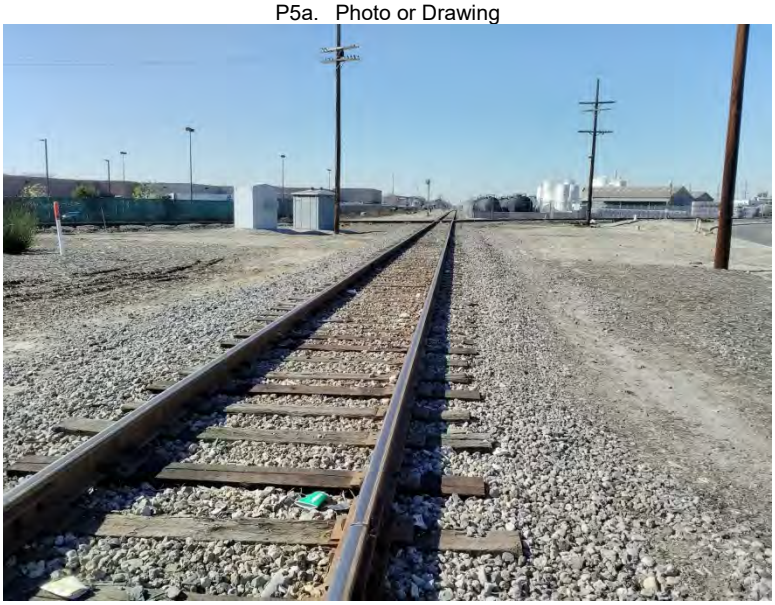
***P3a. Description:**

The subject resource is a railroad segment historically associated with the Southern Pacific Santa Ana Branch. Located at the intersection of Atlantic and Salt Lake avenues, 650-foot segment is situated in a right-of-way that measures approximately 120 feet wide. The segment consists of two parts, a single-tracked branch line that runs the full length of the segment and a 175-foot, double-tracked terminal segment of a spur. The tracks consist of pairs of metal rails laid five feet apart and anchored to wooden ties that measure approximately 7 feet across. A slight earthen berm supports the branch line tracks, while the spurs run at-grade on an asphalt-paved yard. Rock ballast covers most of the right-of-way. The line intersects the former Los Angeles Terminal Railway tracks (recorded separately) approximately 250 feet west of the Atlantic and Salt Lake intersection. Associated features found along the segment include signaling equipment.

***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 Ana Branch; camera facing west from the intersection of Salt Lake and Atlantic Avenues, South Gate.

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

1873-75 (Railswest.com 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 23, 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.

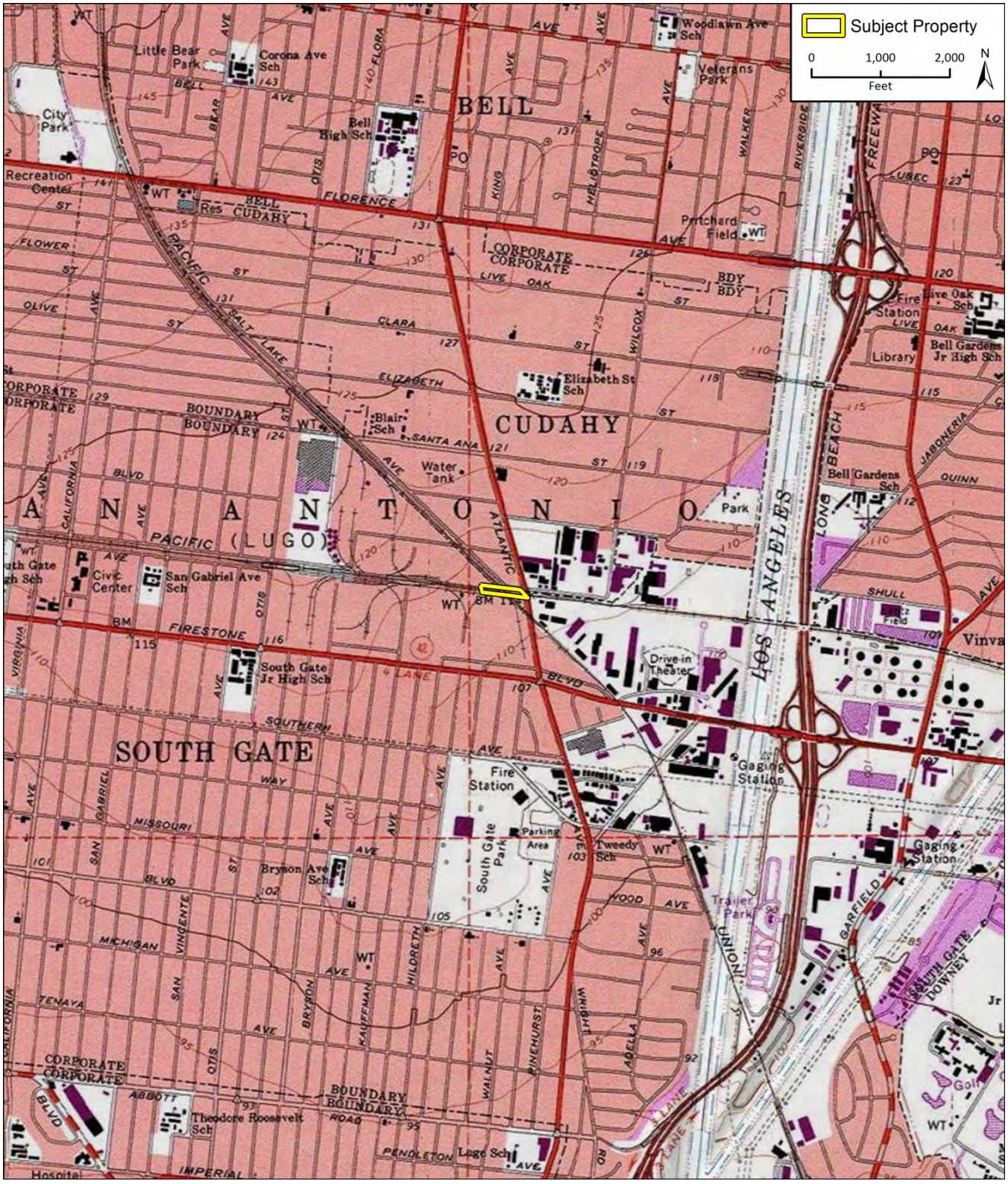
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** Southern Pacific Santa Ana Branch (Map Reference No. 15-029)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Southern Pacific Santa Ana Branch (Map Reference No. 15-029) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: Anaheim Branch
B2. Common Name: Santa Ana Branch
B3. Original Use: Railroad B4. Present Use: Railroad
***B5. Architectural Style:** N/A
***B6. Construction History:**

The subject railroad segment was built as part of the Anaheim Branch, which was constructed between 1873 and 1875.

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

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

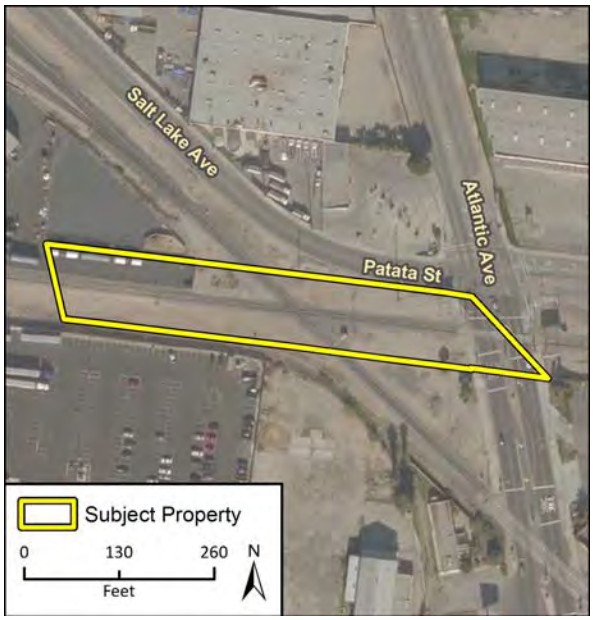
The subject resource is a 0.7-mile railroad segment historically associated with the Southern Pacific (SP) Santa Ana Branch (originally called the Anaheim Branch). Under the management of railroad magnate Collis P. Huntington, SP entered its first agreement to build a railroad in the Los Angeles region in 1873, when the company accepted a subsidy from both the City and County of Los Angeles to construct a trunk line from San Francisco to Los Angeles (Guinn 1911). Later that year, SP began work on a separate Anaheim Branch, a direct route between Los Angeles and Anaheim via the Los Angeles & San Pedro Railroad, which SP acquired as part of its subsidy package. Service on the Anaheim Branch began in January 1875 (Rails West 2018; OC History Land 2018; ACTA 1993). Demand for service in nearby Santa Ana prompted local officials to offer SP a subsidy in land and cash in exchange for an extension of the branch line. SP completed the line to Santa Ana in 1877. SP's plans to extend the branch line further south were thwarted by the opposition of local rancher James Irvine, who refused to sell his land to the railroad. As a result, Santa Ana remained the branch's southern terminus and namesake. (Rails West 2018; OC History Land 2018).

The opening of the branch line connected the farms and ranches of what would become Orange County (the county was formed as a result of its secession from Los Angeles County in 1889) to regional markets and, with completion of the Los Angeles trunk line in 1876, the transcontinental rail system. Southern Pacific maintained a monopoly on local rail transport until the late 1880s. The arrival of the Atchison, Topeka & Santa Fe Railroad in Orange County broke SP's monopoly and sparked a fierce rate war in 1886, which in turn helped to intensify an ongoing regional real estate boom and increased in-migration across much of Southern California. The spike in migration to the area subsided in 1888, following the end of the rate war and the collapse of the real estate market (Deverell 1994; Dumke 1942). (See continuation sheet.)

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

Guinn, J.M. "Pioneer Railroads of Southern California," *Annual Publication of the Historical Society of Southern California* 8 no 3 (1911): 188-192.
Deverell, William. 1994. Railroad Crossing: Californians and the Railroad, 1850-1910 (Berkeley, CA: University of California Press).
Dumke, Glenn S. "The Real Estate Boom of 1887 in Southern California." *Pacific Historical Review* 11 no 4 (Dec. 1942): 425-438
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
OC Historyland. "Southern Pacific—Orange County's First Railroad," https://www.ochistoryland.com/sprr/. Accessed Dec. 2018.
Rails West. "Railroad Beginnings in California." http://www.railswest.com/history/californiabeginnings.html. Accessed Dec. 2018.
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 14, 2018



(This space reserved for official comments.)

B10. Significance (continued):

USGS topographical maps and historic aerial photographs suggest the areas immediately north and south of the subject rail segment were industrialized and connected to the Santa Ana by several spurs by the mid-1930s. Historic aerial photographs also reveal the alignment in along the subject segment has remained substantially the same since then, though spurs have been added and removed at some locations in the intervening years (UCSB 2011; NETROnline 2018). In 1996, SP and Union Pacific (UP) merged, and the rail line was formally incorporated into the UP system. Historic aerial imagery indicates that, by 2005, the line was partially disconnected from its connection to central Los Angeles along what was historically the SP San Pedro Branch (NETROnline 2018).

The subject property is not recommended eligible for listing in the National or California Registers or for local designation. The Santa Ana Branch's alignment was altered with its partial disconnection from the San Pedro Branch; it does not retain sufficient integrity to convey any potential important historical associations. Although the Santa Ana Branch played a role in the regional development of Southern California in the late 19th century, archival research did not suggest its role in that process was singularly important. As a branch line, it was characteristically secondary to more important lines, such as the SP trunk line connecting San Francisco and Los Angeles. Therefore, the Santa Ana Branch is not strongly associated with any important events significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criterion A; CRHR Criterion 1; South Gate Criteria A/B/C).

Research conducted for this evaluation also failed to identify any direct associations between the subject resource and individuals who made significant contributions to local, regional, state, or national history (NRHP Criterion B; CRHR Criterion 2; South Gate Criteria A/F). The subject rail segment represents an ordinary and ubiquitous type of 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and does not represent an established visual feature of the community (South Gate Criteria H/I). 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.

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 #:** 8437 Atlantic Avenue (Map Reference No. 15-030)

P1. Other Identifier: Roche Fuel Stop

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 12W Section: 31 S.B.**B.M.**

c. Address: 8437 Atlantic Avenue City: Cudahy Zip: 90201

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

e. Other Locational Data: **APN:** 6224-036-006

***P3a. Description:**

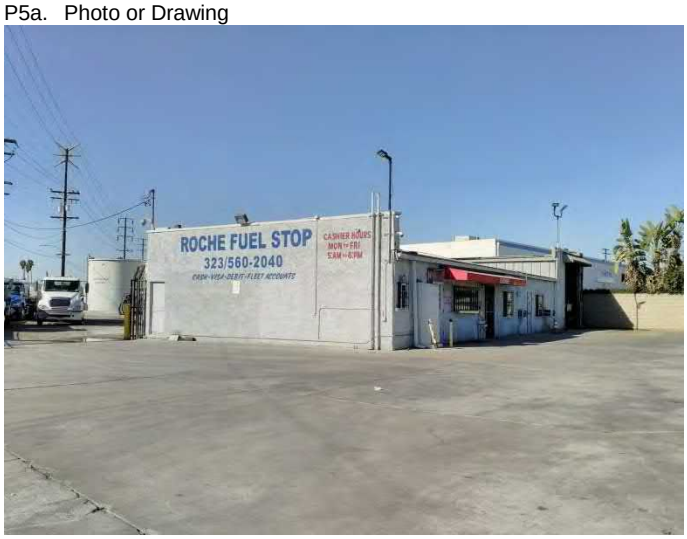
The subject property is an irregularly shaped parcel located at the intersection of Atlantic and Salt Lake Avenues in Cudahy. The entirely paved parcel includes one commercial building and several structures that currently function as Roche Fuel Stop. The rectangular-planned, single-story commercial building is located centrally on the large parcel. It features stucco-clad walls and vinyl windows covered with security grates. The building is capped with a shed roof covered with metal panels; a parapet extends upwards over the south elevation. At the building's north end a large drive-through bay appears to have been added. Additional alterations include the replacement of original windows, doors, and roofing material.

Several gas pumps are located in the eastern portion of the parcel. To the west, a fenced area contains several large metal fuel storage tanks. 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:
South and east elevations; northwest-facing.

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

1940 (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:** January 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):

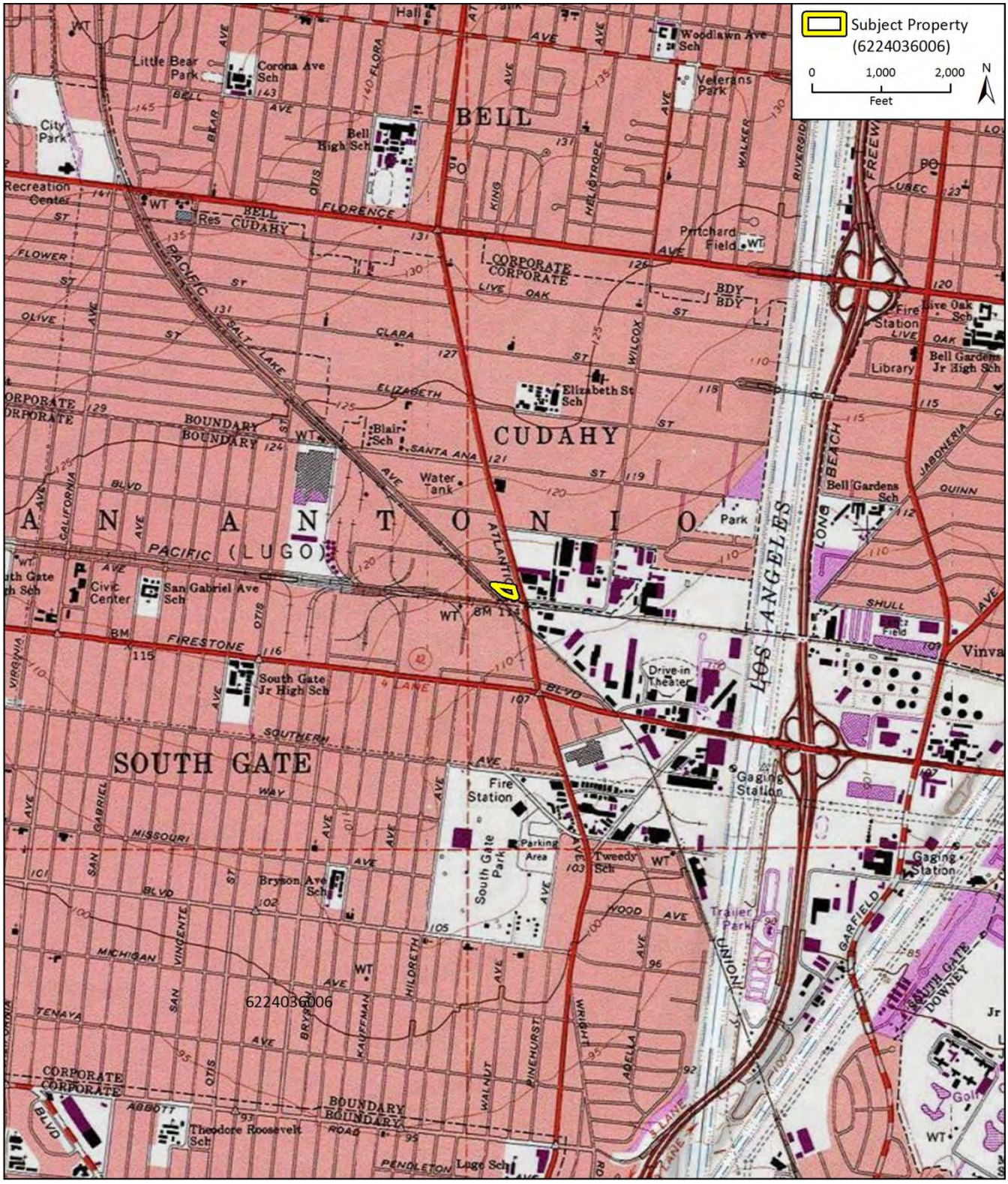
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3
*** Map Name:** *South Gate*

*** Resource Name or #** 8437 Atlantic Avenue (Map Reference No. 15-030)
*** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8437 Atlantic Avenue (Map Reference No. 15-030) *** NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial (fuel stop)
*** B5. Architectural Style:** Utilitarian
*** B6. Construction History:**

The building on the subject parcel was constructed in 1940. A 1950 Sanborn Fire Insurance Map indicates that, at that time, the subject property included three buildings, two of which have since been removed. By 1950, the fuel tank storage area had already been established and the current building was being used as an auto garage and office, a large L-planned restaurant located to its east (ProQuest 1950). Visual observation indicates that an addition has been added to the building's north elevation; original windows and door appear to 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 currently operates as Roche Fuel Stop. It includes a simple commercial building located centrally and a collection of fuel storage tanks in addition to several fuel pumps. Although the original use of the property is unverified, by 1950 it included several buildings including a restaurant known as the Sundown (no longer extant) (Newspapers.com 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 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 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. "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 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 November 2018.

B13. Remarks: N/A
*** B14. Evaluator:** Rachel Perzel, Rincon Consultants
*** Date of Evaluation:** November 28, 2018

(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 #: 7810 Otis Avenue (Map Reference No. 15-031)

P1. Other Identifier:

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

***b. USGS 7.5' Quad: Date:** Township 02S, Range 13W, Section 25 S.B. **B.M.**
c. Address: 7810 Otis Avenue City: Cudahy Zip: 90201
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: **APN**: 622-503-1908

***P3a. Description:**

The subject property is a one-story community building between Elizabeth Street and Clara Street with its primary, or west elevation, fronting Otis Avenue. The property is located adjacent to Lugo Park and houses the Lugo Park Community Center. Constructed in no discernible style, the one-story building is comprised of two portions, joined at the south end by a hyphen corridor. It rests on a rectangular concrete foundation and features a stucco exterior with a flat roof with an overhang along the building's western portion.. The building's main entrance is a paired glass door flanked with sidelights and is accessed by a ramp and stairs. A second set of steps provides access to a secondary entrance north of the main entry with metal framed glass door. The primary elevation features a combination of multi-light steel sash and fixed transom windows .The south elevation that fronts Elizabeth Street has a single aluminum door topped with a stucco overhang, a masonry enclosure that projects from the elevation, and four garage bay openings at the ground level. The north elevation is composed of the two building portions with the west portion of the building punctuated by multi-light windows and a recessed door between dual three-by-three steel-sash windows. The east elevation has a central entry providing access from the adjacent park. Landscaping is mostly concentrated along the public right-of-way and features shrubs and mature trees. The commercial hardscaping consists of asphalt concrete and surface parking lots enclosed with metal fences. The property is 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:
North and west elevations, camera facing southeast.

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

Circa 1962, with a 1972 addition (Los Angeles County Office of the Assessor 2022; UCSB 1972)

***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:**
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.

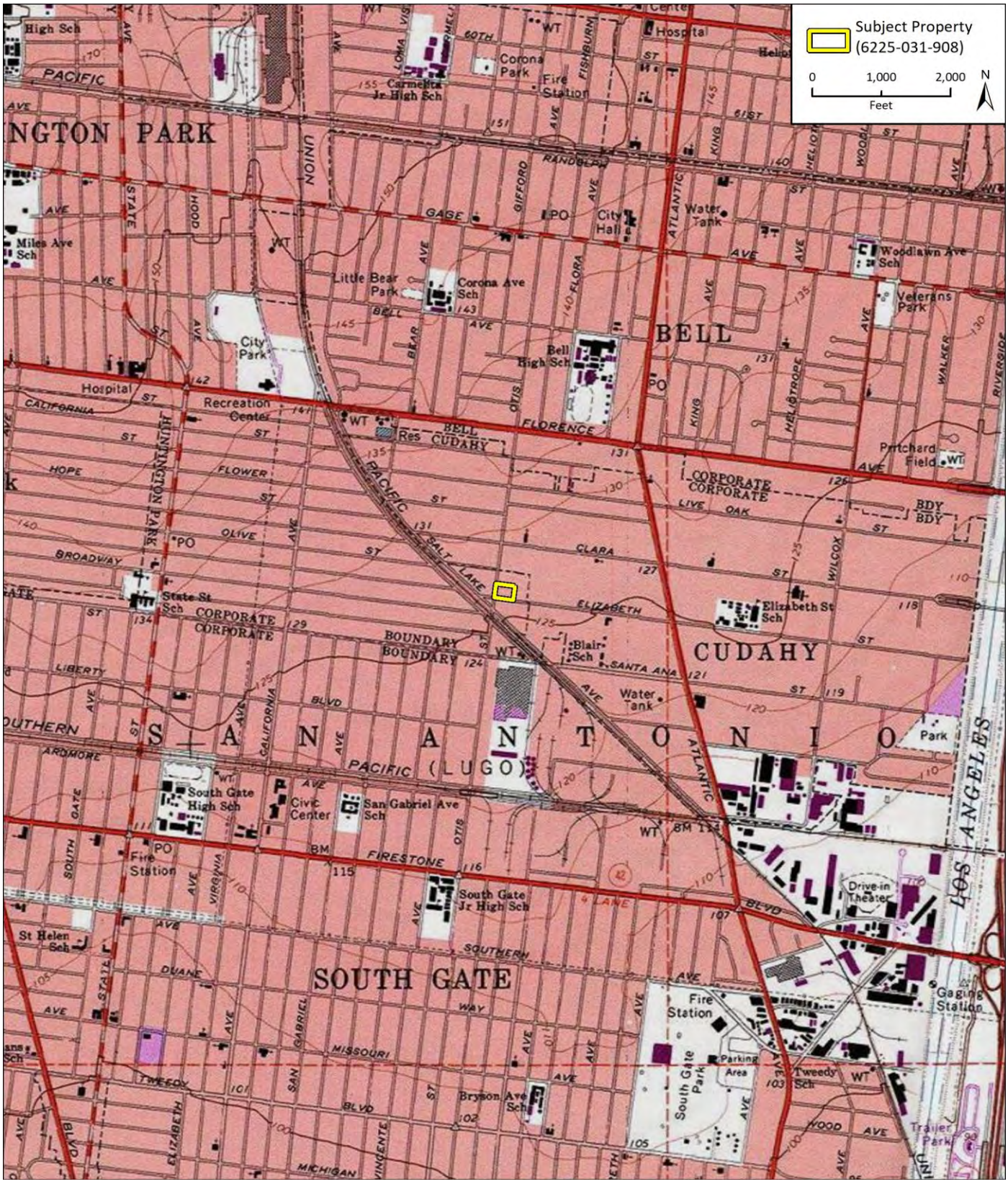
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

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

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 4 ***Resource Name or #:** 7810 Otis Avenue (Map Reference No. 15-031
***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 #** 7810 Otis Avenue (Map Reference No. 15-031)

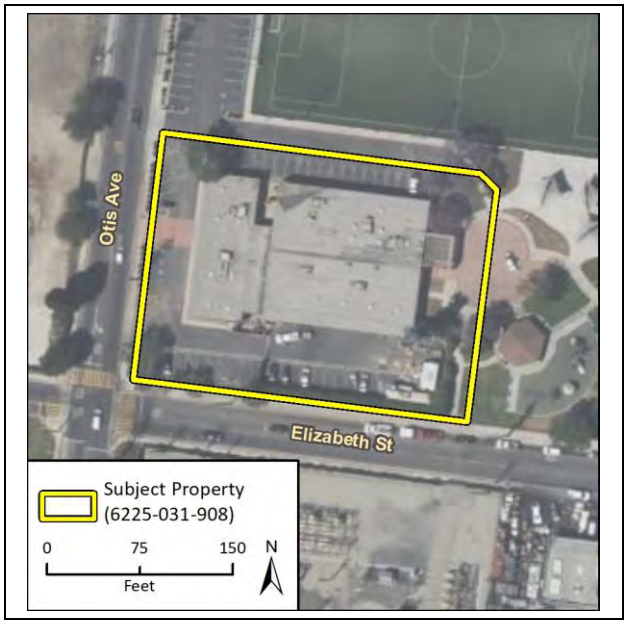
B1. Historic Name:
B2. Common Name: 7810 Otis Avenue, Cudahy CA
B3. Original Use: IndustrialB4. Present Use: Recreation
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The property's permanent components were constructed circa 1962, and the buildings were joined with a building corridor in 1972 (NETR Online 2022; USCB 1972).
***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 former industrial building constructed circa 1962 and subsequently converted to a community center (Harris and Gomez 1989). Historic aerials in 1962 show that the subject property had two primary buildings located in the center of the parcel and were conjoined by a small building corridor. By 1972, the buildings were renovated with a larger building corridor and had reached its present form (UCSB 1972). Research for this evaluation found the property was described as a "large industrial building" as recently as 1989, but found no information pertaining to specific industrial occupants (Harris and Gomez 1989). The current occupant, Lugo Park Community Center, has operated from this location since its establishment in 1994. A review of Sanborn Maps, ancestry.com, newspapers.com, the California Digital Newspaper Collection, and Los Angeles city directories, uncovered no additional information of consequence pertaining to the subject property or its previous owners and 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 persons or events significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property is a relatively ordinary example of an institutional 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 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: (List attributes and codes) N/A
***B12. References:**
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed August 2022.
Harris, Lee and James Gomez. 1989. "Group's Bingo Plan Put on Hold," Los Angeles Times January 15, 1989. www.newspapers.com, accessed September 14, 2022.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed August 2022.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). August 2022.
Los Angeles, County: Los Angeles Public Library, ProQuest Digistal Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed August 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.
See continuation sheet, p. 4.



B13. Remarks:
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** September 12, 2022

(This space reserved for official comments.)

B12. References (continued):

Archived editions of the *Los Angeles Times* (Los Angeles, California). Accessed at Newspapers.com. October 2022.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com, Historical Newspapers from 1700s-2000s - Newspapers.com Accessed August 2022.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed September 2022.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S; 3CS

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

 ***Resource Name or #:** SCE Cudahy Substation (Map Reference No. 15-032)

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: 2S Range: 13W Section: 25 S.B.**B.M.**

c. Address: near 7950 Salt Lake Avenue City: Cudahy Zip: 90255

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

e. Other Locational Data: **APN:** 6224-007-801 and 6224-007-800

***P3a. Description:**

The subject property is a trapezoidal parcel consisting of two adjacent parcels located between Salt Lake Avenue and Elizabeth Street, east of the intersection with Otis Avenue, in Cudahy. Owned by Southern California Edison (SCE), the property functions as the Cudahy Substation. Included on the fenced property are standard components of an electrical substation, including the main and secondary substation buildings and banks of transformers near the north, south, and east boundaries of the property.

The main building, what SCE describes as substation typology classification Civic-Library 3, was designed in the Classical Revival Style, with elements of Renaissance Revival and Mediterranean Revival architecture. Built in 1928, the single-story, rectangular planned building sits on a reinforced concrete slab and culminates in a hipped, barrel-tile-clad roof. Walls are sheathed in brick, which is laid in various patterns, including relatively intricate ornamental work beneath the eaves. Located on the south elevation, the slightly projecting entrance consists of an arched doorway. Due to limited visibility, the door type was not observed. The door is accessed by straight concrete steps. Windows throughout the building are also arched and appear to have been filled with a solid material of some sort. Signage above the entrance reads "SOUTHERN CALIFORNIA EDISON COMPANY."

Constructed in 1995, the secondary building is utilitarian in design, featuring a rectangular plan, flat roof, and exposed structural concrete-block walls. Entrances are on the east and west elevations, and each consist of a single symmetrically placed glazed wood door underneath a flat porch roof. The only window visible from the public right-of-way is on the east elevation and features a 1-over-1 sash.

Although the majority of the property is asphalt-paved, west end of the property, fronting Otis Avenue, is planted with a lawn and hedges. A mature tree stands near the main building's southeast corner.

***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:
South elevation of main building; camera facing north.

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

Main building and substation: 1928; secondary building: 1995 (SCE 2015; L.A. County Assessor 2022)

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

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

***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.

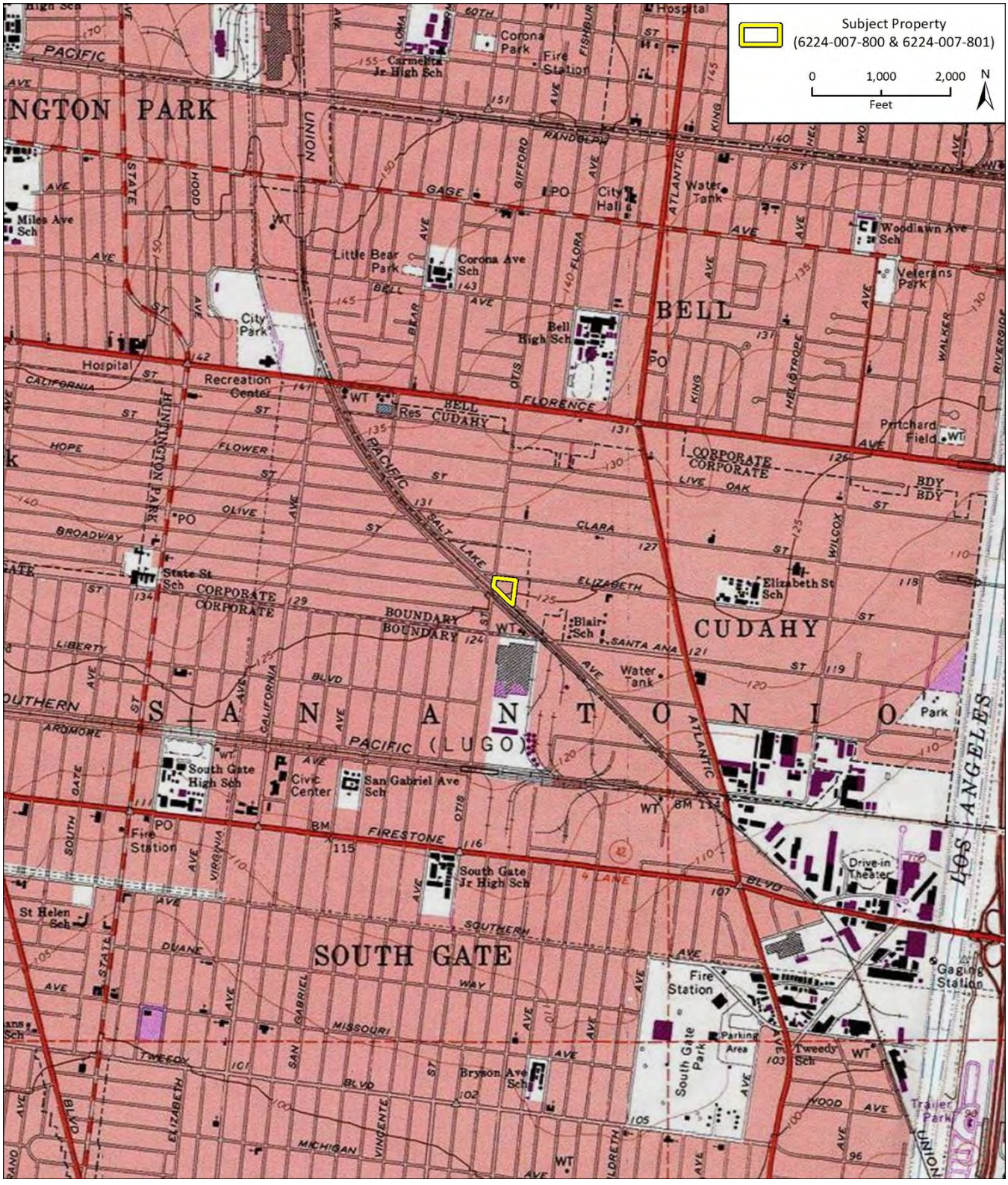
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** SCE Cudahy Substation (Map Reference No. 15-032)
***Map Name:** *South Gate, CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** SCE Cudahy Substation (Map Reference No. 15-032) ***NRHP Status Code 3S; 3CS**

B1. Historic Name: Cudahy Substation
B2. Common Name: Cudahy Substation
B3. Original Use: Electrical utility B4. Present Use: Electrical utility
***B5. Architectural Style:** Classical Revival

***B6. Construction History:**

SCE constructed and put into service the Cudahy Substation in 1928 (SCE 2015). As depicted in historical site photographs, the property historically consisted of the main building, an operator's cottage and detached garage, and electrical equipment in the switchyard (Calisphere 1941). Historical aerial photographs show operator's cottage and garage were removed from the property by 1954 (ProQuest 1951; NETROnline 2022). In 1957, SCE made upgrades to the exterior electrical equipment, including a doubling of the number of oil circuit breakers on the switchrack (South Gate Press 1957). Although assessor data identifies the construction date of the secondary building as 1995, historical aerial photographs show there was a building with a similar footprint at the same location by 1965 (L.A. County Assessor 2002; NETROnline 2022).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Southern California Edison Company b. Builder: Southern California Edison Company
***B10. Significance: Theme** SCE Programmatic Architecture **Area** Southern California/Cudahy **Period of Significance** 1928
Property Type Electrical Substation-Electric Power Conveyance System **Applicable Criteria** C/3

The Cudahy Substation is recommended eligible for listing in the National Register of Historical Place and the California Register of Historical Resources under Criteria C/3 as an intact example of an SCE substation building. This recommendation is based on evaluation standards in the Historic-Era Electrical Infrastructure Management Program, which indicate the building was designed and constructed within the scope of the company's programmatic architecture program during the associated period of construction substations (pre-1949; SCE 2005). It is identifiable in its relation to SCE as a civic type-library 2 model substation building, of which three are extant (Cudahy, Santa Fe Springs, and Signal Hill). Characteristic of a civic type-library 2 model substation building, it was designed in a version of the Classical Revival style with a concrete base, brick walls, and a tile-clad roof. It retains all seven aspects of integrity and additionally has retained consistency in its use as a substation building since the time of its construction.

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

Calisphere. 1941. "Cudahy Substation," https://calisphere.org/item/464292ff24d424b2d550d49b359c46ef/. Accessed August 2022.

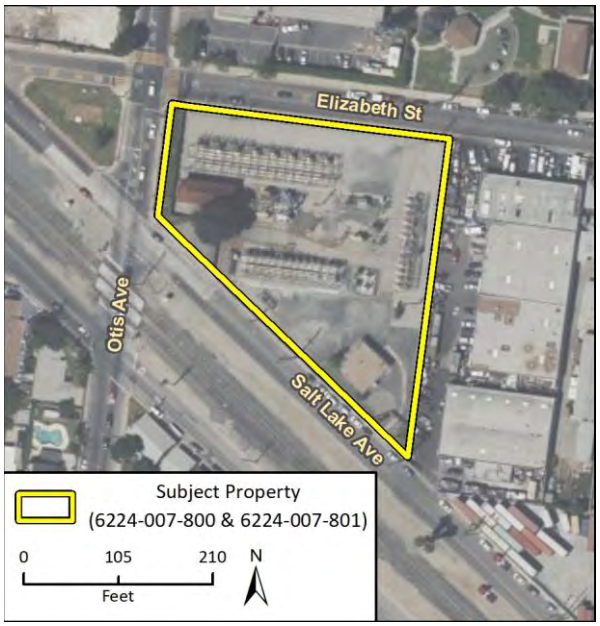
NETROnline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed 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 August 2022.

See continuation sheet, p. 4.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** September 8, 2022



(This space reserved for official comments.)

B12. References (continued):

South Gate Press. 1957. "Substations to Improve Power Output in Area," August 8. Newspapers.com, accessed August 2022.

Southern California Edison Company (SCE). Historic-Era Electrical Infrastructure Management Program. Prepared by SCE, Urbana Preservation & Planning, LLC, and Pacific Legacy, Inc. August 2005.

Photographs:

Secondary building, south and west elevations, 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 #:** 4620 Ardine Street (Map Reference No. 15-033)

P1. Other Identifier: N/A

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

***b. USGS 7.5' Quad:** *South Gate, CA* **Date:**1966 Township 02S, Range 12W, Section 31 & Township 02S, Range 13W, Section 36 S.B..**B.M.**

c. Address: 4620 Ardine St. City: Cudahy Zip: 90201

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: **APN**: 622-403-6004

***P3a. Description:**

The subject property is a one-story commercial, industrial building situated between Ardine Street and Salt Lake Avenue, with its primary, or southwest elevation, fronting Salt Lake Avenue. The property, which currently houses Axel's Meat Company and Quality Meats, rests on a rectangular concrete foundation and features a painted concrete block exterior façade and is capped with a concrete flat roof. The building's main entrance comprised of a solid aluminum-framed door, which is accessed by a ramp and is topped with a blue vinyl fabric awning. The primary elevation continues with six garages bays. The building's north elevation fronts Ardine Street and is devoid of openings or ornamentation with the exception of five evenly spaced rectangular steel multi-lite sash windows at the building east end. The property's commercial landscape consists of asphalt concrete and surface parking areas enclosed by a barbed wire fence. The property is in good condition overall.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building, HP8. Industrial building, HP39. Other

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

P5a. Photo or Drawing

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

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1955 (Los Angeles County Assessor 2022)

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

***P8. Recorded by:**
Shelby Stepper
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
August 7, 2022

***P10. Survey Type:**
Intensive

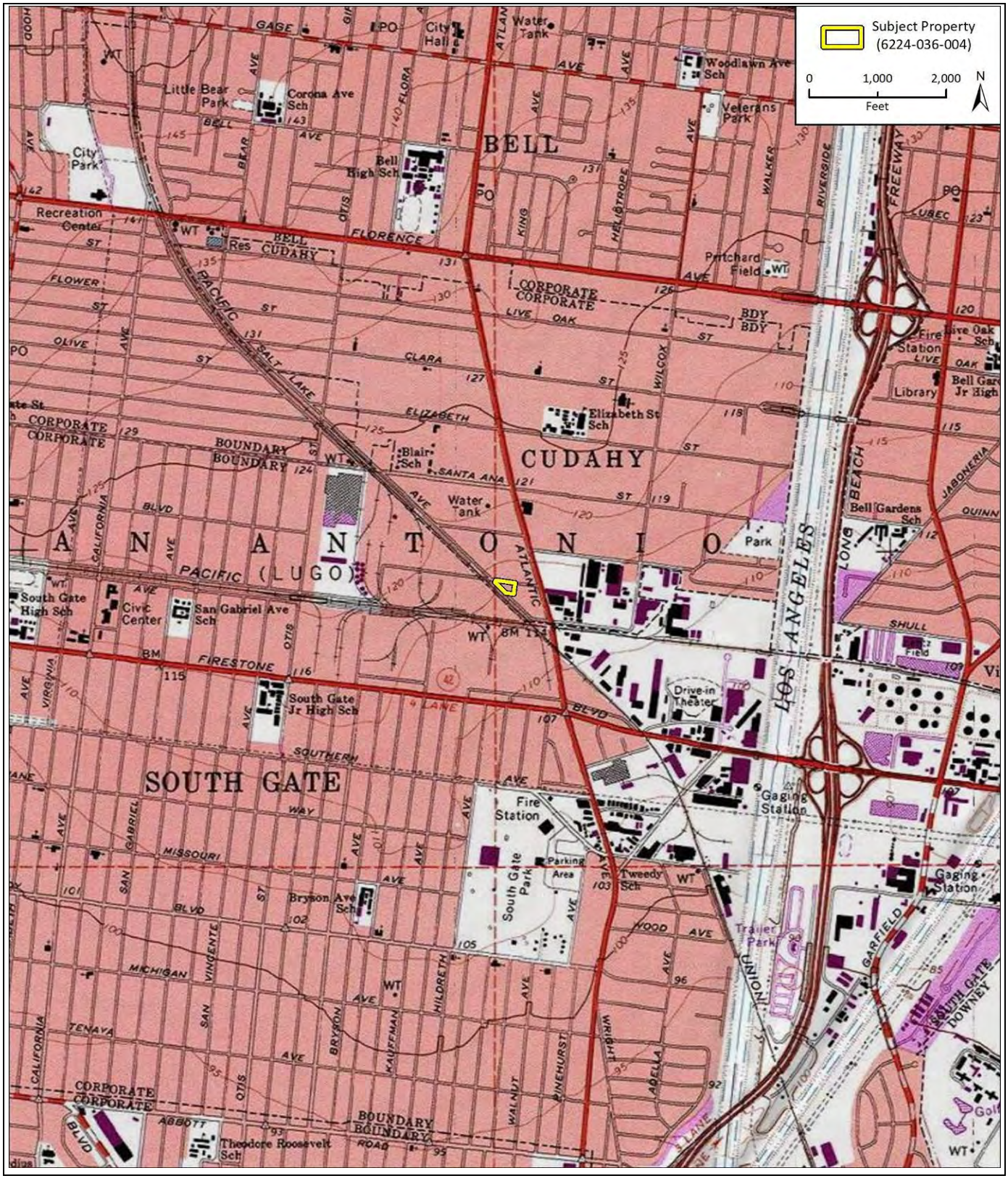
***P11. Report Citation:**

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 — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

Page 2 **of** 3 ***Resource Name or #:** 4620 Ardine Street (Map Reference No. 15-033)
***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 #** 4620 Ardine Street (Map Reference No. 15-033)

B1. Historic Name: N/A
B2. Common Name: 4620 Ardine Street
B3. Original Use: Commercial/industrial
B4. Present Use: Commercial/industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The property's permanent components were constructed in 1955 (Los Angeles County Assessor 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 consists of a commercial building constructed in 1955 (Los Angeles County 2022). A 1963 aerial photograph indicates the commercial building reached its present form and has remained largely unchanged since that time (NETR Online 2018) The property appears to have housed a number of light industrial and commercial uses since its initial construction. The current occupant, Quality Meat Company, Inc has operated from this location since its founding in 2001. A review of Sanborn Maps, Ancestry.com, Newspapers.com, California Digital Newspaper Collection (CDNC), and Los Angeles city directories, uncovered no additional information of consequence pertaining to the subject property or its previous owners and 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 persons or events significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property is a relatively ordinary example of an 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). 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:**

Quality Meat Company, Inc. Quality Meat Company, Inc. in Cudahy, CA - (323) 562-3292 - Profile (buzzfile.com) Accessed August 2022
Los Angeles Times (Los Angeles, California). Newspapers.com
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed August 2022.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). August 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.
Newspapers.com, Historical Newspapers from 1700s-2000s - Newspapers.com Accessed August 2022.
FrameFinderUCSB Library FrameFinder (ucsb.edu). Accessed September 2022.
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed August 2022.
Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed August 2022

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** September 12, 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 #:** 8644 Atlantic Avenue (Map Reference No. 16-001)

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: 12W Section: 31 S.B. **B.M.**

c. Address: 8644 Atlantic Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-040

***P3a. Description:**

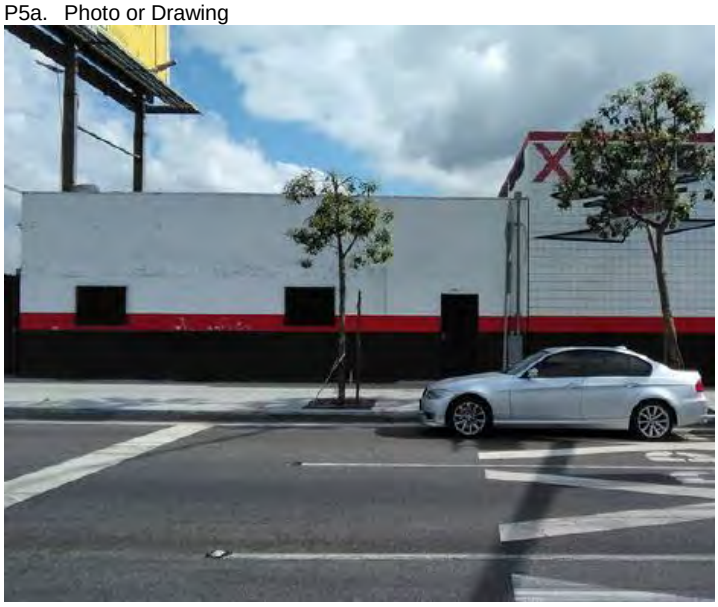
The subject property is a triangular parcel located at the intersection of South Atlantic Avenue and the Union Pacific Railroad corridor in South Gate. The parcel includes one building at the front (west) of the property and an ancillary structure to its rear, along the railroad corridor. The building, currently operating as a restaurant and cocktail lounge, was constructed in 1957. The single-story, trapezoidal-planned building exhibits no discernable architectural style. It features stucco-clad walls and aluminum windows. It is topped with a flat roof.

Situated to the immediate north of the building is a paved work yard, enclosed with a tall metal rail fence. A rectangular-planned corrugated metal shade structure lines the northeastern property line, along the railroad corridor. 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:
West elevation; east-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:**
January 8, 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

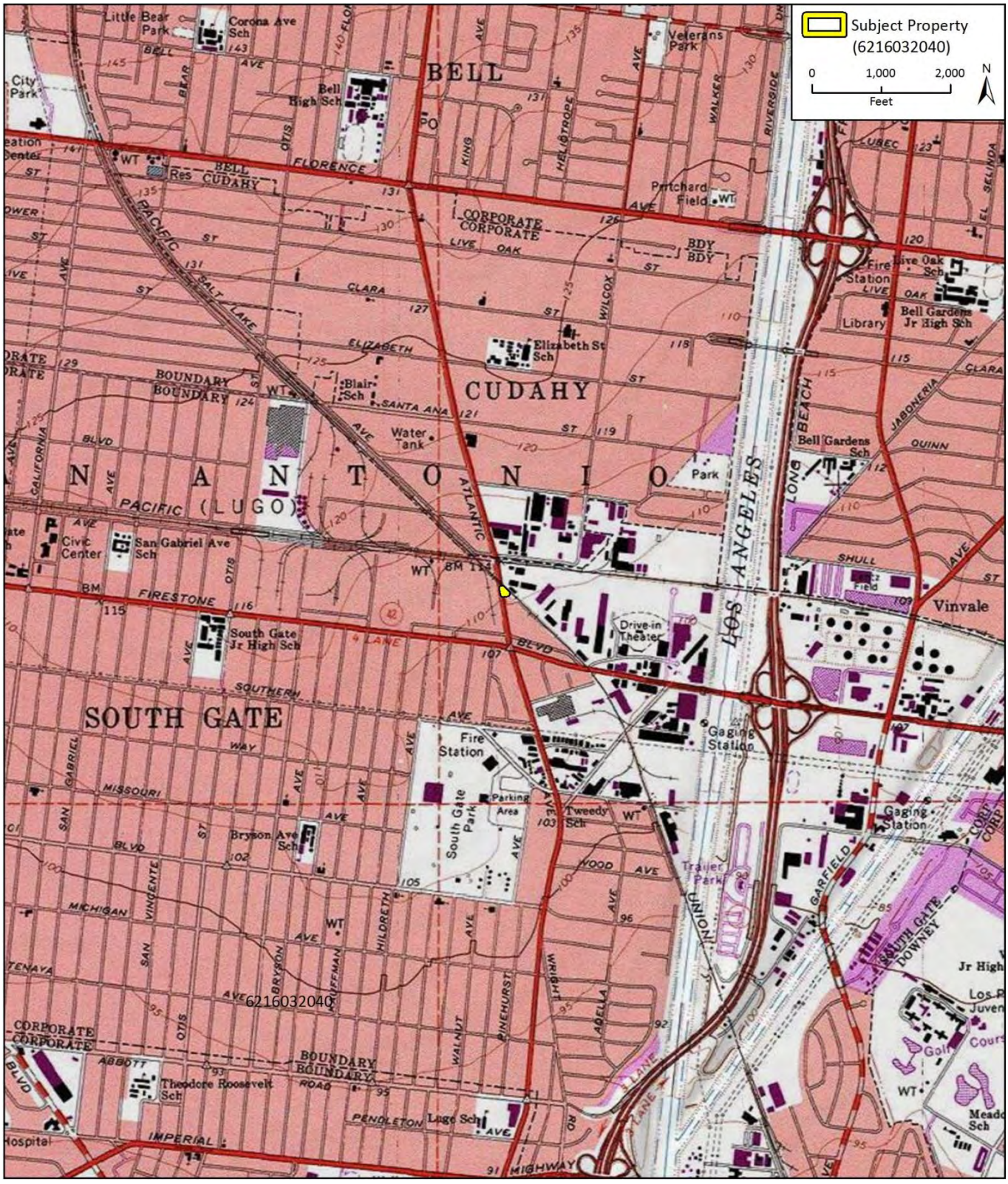
Page 2 **of** 3

*** Resource Name or #** 8644 Atlantic Avenue (Map Reference No. 16-001)

*** Map Name:** *South Gate*

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

***Date of map:** 1981



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8644 Atlantic Avenue (Map Reference No. 16-001) *** 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:** No discernable style
*** B6. Construction History:**

The building was constructed in 1957 (Los Angeles County Office of the Assessor 2018). The building does not exhibit any major 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** Commercial Development **Area** South Gate
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is consists of a large paved parcel that includes one commercial building, constructed in 1957, and an ancillary structure to its rear. Archival research indicates that the property has been used as a bar for at least the last three decades (Newspapers.com 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 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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.

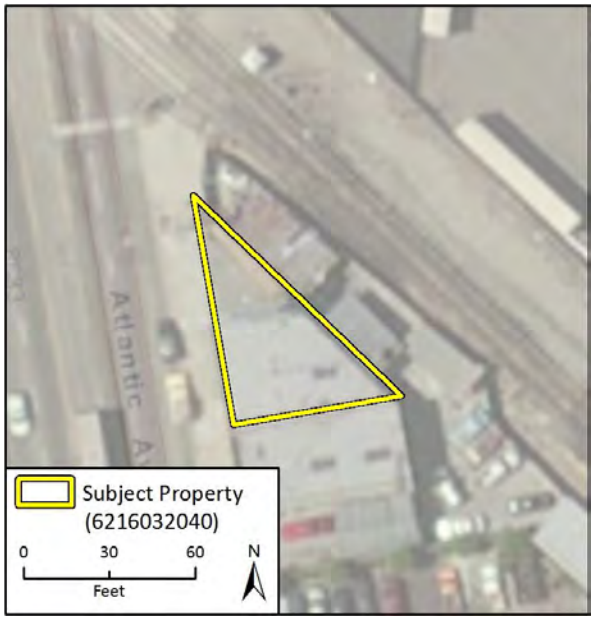
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

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 28, 2018



(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 #:** 8648 Atlantic Avenue (Map Reference No. 16-002)

P1. Other Identifier: Xtreme Auto Body

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 12W Section: 31 S.B. **B.M.**

c. Address: 8648 Atlantic Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-039

***P3a. Description:**

The subject property is a trapezoidal-shaped parcel that includes one building, an auto body shop. It is sited with minimal setback from Atlantic Avenue. A parking lot is adjacent to the building to the south. The single-story utilitarian building has a rectangular footprint. Its exterior walls are clad in a combination of square, bond-stacked concrete block veneer and exposed concrete block. Windows throughout appear to be aluminum. Alterations include the addition of the L-shaped shade structure extending from the rear (east) of the building.

***P3b. Resource Attributes:** HP8. Industrial 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 facades; camera facing northeast.

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

1965 (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:**
January 8, 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

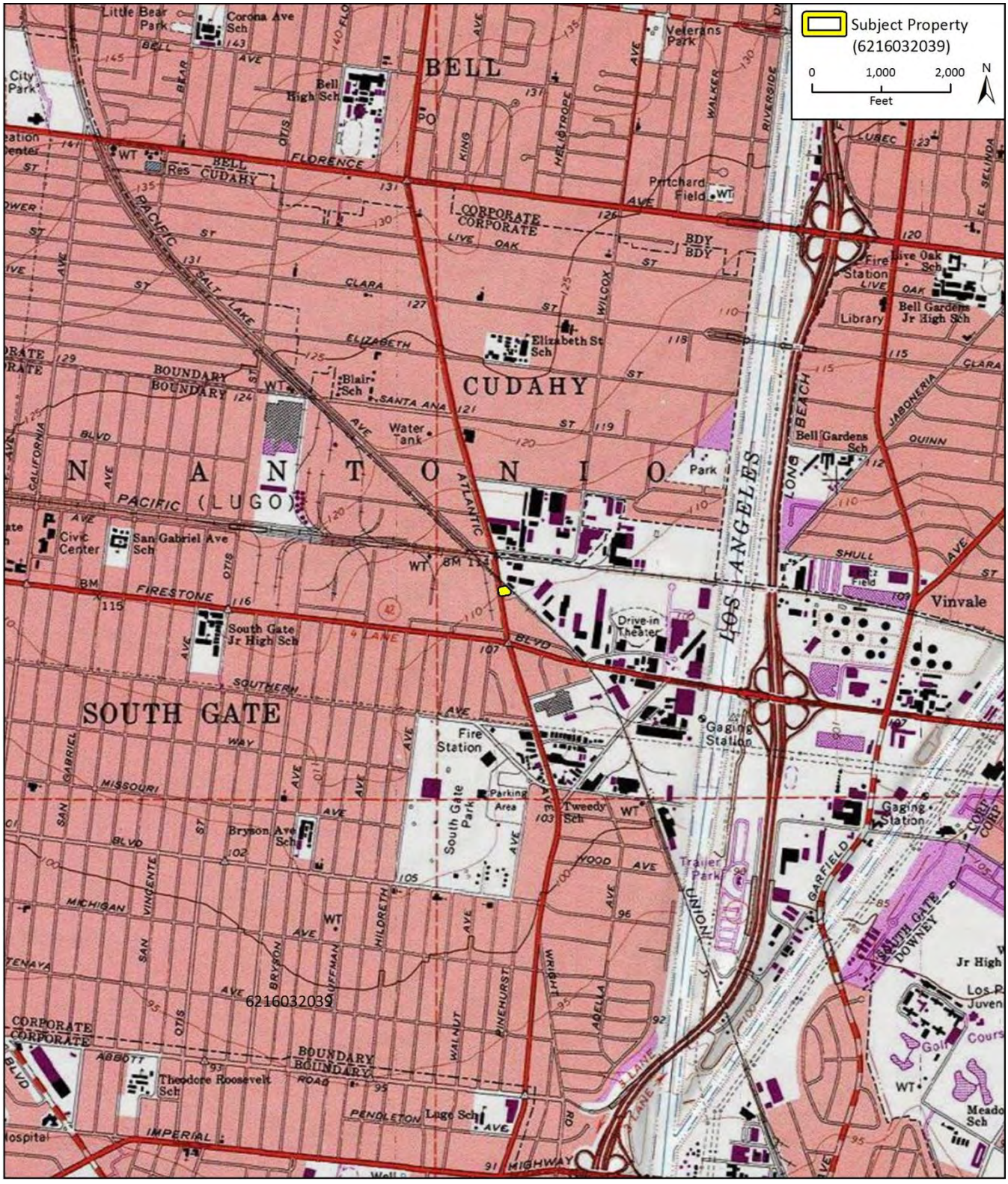
Primary #
HRI#
Trinomial

Page 2 **of** 3

*** Resource Name or #** 8648 Atlantic Avenue (Map Reference No. 16-002)

*** 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 #** 8648 Atlantic Avenue (Map Reference No. 16-002) *** 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:**

The building on the subject property was constructed in 1965 (Los Angeles County Office of the Assessor 2018). The shelter extending from the east elevation was added between 1980 and 1994 (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** Industrial Development **Area** South Gate
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property, located between Atlantic Avenue and the Southern Pacific Railroad corridor, includes one industrial building constructed in 1968. Archival research indicates that it has been used as an auto body shop since 1987, then as Gil's Body Shop & General Auto Repair. 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 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

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

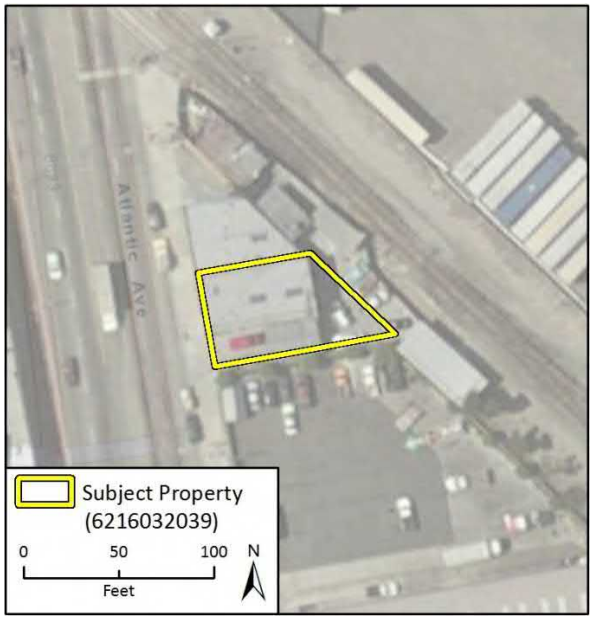
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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 28, 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 #:** 8670 Atlantic Avenue (Map Reference No. 16-003)

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: 12W Section: 31 S.B. **B.M.**

c. Address: 8670 Atlantic Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-043

***P3a. Description:**

The subject property consists of three buildings situated on a large irregularly-shaped parcel, located between Atlantic Avenue and the Southern Pacific Railroad corridor in South Gate. The buildings are sited in close proximity to one another, though they do not appear to share common walls, at the front (west) of the parcel with little setback from the Atlantic Avenue sidewalk. The northernmost building on the parcel is a one-story, rectangular-planned industrial building constructed in 1937. The building's exterior cladding includes stucco and exposed brick. Windows featured are multi-light, steel sash. The building is topped with a barrel-vault roof with a multi-light monitor. The primary elevation, facing Atlantic Avenue, is dominated by an asymmetrically placed bay with a roll-up garage door. Alteration include the infill of an additional bay on the primary elevation.

Located immediately to the south is a single-story building constructed in 1963. The rectangular planned building is clad with a bond-stacked, concrete block veneer. The building's primary entry doorway is recessed at the center of the west elevation; it is flanked by pairs of evenly spaced, three-light steel-framed windows. The parcel additionally includes a utilitarian building at the rear of the parcel, along the railroad corridor. Erected in 1962, the building is accessible via Neville Avenue, a side street off of Atlantic. It is a single-story, rectangular-planned warehouse building. Walls are clad in metal; window openings are minimal. It is topped with a low-pitched gabled roof clad in metal and punctuated by skylights.

The rear of the parcel includes a paved parking lot. There is little or no landscaping on the property. The property appears in good overall condition.

***P3b. Resource Attributes:** HP8. Industrial Building (3)

***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 subject property buildings; east-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:**
November 1, 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.

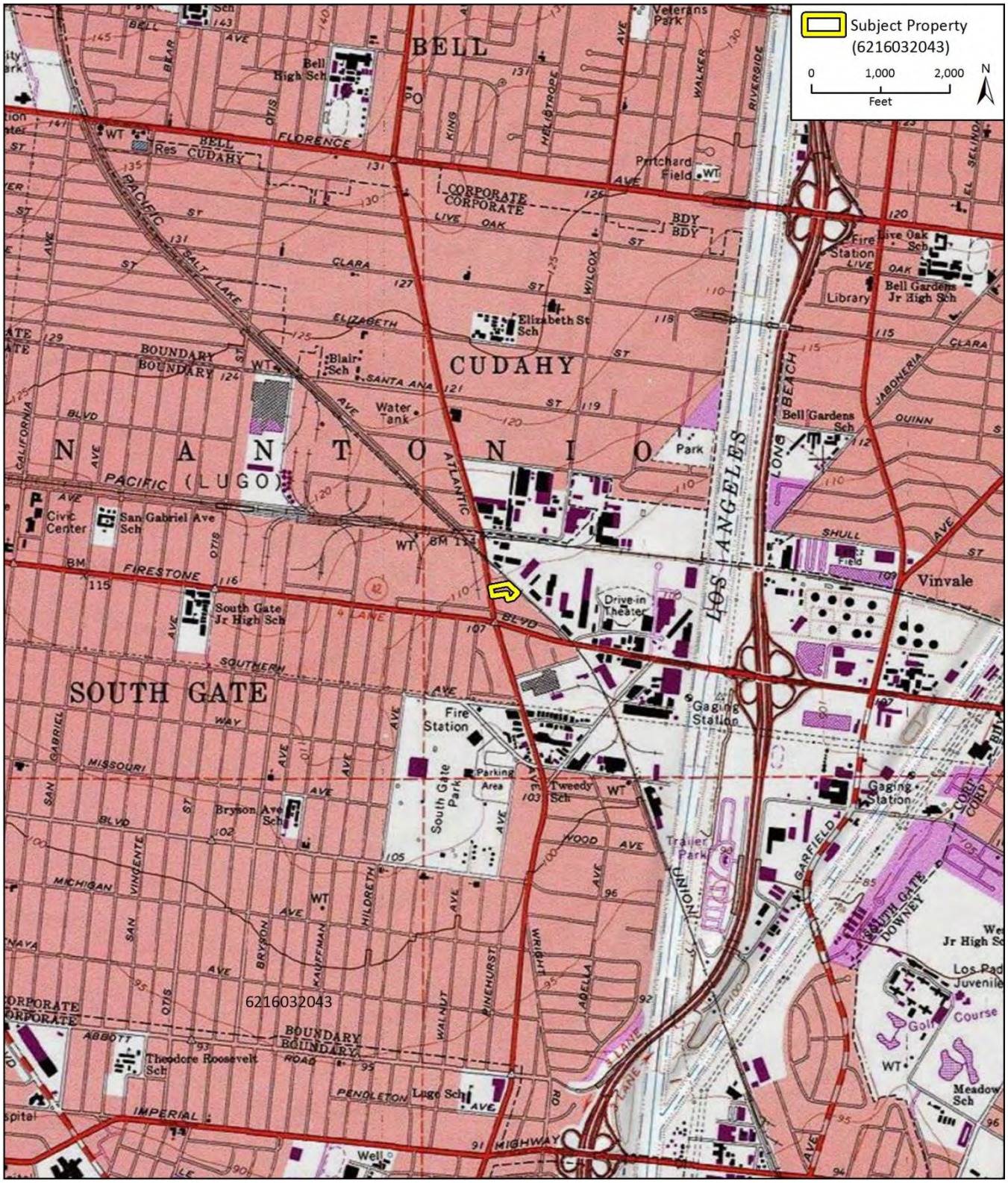
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 *** Resource Name or #** 8670 Atlantic Avenue (Map Reference No. 16-003)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8670 Atlantic Avenue (Map Reference No. 16-003) *** 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:** Utilitarian
*** B6. Construction History:**

The northern-most building on the subject property was constructed in 1937. Visual observation suggests that one of its bays has been infilled with a non-original door and window. The adjacent building was constructed in 1963 and that on the rear of the property in 1962. (Los Angeles County Office of the Assessor 2018; 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 includes three industrial buildings, one constructed in 1937 and two others added in the early 1960s. Archival research indicates that the 1937 building was used as a wholesale location for Badger Paper Products. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

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

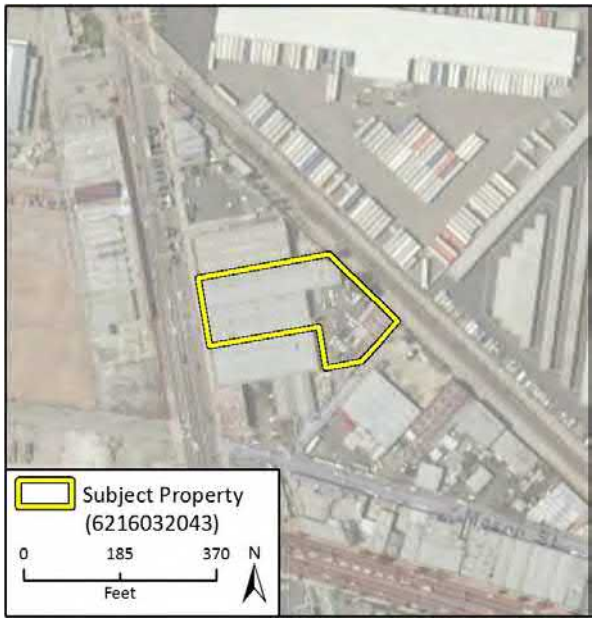
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

Los Angeles, 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.



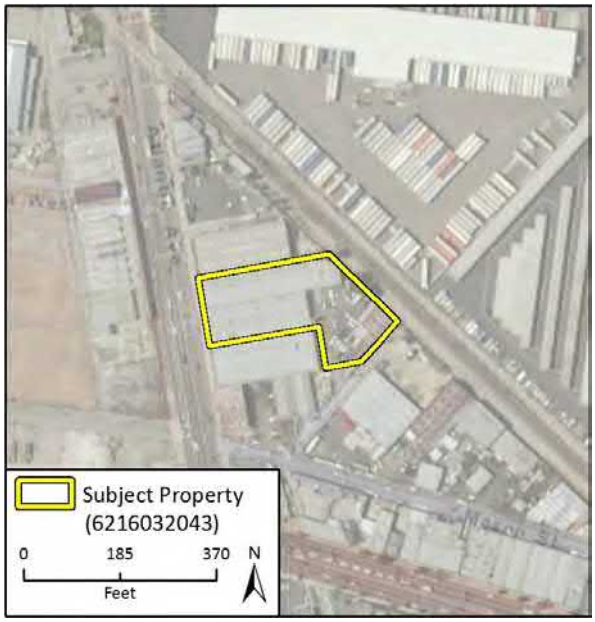
B13. Remarks: N/A
*** B14. Evaluator:** Rachel Perzel, Rincon Consultants
*** Date of Evaluation:** November 28, 2018

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8670 Atlantic Avenue (Map Reference No. 16-003) *** NRHP Status Code** **6Z**

(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 #:** 8680 Atlantic Avenue (Map Reference No. 16-004)

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 12W, Section 31 S.B.**B.M.**

c. Address: 8608 Atlantic Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6216-032-037

***P3a. Description:**

The subject property is a two-story Streamline Moderne commercial building. The rectangular plan building sits on a concrete foundation and is capped by a bowed roof with a shed-roof skylight. Smooth stucco sheathes its structural system. Windows are non-original metal sashes in various configurations and a prominent glass-block window. A centrally located west-elevation entrance displays a recessed, metal-framed commercial door and window assembly. Its Streamline Moderne-style influence is exhibited in the aforementioned glass-block window, fluted columns, and stylized vertical projections with rounded forms. The property is located mid-block on a level parcel and is landscaped with mature trees planted curbside. The building is in good repair. Alterations include the replacement of original windows and the west-facing entryway.

***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

1939 (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.

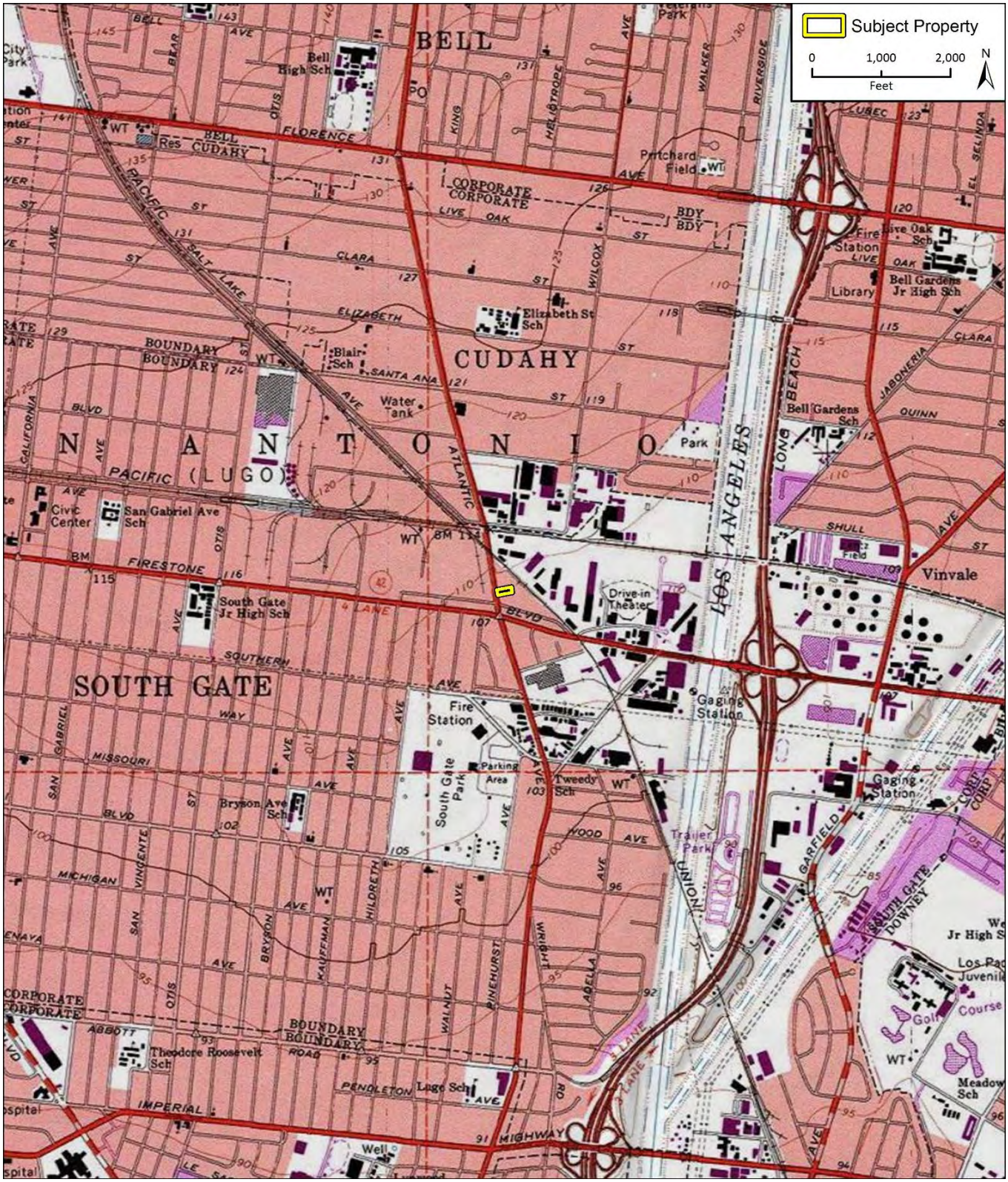
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3 **Resource Name or #** 8680 Atlantic Avenue (Map Reference No. 16-004)
*** 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 #** 8680 Atlantic Avenue (Map Reference No. 16-004) *** NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Roller Skating Rink B4. Present Use: Commercial
*** B5. Architectural Style:** Streamline Moderne
*** B6. Construction History:**
According to parcel data, the subject building was constructed in 1939. Visual inspection suggests the windows and public entrance 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 a former roller-skating rink, constructed in 1939 and subsequently converted for retail commercial use. A review of available city directories and newspaper items indicate that Roller Center roller rink operated minimally from the building from 1942 to 1969 (LAPL 1956-1987; *Los Angeles Times* 6/17/1942). Howard L. Davis and his wife (not named) came into possession of the property by 1961, when they were identified as owner-members of the Roller-Skating Rink Operators of America (*Skate* 1961). Direct Tile, a retailer of counter tops and flooring materials, currently occupies the building. 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 for local designation by the City of South Gate under any significance criteria. Research did not indicate that the property's role as a skating rink or any other associations it has with events or persons can be considered significant in the history of the city, region, state, or nation (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an ordinary example of commercial building and possesses only minimal elements of the Streamline Moderne style which are limited to its primary facade. As such, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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.

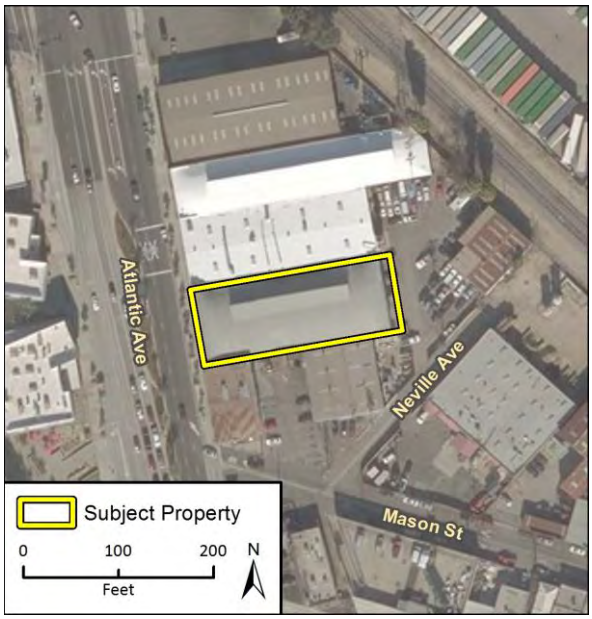
Los Angeles Times. 1942. Advertisement for Contacts. June 17. https://www.newspapers.com/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Skate. 1961. "RSROA Operator, Rink Listing." June. http://www.rollerskatingmuseum.com/ members/magazine/1961%20June.pdf. 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.)



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 #:** 4901 Mason Street (Map Reference No. 16-005)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4901 Mason Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-042

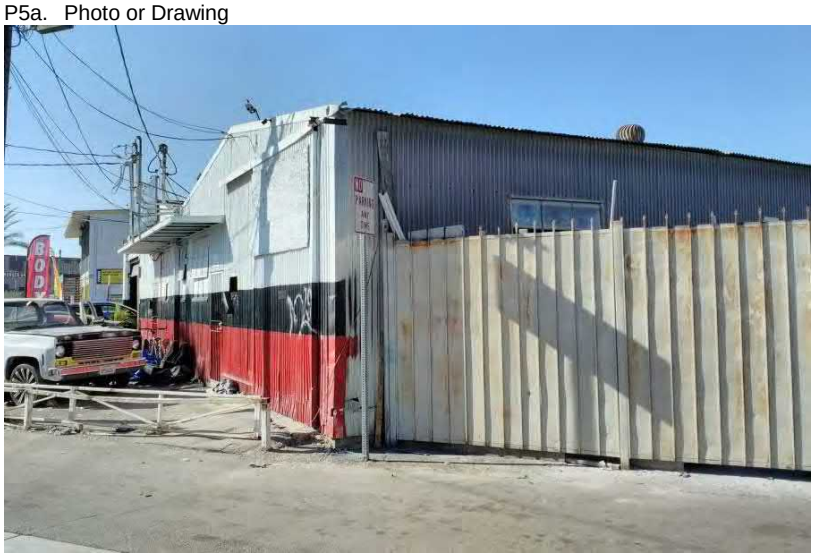
***P3a. Description:**

The subject property is a triangular shaped parcel located at the intersection of Mason Street and Neville Avenue in South Gate. It includes one double warehouse building sited in the northwest, surrounded by paved surfaces. The single-story, rectangular-planned building is clad in corrugated metal paneling and topped with a double gabled roof. It features large door openings and few windows throughout. 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:
South and east elevations; camera facing northwest.

***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:** January 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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

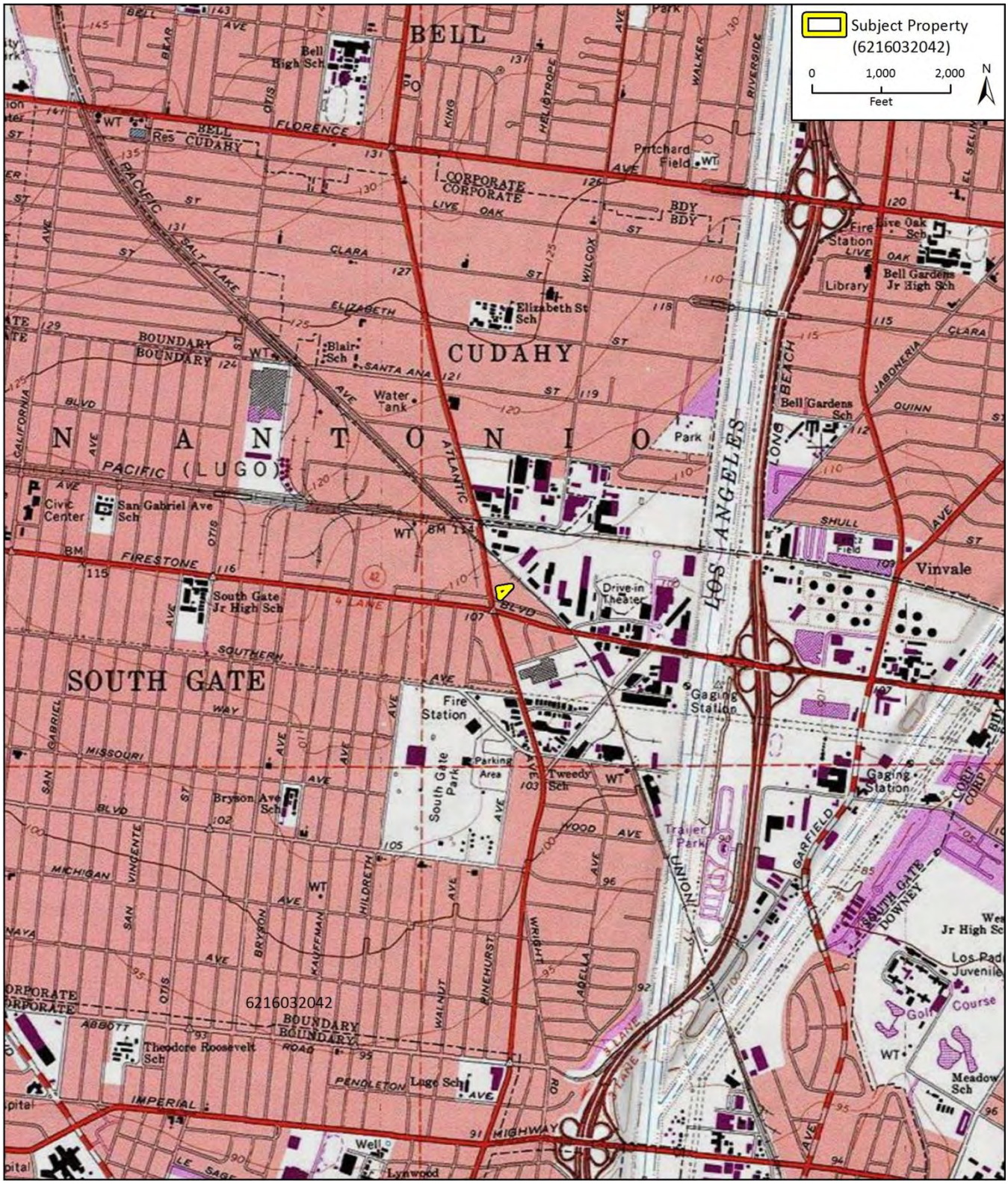
LOCATION MAP

Trinomial

*** Resource Name or #** 4901 Mason Street (Map Reference No. 16-005)

*** Map Name:** *South Gate*

*** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4901 Mason Street (Map Reference No. 16-005) *** NRHP Status Code** 6Z

Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial
*** B5. Architectural Style:** Utilitarian
*** B6. Construction History:**
The building on the subject parcel was constructed in 1961; 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** Industrial Development **Area** South Gate
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a triangular parcel that includes one double warehouse building constructed in 1961. Archival research indicates that the property was used by IHS Inc. in 1987. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

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

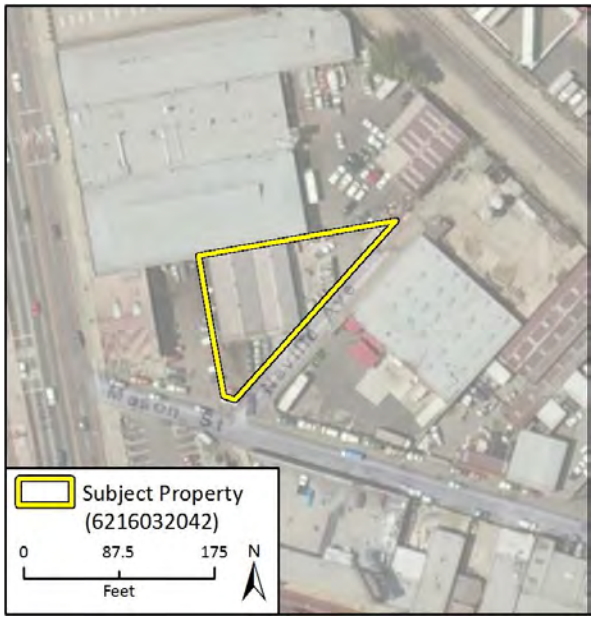
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

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 28, 2018



(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 #:** 4911 Mason Street (Map Reference No. 16-006)

P1. Other Identifier: South Gate Commissary

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 12W Section: 31 S.B. **B.M.**

c. Address: 4911 Mason St. City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-025

***P3a. Description:**

The subject property is a square parcel that contains a single-story industrial building constructed in 1956. The building is sited at the rear (northwest) of the property behind a large paved parking lot. The square-planned building features concrete walls and a flat roof lined with skylights. While window and door openings are minimal on secondary elevations, the primary is lined with openings of various sizes. Several awnings extend from the primary elevation to provide shelter. The property is secured with a tall fence. 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.)

P5b. Description of Photo:
Southwestern elevation; east-facing.

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

Between 1963 and 1972 (Netronline 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 1, 2017

***P10. Survey Type:**
Intensive

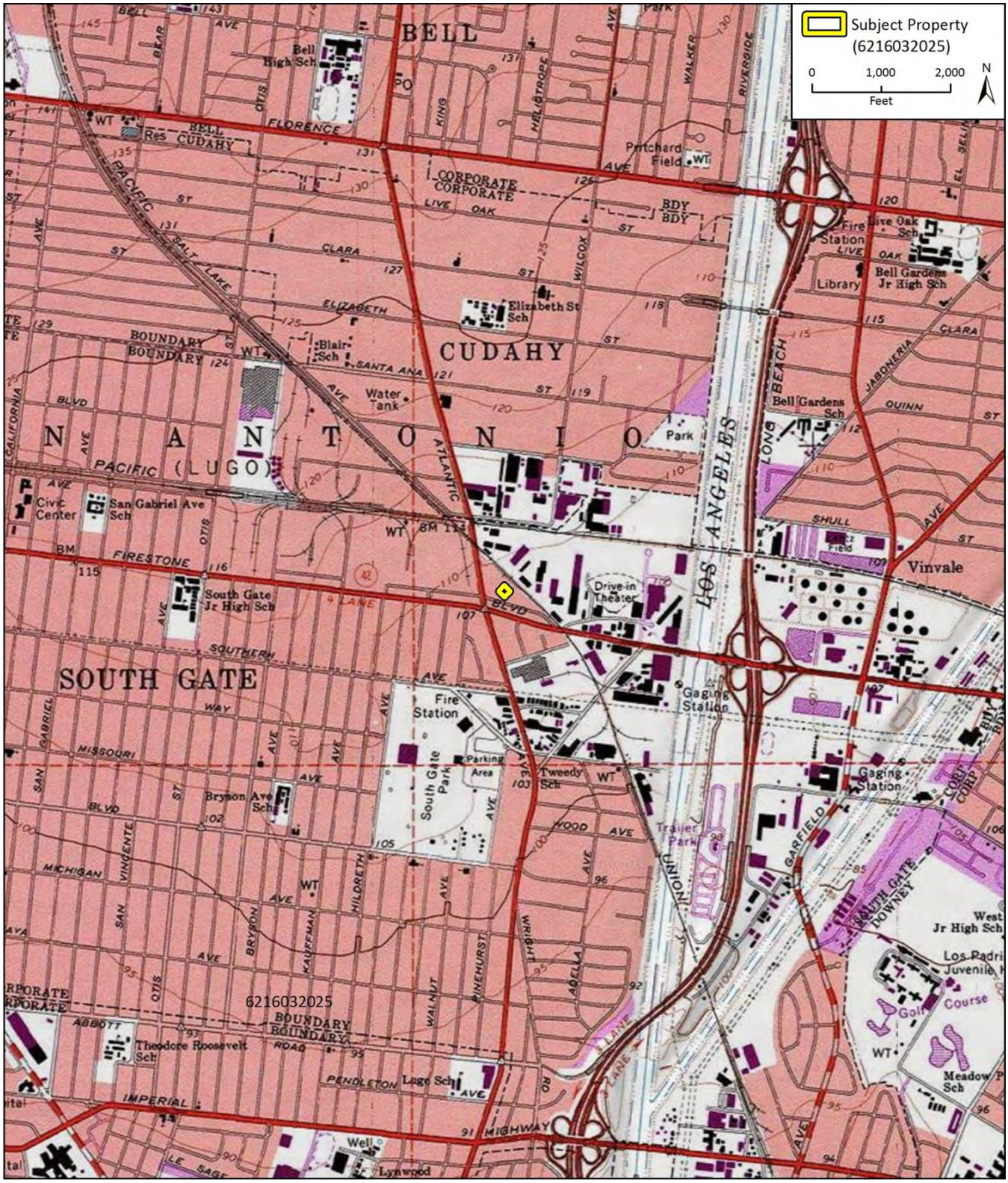
***P11. Report Citation:**

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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
LOCATION MAP
Trinomial

Page 2 **of** 3 *** Resource Name or #** 4911 Mason St. (Map Reference No. 16-006)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4911 Mason St. (Map Reference No. 16-006) *** NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/Industrial B4. Present Use: Commercial/Industrial
*** B5. Architectural Style:** utilitarian
*** B6. Construction History:**

The building on the subject property was constructed between 1963 and 1972 (Netronline var.). Visual observation suggests that original windows and doors have been replaced.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:**
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 rectangular parcel that includes one concrete warehouse building. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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.

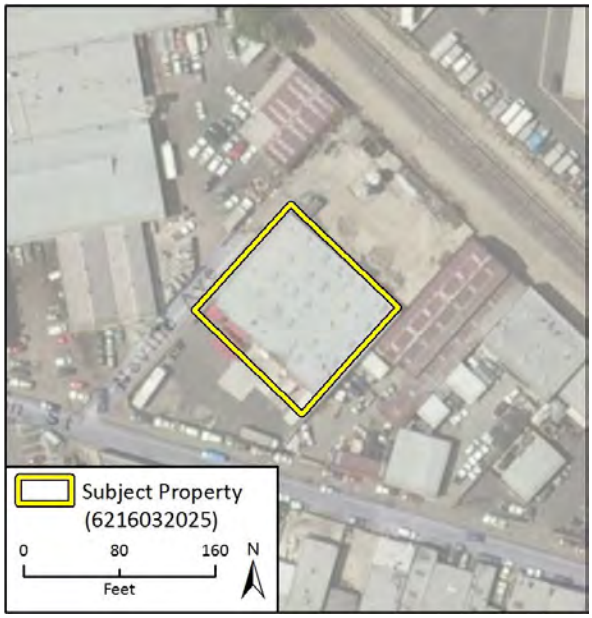
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

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

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. 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 28, 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 #:** 4935 Mason Street (Map Reference No. 16-007)

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: 12W Section: 31 S.B. **B.M.**

c. Address: 4935 Mason Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-035

***P3a. Description:**

The subject property is an irregularly-shaped parcel that includes four utilitarian industrial buildings and one ancillary structure. The parcel is entirely paved and secured with a tall metal fence. Buildings on the property are sited in two groupings, two at the north along the Union Pacific Railroad corridor and two fronting Mason Street. Due to its current function, as a towing business and autobody shop, in addition to the buildings as structure described below, the property includes an abundance of cars in various condition scattered throughout.

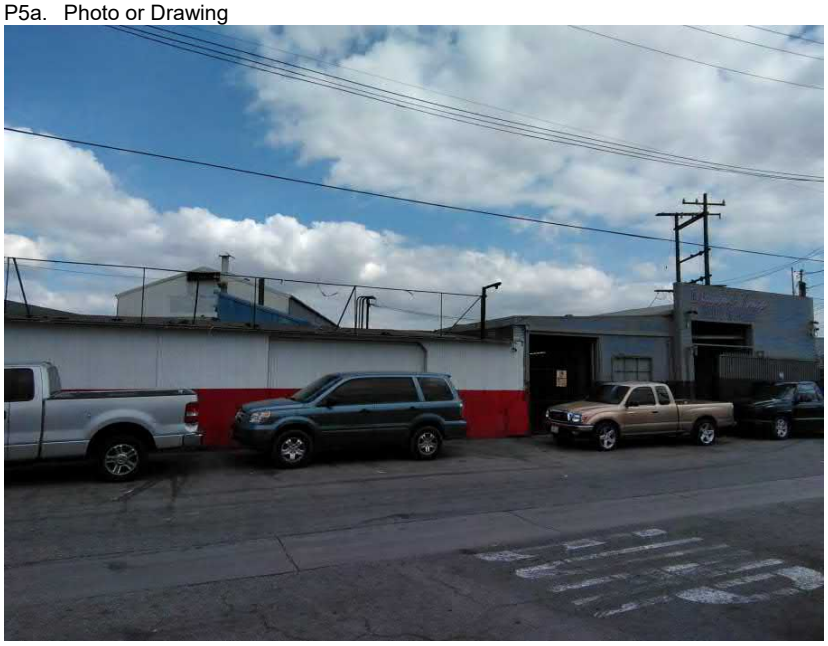
Sited in the northwest corner of the property is a large one-story warehouse with an L-shaped footprint. The corrugated metal-clad building features multi-light steel windows and a large door opening on its southern façade. It includes two roof types, gabled and shed, both covered with metal and lined with skylights. From its east elevation several shed-roofed additions extend. These partially open-air additions are rudimentary in their construction and appear to have been constructed of metal to provide covered work or storage space. To the immediate north of the warehouse building is a utilitarian, rectangular-planned open-air structure; it appears to be constructed primarily of metal. Adjacent to the L-planned warehouse building described previously and anchoring the northeast corner of the property is a one-story square-planned building. It features exposed concrete walls and large door openings on its south (primary) elevation; few window openings are featured. The building is topped with a trussed roof surrounded with a parapet.

Two buildings front Mason Street at the southern edge of the property. The westernmost building is rectangular with corrugated metal sheathing, minimal wall openings, and a metal-clad shed roof. The adjacent one-story building is rectangular in plan and appears to have been constructed in phases. Its eastern half features exposed brick walls and a shallow gabled roof with a parapet extending over the north and south elevations. Its western half is clad in corrugated metal and topped with a shed roof. 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:
South elevations of southern grouping of buildings; view north.

***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:**
November 1, 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.

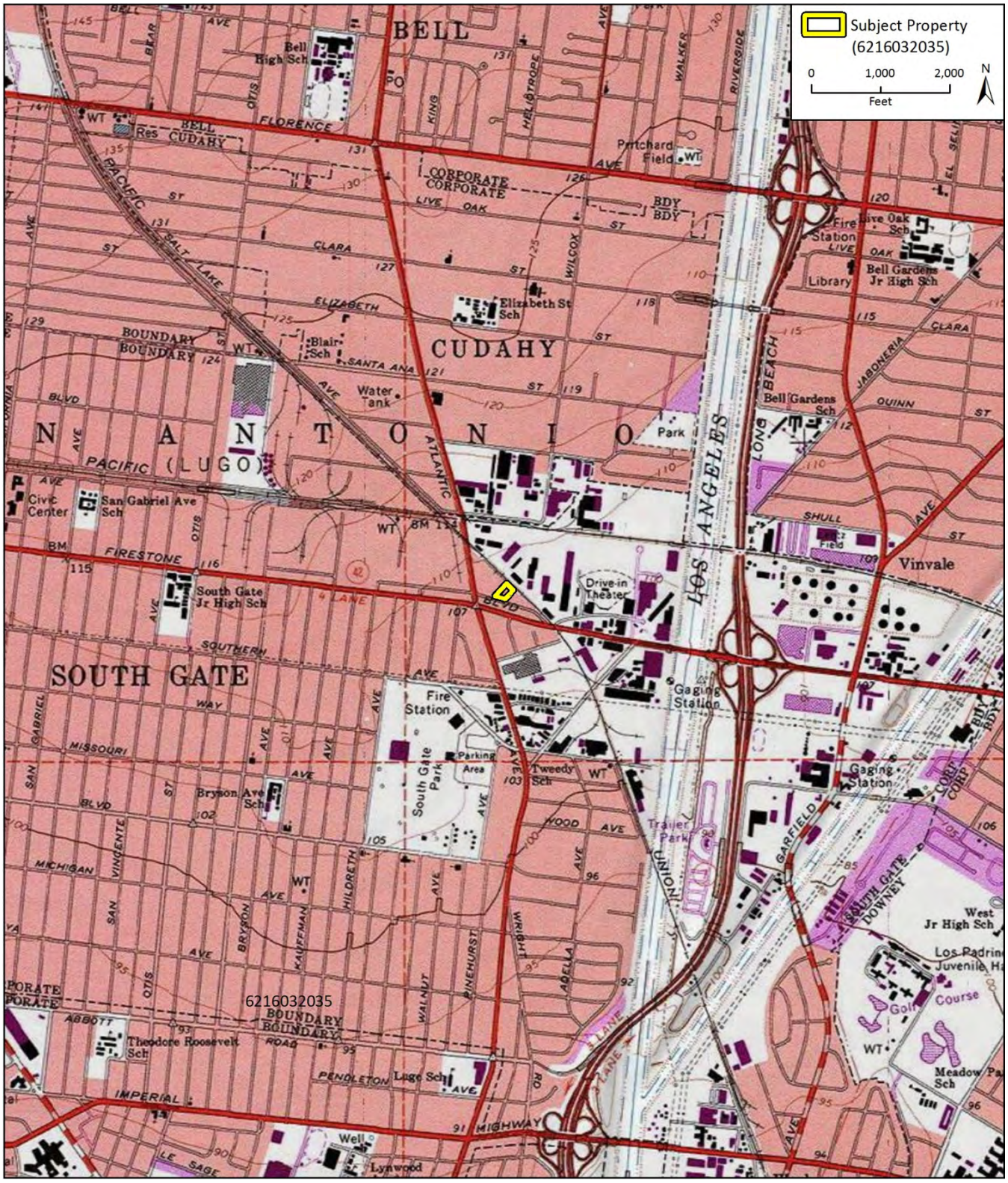
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 4935 Mason Street (Map Reference No. 16-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 4935 Mason Street (Map Reference No. 16-007) ***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 discernable style/utilitarian
***B6. Construction History:**

The development of the subject property began between 1947 and 1952 with the construction of the two buildings extant on its western half. Archival research indicates that between 1952 and 1963, the building at the northwestern corner of the property was extended. Also between 1952 and 1963, the building sited at the southeast of the parcel was constructed. The building sited at the northeast corner of the subject property was constructed between 1972 and 1980 (Netronline, var.; UCSB Map & Imagery Lab, var.).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**

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 area surrounding the subject property was recorded as a tract of neat rectangular parcels (Tract No. 8134) in 1924, a review of historic-era aerial imagery indicates, that the lots were never fully developed as such. In 1932, only a handful of single-family residential lots, south of Firestone Boulevard, had been developed. At that time, the immediate area of the subject property saw little to no development. By 1947, however, it had been developed with commercial lots fronting Firestone Boulevard and what appear to be large industrial buildings to their north; the building's extant on the subject property had not yet been constructed. Historic aerials lend that the current development on the subject property began following 1947 with the construction of the two western most buildings between 1947 and 1952.

See continuation sheet

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, 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.

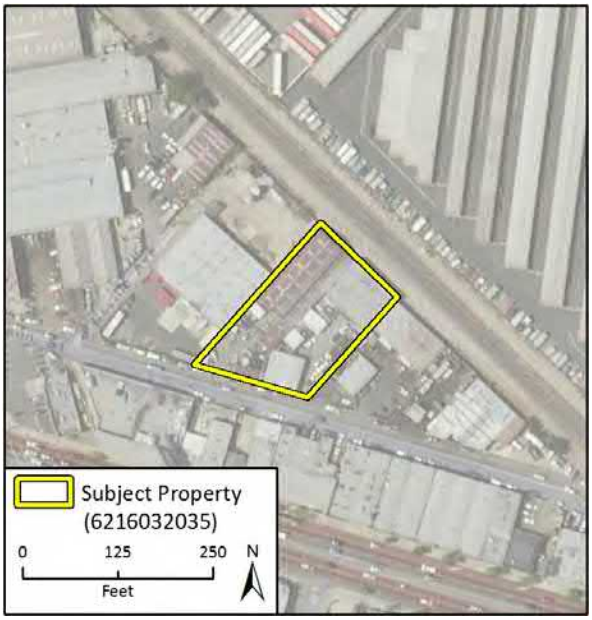
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

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.

UCSB Map & Imagery Lab. Various. "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 29, 2018



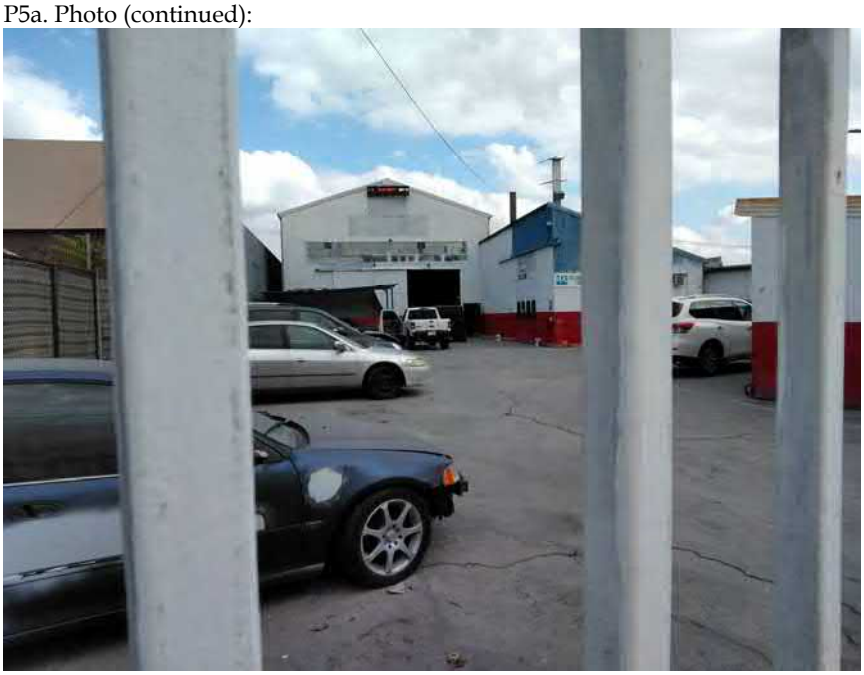
(This space reserved for official comments.)

***B10 Significance (continued):**

The subject property is a rectangular parcel that includes four utilitarian industrial buildings. Today, the property appears to contain at least two individual businesses, a towing company and a collision center. Archival research was unable to confirm if the property historically contained multiple business entities. However, the development of the parcel suggests that the property functioned as a single development historically. A review of historic-era newspaper advertisements indicates that in 1955, the Aircraft Division of K.S.K. Corp. (KSK) held several warehouse auctions on the subject property. Newspaper advertisements describe the KSK. as closing their aircraft division at that time, explaining the auctions. Archival research was unable to confirm if KSK initially developed the subject property; however, it does appear that KSK's Aircraft Division occupied the property in 1955. Following KSK's use, the property is associated with Capital Tile Manufacturing Co. in the early 1960s, Southwestern Pump Co. in the early 1970s, and A-1 Thread Rolling Co. in the late 1970s.

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. While associated with K.S.K. Corp., Capital Tile Manufacturing Co.,Southwestern Pump Co., and A-1 Thread Rolling Co., archival research failed to indicate that any of these business entities maded a significant contribution in the history of the city, region, state, or nation (Criteria A/1 and B/2 and South Gate Criteria A/B/C/F). The property includes four utilitarian industrial buildings and several associated 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 (Criteria C/3 and South Gate Criteria D/E/G). The property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

P5a. Photo (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 #:** 4917 Firestone Boulevard (Map Reference No. 16-008)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4917 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-046

***P3a. Description:**

The subject property is a large, irregularly-shaped parcel that includes a two-story commercial/industrial building. Featuring an irregular footprint and a flat roof, the building appears to be constructed of concrete. While its secondary elevations (north, east, and west) are utilitarian in design, displaying concrete walls with minimal openings, the primary elevation incorporates elements of the International style, such as ribbon windows which are metal framed with large single panes. The building is sheathed in a variety of cladding material, including stucco and brick veneer. A stuccoed flat roof projects from the façade and shelters the ground story windows and entance. Centered on the façade and set back in a narrow alcove, the primary entrance consists of a single metal door flanked with single-light windows. The property is in good 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:
Primary (south) elevation; northwest-facing.

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

1960 (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:**
November 1, 2017

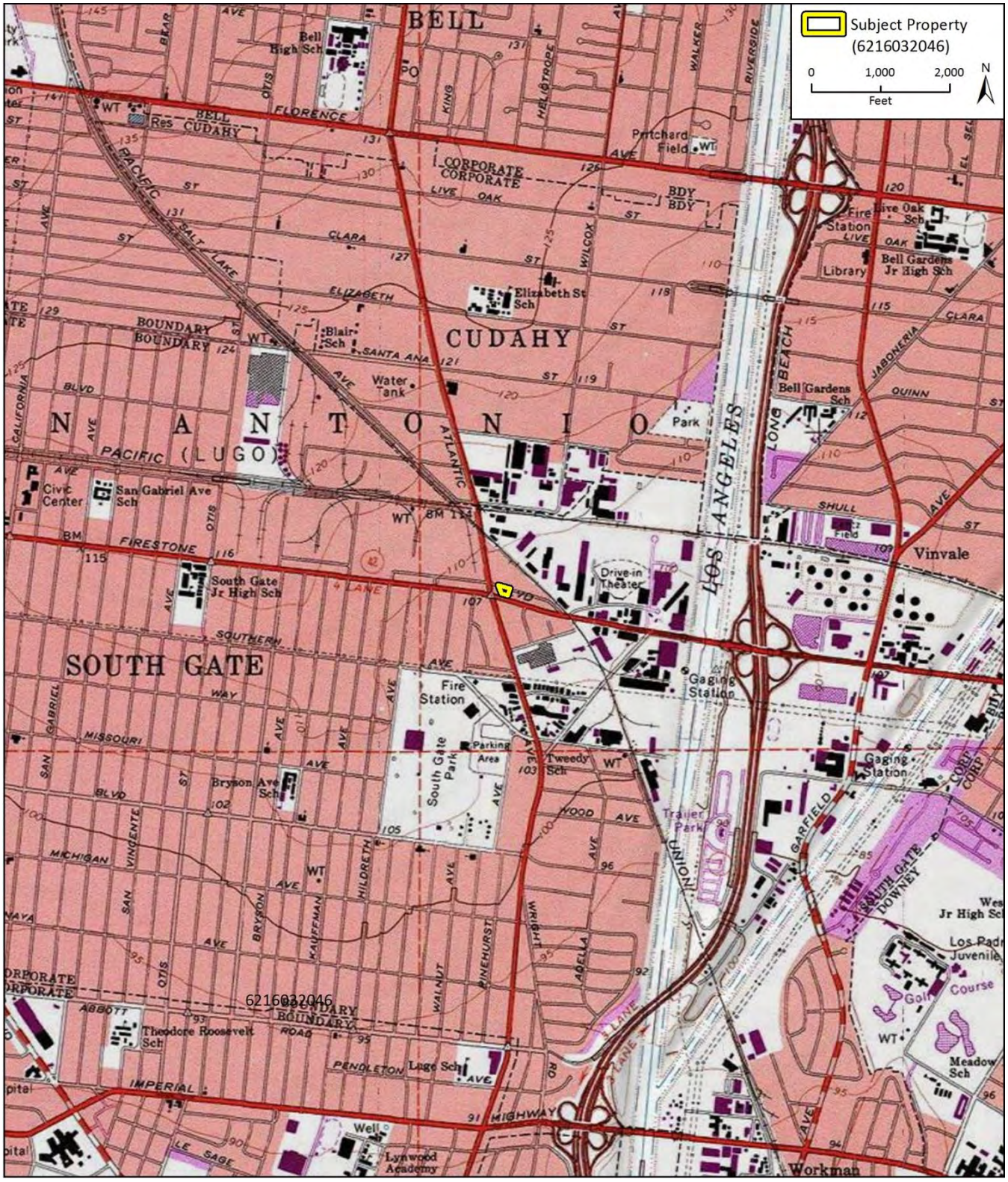
***P10. Survey Type:**
Intensive

***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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
LOCATION MAP
Trinomial

Page 2 **of** 3 *** Resource Name or #** 4917 Firestone Boulevard (Map Reference No. 16-008)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4917 Firestone Boulevard (Map Reference No. 16-008) *** NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial
*** B5. Architectural Style:** International Style influenced

*** B6. Construction History:**

The building on the subject property was constructed in 1960. It has been minimally altered.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

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 commercial building. Archival research indicates that the building has been used for a variety of commercial and industrial enterprise over the decades. It appears to have served as the Technical Trades Institute in the late 1960s and early 1970s. In the late 1980s it was Firestone Discount Furniture. 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 and South Gate Criteria A/B/C/F). The building is a relatively ordinary example of a 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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.

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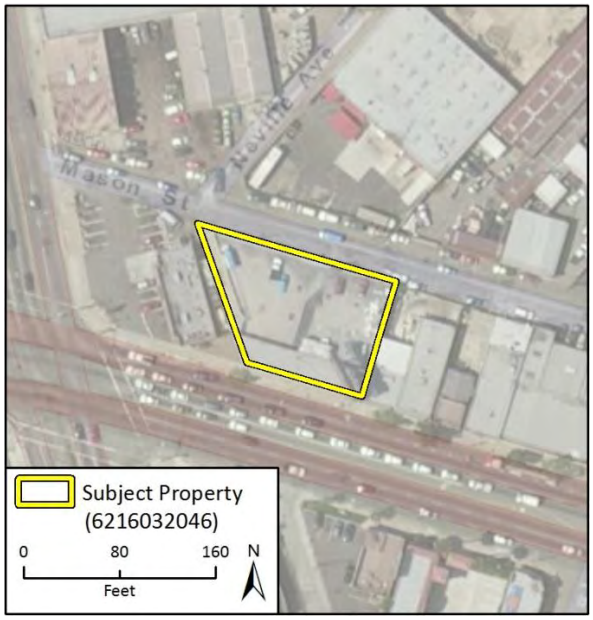
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

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. Various. "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 30, 2018



(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 #:** 4921-23 Firestone Boulevard (Map Reference No. 16-009)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4921-23 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-007 (4921)/ 6216-032-008 (4923)

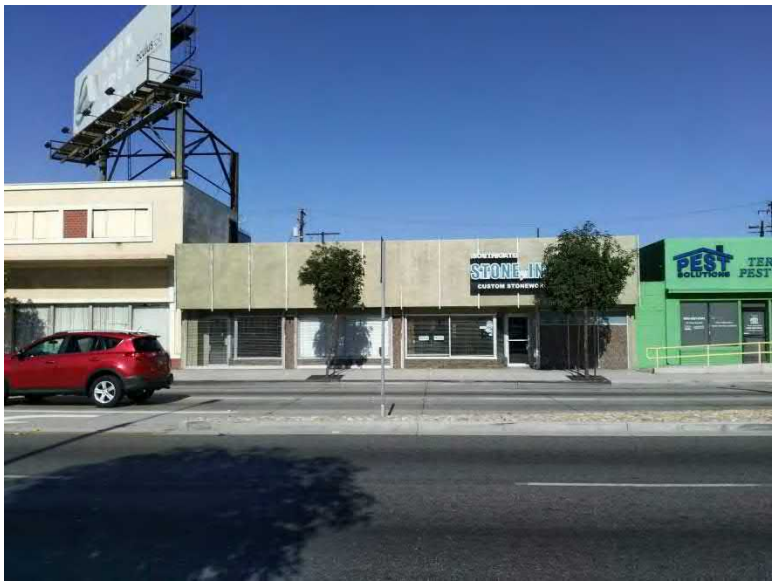
***P3a. Description:**

The subject property consists of a single-story commercial building, L-shaped in plan with a modernist-influenced style. The building is sited at the front (south) of the property and in close proximity to adjacent buildings. A paved parking lot is located behind the building. The building appears to be constructed of concrete block. While its secondary elevations (north, east, and west) are utilitarian in design, with concrete walls with minimal openings, the primary elevation incorporates some elements of modernist architectural style. The building is sheathed in a variety of cladding materials, including stucco, stone veneer and aggregate-finished panels. The elevation is divided with large metal-framed windows. A decorative overhang with integrated lighting shelters the ground story. The primary public entry, a single metal door, is setback in a narrow alcove with canted walls. The building is topped with a flat roof. The building is in good condition overall.

***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 (south) elevation; north-facing.

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

Between 1952 and 1962 (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:**
November 1, 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):

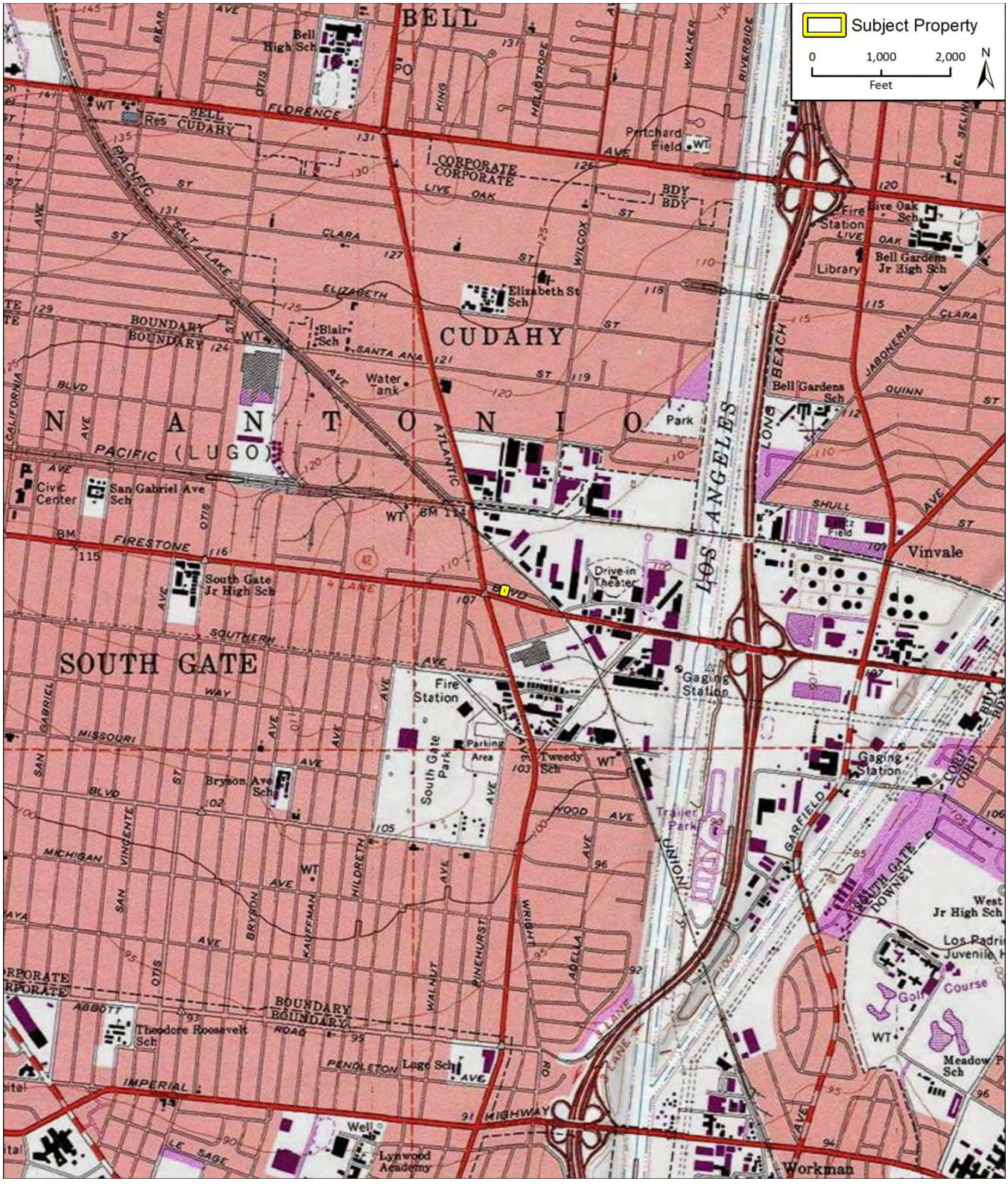
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 4921-23 Firestone Boulevard (Map Reference No. 16-009)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4921-23 Firestone Boulevard (Map Reference No. 16-009) *** 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:** Modernist-influenced

*** B6. Construction History:**
The building on the subject property appears to have been constructed in phases. A review of aerial imagery indicates that in 1962, an L-planned building was extant; at that time its western half was half of its current size. At some point following 1980, the western half of the building was extended towards the rear (north) of the property (UCSB var.). Visual observation suggests that stone veneer on bulkheads of the primary elevation is not original.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*** B10. Significance: Theme** Commercial Development **Area** South Gate
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes a large commercial/industrial building. Archival research indicates that the building has been used for various commercial and industrial enterprises over the decades. It currently operates as South Gate Stone, Inc. 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 and South Gate Criteria A/B/C/F). The building is a relatively ordinary example of a 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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.

UCSB Map & Imagery Lab. Various. "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 30, 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 #:** 4931 Firestone Boulevard (Map Reference No. 16-010)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4931 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-010

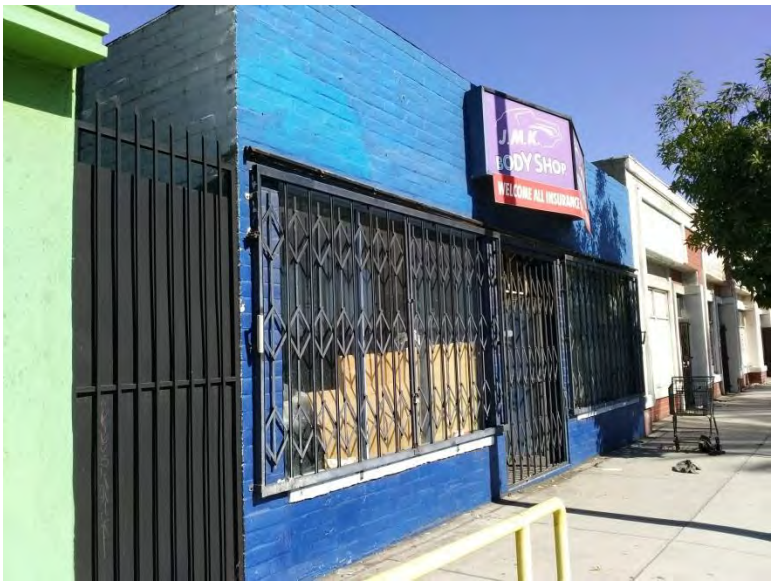
***P3a. Description:**

Rectangular in plan and one story in height, the subject property is a commercial/industrial building sheathed in brick veneer. Its primary (south) elevation is symmetrically divided with three openings, a doorway at center flanked by large storefront windows. The primary entry, a double door, is recessed within an covered entrance alcove. Window units appear to be three-light, metal-framed units with brick sills. Wall openings are sheltered beneath an awning; wall signage reads, J.M.K. Body Shop. All openings are covered with metal security grates. The building is topped with a flat roof surrounded with a parapet. Alterations appear to include an addition to the building's rear elevation. The property is in good 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:
Primary (south) elevation; northeast-facing.

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

1942 (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:**
November 1, 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):

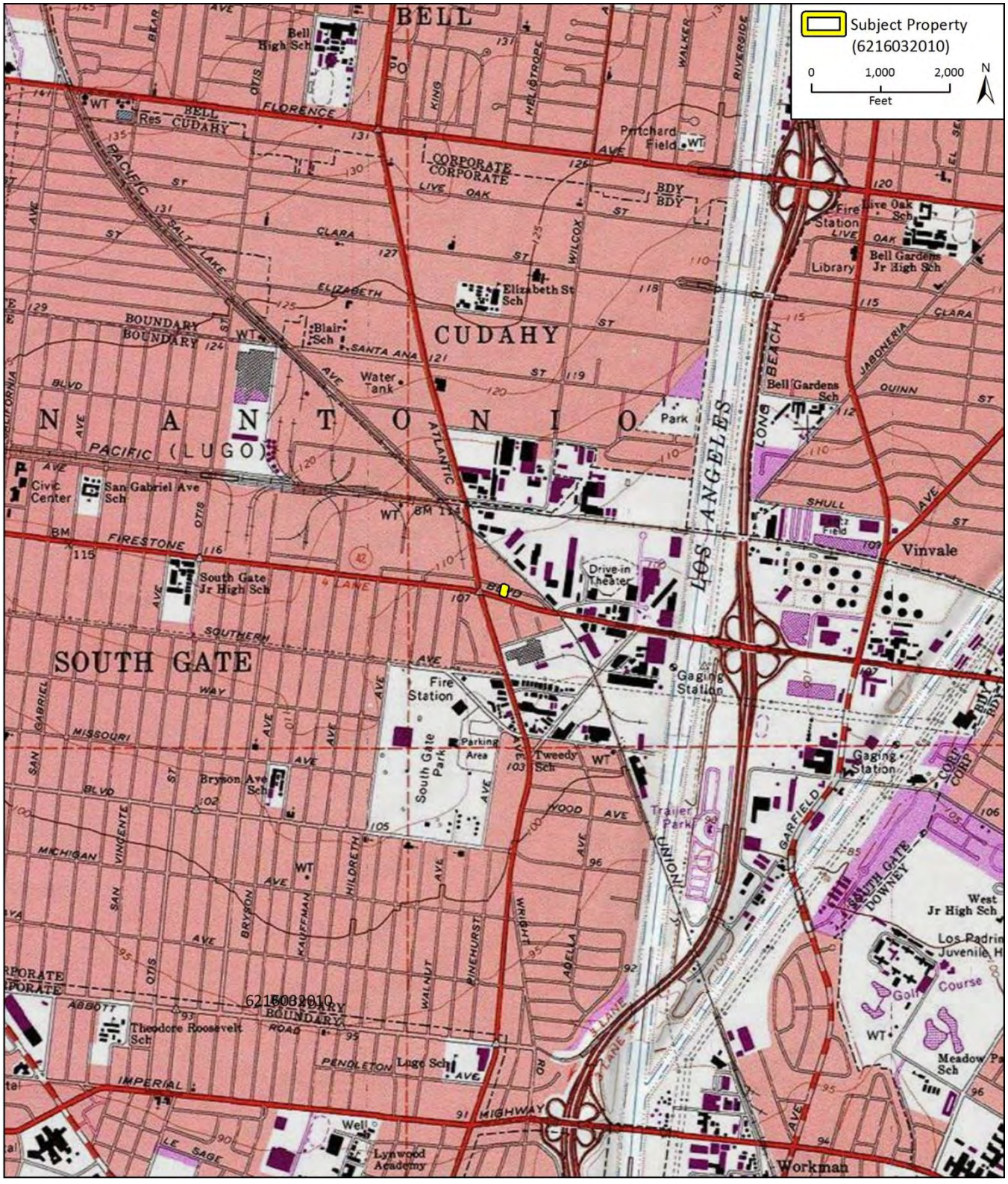
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 4931 Firestone Boulevard (Map Reference No. 16-010)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



* Required information

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4931 Firestone Boulevard (Map Reference No. 16-010) *** NRHP Status Code** 6Z

Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial
*** B5. Architectural Style:** utilitarian

*** B6. Construction History:**

The building on the subject property was constructed in 1942 (Los Angeles County Office of the Assessor 2018). Visual observation suggests that the building was extended towards the rear of the parcel at an unknown time.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*** B10. Significance:** **Theme** Industrial Development **Area** South Gate

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property includes one masonry industrial building. Archival research indicates that the building has been used for various industrial enterprises over the decades. It operated as a plating business in the mid-1950s and a grinding company in the late-1950s-1960s. It is currently home to J.M.K. Body Shop.

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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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 2019.

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

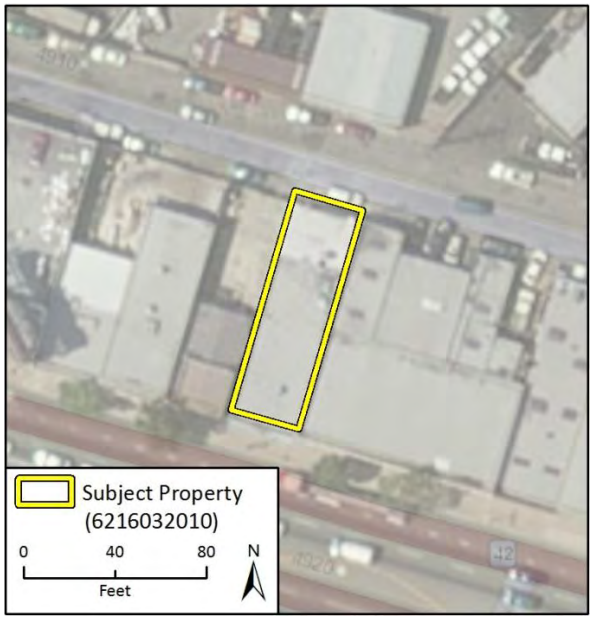
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

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 November 2018.

UCSB Map & Imagery Lab. Various. "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 30, 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 #:** 4933 Firestone Boulevard (Map Reference No. 16-011)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4933 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-011

***P3a. Description:**

The subject property is a rectangular parcel that contains one-part commercial block buildings which house four separate storefronts. The building occupies much of the subject property, sited with little setback from the sidewalk and in very close proximity to the adjacent buildings. Originally constructed in 1945 and expanded towards the parcel's rear at a later date, the building does not have a discernible style. Its primary (south) elevation includes both brick and stucco cladding. It is asymmetrically divided with a variety of planes corresponding to the different storefronts. Banks of metal-framed commercial windows, metal-framed commercial doors and transoms have wide, flat surrounds. Secondary elevations of the building are utilitarian. The building is topped with a flat roof. Alterations include several additions to the building's rear. The property appears 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:
Primary (south) elevation; northeast-facing.

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

1945 (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:**
November 1, 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.

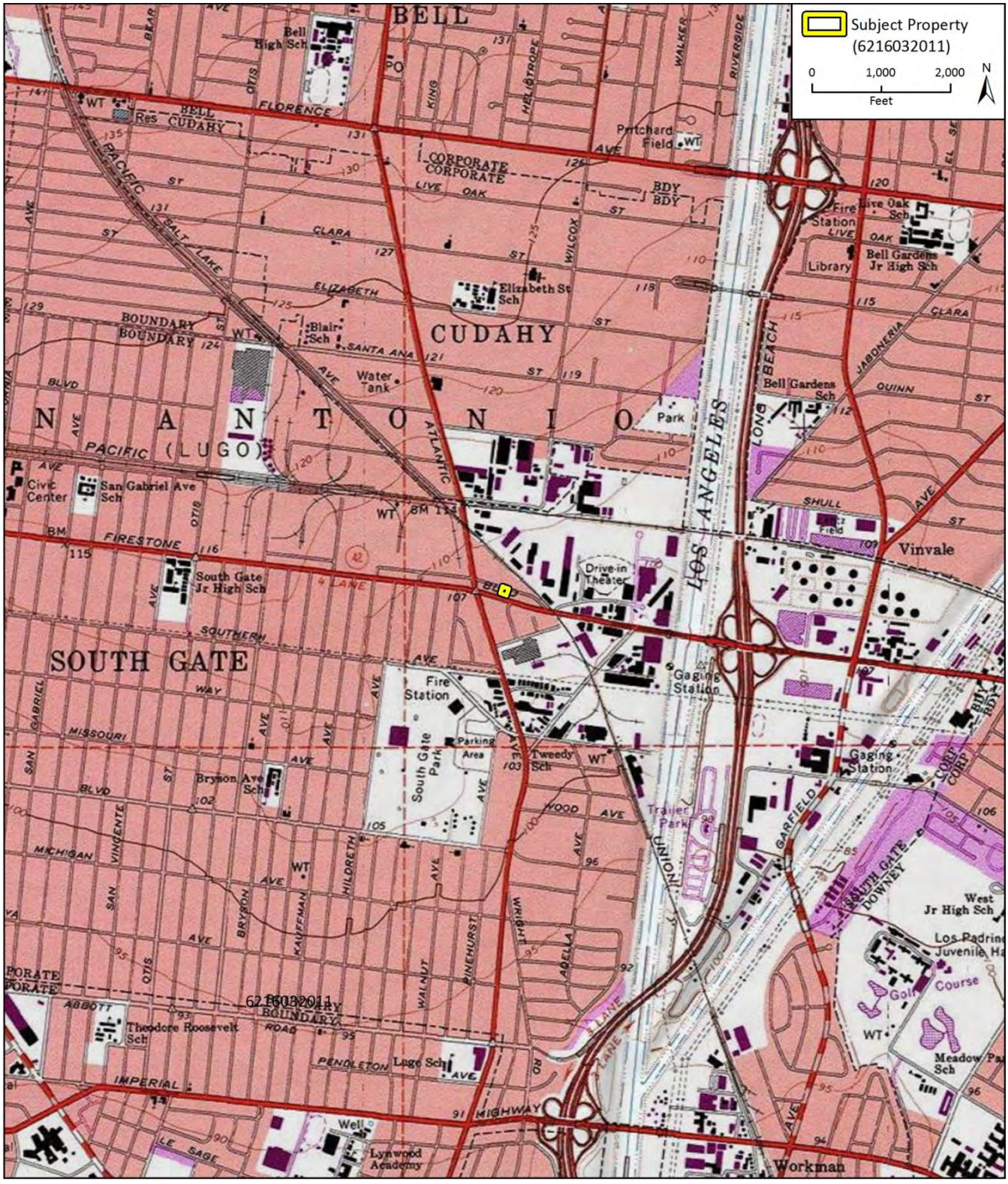
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 *** Resource Name or #** 4933 Firestone Boulevard (Map Reference No. 16-011)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4933 Firestone Boulevard (Map Reference No. 16-011) *** NRHP Status Code** 6Z

Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial
*** B5. Architectural Style:** No discernible style

*** B6. Construction History:**
The building on the subject property was constructed in 1945. Visual observation suggests that the building was extended towards the rear of the parcel at an unknown time. Windows appear to be non-original.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

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-part commercial block buildings that house four storefronts. Archival research indicates that in its early history it was used for industrial purposes as a chrome plating shop, Advance Chrome Co. Its use appears to have remained consistent into the late-1980s, although it changed names. 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 and South Gate Criteria A/B/C/F). The property is a modest and undistinguished example of one-part commercial block 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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.

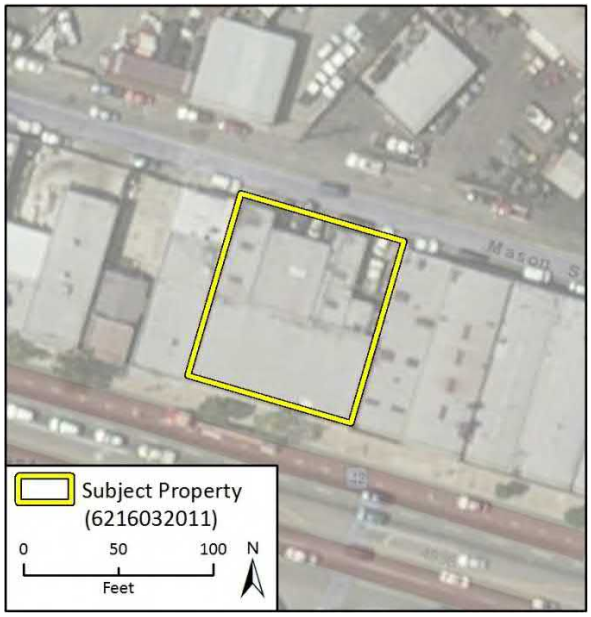
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

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.

UCSB Map & Imagery Lab. Various. "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 30, 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 #:** 4961, 4951, 4949, 4945, 4943 Firestone Boulevard (Map Reference No. 16-012)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4961, 4951, 4949, 4945, 4943 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-016 (4961), 6216-032-015 (4951), 6216-032-014 (4949), 6216-032-013 (4945), 6216-032-012 (4943)

***P3a. Description:**

This set of DPR forms refers to five contiguous Los Angeles County Assessor's parcels on Firestone Boulevard, between Mason Street and Atlantic Avenue, in South Gate. The parcels that compose the subject property are occupied with six adjacent one-part commercial block buildings. The single-story, rectangular-planned building features brick veneer walls. On the primary elevation facing Firestone Boulevard, the brick walls are unpainted while at the rear, on Mason Street, walls have been painted grey; additionally, stucco-cladding has been applied over brick on the rear elevation of two units. Each unit is articulated on the primary elevation with a raised rectangle, appropriate for a sign, laid in brickwork. The building is topped with a series of trussed roofs surrounded with a single parapet. The primary elevation is symmetrically divided with openings, metal-framed commercial style windows and doors. The rear elevation, which appears more utilitarian than the primary elevation, has a large warehouse doors. The property is in good condition.

***P3b. Resource Attributes:** HP8. 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; northwest-facing.

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

1946 (Los Angeles County Office of the Assessor 2018)

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

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 1, 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.

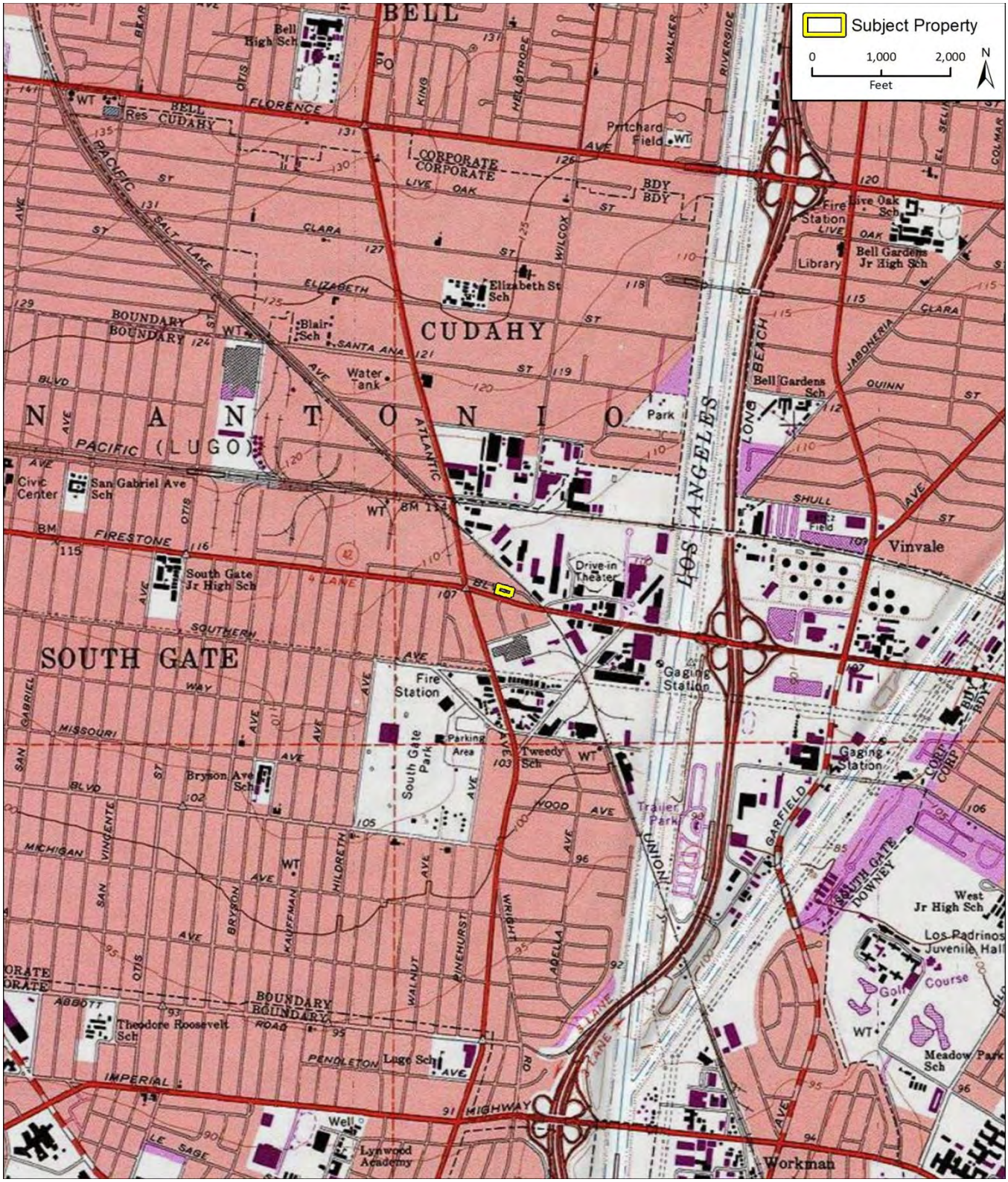
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Primary #
HRI#
Trinomial

 *** Resource Name or #** 4961, 4951, 4949, 4945, 4943 Firestone Boulevard (Map Reference No. 16-012)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4961, 4951, 4949, 4945, 4943 Firestone Boulevard (Map Reference No. 16-012) *** NRHP Status Code** 6Z
Page 3 **of** 3

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

The building on the subject property was constructed in 1946. Visual observation suggests minimal alteration.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:**
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 six adjacent one-part commercial block buildings. Archival research indicates that the storefronts have been used for various commercial and industrial enterprises over the decades. 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 and South Gate Criteria A/B/C/F). The building is a relatively ordinary example of brick construction, 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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 April 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 November 2018.

UCSB Map & Imagery Lab. Various. "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 29, 2018

(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 #:** 4969 Firestone Boulevard (Map Reference No. 16-013)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 4969 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6216-032-017

***P3a. Description:**

The subject property is a narrow rectangular parcel that includes one single-story commercial/industrial building. The building occupies the entirety of the subject property, located in close proximity to adjacent buildings and featuring little setback from either Firestone Boulevard or Mason Street. The building appears to have been constructed of concrete block; its primary (south) elevation has been stuccoed, while its rear elevation features exposed block walls. The primary elevation includes a single entry door and two metal-framed windows placed asymmetrically. At rear a large bay door opening, covered with a metal roll up door, is included. The building is topped with a flat roof surrounded with a slight parapet partially lined with clay tile. The property is in good condition overall.

***P3b. Resource Attributes:** HP8. 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; northwest-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:**
November 1, 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.

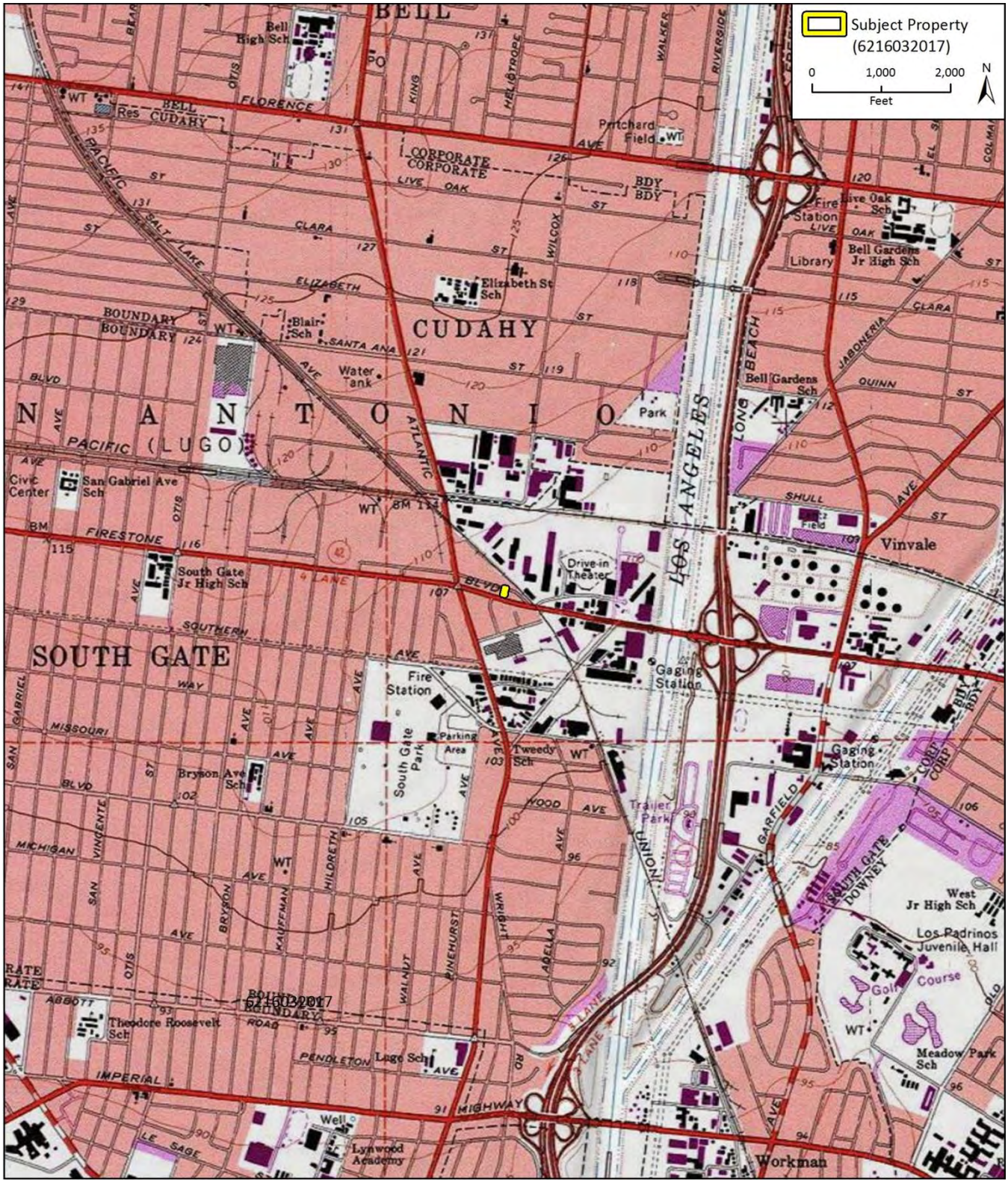
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 *** Resource Name or #** 4969 Firestone Boulevard (Map Reference No. 16-013)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4969 Firestone Boulevard (Map Reference No. 16-013) *** NRHP Status Code** 6Z

Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial B4. Present Use: Commercial/industrial
*** B5. Architectural Style:** utilitarian
*** B6. Construction History:**

The building on the subject property was constructed in 1948 (Los Angeles County Office of the Assessor 2018). Visual observation suggests that stucco cladding has been applied to its primary elevation.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:**
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 single rectangular-planned commercial/industrial building. Archival research indicates that the building has been used for various companies over the decades, including as an auto shop in the 1960s. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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.

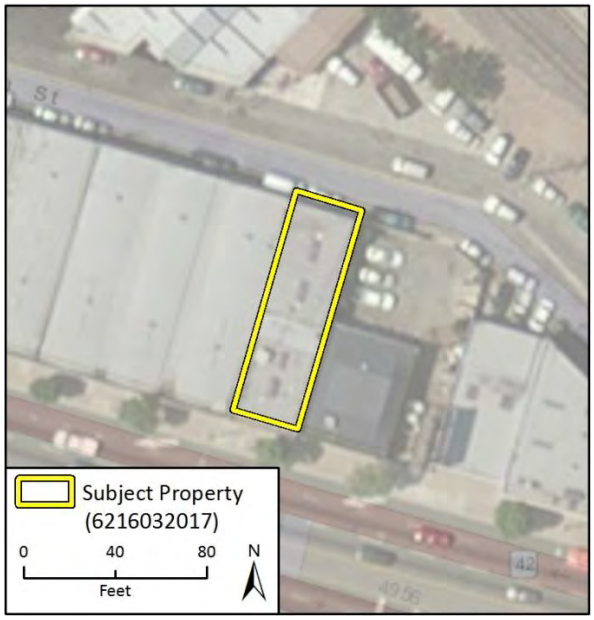
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

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.

UCSB Map & Imagery Lab. Various. "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 30, 2018



(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 #:** 4988 Firestone Boulevard (Map Reference No. 16-014)

P1. Other Identifier: United Ready Mixed Concrete Corporation

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 12W Section: 31 S.B.**B.M.**

c. Address: 4988 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-006-027

***P3a. Description:**

The subject property is a large industrial parcel located at Firestone Boulevard's intersection with the Union Pacific Railroad corridor in South Gate. The property includes one building and one structure operating as United Ready Mixed Concrete Corporation. The L-planned building, sited along Firestone Boulevard, includes two distinct sections. At the front of the property, the building features a two-story commercial portion. Towards the rear, the building has a single-story warehouse portion. The two-story portion of the building features exposed brick walls and metal-framed, wood-trimmed windows. It is topped with flat roof. The ground-story is sheltered by a quarter-round metal awning. At rear, the warehouse portion of the building is utilitarian in design. It features large bay door openings and is topped with a trussed roof. The property 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:
North and east elevations; camera facing southwest.

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

1949 (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:**
November 1, 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):

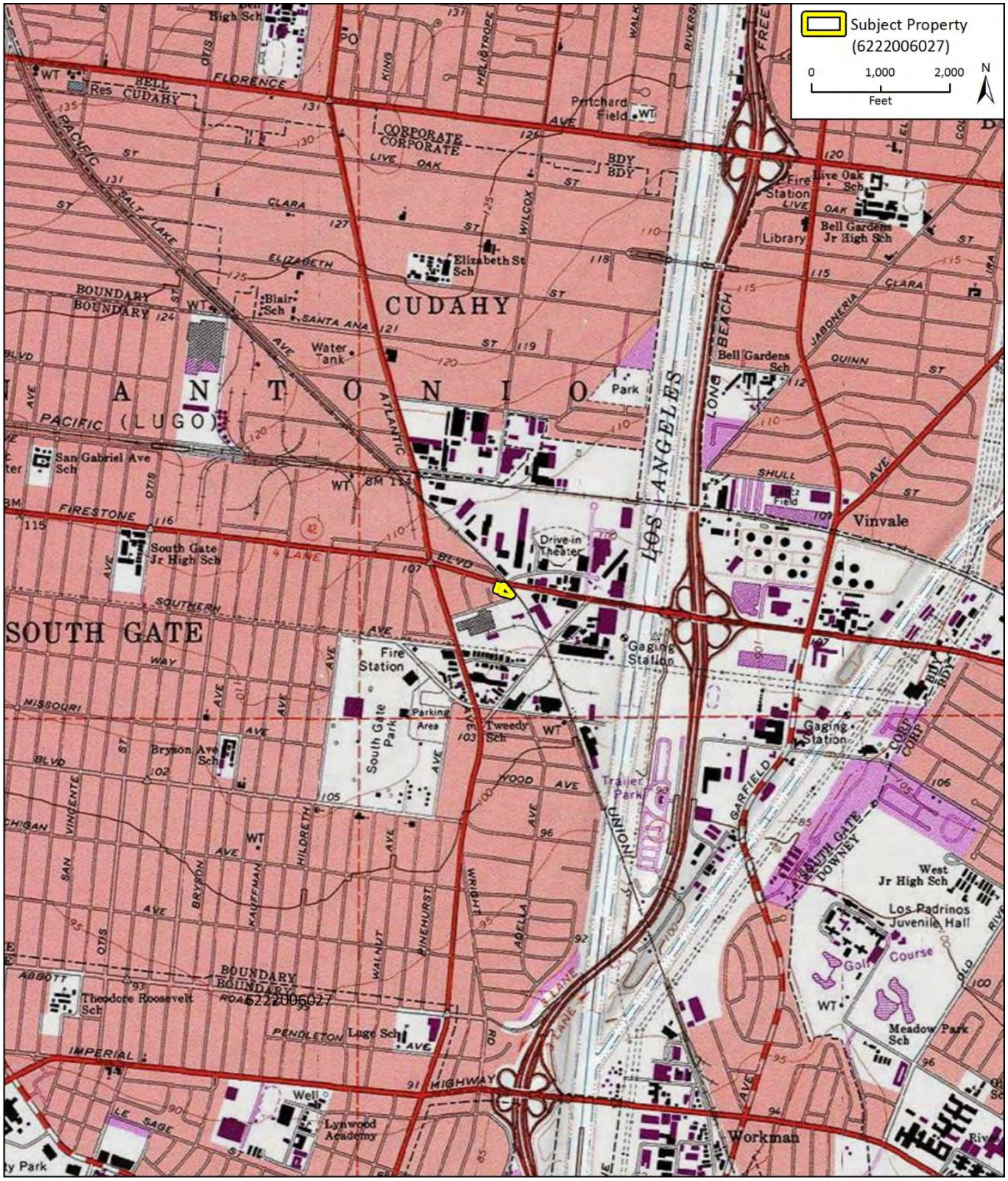
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 4988 Firestone Boulevard (Map Reference No. 16-014)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 4988 Firestone Boulevard (Map Reference No. 16-014) *** 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 on the subject property was constructed in 1949 (Los Angeles County Office of the Assessor 2018). Alterations appear minimal. Aerial imagery suggests that the plant on the southern portion of the property was constructed between 1963 and 1972 (Netronline var.).

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

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 industrial parcel located along the Union Pacific Railroad corridor in South Gate. It includes one building and one structure in use by United Ready Mixed Concrete Corporation. The property's initial development began in 1949 with the construction of the extant building. A Sanborn map dated 1950 indicates that at that time it was being used as a machine shop (ProQuest 1950). Aerial imagery suggests that the concrete batching plant on the south of the property was constructed between 1963 and 1972 (Netronline var.). It has been in use by United Ready Mixed Concrete Corporation at least since 1987 (LAPL 1987). 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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 November 2018.

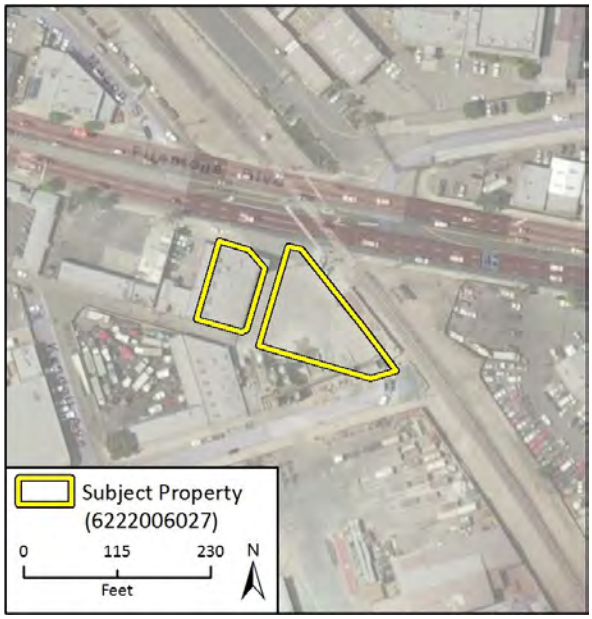
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed 11/2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Available at: http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed 11/2018.

UCSB Map & Imagery Lab. Various. "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 30, 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 #:** 5030 Firestone Boulevard (Map Reference No. 16-015)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 5030 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-005-024

***P3a. Description:**

The subject property is a large irregularly shaped parcel located at Firestone Boulevard's intersection with the Union Pacific Railroad corridor. The parcel includes one utilitarian industrial building with an expansive footprint, a double warehouse that has had additions to both its west and east elevations. The building has a deep setback significantly from Firestone Boulevard. It is clad in metal and features a variety of windows including vinyl and metal-framed. It is topped with a gabled and flat roof; roofs are also clad in metal. The remainder of the property appears to be used primarily for storage. The property is in good 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 elevation; southwest-facing.

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

1949 (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:**
November 1, 2017

***P10. Survey Type:**
Intensive

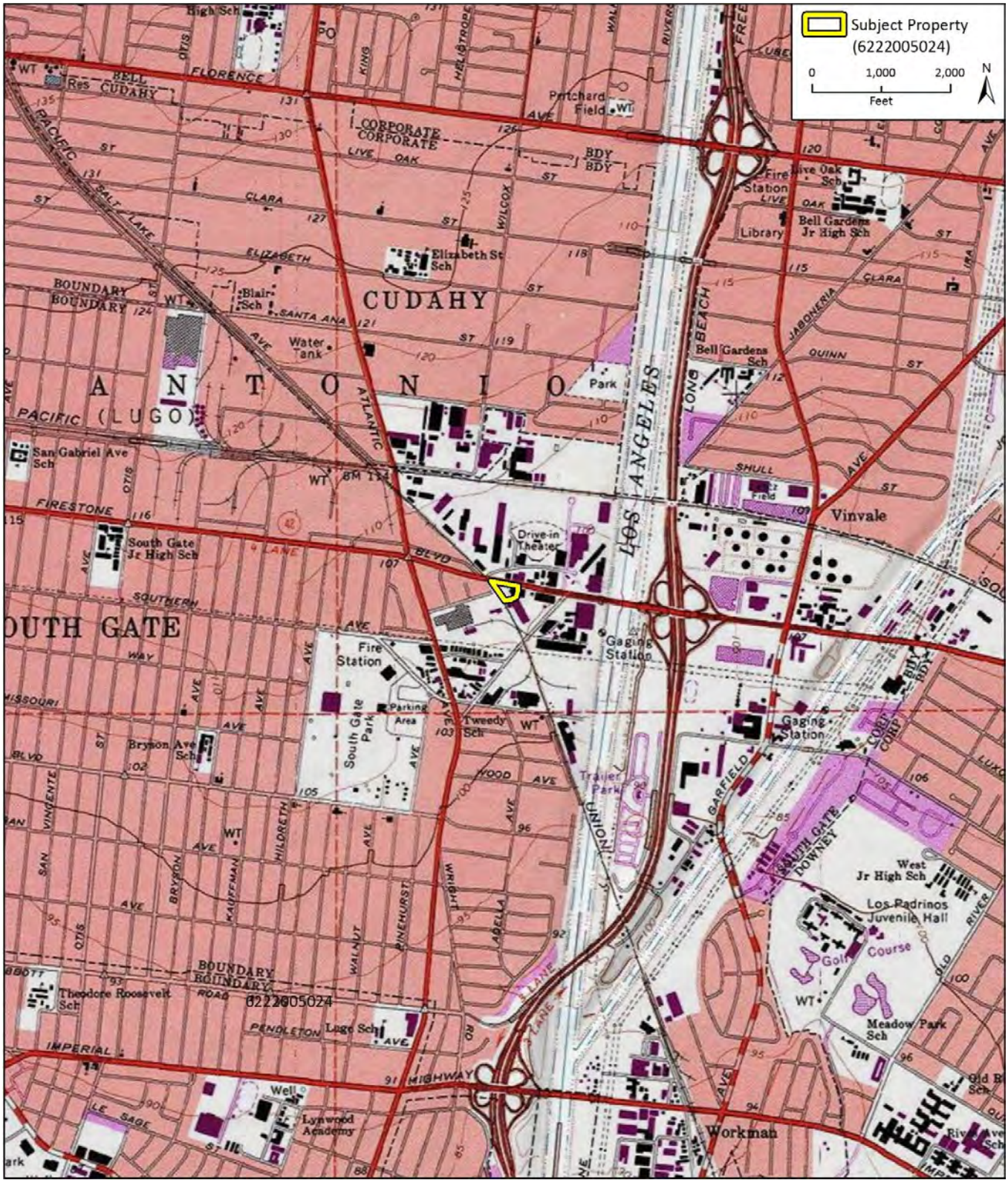
***P11. Report Citation:**

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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
LOCATION MAP
Trinomial

*** Resource Name or #** 5030 Firestone Boulevard (Map Reference No. 16-015)
*** 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 #** 5030 Firestone Boulevard (Map Reference No. 16-015) *** 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:** Utilitarian

*** B6. Construction History:**

The building on the subject property was originally constructed in 1949 (Los Angeles County Office of the Assessor). All additions to the building's footprint appear to have been constructed by 1972 (Netronline var.).

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

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 utilitarian industrial building. Archival research indicates that the original building, a double warehouse, was a Pioneer Steel Building, constructed by the Los Angeles-based Pioneer Steel and Construction Company. Pioneer Steel and Construction Company, located at 108 West 6th Street in Los Angeles and active in the late 1940s and early 1950s, designed and installed standard steel buildings often used for industrial application. Archival research indicates that the building on the subject property was constructed for the Blake Rivet Company, makers of A.N. (Aircraft) Rivets. Blake Rivet Company appears to have operated from the subject property from 1949 to at least 1969. (Newspapers.com var.) Research failed to identify any additional consequential information about its former owners or occupants.

The property does 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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. "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.

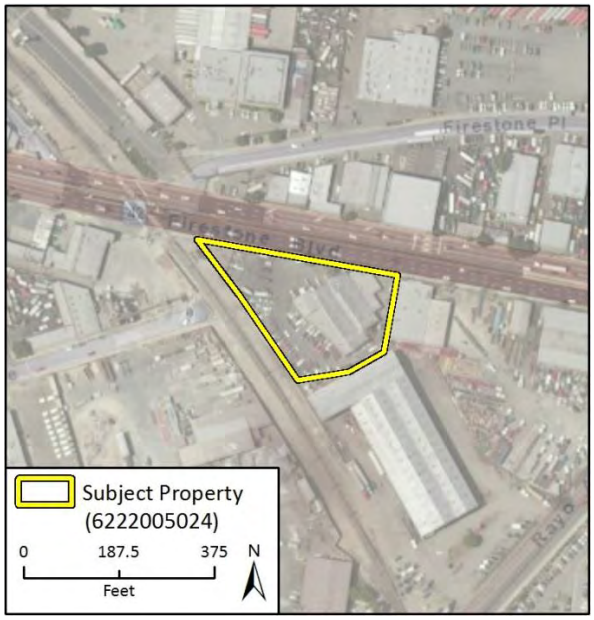
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

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.

UCSB Map & Imagery Lab. Various. "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:** December 3, 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 #:** 5040 Firestone Boulevard (Map Reference No. 16-016)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 5040 Firestone Boulevard City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-005-023

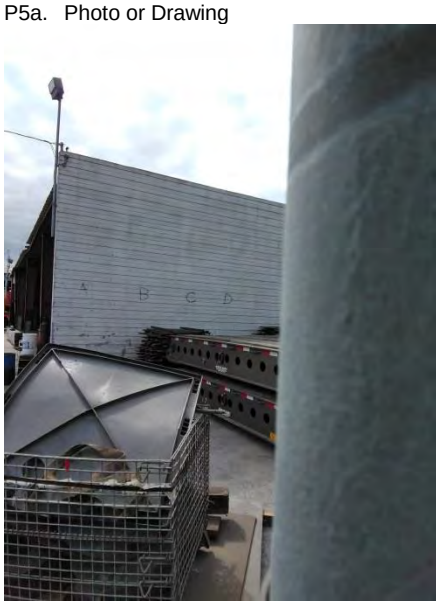
***P3a. Description:**

The subject property is a one-story, rectangular industrial building. The utilitarian building is set back from the Firestone Boulevard sidewalk behind a tall fence. It is not completely visible from the public right-of-way. The building appears to be constructed of concrete and clad in bond-stacked brick. Openings are minimal throughout. The primary entry, a set of metal-framed commercial glass doors, is sheltered by a cantilevered overhang. The building is topped with a flat roof. Visible alterations include a large steel-framed, metal-clad addition that was added to the buildings east elevation. The remainder of the property appears to be used primarily for storage. The property is in good 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 elevation of the addition; southwest-facing.

***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:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 1, 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):

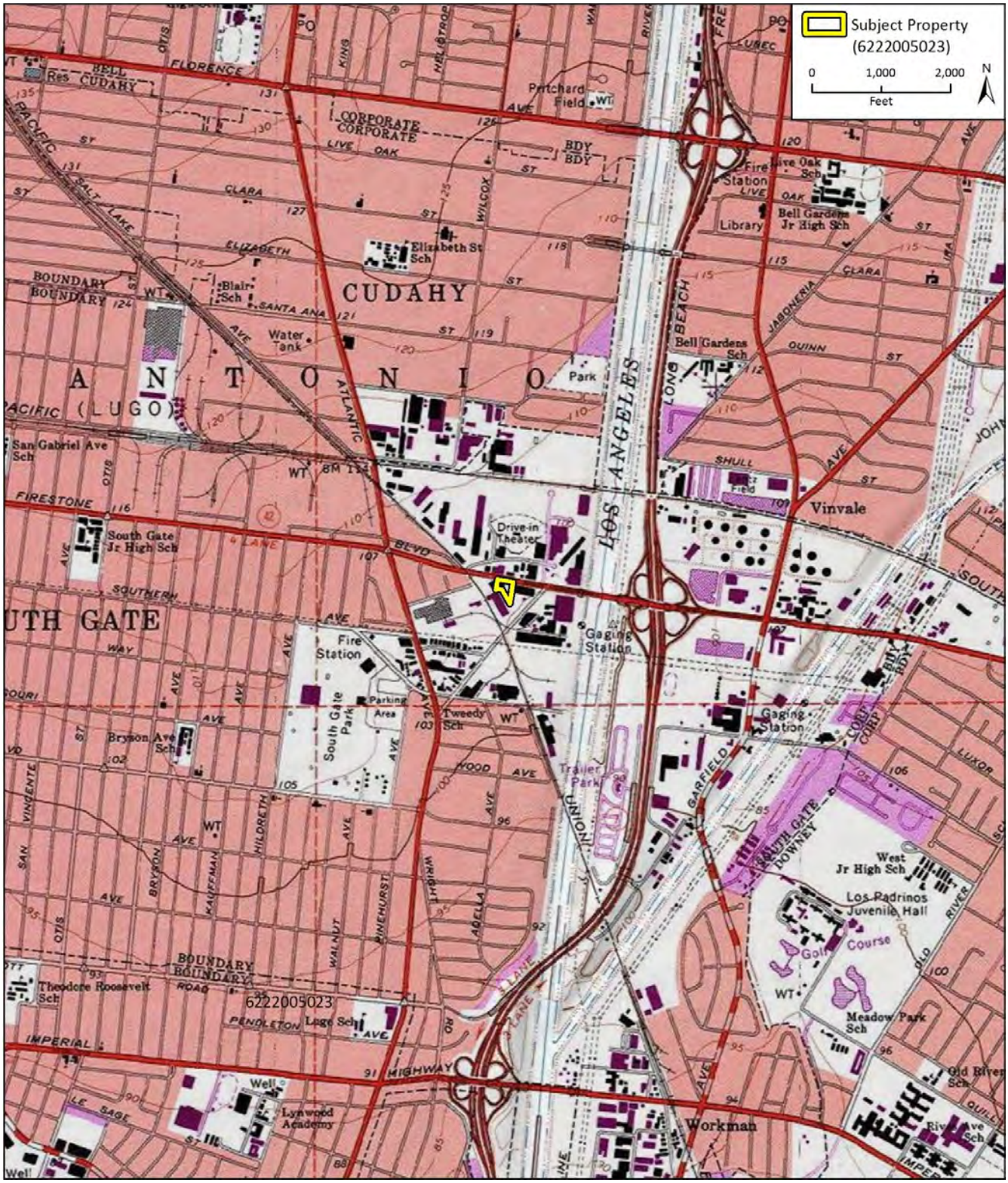
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*** Resource Name or #** 5040 Firestone Boulevard (Map Reference No. 16-016)

*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 5040 Firestone Boulevard (Map Reference No. 16-016) *** 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

*** B6. Construction History:**

The building on the subject property was constructed in 1962 (Los Angeles County Office of the Assessor). A large metal –framed and clad addition was constructed to significantly extend the buildings east elevation between 1963 and 1972 (Netronline var.).

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A

*** B8. Related Features:**

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 on utilitarian industrial building. Archival research indicates that the building has been used for various industrial enterprises over the decades, including as a sheet metal manufacturer in the 1970s and 80s (Newspapers.com var.). 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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, 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 April 2019.

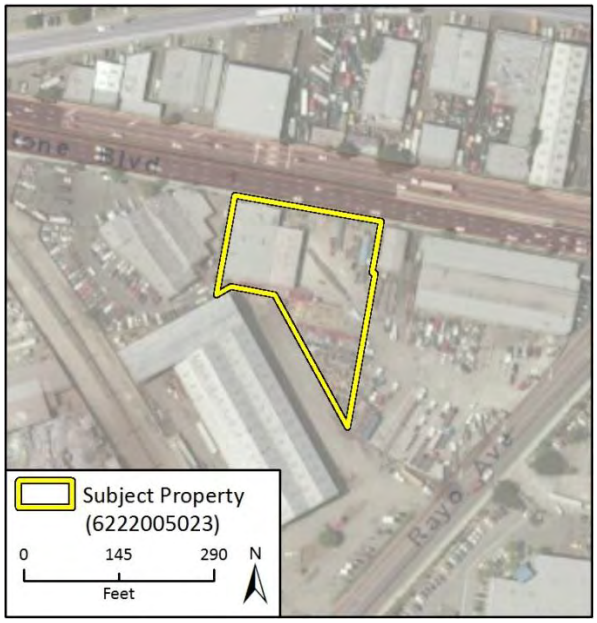
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

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 November 2018.

UCSB Map & Imagery Lab. Various. "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:** December 3, 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 #:** 9301 Rayo Avenue (Map Reference No. 16-017)

P1. Other Identifier: Reliable Steel

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 2S Range: 12W Section: 31 S.B. **B.M.**

c. Address: 9301 Rayo Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-005-015

***P3a. Description:**

The subject property is a large, irregularly shaped parcel that includes one industrial building with an expansive footprint, currently occupied by Reliable Steel. The building is roughly south-facing. It has a deep set-back from Rayo Avenue. The warehouse is clad in metal and topped with a double front-gabled metal-clad roof. The building includes banks of steel-framed windows in addition to large bay doors. Alterations include the addition of a large open-air structure at the building's rear and a full-length, shed-roofed extension from its west elevation. The property is in good condition overall.

***P3b. Resource Attributes:** HP8. Industrial 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; northeast-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:**
January 4, 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#

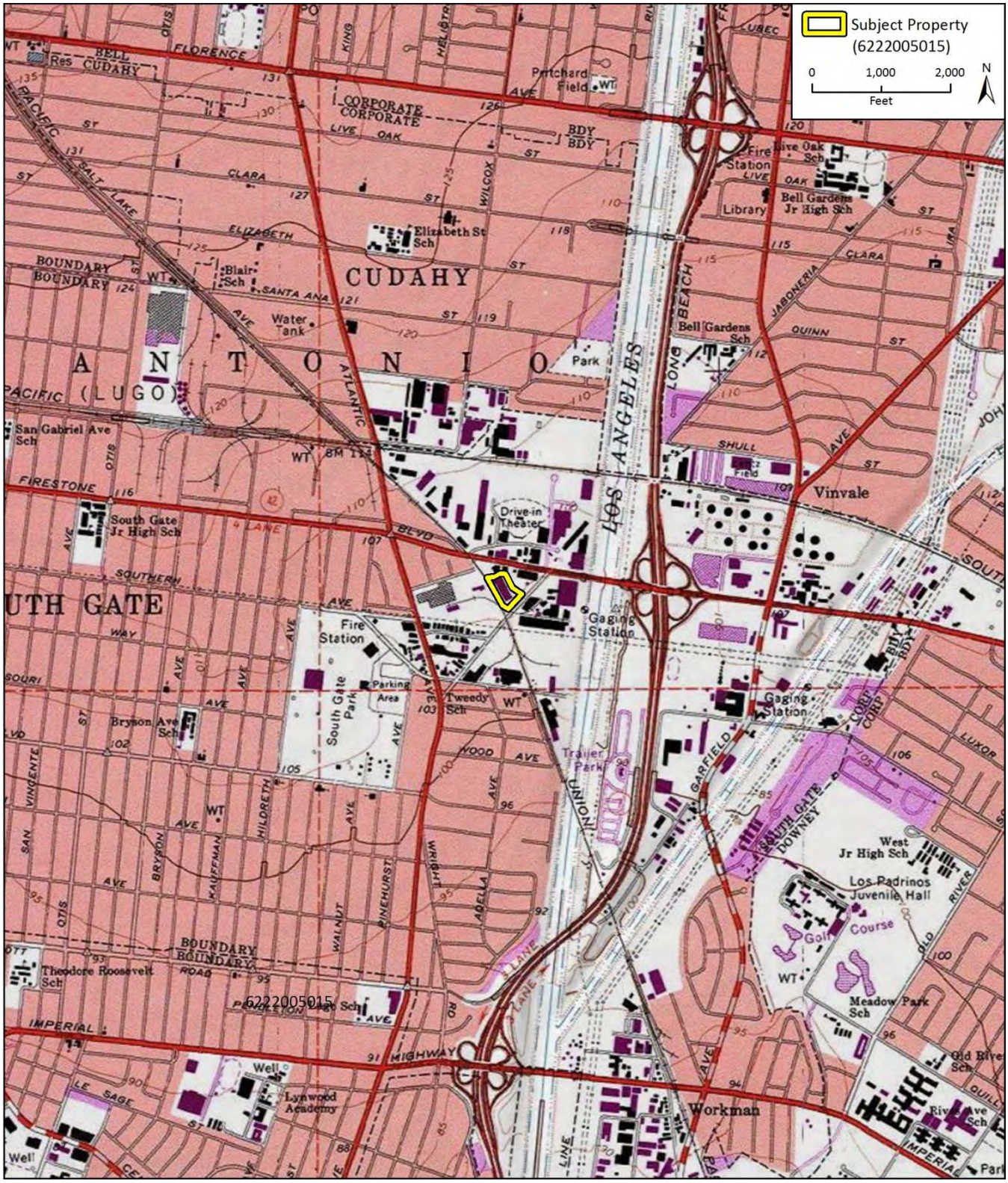
LOCATION MAP

Trinomial

*** Resource Name or #** 9301 Rayo Avenue (Map Reference No. 16-017)

*** Map Name:** *South Gate*

*** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 9301 Rayo Avenue (Map Reference No. 16-017) *** 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 on the subject property was originally constructed in 1954 (Los Angeles County Office of the Assessor 2018) as a single warehouse. Between 1963 and 1970, a large open air addition was constructed on the rear of the building and between 1970 and 1972, a full-length addition almost doubling its size (to the east) was constructed. (EDR 2017; 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 was developed in 1953 by the J.B. Webb Company of California. The J.B. Webb Company of California was established in 1949 by the Detroit, Michigan-based Jervis B. Webb Company. A review of South Gate City Directories indicates that the J. B. Webb Company of California operated on the subject property from at least 1953 to 1980. It is currently in use by Reliable Steel.

The subject property does 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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 December 2018.

Environmental Data Resources, Inc. (EDR). 2017. Certified Sanborn Map Report: West Santa Ana Corridor. Shelton, CT. May 15.

Funding Universe. "Jarvis B. Webb Company History." http://www.fundinguniverse.com/company-histories/jervis-b-webb-company-history/. Accessed December 2018.

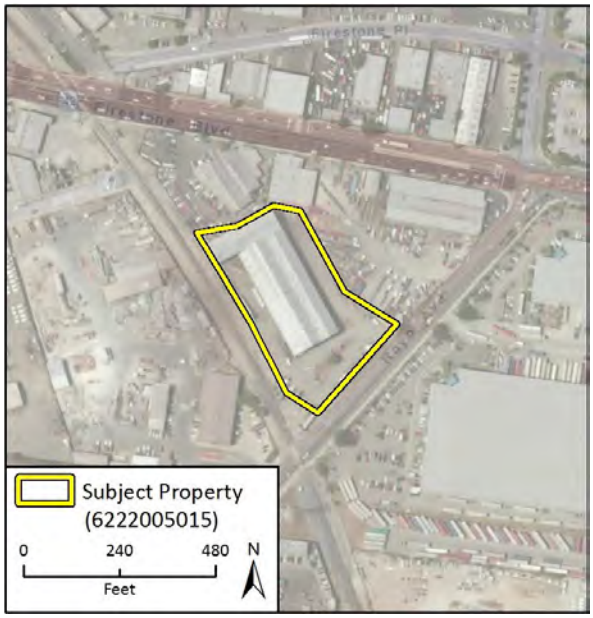
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. 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 December 2018.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of 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:** November 3, 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 #:** 8990 Atlantic Avenue (Map Reference No. 16-018)

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: 12W Section: 31 S.B.**B.M.**

c. Address: 8990 Atlantic Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-005-017

***P3a. Description:**

The large, irregularly shaped subject parcel includes a primary building fronting Atlantic Avenue and an ancillary building located to the southeast of the primary building. Designed with minor elements of the International Style, the primary building is roughly rectangular in plan with a wing extending its southwest corner in addition to several smaller extensions from the building's secondary facades. The southwest wing fronts Atlantic Avenue, while the remainder of the building extends towards the rear of the property. Exterior wall cladding on the southwest-facing main facade is primarily stucco, though a brick band runs across the lower reaches of the walls. The asymmetrical main facade includes a single steel door surrounded by single-light, steel-framed windows which are inset into an opening that is curved on one side and angular on the other. A narrow overhang extends from the building to cover the entry area. Fenestration includes steel-framed casement windows of various sizes. The other elevations are clad in a combination of brick, stucco, and metal and are punctuated by bands of large steel-framed windows. Sections of the building are topped with different forms of roof including flat, domed, and shed. The northeastern portion of the building includes an upward projection featuring bands of steel-framed clerestory windows. The roof is punctured with many vents throughout.

The single-story, rectangular-planned secondary culminates in a gabled roof and is clad in standing seam metal. Several large sliding doors and bands of evenly spaced windows open on its long sides.

Landscaping includes a rectangular planted area with ground cover and mature trees located in front of the primary building. Much of the rest of the property is paved with asphalt. A metal fence encloses the property, except for a public access area near the front of the primary building. The property is in good 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:
Front (southwest) elevation of primary building; camera facing northeast.

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

Primary building: ca. 1945; secondary building: 1978 (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 1, 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 — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

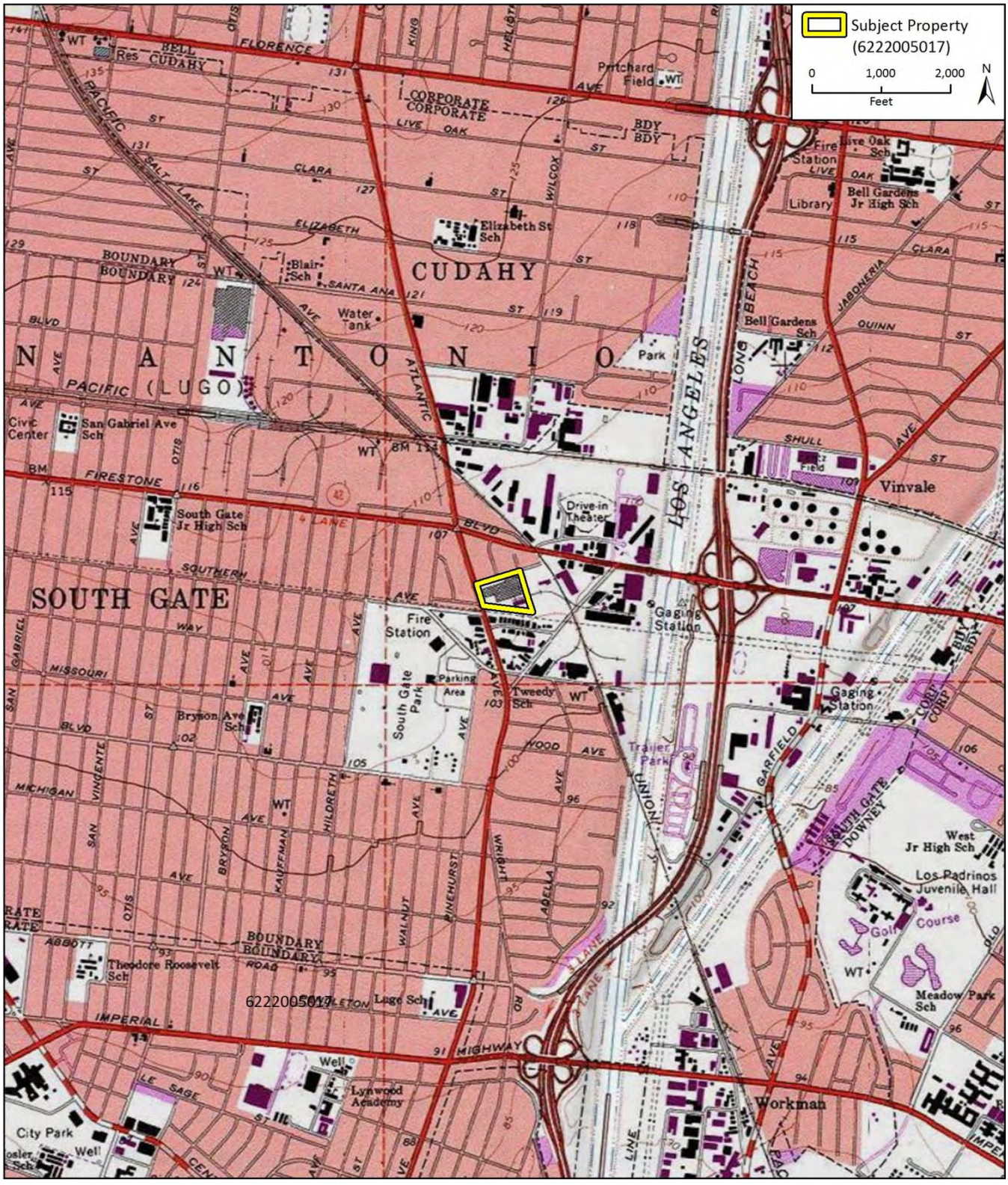
LOCATION MAP

Primary #
HRI#
Trinomial

*** Map Name:** *South Gate*

*** Resource Name or #** 8990 Atlantic Avenue (Map Reference No. 16-018)

*** Scale:** 1:24,000 ***Date of map:** 1981



* Required information

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 8990 Atlantic Avenue (Map Reference No. 16-018) *** NRHP Status Code** 6Z

Page 3 **of** 3

B1. Historic Name: Shellmar Products
B2. Common Name: Interior Removal Specialist
B3. Original Use: Industrial B4. Present Use: Industrial
*** B5. Architectural Style:** International Style influences
*** B6. Construction History:**

The primary building was constructed ca. 1945 and includes a small addition on its east elevation (Los Angeles County Office of the Assessor 2018; Netronline 2018). The secondary building dates from 1978 (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 an industrial complex with buildings constructed in 1945 and 1978. Newspaper articles suggest it was originally a plexiglass fabrication plant operated by Haas & Rohm, who, in June 1945, sold the factory to the Shellmar Products Corporation, a packaging manufacturer (Newspapers.com 2018). Sanborn Fire Insurance Company maps and historic aerial photos suggest the primary building was expanded significantly between 1950 and 1963. Shellmar Products (and its parent Company Continental Can Company) remained at this location until at least as late as 1969, according to city directories. Kustom Fit Manufacturing was listed at the address in 1987. The current occupant is Interior Removal Specialist. 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 and California Registers, and 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 buildings are ordinary industrial 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). 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, 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 Nov. 2018.

B13. Remarks:

*** B14. Evaluator:** James Williams, Rincon Consultants

*** Date of Evaluation:** December 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 #:** 5310 & 5335 Southern Avenue (Map Reference No. 17-001)

P1. Other Identifier: Bell Foundry

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 6 S.B.**B.M.**

c. Address: 5310 & 5335 Southern Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-036-004

***P3a. Description:**

This set of DPR forms refers to two Los Angeles County Assessor's parcels, 5310 and 5335 Southern Avenue, that function as a single property, Bell Foundry Co. The parcels are located across from one another, on the north and south sides of Southern Avenue, between the Los Angeles River and the Union Pacific Railroad corridor in South Gate. The southern parcel includes the property's primary building, an expansive industrial building sited on its western property line, and a small associated electrical substation, Southern California Edison Shred Station (substation ID SS3128), sited in the northeast. Across Southern Avenue to the north, two utilitarian industrial buildings are sited on an irregularly-shaped parcel. Both parcels are almost entirely paved and partially enclosed with tall fencing.

The property's primary building displays an irregular footprint, the result of regular expansion over its many decades in operation. The building is utilitarian in design. It is clad primarily with metal. While various window types are included, the western elevation is defined with banks of multi-light metal-framed windows. The building is primarily a single-story, although roof height and type are variable throughout; roof types include gabled with ventilators, shed and flat clad in a combination of metal and composition. A rectangular office building with no discernable architectural style is located in the far north of the parcel. This two-story, stucco-clad portion of the building has brick piers in the front and spider-leg roof supports at rear. Windows are metal-framed sliders in addition to fixed units. This portion of the building is topped with mansard-inspired flat roof that creates a narrow overhang. The area immediately surrounding this portion of the building features landscaping that includes greenspace and mature vegetation.

The northern parcel features two single-story, rectangular-planned industrial buildings. The metal-clad buildings are topped with gabled roofs. The feature minimal window openings and large bay door openings. The property appears in overall good condition.

***P3b. Resource Attributes:** HP8. Industrial Building (3); 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:
West elevation of primary building; southeast-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:**
January 19, 2018

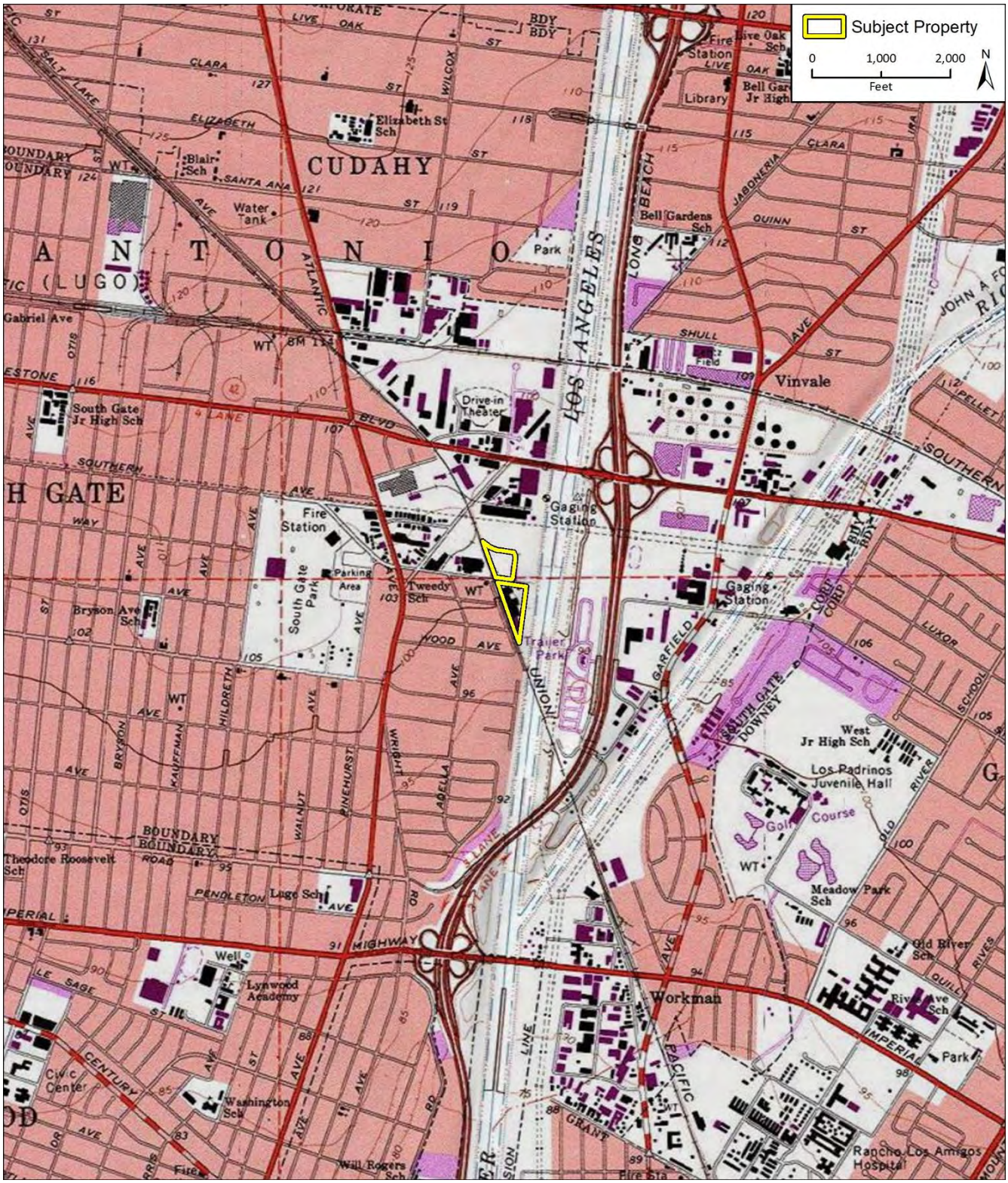
***P10. Survey Type:**
Intensive

***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 #** 5310 & 5335 Southern Avenue (Map Reference No. 17-001)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 5310 & 5335 Southern Avenue (Map Reference No. 17-001) *** NRHP Status Code** 6Z

B1. Historic Name: Bell Foundry Co.
B2. Common Name: Bell Foundry Co.; BFCO
B3. Original Use: Industrial B4. Present Use: Industrial
*** B5. Architectural Style:** Utilitarian
*** B6. Construction History:**

While Bell Foundry is reported to have located in South Gate as early as 1922, a review of historic aerials indicates that initial development of the subject property occurred in 1927 with the construction of one rectangular-planned building on the southern parcel. Between 1927 and 1937, the original building was demolished and replaced, in 1944, with another rectangular-planned building sited further to the west. A 1947 aerial image of the property indicates that at that time, one rectangular-planned building (a portion of the current-day primary building) was located in the northwest of the southern parcel. While the northern parcel was developed at that time, the current buildings were not yet extant, and it is unclear whether the northern parcel was yet associated with the foundry. By 1958, the primary building had been expanded significantly to the south and east and in the decades that followed, it was regularly added to. The two-story office portion of the primary building was constructed between 1963 and 1972. The two buildings on the northern parcel were constructed following 1972. (Netronline var.; UCSB var.) The electrical substation located in the northeast of the southern parcel was constructed circa 1995 to service the foundry (SCE 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** Industrial Development **Area** South Gate
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property consists of two parcels that feature three industrial buildings and an electrical substation that collectively compose Bell Foundry Co. Although Bell Foundry Co. is reported to be one of the first plants to locate in South Gate in 1922, development of the subject property does not appear to have been initiated until 1927. Bell Foundry Co.'s current-day primary building was constructed in 1944. Since that time, the building has been regularly expanded and is no longer representative of the property's initial development. See continuation sheet

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

Bell Foundry Company. "Home." http://www.bfco.com/. 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.

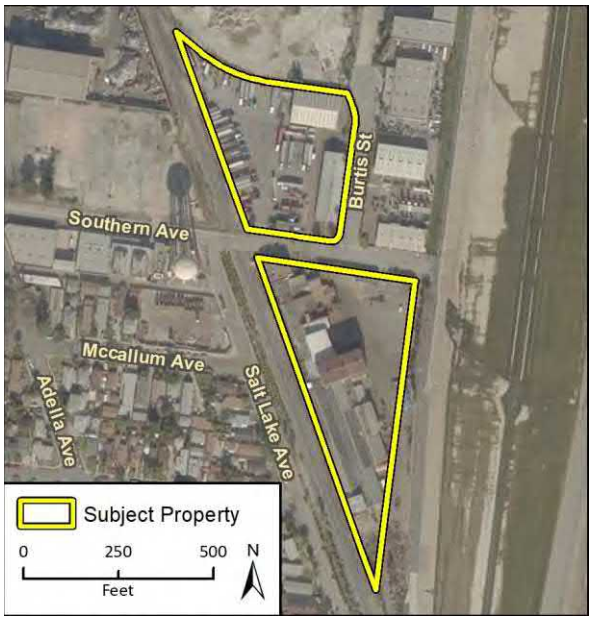
Sitton, Tom and William Deverell. *Metropolis in the Making-Los Angeles in the 1920s.* University of California Press. 2001.

Southern California Edison (SCE). Personal communication with R.Perzel. December 2018.

South Gate, City of. "History of South Gate." https://www.cityofsouthgate.org/259/History-of-South-Gate. Accessed November 2018.

B13. Remarks: N/A
*** B14. Evaluator:** Rachel Perzel, Rincon Consultants
*** Date of Evaluation:** December 11, 2018

(This space reserved for official comments.)



* Required information

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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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**

Page 1 of 5 ***Resource Name or #:** 10001 West Frontage Road (Map Reference No. 17-002)

P1. Other Identifier: Thunderbird Villa Mobile Home Park

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 6 S.B.**B.M.**

c. Address: 10001 W. Frontage Road City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-042-013

***P3a. Description:**

The subject resource is the Thunderbird Villa Mobile Home Park, a planned mobile home community consisting of a clubhouse, approximately 240 trailers and manufactured homes, and several ancillary buildings situated on a roughly rectangular parcel. The property's plan is defined by an irregular network of paved internal roadways. This circulation system centers on the clubhouse and swimming pool, east of which two semicircular roads run parallel to each other. Pairs of corridors extend from the semicircle, following the north-to-south aspect of the parcel and forming nearly rectilinear plans. The roadways are mostly intended for vehicular circulation, as evidenced by the general absence of sidewalks. Landscaping appears sporadically throughout the property and features lawns, mature trees, and palms planted in common areas and plants and trees of several varieties in private stalls. A concrete block wall delineates the west boundary of the property.

Built in 1965, the Ranch-style clubhouse coheres to a rough U-plan and sits on a concrete foundation. Its gabled roof is clad in composition shingles and features exposed rafters. Exterior wall cladding includes both board-and-batten siding and fieldstone veneer. Windows are generally aluminum-framed and feature horizontal sliding and full-height commercial-style designs. Supported by a heavy, wooden post and beam structure, the roof's east-elevation eave end extends over a broad concrete patio overlooking an in-ground swimming pool. Here glazed, solid wood double doors serve as the main public entrance. To the immediate right of the entry, a section of the stone veneer wall cladding extends vertically, passing through the roof to envelope a broad chimney. The chimney also serves as a sign featuring the words "Thunderbird Villa" in an italicized script. The terraced common area encompassing the clubhouse and pool is clearly delineated by the adjacent roadways and features fieldstone retaining walls, small lawns, mature palms and other trees, and a hedgerow that shields the east side of the swimming pool.

(See continuation sheet.)

***P3b. Resource Attributes:** HP3. Multiple family property; HP39. Other (mobile homes)

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

P5a. Photo or Drawing

P5b. Description of Photo:
Clubhouse, east and south elevations; camera facing north.

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

1965 (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 24, 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):

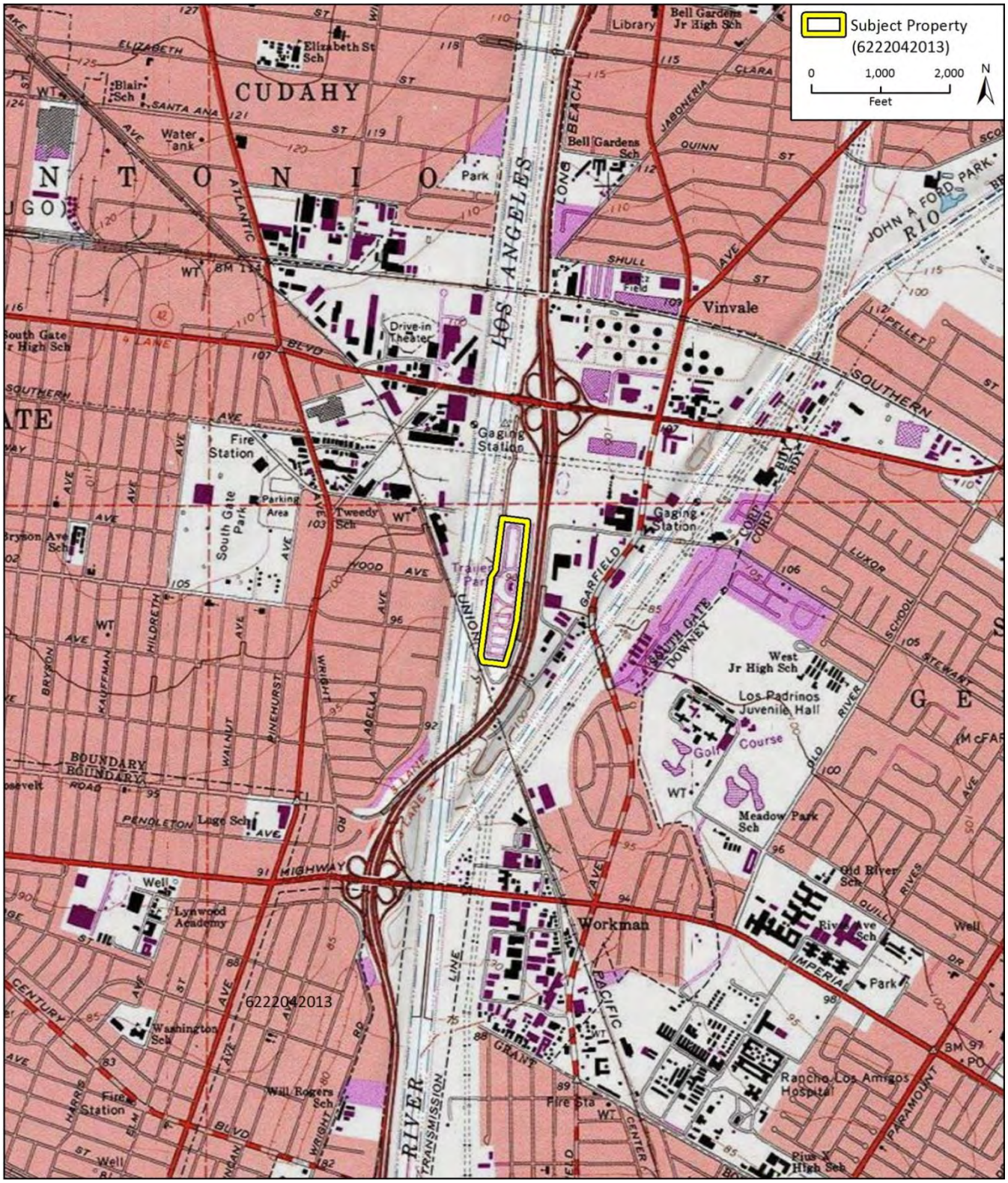
State of California X Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 5
*** Map Name:** *South Gate*

*** Resource Name or #** 1001 West Frontage Road (Map Reference No. 17-002)
*** 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 #** 10001 West Frontage Road (Map Reference No. 17-002) *** 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:** Ranch, utilitarian
*** B6. Construction History:**

According parcel data, the subject mobile home park was developed in 1965. The footprints of the clubhouse, swimming pool, and interior road network appear to have remained substantially unchanged since 1972, the date of the earliest aerial photograph available for the present study. Based on the appearance of the mobile and manufactured homes at the park, it seems likely that many date to the decades following the park's establishment.

*** 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

Historians trace the roots of the modern mobile home park to the early-20th century auto camp, which allowed traveling motorists a secure site to pitch a tent alongside their parked car. By the mid-1930s, these facilities offered permanent cabins and, later, trailers. The trailer park began to shed its strictly recreational character during the Great Depression and World War II, when a pronounced housing shortage produced a need for inexpensive, ready-made dwellings, and a growing number of residential trailer camps emerged to fill gaps in the housing supply. Following the war, continued high demand for housing drove a booming demand for trailer houses, and by 1949, Los Angeles County alone was home to more than 40 trailer parks (SurveyLA 2016).

Developments in the 1950s and 1960s shaped the continuing evolution from trailer parks used for recreational use or transitional housing to mobile home parks intended for permanent, not merely transitional, housing. In the 1950s, the California's state government became the first in the nation to subject house trailers and trailer parks to government oversight. New laws and administrative rules governed the design and operation of parks as well the design of such trailer features as plumbing, heating, and electrical systems. In addition, by the 1960s, the layout of mobile home parks increasingly resembled those of planned suburban communities and included such features curvilinear interior street patterns and shared recreational amenities. Trailers themselves also underwent important design features. As typified by the "tenwide" trailer, Postwar-era units were typically wider and longer than their trailer antecedent and their outward appearance increasingly resembling that of a conventional house. Improvements in park and trailer design helped to wash away some of the trailer's reputation as a transitional form of housing, and by the end of the 1960s, as many as one in five Californians lived in what was increasingly marketed not as a trailer, but as a mobile home (SurveyLA 2016). (See continuation sheet)

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

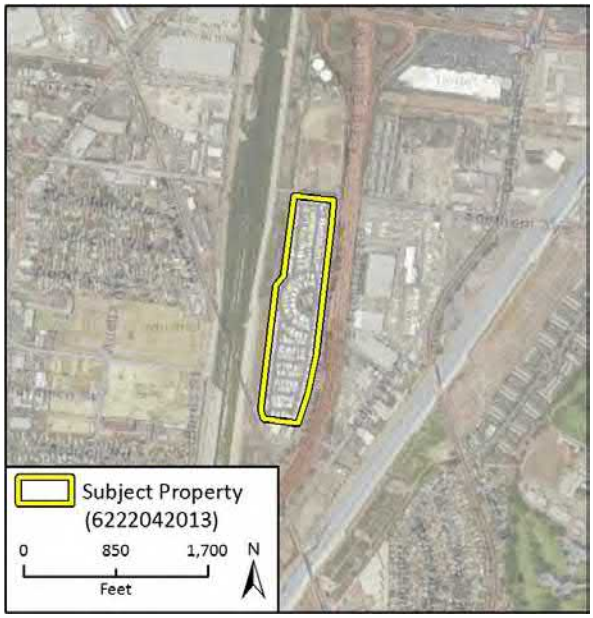
Caltrans. Volume 2 -Standard Environmental Reference, 2014 Update, rev: July 1, 2015.

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.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization/Trailer Parks and Mobile Home Parks, 1920-1969. January 2016.

B13. Remarks: N/A
*** B14. Evaluator:** James Williams, Rincon Consultants
*** Date of Evaluation:** November 8, 2018



(This space reserved for official comments.)

P3a. Description (continued):

The mobile and manufactured homes located on the property are mostly arrayed along the interior roadways, though several face West Frontage Road along the north end of the property's west boundary. Although the designs of these dwelling units vary, there are several common features, including rectangular plans, elevated foundations, metal or prefabricated wood exterior wall siding, and low-to-moderate-pitched gabled roofs. Generally, the homes are accessible via exterior steps, and many include broad covered porches. Units are oriented perpendicular to adjacent roadways and are set back slightly from the curb to accommodate modest landscaping along the frontage.

B10. Significance (continued):

Developed in 1965, Thunderbird Villa retains an original overall plan that substantially reflects the mobile home park design innovations of the 1960s. While the southern portion of its circulation network is grid-like, the remainder is curvilinear. This is especially apparent in the central section of the property, where park the park's planners placed two semicircular roads that arc behind the rear of the clubhouse and swimming pool complex. The clubhouse and pool, which also embody the shift to the suburban-style planning and permanent residency patterns of mobile home parks of this era, date to the establishment of the park as well.

The dwelling units at Thunderbird Mobile Home Park fall into two categories, mobile homes and manufactured housing, a typology that reflects 1970s shifts in the regulation, manufacture, and marketing of such dwellings. Wide use of the terms "manufactured home" and "manufactured housing" date to 1976, when the federal government implemented new safety standards for moveable prefabricated dwellings. At the urging of builders, "manufactured home" became the preferred name for any such dwelling constructed in or after 1976 (Caltrans 2014). During the filed survey conducted for the present evaluation, several apparent post-1976 manufactured home units were observed alongside presumed pre-1976 mobile homes (SurveyLA 2016; Caltrans 2015).

Thunderbird Villa Mobile Home Park is recommended ineligible for listing in the National or California Registers or for local designation by the City of South Gate under any significance criteria. The property is not strongly associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an ordinary example of a 1960s mobile home park and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not recommended eligible as a contributor to any existing or potential historic districts.

P5a. Photographs (continued):

Clubhouse and swimming pool complex, west elevation. Camera facing northeast.

Mobile homes and manufactured homes at Thunderbird Villa Mobile Home Park.

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 #:** 10120 & 10126 West Frontage Road (Map Reference No. 17-003)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range:12W Section: 6 S.B. **B.M.**

c. Address: 10120 and 10126 West Frontage Road City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6222-042-010 (10120)/6233-003-005 (10126)

***P3a. Description:**

This set of DPR forms refers to two Los Angeles County Assessor's parcels, 10120 and 10126 West Frontage Road, that function as a single property, W.A. Woods Industries, Inc. The property is nestled in between the Union Pacific Railroad corridor and the Long Beach (I-710) Freeway. Spread out on the entirely paved property are three single-story industrial buildings and a billboard. Although the parcels function as a single property, they are separated by two narrow parcels on which a transmission line and one associated transmission tower are located. (The transmission tower and line are not part of this evaluation.) The buildings on the subject property are utilitarian in design; they are clad, walls and roofs, in metal and feature minimal window openings. Large bay doors are included throughout. Two of the buildings are topped with flat roofs and the other with a shallow gable. The property is in good 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 elevation of southern-most building; south-facing.

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

1963-1981 (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:**
December 26, 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.

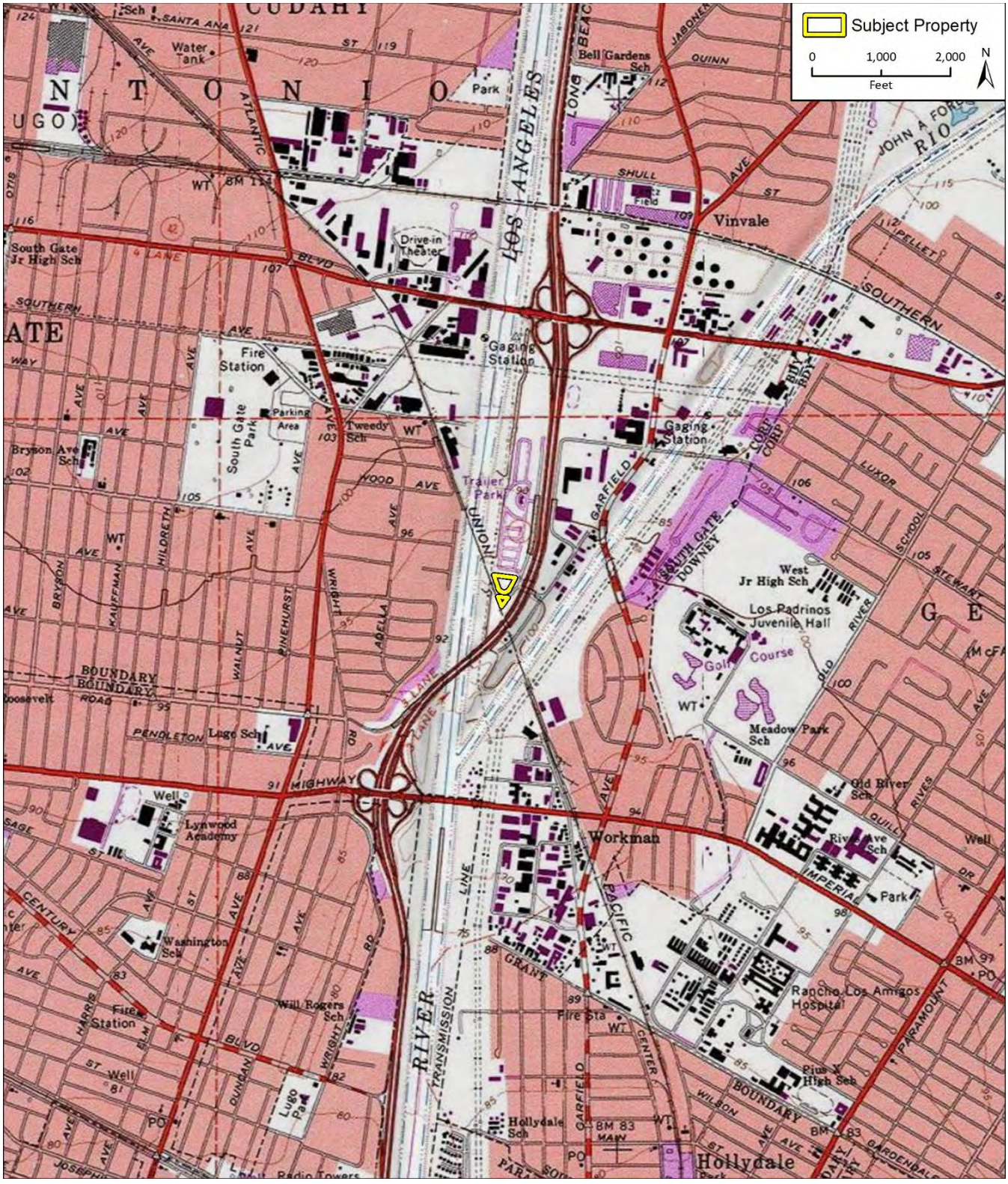
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3 *** Resource Name or #** 10120 & 10126 West Frontage Road (Map Reference No. 17-003)
*** Map Name:** *South Gate* *** Scale:** 1:24,000 ***Date of map:** 1981



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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*** Resource Name or #** 10120 & 10126 W. Frontage Road (Map Reference No. 17-001) *** 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 southern-most building on the subject property was constructed in 1963. Those sited in the north of the property were added between 1977 and 1981.

*** B7. Moved?** ■ **No** □**Yes** □**Unknown** **Date:** N/A **Original Location:** N/A
*** B8. Related Features:** Unknown
B9a. Architect: N/A 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 two parcels that function as a single industrial property. Included as part of the development are three utilitarian buildings sited on two roughly triangular parcels located between the Union Pacific Railroad corridor and the Long Beach (I710) Freeway. 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 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 July 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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." [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 10, 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 #:** LADWP 230kV Transmission Line (Map Reference No. 17-004)

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 (G.P.S.)

e. Other Locational Data:

***P3a. Description:**

LADWP 230 kV Transmission Line (subject resource) spans approximately 21-miles. It initiates at LADWP Haynes Generating Station in Long Beach (Substation ID SS3334). From Haynes, the line runs for approximately 21-miles northwesterly until its intersection with another LADWP-run 230kV line. The intersection of these two lines takes place just east of Bandini Boulevard's intersection with South Downey Road in Vernon, CA (Bandini Junction). The line does not appear to be segmented by any substations. The line consists of double circuit lattice steel towers.

The subject resource falls within the Area of Potential Effects (APE) for the current study in two locations, described below.

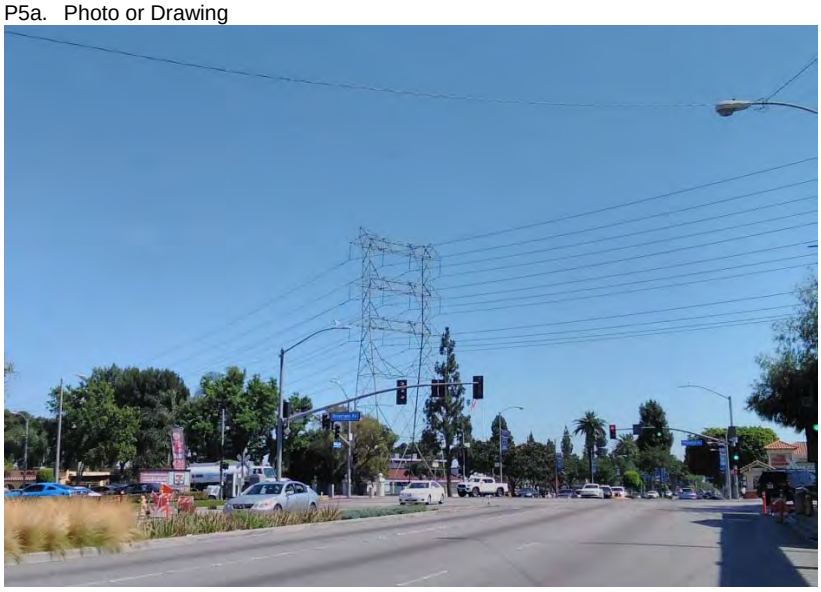
Beginning at the eastern intersection of Garfield Avenue and Peterson Lane in the City of Paramount, the LADWP transmission line right-of-way (ROW) lies immediately adjacent (to the south) to the Pacific Electric Railroad ROW. This relationship is consistent for roughly 1.5-miles to the intersection of Somerset Boulevard and Hayter Avenue in the City of Paramount. At this intersection, the transmission line ROW turns south, exiting the APE, and the railroad ROW continues southeasterly. This section of the subject resource includes ten lattice steel towers spaced approximately .15-miles apart.

Near the convergence of the Los Angeles and Rio Hondo Rivers in South Gate, a one-mile segment of the subject resource lies within the project APE. This portion of the subject resource is approximately one mile in length and includes five lattice steel towers spaced between .18 and .35 miles apart. It lies immediately adjacent (to the east bank) of the Los Angeles River and crosses the Rio Hondo and Interstate 710 within the APE.

***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:
LADWP 230 kV Transmission Line at the intersection of Rosecrans Ave. and Paramount Blvd. in Paramount, CA; southeast-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Between 1925 and 1936 (USGS 1925, 1936)

***P7. Owner and Address:**
Los Angeles Department of Water & Power

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles CA 90012

***P9. Date Recorded:**
July 2, 2019

***P10. Survey Type:**
Reconnaissance; Intensive within project APE.

***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.

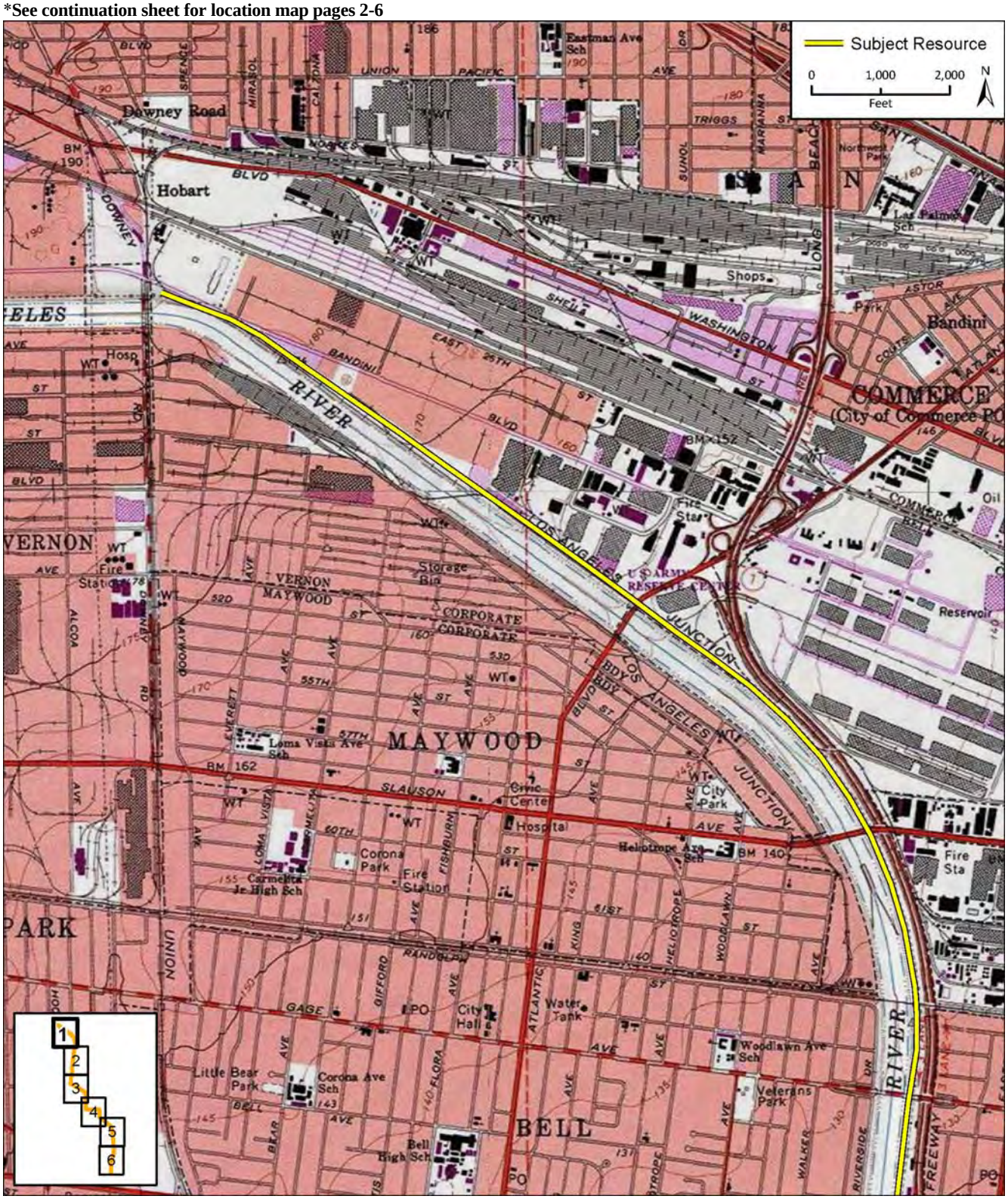
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 9 ***Resource Name or #** LADWP 230kV Transmission Line (Map Reference No. 17-004)
***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 230kV Transmission Line (Map Reference No. 17-004) ***NRHP Status Code** 6Z
Page 3 **of** 9

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:**

According to a review of historic-era topographic maps, the ROW in which the subject resource is located was established between 1925 and 1936, consistent with the early expansion of the power grid throughout the Los Angeles region (USGS 1925, 1936). In its initial form, the ROW extended to the Seal Beach Steam Plant in Orange County (no longer extant). The subject resource appears to have been constructed in this previously existing ROW in the early 1960s.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
B9a. Architect: LADWP b. Builder: LADWP
***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 include 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:**

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.

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 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:** July 2, 2019

(This space reserved for official comments.)

***B10, Significance (continued):**

The ROW in which the subject resource is located appears to have been established between 1925 and 1936 during a period in which the power system in the Los Angeles region was actively being expanded by both public and private entities (USGS 1925, 1936 SurveyLA 2017). A review of historic-era aerial imagery and topographic maps indicate that the ROW originally extended to the Seal Beach Steam Plant in Orange County. The Seal Beach Steam Plant was constructed in 1924 by the Los Angeles Electric and Gas Corporation and sold to LADWP in 1937 (*Long Beach Independent* 1967). Consisting of two steam turbine units, it served as an innovative and integral part of the power system for several decades. However, as Southern California continued to expand, an increased demand for power led to the construction of new and larger generating stations. By 1963, the Seal Beach Steam Plant had been placed on cold standby status and was eventually demolished in 1967 (LADWP 2017).

While the Seal Beach Station was being phased out, construction of Haynes Generation Station (Haynes) was underway in Long Beach. Haynes was constructed by LADWP in three phases between 1959 and 1967. Although the Seal Beach Plant was initially connected to Haynes via transmission line, this line appears to have been abandoned following the demolition of the Seal Beach Plant. During this period, LADWP upgraded several transmission lines to 230 kV. The subject resource appears to have been established or upgraded in the early 1960s in the extant ROW to accommodate 230 kV.

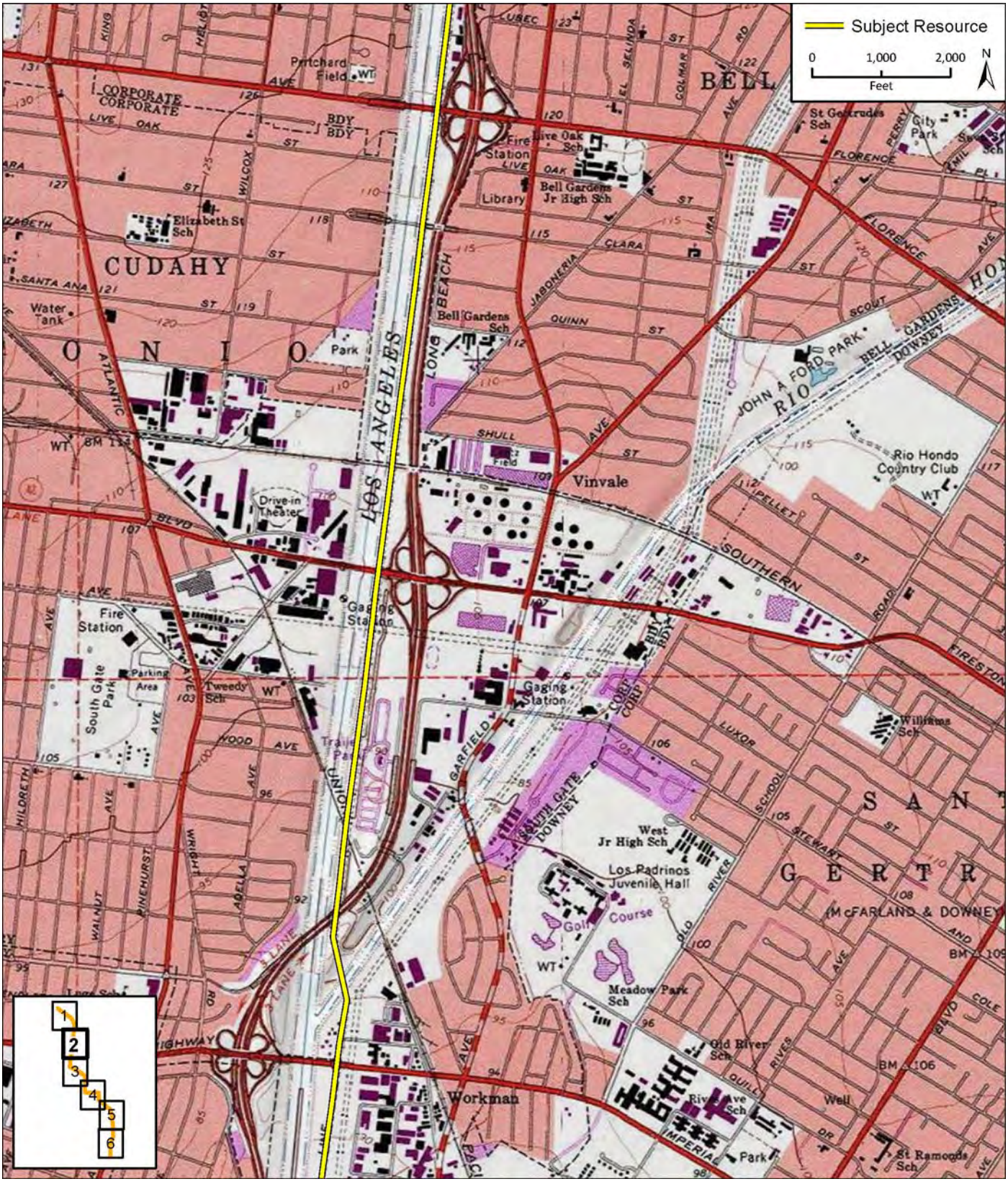
The subject resource is recommended ineligible for listing in the NRHP, CRHR, or other applicable local register of historical resources (Paramount and South Gate) under any significance criteria. Constructed in the early 1960s, the subject resource represents one of many transmission lines established during this period, as LADWP worked to expand and upgrade the 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. The subject resource does not appear to illustrate any technological and/or engineering innovations in the transmission of electrical power over long distances and the delivery of this power to receiving stations (SurveyLA 2017). 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 South Gate under Criteria A/1/A, B, C.

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 South Gate under Criteria B/2.

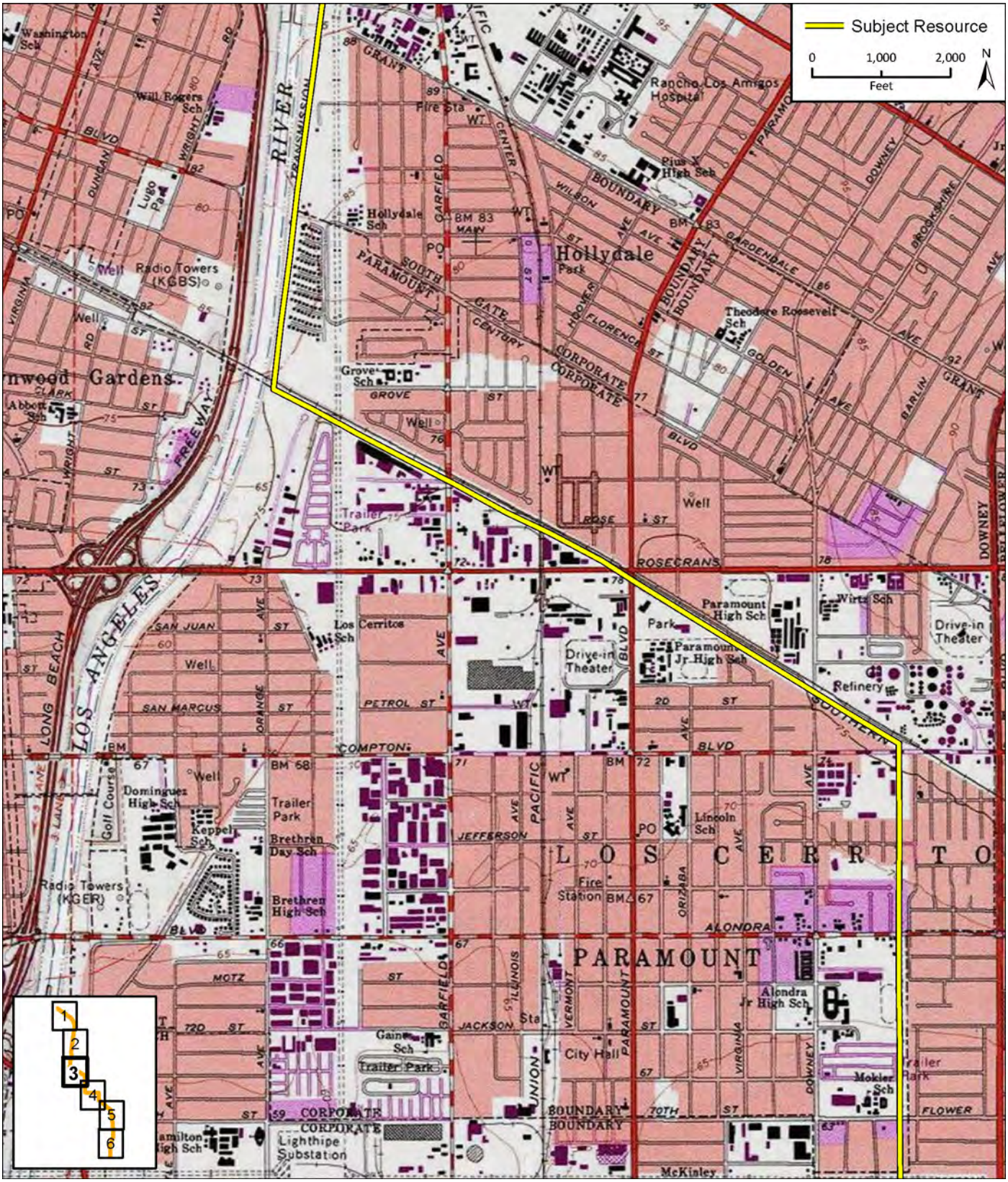
While its ROW predates the construction of Haynes, the subject resource was constructed in the early 1960s to accommodate 230 kV transmission lines from Haynes to Bandini Junction. During this period, LADWP was expanding their service to accommodate the rapidly growing Los Angeles Region. The subject resource employed a design that was standard for the time and as such it does not appear to represent any innovative construction technique or technological advances. The resource consists of transmission lines mounted on double circuit lattice steel towers. It is recommended ineligible for listing in the NRHP, CRHR, or for local designation by the City of South Gate under Criteria C/3/D, E, F, G.

The subject resource is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I).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 South Gate under Criteria D/4/J.

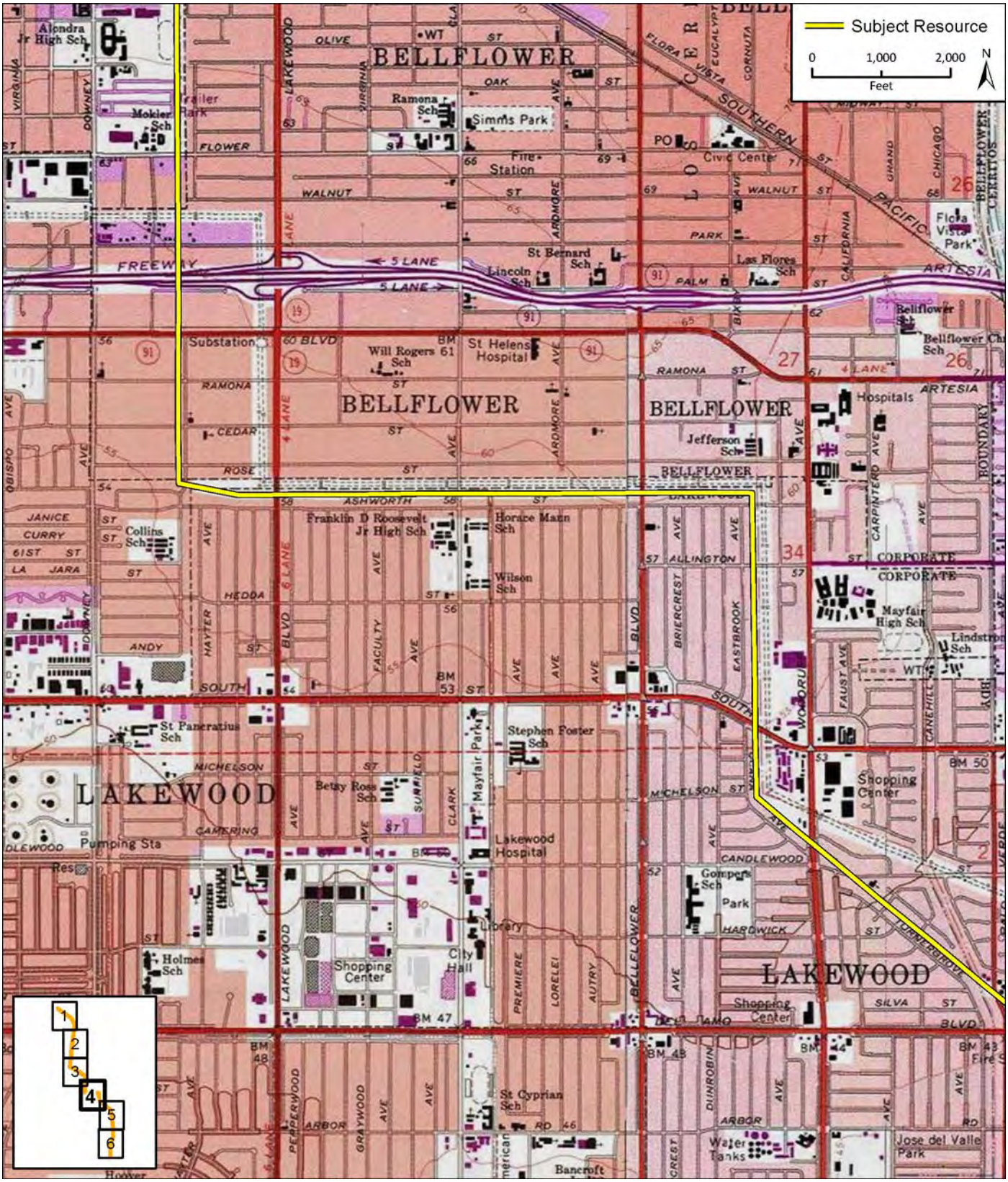
Location Map (continued):



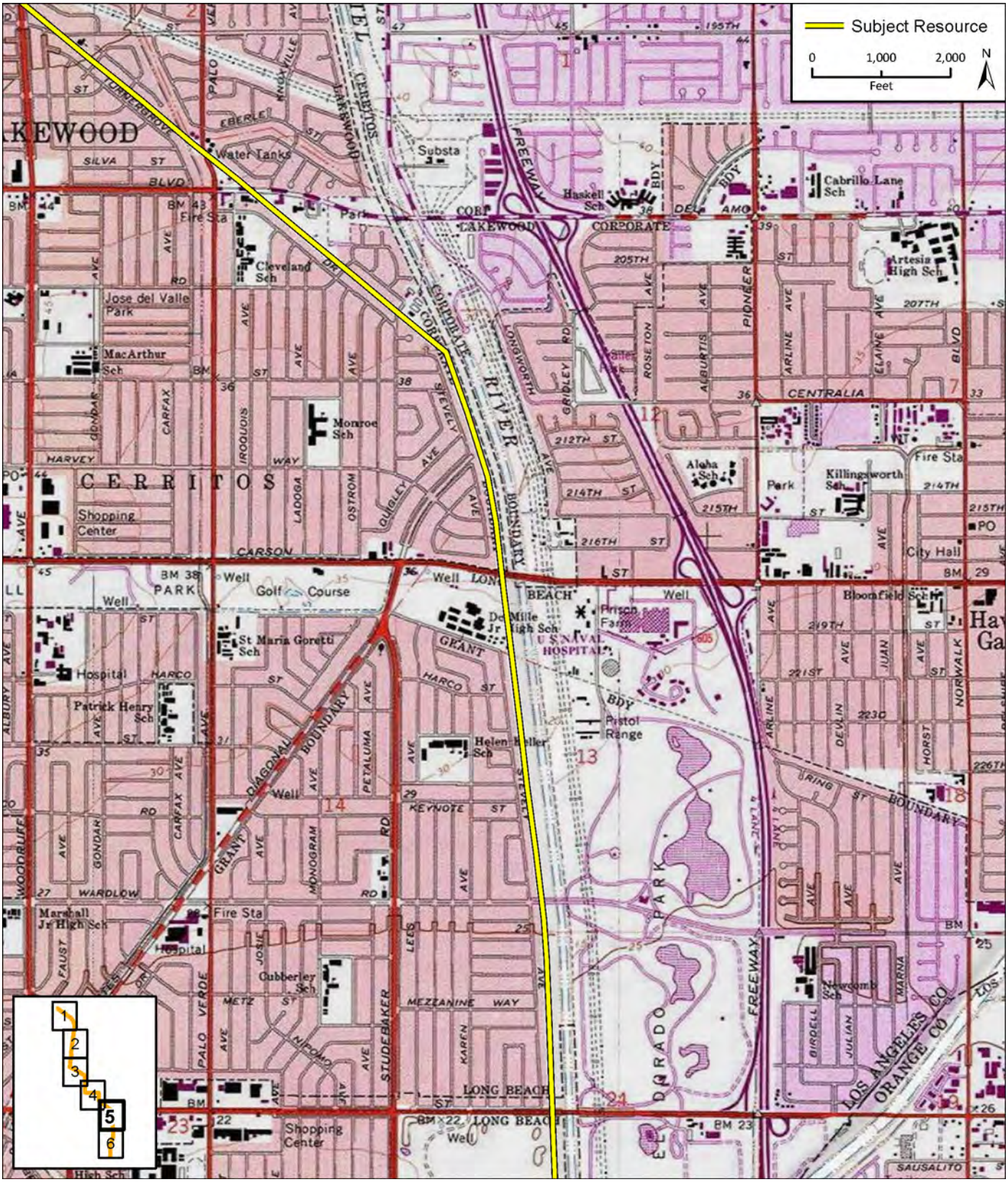
Location Map (continued):



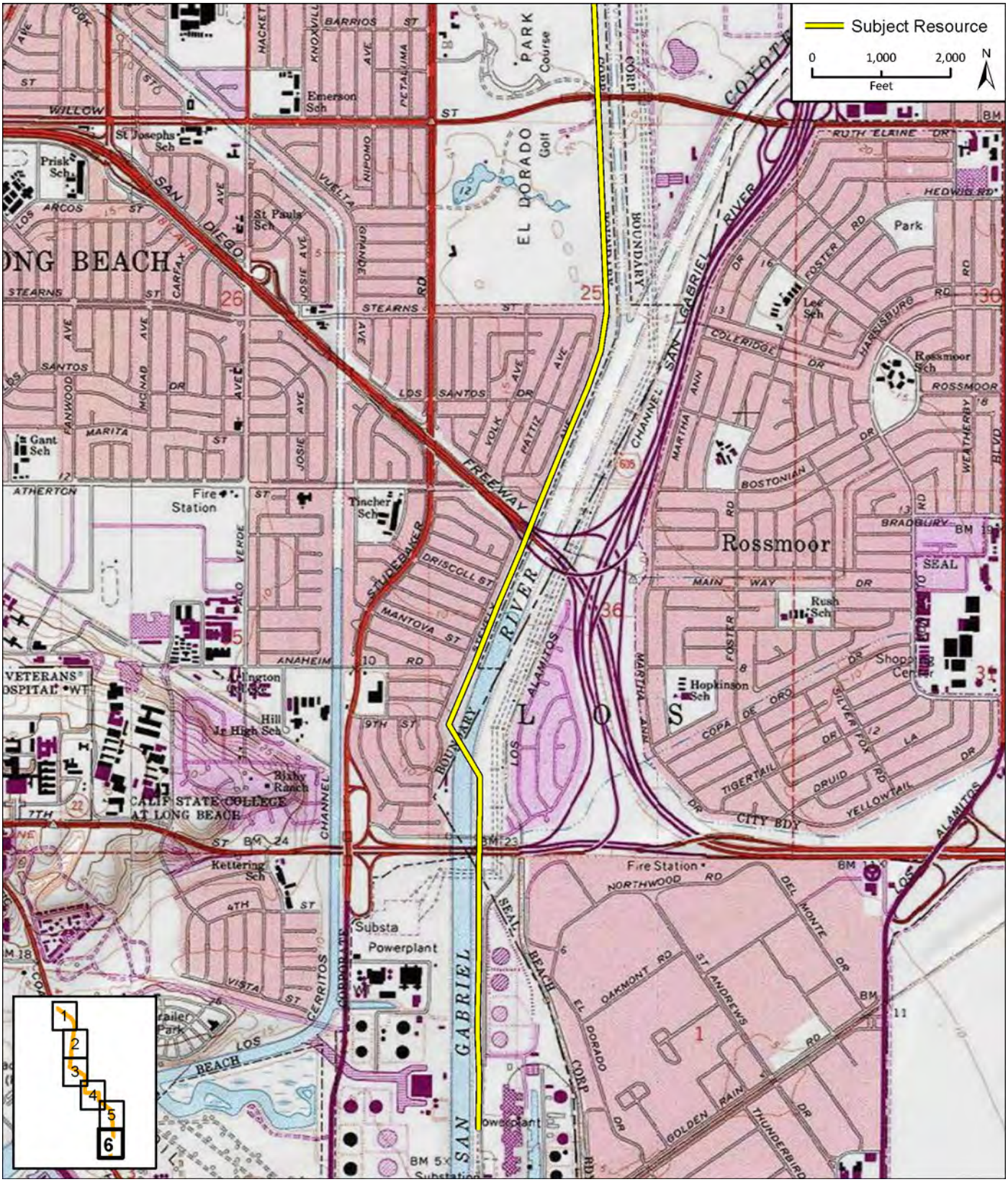
Location Map (continued):



Location Map (continued):



Location Map (continued):



MR 17-005

19-188983

ORHP-E-94-001

P36-007694
SBR-7694H

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018
Page 1

United States Department of the Interior
National Park Service

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JAN 14 2000

OHP

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 Boulder Dam - Los Angeles 287.5 kV Transmission Line

other names/site number Los Angeles Department of Water and Power Boulder Lines 1 and 2

2. Location

street & number _____ ☐ not for publication

city or town _____ ☒ vicinity

state Nevada/California code 003; 071; 037 county Clark Co., NV; San Bernardino Co., CA; Los Angeles Co., CA code _____ zip code _____

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 Date

_____
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.)

Daniel Abeyta, acting SHPO 6/22/00
Signature of commenting or other official Date

California Office of Historic Preservation
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

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

Contributing	Noncontributing	
2		buildings
		sites
7	1	structures
		objects
9	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 in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Cat: Industry/Processing/Extraction Sub: Energy Facility - Transmission Line

Current Functions
(Enter categories from instructions)

Cat: Industry/Processing/Extraction Sub: Energy Facility - Transmission Line

7. Description

Architectural Classification
(Enter categories from instructions)

No style

Materials
(Enter categories from instructions)

foundation Concrete
roof N/A
walls N/A
other Towers - steel

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.)

☐ **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.)

Engineering

Period of Significance

1936-1953

Significant Dates

1936 – Completion of Construction

1953 – Emphasis switches from hydroelectric power to steam generated power

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Scattergood, E.F., Chief Electrical Engineer, Los Angeles Department of Water and Power

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:

Los Angeles Dept. of Water and Power Archives

10. Geographical Data

Acreage of Property 11,945

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1			
2			
3			
4			

☒ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.) ☒ See continuation sheet.

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.) ☒ See continuation sheet.

11. Form Prepared By

name/title Stephen Van Wormer and Christy Dolan

organization KEA Environmental date August 2, 1999

street & number 1420 Kettner Blvd. Suite 620 telephone (619) 233-1454

city or town San Diego state California
zip code 92101

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

street & number telephone

city or town state zip code

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

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

NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

SECTION 7

Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California

NARRATIVE DESCRIPTION

Summary

The Boulder Dam - Los Angeles 287.5 kV Transmission Line consisted of two parallel electrical transmission circuits, carried on two sets of steel lattice towers, originally designated North and South and then Boulder Lines 1 and 2 (Plate 1). Each was made up of three conductor hollow copper cables that conveyed three-phase 60 cycle electric power from the step-up transformer located at Hoover (formerly Boulder) Dam on the Nevada bank of the Colorado River, to a receiving station on Century Boulevard at Watts in Los Angeles (Map 1) (Scattergood 1935a, 1935b; Soifer 1986; Powers 1993). As a result of modifications, the circuits have been divided into smaller sections that are presently identified as Mead-Victorville 1, McCullough-Victorville 2, and Victorville-Century 1, and Victorville-Century 2 (Figure 1). The McCullough-Victorville 2 segment conductors have been replaced and upgraded to 500 kV. The property begins at Hoover Dam (Map 2) crosses a variety of terrain for approximately 270 miles. About 200 miles, including the switching stations at Silver Lake and Victorville (Maps 3 and 4), lie in the Mojave Desert of Nevada and California. The remainder crosses the coast peninsular ranges in the area of Cajon Pass and Lytle Creek and then passes over the coastal plain of the Los Angeles Basin. Constructed by the Los Angeles Department of Power and Water between 1933 and 1936, the Boulder Dam - Los Angeles 287.5 kV Transmission Line represents a pinnacle of technological achievement in the development of point to point hydroelectric power transmission, and delivered electrical power that made possible the development of the City of Los Angeles from the mid-1930s through the 1940s. The line originally consisted of six components: (1) the two circuits of three conductor cables each along with the towers that supported them, (2) the access road, (3 and 4) two switching stations, one at Silver Lake and one at Victorville in the Mojave Desert, and (5 and 6) the two line termination stations (Boulder Switchyard and Century Receiving Station).

Location

The line passes through a variety of terrain along its approximate 270-mile route. From the step-up transformer at Hoover Dam (Boulder Switchyard), the two parallel lines of single circuit towers follow a southwest course over mountainous desert terrain for about 60 miles, crossing passes at elevations of 4,862, 4,419, and 3,809 feet above mean sea level (AMSL) (Powers 1993:100). They continue in the same direction across 165 miles of desert consisting of hilly terrain separated by a series of flat basins with elevations ranging between 2,000 and 3,000 feet AMSL (Plates 2-7). After leaving the desert, the lines cross the coastal peninsular range through Cajon Pass at 4,400 feet AMSL and drops to the bed of Lytle Creek at 1,800 feet (Plate 8). The lines then continue in a westerly direction through foothills at the base of the mountains for approximately 15 miles at an elevation of around 2,400 feet AMSL (Plate 9). After joining onto a single row of double circuit towers near the City of Upland, California, (Map 5) the line descends onto the coastal plain of the Los Angeles Basin at an elevation of around 1,500 feet and runs southwesterly for about 40 miles to the receiving station at Watts where the elevation is 120 feet AMSL (Plates 10-13; Map 6). Over most of the route the terrain is still largely undeveloped. The last 40 miles across the Los Angeles Basin, however, were primarily agricultural acreage when construction occurred and are now densely urbanized.

Description

The Boulder - Los Angeles 287.5 kV Transmission Line originally began at the step-up transformer located at the Hoover Dam on the Nevada bank of the Colorado River, where the current generated at the dam power house at 16,320 volts is converted to 287,500 volts (287.5 kV). As shown on Figure 2, power is transmitted to Los Angeles on two parallel three-phase electric transmission circuits each consisting of three conductors. Because of voltage losses during transmission the current arrives at the receiving station on Century Boulevard in Watts at 275 kV, where it is stepped down for local distribution. As originally designed, the line was divided into three sections approximately 90 miles long by switching stations constructed at Silver Lake and Victorville in California's Mojave Desert (Figure 2). The line can be divided into four basic components that will be described in more detail: (1) towers and lightning protection, (2) conductor and associated hardware, (3) transformer and switching stations, and (4) access road.

Towers

The eastern 230 miles, from the step up transformer at Hoover Dam to a point near Upland, California consists of two parallel lines of steel single circuit towers (Figure 2 and Plate 10). A distance of 265 feet separates the two lines of towers. The remaining approximately 40 miles is a single line of double circuit towers. In the single circuit section, towers along each line are placed about every 1,000 feet. In the double circuit section, towers are about 900 feet apart. Originally, a total of 2,695 steel towers were required to carry 1,596 miles of conductor. The lines and their associated towers have been treated as three structures. One structure carries Boulder Line 1 on single circuit towers. The second structure carries Boulder Line 2 on single circuit towers. The third structure begins where Boulder lines 1 and 2 converge and are carried to Century Receiving Station on double circuit towers.

At the time of construction, the single circuit bridge type towers designed for the lines were unlike any other. These towers utilized a skewed base configuration that provided greater strength yet were constructed of the same amount of steel as conventional designs. The towers have an overall "Y" configuration and were made to carry the three conductor cables for each circuit on a cross arm in a flat horizontal configuration. They measure 90 feet from the ground to the top of the cross arm supporting the conductor and 109 feet to the top of the tower. The horizontal spacing between the conductors is 30.0 feet. Towers were designed so height could be adjusted according to changes in terrain. Where additional height was needed, any leg could be extended in 10 foot increments up to 40 feet. The single circuit towers were built of high tensile steel to withstand twice the calculated load they were expected to carry. They could maintain the weight of the conductor covered with .5 inches of ice combined with wind pressure of 8 pounds per square foot (Scattergood 1935a; 1935b; Powers 1993). In 1980, modifications occurred on the Boulder 2 line between the McCullough Switching Station that had been built between 1970 and 1973 and the Victorville Switching Station. Original conductor was replaced with two aluminum cable steel reinforced (ACSR) conductors, each approximately 1.7 inches in diameter and tower cross arms were rebuilt with standardized kits to provide additional clearance and support the additional weight of the new conductor. This portion of the line was redesignated McCullough -Victorville 2 and the voltage increased from 287.5 kV to 500 kV (Powers 1993:101).

Double circuit towers were designed to carry each circuit of three conductor cables in a vertical plane on each side of the tower. The distance between the circuits is 40 feet and the vertical spacing between conductors is 24 feet. The distance from the ground to the bottom cross arm typically is 75 feet and to the top of the tower 144 feet (Figure 3B). The double circuit towers were based on conventional designs in use at the time of construction and were constructed of galvanized steel. Height could be extended by adding 10 foot extensions to the base in a similar manner as the single circuit towers. They could withstand a windload of 12 pounds per square inch with no ice (Scattergood 1935a; Powers 1993:102).

For both the single and double circuit towers five types were designed: standard suspension, angle suspension, dead end, dead end angle, and transposition towers (Figure 4 and 5). Dead end towers hold the conductor taut and can withstand substantial transverse and longitudinal loading. Standard suspension towers simply provide a support from which the conductor hangs and are used for straight stretches of line between dead end towers. Angle suspension towers are used where small line angles occur, but the transverse tower loading is not so great that a suspension tower cannot be used. Angle dead end towers are used for larger line angles. Dead end, standard suspension, angle suspension, and dead end angle towers all have the same general appearance within the single and double circuit tower classifications. The transposition tower is used to alternate the relative position of the three conductors at regular intervals along the line in order to prevent the build up of inductive currents that can unbalance phase voltages and induce attendant electromotive forces that can interfere with radio signals and nearby communication line transmissions (Taylor 1994; Powers 1993:98). Transposition towers were originally located approximately every 30 miles along the line. For the single circuit section transposition towers have the same general appearance as all other tower types. In the double circuit portion, transposition towers exhibit two extended cross arms. One is located above and the other below the three standard cross arms that convey the circuit conductors.

Standard single circuit suspension towers were designed to function with one broken conductor and one broken ground wire simultaneously in the same span and on the same side of the tower under maximum tension. Single circuit dead end towers could withstand three broken conductors and two broken ground wires under the same circumstances. Double circuit suspension towers could withstand one broken conductor and one broken ground wire on the same side. Angle towers were designed to withstand three broken conductors and two ground wires, and dead end towers would remain undamaged with breakage of all six conductors and both ground wires (Scattergood 1935a; Powers 1993:102).

Protection from lightning was also of primary consideration when designing the line. The Mojave Desert was considered an area of higher potential for lightning strikes than the coastal section west of Cajon Pass. This was the reason for separating the two circuits from each other on two parallel lines of steel towers (Garman 1934:5). Overhead ground wires and underground counterpoise were also used for lightning protection. Each tower was designed to carry two ground wires 32 feet above the conductor. On the single circuit towers, 1/2-inch diameter galvanized steel wire was used. The double circuit towers near the coast had 7/16-inch diameter copper-coated steel cable ground wires. In addition, an underground counterpoise system of four parallel 1/4 inch soft copper wires 135 feet apart and buried 3 feet deep was installed along the entire length of the single circuit tower section. At each tower the counterpoise wires are crossed and interconnected. Due to the lower lightning frequency in the double circuit tower section two continuous counterpoise wires 135 feet apart were considered adequate (Powers 1993; Scattergood 1935a; 1935b).

Conductor and Related Hardware

The conductor for the Boulder lines was designed to be light weight and still able to operate at a high voltage with a minimum of corona loss. As voltage increases the amount of metal necessary to carry the current decreases. One of the problems of transmitting high voltage, however, is that it causes a glowing or splitting of electricity at the conductor surface called corona, which is a direct loss of electricity into the air and a waste of power. Ironically, corona loss can be reduced by increasing the diameter of the cable. The resulting weight increase, however, caused greater structural loading on the towers and necessitated heavier towers (Schema 1983; Scattergood 1935a). The conductor required for the Boulder Line needed to be of the lightest weight possible but still possess a large enough diameter to reduce corona loss. Known as HH (or Heddernheim) Cable, the conductor selected had been developed in Germany in 1927, and was manufactured in the United States by General Cable Corporation, who had obtained the rights to manufacture it in the U.S. in 1933. Built in the form of a hollow flexible copper tube 1.4 inches in diameter, it consisted of spiraling segments interconnected by tongue and groove joints that provided strength, lightness of weight and a sufficient diameter (Figure 6A) (General Cable Corporation 1935; Garman 1934). In addition to the conductor cable, a new "free center" clamp was designed for use at insulator

attachment points and conductor to conductor connections. The clamp was designed so that the bending of the conductor resulting from vibration is not localized, but evenly distributed, thereby avoiding any concentration of stress on any particular portion of the conductor cable. The clamp consisted of "an outer shell or housing that covers a shell that supports two saddles in which the cable ends ride" (Figures 6B and C) (Scattergood 1935a:11).

Insulator design was another important aspect of the Boulder transmission lines. Research determined a need to increase insulator string length over that used for conventional 220,000 volt systems. The ability of the insulators to function on the foggy California coast after accumulating layers of dust during the dry summers was also studied. The design adopted included 24 10-inch diameter ceramic insulators spaced five inches apart for a total length of 120 inches (10 feet) (Plate 14). Twenty-two 10.5-inch diameter insulators six inches apart for a total length of 11 feet were used for higher than average strain situations at dead end and angle dead end towers (Scattergood 1935a; Powers 1993). As previously mentioned, in 1980 original conductor on the segment of the Boulder 2 line between McCullough and Victorville Switching Stations was replaced with two aluminum cable steel reinforced conductor and new insulators and hardware.

Switching and Transformer Stations

Studies conducted in the late 1920s and early 1930s indicated that the most efficient design for dealing with electrical faults (short circuits, groundings, and other problems) was to separate the line into three segments with two switching stations approximately 90 miles apart (Scattergood 1935a; 1935b). This resulted in construction of switching stations at Silver Lake (near Baker) and Victorville, California (Plates 15-20). The switching stations automatically isolated sections of line in case of short circuits or grounding failures, allowed sections to be isolated for maintenance or repair, and allowed the load from any circuit to be added or transferred to the other (Powers 1993; Scattergood 1935a; 1935b). Switching stations contained circuit breakers for each incoming and outgoing circuit. They were designed to accommodate Boulder Lines 1 and 2 in addition to a third single circuit line planned for the future. The third line (Boulder 3) was completed in 1939 (Powers 1993:97).

Between 1970 and 1973, modifications occurred to the Boulder line affecting the switching stations. Silver Lake was removed from service and a new station constructed 65 miles northeast near McCullough Pass, Nevada. A new switching station was also built near the original Victorville Switching Station. In 1980, the segment of Boulder Line 2 between the old Victorville Switching Station and McCullough Switching Station was upgraded to 500 kV. This section was renamed McCullough-Victorville 2. The new conductor was routed through the old Victorville Switching Station and then extended to the new Victorville Switching Station for switching and circuit breaker connections (Powers 1993: 101; Transmission Design Manual 1991).

Additional changes were made after 1986, when the original Boulder Dam power contracts ended and Western Area Power Administration (WAPA) took over responsibility for delivering electricity to LADWP and other major power suppliers. As illustrated in Figure 7, Boulder Lines 1, 2, and 3 were diverted to Mead Switching Station, which is operated by WAPA. WAPA also operates the transmission lines from Boulder Dam to Mead. As described later, this change resulted in the alteration of a few of the original towers near Mead but has little affected the overall integrity of the Boulder lines.

The transformers are located at the beginning and end of the transmission line. The step-up transformer, near the dam, originally raised the voltage to 287.5 kV (Plate 21). The step-down transformer at the receiving station on Century Boulevard in Los Angeles reduces the voltage to a lower voltage for distribution throughout the city (Plate 22). When they were built, lightning protection was of concern for the substations just as it had been for the transmission lines. A counterpoise grid was installed around each station and overhead ground wires were suspended from tall steel lattice structures.

Over the years all circuit breakers and transformers in the Boulder, Victorville, and Century stations have been replaced through routine maintenance and system upgrading (Powers 1993; Falconett 1994). This upgraded equipment does not define the character of the district. The Boulder, Victorville, and Century stations do contain original switch racks, counterpoise, and overhead ground wires as well as original buildings, all of which help define the character of the district. New switching stations have been built at McCullough and Victorville and do not contribute to the district. The Control house building at the Century Receiving Station was built in 1926 as a two story, concrete, reserved art deco style structure with a flat roof. It measures approximately 40 by 120 feet. Four large pillars incorporated into the front (east) facade frame the main entrance (Plate 13). Ten decorative buttresses support the west facade of the building. The south end of this facade has a crane door on the second story while the north end has a large metal rolling door. Centered on this facade is a single door. Four single 20-pane windows are located on the south side of the building, two on the second floor and two on the first. A four-pane section opens on each window for ventilation. The east facade contains two sets of six windows placed symmetrically on either side of the front door. They are the same type as those on the south facade. The north side of the building contains five of these windows, three on the second floor and two on the first floor. A third window completes the bottom row on the west end. This window is a single eight-pane window with a single door beneath it. A full basement lies under the building.

Victorville-Century Line 1 enters the yard from Tower 267D1 and is carried onto Rack F on the north side of the building. It goes through a ground connect and into Bank F, which contains six transformers that drop the power from 287.5 kV to 138 kV. The line goes through two sets of disconnects, one in Bus 1 and the other in Bus 2. Victorville-Century Line 2 follows the same pattern but from Tower 267D2 to Rack G and Bank G. Both lines travel south across the yard to Banks E and H which are capable of boosting the power to 230 kV. From there, the power is distributed to Gramercy and Wilmington. Wiring for the receiving station is carried underground in a series of tunnels that were excavated in 1926. Access to these tunnels can be found either in the basement of the Control house or through stairways found next to skylights throughout the yard area (Plates23-25).

In the southwest corner of the yard is an oil house. Constructed in 1926, this single story building is approximately 20 by 21 feet and has an eight foot ceiling (Plates 26-28). It is constructed of poured concrete with a flat roof that has three vents. A ground floor salt shoot, used to soften the water for the condenser, is centered on the exterior of the west facade. Single 16-pane windows are centered on the east and west sides. A four-pane section opens for ventilation. The only entrance to the ground floor is a large single door, centered on the north side. An exterior stairway on the northeast corner of the building leads to the basement and concrete steps continue to the basement floor. The basement is approximately 16 feet deep. A large corrugated metal plate covers oil tanks adjacent to the southeast corner of the building. The building is no longer used as an oil house. The circuit breakers, cooled by oil, are now serviced by a mobile unit.

The building at Victorville switching station is a single story, stuccoed, pueblo revival style structure with a flat roof (Plate 19). It measures approximately 40 by 60 feet. The building exhibits false vigas around the roof line. Multi-paned windows and an ornate wooden front door are located on the front. The rear facade has two single doors with concrete steps leading up to them. The north end of this facade has a louvered vent and the south end has a single six-pane window. A metal rolling door allows access to the pump house and storage area of the building on the north end. The south end of the building contains the main operating room. A full basement lies beneath this building. It contains racks of 12-volt batteries connected in series for emergency power supply to ensure continued operation of the switching gear during a power outage. There are also secondary transformers in the basement which can be used to bring the voltage down in order to power the station. These are no longer in use.

The lines that come into this station are Boulder-Victorville Line 1, and the Boulder-Victorville Line 2. The McCullough-Victorville line (formerly the Boulder-Victorville Line 3) passes over the station to connect with the new Victorville switching

station (built in 1968), which is outside the verbal boundary description to the northwest. Line 1 comes from a tower on the east side of the switching yard through wave traps to racks (Plate 29). From there it is sent through a series of disconnects and transformers and the voltage is reduced from 287 kV to 4.8 kV. The Boulder-Victorville Line 2 parallels Line 1. A static tower is located at each corner of the yard. Just south of the yard, outside of the verbal boundary description, is a small lattice tower that carries the line that was built to provide power during construction (Plate 30).

The Silver Lake switching station is completely abandoned. Although it retains a portion of one switch rack and lattice structure for overhead ground wires, it does not retain sufficient integrity to contribute to the significance of the district. Both Silver Lake and the Victorville station used to have residential compounds built by LADWP for the remote station employees. These are outside of the verbal boundary description.

Access Road

The approximate 200-mile single lane dirt road through the single circuit section was built as a supply road to transport men and materials over the vast stretches of uninhabited terrain through which most of the line was built. It measures an average of 15 feet wide and is maintained on a seasonal basis by an outside contractor. It has been maintained since completion as an access road, paralleling the two rows of towers through Lytle Creek, Cajon Pass, and across the Mojave Desert (Plate 31).

Contributing and Non-contributing Elements

The Boulder Dam - Los Angeles 287.5 kV Transmission Line consists of a total of nine contributing and one non-contributing element. The contributing elements consist of two buildings (the operator's building at the Victorville switching station and the control house and associated oil house at the Century Receiving Station in Los Angeles) and seven structures (the access road, the single circuit towers and line of Boulder Line 1,the single circuit towers and line of Boulder Line 2, the double circuit towers that carry both Boulder Line 1 and 2, the Boulder Dam station, and the yards at both Victorville and Century). The non-contributing elements consist a single structure, the Silver Lake switching station. The Silver Lake station is a non-contributing element because the lines no longer utilize it. Therefore, the footprint has been altered. Several other items were observed, but considered outside the verbal boundary description. These include Boulder Line 3, the new switching stations at Victorville and McCullough, the towers that brought the power during construction, and the former operator's housing at Victorville and Silver Lake.

Although several features of the contributing elements of the line have been replaced or upgraded, the basic footprint, laid out in the 1930s, is still the same. The character defining features include the following eight categories: (1) the HH cable (2) the skewed single circuit towers (3) the route of the line and associated dirt access road (4) the double circuit towers (5) the exterior of the Century building (6) the exterior of the Victorville building (7) the footprint of the stations, and (8) the racks at the stations.

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

SECTION 8

Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California

STATEMENT OF SIGNIFICANCE

The Boulder Dam - Los Angeles 287.5 kV Transmission Line is considered eligible under Criterion C for its unique engineering and structural characteristics within the context of development of point to point high power transmission in California between 1890 and 1936. The line represents a high level of achievement in point to point high voltage power transmission that remained unsurpassed for many years. In addition, several design components are unique to this transmission line. Secondarily, the line is considered significant under Criterion A for (1) its association with the construction of Boulder Dam, a National Historic Landmark and water reclamation and irrigation project of exceptional importance to the American southwest, and (2) the industrial, economic, and urban development that occurred in metropolitan Los Angeles from the mid-1930s through the 1940s. Without Boulder Dam power the development of modern Los Angeles during these years could not have taken place.

Period of Significance

The period of significance of the Boulder Dam - Los Angeles 287.5 kV Transmission Line is considered to be 1936 to 1953. During this time: (1) the line was constructed and (2) the line was the highest voltage point to point transmission line in the world. In 1953, the importance of hydroelectric power in Los Angeles was superceded by steam generated power (LADWP 1954).

Historic Background

The Boulder Dam - Los Angeles 287.5 kV Transmission Line was built by the Los Angeles Department of Water and Power as a system for the transportation of power from the power plant at Boulder (now Hoover) Dam on the Colorado River to a central receiving station in Los Angeles for general distribution and use within the city. The system was designed to reliably deliver 240,000 MW at the receiving station in Los Angeles (Scattergood 1935a:26).

Electrical power delivered by the system was the principal source of power for the City of Los Angeles between 1936 and 1950. Without it the industrial, economic, and urban development that occurred in metropolitan Los Angeles during the 1930s and 1940s could not have taken place. The line represented a major step forward in the art of long distance power transmission and made available technologies that allowed the effective and economical exploitation of water power in other areas (*Electrical West* 1936). Designed to carry power at 275,000 volts across almost 270 miles of desert and mountains, when completed the lines' operating potential at the step up transformer at Boulder Dam was 287,500 volts. At the time this was the highest commercial operating voltage in the world and a pinnacle of achievement in point to point high voltage power transmission (Garman 1934; Scattergood 1935a; 1935b).

Development of Point to Point Transmission

Point to point high tension transmission as opposed to transmission networks or grids, is defined as "the long overland transmission of high power uninterrupted by large capacity distribution and switching stations along the way" (Hughes 1983:262). This type of power transmission is appropriate where the power source is geographically separated from the potential urban-industrial power user. Point to point transmission became vital to the development of California during the early twentieth century and the combination of high voltage and transmission distances of 100 miles or more was a phenomena of that state (Hughes 1983:262). Between 1890 and the mid 1930s, point to point transmission in California reached its greatest development in mileage and voltage culminating with the completion of the Boulder lines in 1936 which achieved a high point with the transmission of power at 287,500 volts and a distance of 270 miles. This pinnacle remained until after World War II when still higher voltages were developed throughout the world (Hughes 1983:262-264; Britannica 1965).

The complete history of point to point transmission in California is quite complex (Hughes 1983:267) and can only be surveyed in this document. The discussion will emphasize representative examples of development.

The incentives to develop long distance transmission lines in California were both economic and geographic. At the end of the nineteenth century, industry in the state depended largely on coal imported from Australia or British Colombia as a source of fuel (Downing 1910). Although the state had ample water resources that could potentially be developed for hydroelectric power, these were largely located in the Sierra Nevada Mountains and separated by hundreds of miles from the heavily settled coast where the power was needed (Hughes 1983:266). By the end of the nineteenth century the potential for the development of hydroelectric power in the Sierra Nevada was recognized and after 1890, more pioneering work on long distance transmission was accomplished in California than anywhere else. By 1910, the state had the greatest mileage of high tension network in the world (Downing 1910).

The first high voltage transmission system was built between Mill Creek and Redlands and conveyed 11,000 volts a distance of 16 miles (Downing 1910). Several other early power plants that represented pioneering efforts in point to point transmission development were located in the Sierras northeast of Sacramento. In the summer of 1895, the Folsom power plant on the American River began transmitting electricity 20 miles to Sacramento. The 11,000 volts of current were conducted through lines carried on 40 foot cedar poles set up in two lines along each side of a country road (Hughes 1983:286-89). Developments on the nearby Yuba River by Eugene de Sabla soon eclipsed the Folsom accomplishment. In 1895, de Salba began operation of his Nevada City power plant. A line transmitted 5,500 volts four miles to the town and nearby mines. In 1899, he completed the Yuba River power plant from which lines conducted 16,000 volts 18 miles to Marysville. In 1898, the Colgate plant on the Yuba River began operation to supply local mines and Sacramento 60 miles away. Lines to Sacramento carried 40,000 volts (Hughes 1983:274-275; Britannica 1965).

In 1901, de Salba and his partner Romulus Colgate began construction of the first line to exceed 100 miles, stretching from the Colgate power plant on the Yuba River to Oakland on San Francisco Bay. The line conveyed 60,000 volts for 140 miles. It consisted of two parallel conductors, one copper and one aluminum, that were carried on cedar poles 25 feet apart. Power arrived at Oakland over the new line on April 27, 1901. Through interconnections with other companies power from the Colgate, Nevada City, and Yuba River hydroelectric plants reached California counties to the north and south of Oakland and San Francisco. Development of point to point transmission had conveyed hydroelectricity from the Sierra Nevada to the state's populated coast in six years (Hughes 1983:274-275; Downing 1910:706).

In the southern part of the state, development of hydroelectric power became part of ongoing attempts to develop an infrastructure for the Los Angeles region that would provide for a population many times greater than local water and power resources could support. In 1897, the San Gabriel Electric Company built a hydroelectric plant at Azusa. The power was

transmitted 25 miles to Los Angeles at 15,000 volts (Woodbury 1914). In 1899, a 30,000 volt, 75 mile line from Santa Ana to Los Angeles was completed. Los Angeles tapped the watershed of the Sierra Nevada in 1905, with the completion of Southern California Edison's Kern River Plant. The transmission line from that source conveyed 60,000 volts 125 miles (Woodbury 1914; Britannica 1965; Hughes 1983:281).

Transmission of higher voltages than 60,000 volts was restricted by limitations of insulator design. All lines developed prior to 1907 consisted of conducting wires supported by single glass or ceramic insulators on steel pins mounted on wooden poles (Britannica 1965; High Tension Transmission Committee 1905). In 1907, E. M. Hewlett and H. W. Buck developed the first suspension insulator, which allowed development of higher voltages (Britannica 1965). Soon lines supported by steel towers and suspension insulators were conveying 100,000 volts and more. By 1911, the Great Western Power Company operated a 100,000 volt line from its Big Bend plant 16 miles north of Oroville to Oakland, California. The Pacific Gas and Electric Company completed its 100,000 volt, 110-mile line from the Drum power plant to Oakland in 1912 (Hughes 1983:280).

Meanwhile, in Southern California, the never ending quest of the Los Angeles region for water and power continued, ultimately resulting in construction of the Boulder line. The Southern Sierra Power Company completed its Bishop to San Bernardino line of 2,000 steel towers traversing 238 miles in 1912. Pacific Light and Power completed a 241 mile, 150,000 volt line from Big Creek to Los Angeles in 1913 (Hughes 1983:281; Woodbury 1914).

The search for sufficient water for the southland also resulted in additional hydroelectric power transmission. As early as 1905, when the population of Los Angeles had reached 160,000, city fathers realized that local water supplies could not provide for a population greater than approximately 350,000 people. Bonds were obtained in 1905 for construction of an aqueduct 250 miles in length to tap water from the Owens River watershed along the eastern slopes of the Sierra Nevada Mountains. Power Plants were installed along the water way at Cottonwood and Division Creek in 1909 (Soifer 1994). Additional bonds were approved in 1910 for construction of hydroelectric power plants along the aqueduct which was completed in 1913 (Scattergood 1935a; 1935b; Cleland 1947). The Bureau of Power and Light, a division of the Los Angeles Department of Water and Power, rapidly expanded hydroelectric production with plants at San Francisquito Canyon in 1917 and 1920, Franklin in 1921, San Fernando in 1922, Big Pine in 1925, and Haiwee in 1927 (Soifer 1994), resulting in a sharp reduction in both domestic and industrial rates (Scattergood 1933; Cleland 1947).

Southern California's rapid growth continued to put pressure on utilities to increase available power supplies. By 1922, Southern California Edison began to upgrade the former 150,000 volt Big Creek lines to 220,000 volts. This was done after extensive laboratory and field tests indicated that the difference between operation of the system at 150,000 and 220,000 volts was a matter only of degree and was feasible with existing technology (Wood 1922). By 1926, Southern California Edison had added a third 220,000 volt line to the Big Creek system (Carlson and Michener 1926).

Development and Construction of the Boulder Lines

The rapid growth of Los Angeles and the surrounding region during the 1920s made it apparent that the power and water possibilities available in the state, including that of the Los Angeles - Owens Valley Aqueduct would soon be exhausted (*Intake* October 1936; Starr 1993). In 1918, Arthur Powell Davis, Chief of the Bureau of Reclamation, had recommended construction of a dam of unprecedented height at Black or Boulder Canyon on the Colorado River 30 miles south of Las Vegas for the development of flood control, the storage of water for irrigation and domestic use, and hydroelectric power. Davis had first suggested this idea in 1902 (*Intake* October 1936). In 1922, O.C. Merrill of the Federal Power Commission noted that although flood control and irrigation were primary concerns in construction of the dam, the cost would be more than the agricultural interests of the Imperial Valley, who would be the primary beneficiaries, could bear. He concluded, therefore, that the Federal Government should undertake the project and recoup its investment by the sale of hydroelectric power that could be produced. Long distance point to point transmission was a crucial element in this scheme since the nearest available

power market was Southern California (Merrill 1922). In 1924, the Reclamation Bureau recommended construction of Boulder Dam (*Intake* October 1936). That same year an election in Los Angeles indicated citizens by a majority of five to one wanted city government to investigate the possibilities of obtaining water and power from the Boulder Canyon Dam.

Careful and exhaustive investigation of the southwest, undertaken by the Los Angeles Department of Water and Power in 1925, showed that the largest block of power at the lowest cost could be obtained through construction of the proposed Boulder Canyon Dam. The project would provide Los Angeles a large permanent supply of low cost power and domestic water for future generations. In addition, the complete utilization of power and water provided by the dam would double the total invested wealth in the southwest and more than double the gross annual output of industry (Scattergood 1935a; 1935b). Studies also showed that through contracts for the provision of power the entire project would pay for itself (*Intake* October 1936).

On the strength of these investigations the Department of Water and Power worked closely with Arthur P. Davis and the Bureau of Reclamation in furthering legislation authorizing the Boulder Canyon project and in furthering appropriations for its construction (Scattergood 1935a; 1935b). In 1924, Los Angeles voters authorized the city to contract with the Federal Government for an allotment of the power Boulder Dam would generate. In addition, civic leaders and technical experts, comprising a joint committee of the Chamber of Commerce and the Department of Water and Power endorsed the Bureau of Reclamation's plan and recommended that in the event that the Government did not proceed with the Colorado River Plan the City of Los Angeles should undertake to finance the project on its own. The Federal Government authorized construction of Boulder Dam, however, by passing the Swing- Johnson Bill, signed by President Coolidge on December 21, 1928. The commitment of the City of Los Angeles to purchase power provided by the dam, thereby making the project self financing, was instrumental in convincing Congress to pass the bill and the financially conservative President Coolidge to sign it (*Intake* October 1936; Desmond 1934; Scattergood 1935a:26; Starr 1993).

In April 1930, a contract was signed between the City of Los Angeles and the Federal government for a share of the Boulder Canyon power. By 1934, Los Angeles together with the municipalities of Glendale, Pasadena, and Burbank contracted for 19 percent of the firm energy to be developed at the power plant. Firm energy is defined as the amount of power that can be developed reliably and continuously year in and year out (*Intake* October 1936; Garman 1934:1).

In addition, Los Angeles contracted for another 90,000,000 kilowatt hours that were to be made available by increasing the height of the dam. The city also negotiated to take half of the firm power allotted to the states of Nevada and Arizona if not used by those states. The Department of Water and Power, in addition to its own allocation, was made the generating agent for the power allocated to the states of Arizona and Nevada as well as the Metropolitan Water District of Southern California and the municipalities of Glendale, Pasadena, and Burbank (Garman 1934:1). In November 1932, a charter amendment was approved by the voters of Los Angeles that allowed the Power Bureau to borrow $22,800,000 from the Reconstruction Finance Corporation to construct the Boulder transmission line. The loan was granted in February 1933, and was to be repaid in 20 years with interest (*Intake* October 1936:6; Scattergood 1935b:26).

In the meantime, research was undertaken to design the power delivery system. The object was to provide reliable power for the lowest possible cost. Transmission line capacities were investigated for systems ranging from 220,000 volt to 330,000 volts. Studies indicated two circuits of 275,000 volts had approximately the same capacity as three circuits of 220,000 and could be built and operated for considerably less. This led to the decision to develop a 275,000 volt line (Garman 1934; Scattergood 1935a:5).

Planning and construction of a 275,000 volt system required pioneering research. Since 1923, transmission of voltage higher than 220,000 volts had been considered impractical due to limitations of generator, circuit breaker, and transformer design, and corona, or high current losses (Schema 1983). It was therefore necessary to develop an entirely new system from the

generators in the power house to the transformers in the receiving station at Los Angeles. Development resulted in major contributions to the techniques of power transmission and set a new standard for design of long distance heavy duty transmission circuits. Leading the development program was Los Angeles Power and Water Chief Electrical Engineer E. F. Scattergood. In designing the line he stated that the Bureau would not "construct anything that is not far in advance of the standards of the moment, and which, at the same time, is not part of the ultimate plan" (Scattergood 1933).

As a result of Scattergood's leadership research work was conducted over a period of three years at the Harris J. Ryan High Voltage Laboratory at Stanford University, and on the part of leading manufacturers of electrical machinery, cables, and insulators. This research resulted in new technologies used for the first time in the Boulder power transmission system that included: copper conductor suitable for 275,000 volts, clamps and hardware designed to support the new conductor (see Plate 14 and Figure 8), new transmission tower designs, oil circuit breakers for 287 kV and 2,500,000 kVA interrupting duty with necessary relays, that could clear any faulty section of the transmission line in approximately 1/10 second from the instant of a short circuit, and main generating units in the power plant with only 17.5 percent inherent reactance to maintain system voltage at required higher levels (Scattergood 1935a; 1935b:27; Carroll et al. 1933; Carroll and Cozzens 1933).

These new designs made possible construction of the system for approximately $30,000,000. Estimated costs of construction using the best transmission equipment available prior to these developments was approximately $42,000,000, and would have provided less flexibility and reliability as well as reduced voltage (Scattergood 1935a:27).

The final plans for the line required 2,695 steel towers that would run for a length of 266 miles and carry 1,596 miles of copper conductor. Construction began in June 1933. Preliminary work was extremely difficult due to the rugged and uninhabited terrain over which most of the line ran. For the transportation of men and materials along the route, 200 miles of roads were surveyed and built across steep hills and mountains, deep ravines, and drifting desert sand. After completion of the line these continued in use as maintenance access roads (Desmond 1934). With the road building program seven construction camps were built between Cajon Pass and the dam site. They were located approximately 30 miles apart at Cozy Dell, Victorville, Harvard, Kingston Valley, and Silver Lake, in California, and Jean and Boulder City in Nevada. General headquarters for all field operations was at Yermo, California, and a railroad depot construction point near Barstow, California. Construction camps for the double-circuit portion were located at San Dimas, Baldwin Park, and Montebello, with headquarters at San Dimas (*Intake* July 1933).

Work progressed rapidly. In December, the first tower was completed and, by January 1934, the project was 12 percent completed with 60 standing towers and foundations set for 428 towers (Plate 32). Cable stringing was scheduled to start in April 1934 and tower erection to be completed by June 1935 (*Intake* January 1934). In erecting the towers a regular routine was followed. First the four footings were dug. The three foot in diameter by seven foot deep holes were excavated with an earth boring machine, except in mountains areas where bedrock had to be removed by hand. Tower stubs were placed in the holes in a bed of reinforced concrete. Tower assembly was conducted by three separate gangs. First the assembly gang constructed the towers into predetermined units. Next came the erectors who set up the towers and installed all bolts, followed by the checking gang which checked all tower parts, tightened bolts, installed locknuts, and turned in a final erection report (*Intake* October 1936). Work did not proceed according to the original schedule. Cable stringing did not begin until a year after the projected date in April 1935 (*Intake* April 1935). By this time, however, all work was rapidly nearing completion. On October 24th, the last single circuit tower was completed and by November work had begun on the final 40 miles of double circuit towers (*Intake* November 1935). In December, the construction camps in the desert were dismantled, leaving "only the trim, latticed steel towers and the curving spans of copper cables" (*Intake* December 1935). By September 1936, cable stringing had been completed (*Intake* September 1936). On October 9, 1936, amidst a demonstration of pageantry that had "never been equaled in the history of the city," the Boulder power transmission line became operational (*Intake* October 1936). Miss Elizabeth Scattergood pressed a golden key that released the first output of electrical power 266 miles away at Boulder Dam and lighted a flaming arc 60 feet in the air that bathed the civic center in brilliance. Sixteen huge

searchlights on top of City Hall then lit up the sky while smaller arcs flared on Broadway. Electrical power from Boulder Dam had arrived in Los Angeles (Soifer 1986).

Integrity

Integrity is the ability of a property to convey its historic significance. The Boulder Dam - Los Angeles 287.5 kV Transmission Line was evaluated for the seven aspects of integrity identified for the National Register: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1991:44).

Location

Location is defined as "the place where the historic property was constructed or the place where the event occurred" (National Park Service 1991:44). With the exception of occasional tower relocations the Boulder - Los Angeles 287.5 kV Transmission Line retains a high degree of integrity of location. Overall, the line occupies the exact same location it did when constructed. Some towers have been moved, but the effect on the overall location of the line has been negligible and none of the relocations have resulted in a rerouting of major segments. Relocations have mostly occurred in the double circuit portion where construction of urban infrastructure including freeways and flood control dams have necessitated minor right of way adjustments. Specific instances include:

1942 - An undetermined number of towers were relocated for construction of Santa Fe Dam.

1952- Six towers were relocated for construction of Whittier Narrows Flood Control Dam.

1953 - Two towers were relocated for construction of San Antonio Dam.

1962 - An undetermined number of towers were relocated for crossing the San Gabriel Freeway.

1964 - One tower was relocated for construction of the Pomona Freeway.

1966 - Five towers were relocated for construction of the Foothill Freeway.

1968 - Several towers were replaced near Mead Switching Station.

1969 - Approximately 1 mile of line relocated for rerouting at Rosemead Boulevard.

1974 - Two towers were replaced on either side of Live Oak Reservoir.

In the single circuit section only two relocations have occurred. In 1969, one tower was relocated for the California aqueduct and in 1980 two towers were relocated at the Mojave River Crossing (Transmission Design Manual 1991).

Design

Design is defined as the "combination of elements that create the form, plan, space, structure, and style of a property." It results from conscious decisions made during the original conception and planning of the property (National Park Service 1991:44-45). The design of the Boulder Dam - Los Angeles 287.5 kV Transmission line was conceived primarily to assure reliability and convey power at 275,000 volts to the receiving station at Watts. The line was planned to be the main source of power for metropolitan Los Angeles and conceptualized to assure it could continue to deliver electricity in spite of lightning

strikes, short circuits and other electrical faults, or required routine maintenance. Elements adopted to assure voltage and reliability consisted of the overall layout of the system and tower configuration. Key elements are considered to be (1) delivery of high voltage power (287.5 kV at the time), (2) 90-mile segments, (3) single/double configuration, and (4) rotary tower design.

In spite of modifications that have occurred over 60 years of operation, the Boulder - Los Angeles Transmission Line retains these key design elements, giving it a high degree of design integrity. The original switching stations still exist in an easily recognizable state as do the vast majority of the towers. Boulder Line 1 still utilizes the original, distinctive HH cable and is operated at the original 287.5 kV. While Boulder Line 2 is now operated for most of its length at 500 kV, utilizing newer aluminum cable, the distinctive high crowned, rotary towers provide a very strong sense of continuity with the original design. Moreover, the original single/double circuit configuration of Boulder Lines 1 and 2 has been maintained as originally planned. While the Silver Lake Switching Station has been removed from service, sufficient hardware still exists at the site to recall its original function.

The diversion of all three Boulder Lines to Mead Switching Station in Nevada during the late 1980s has altered the original design concept to some degree. LADWP no longer controls the portion of the lines from Hoover Dam to Mead, but rather, receives power from WAPA at Mead. However, the diversion to Mead required replacement of very few towers and relatively little associated conductor. Consequently, the visual element of design maintains strong continuity with the original in both the WAPA and LADWP segments.

Generally, the towers maintain their overall design elements. Minor tower replacements have occurred in the double circuit portion. As mentioned previously (see Location), in 1969, approximately one mile of line was relocated for the rerouting of Rosemead Boulevard at Whittier Narrows Dam. Five towers were removed and replaced with six dead end towers. In 1974, two towers were replaced on either side of Live Oak Reservoir. In the single circuit section Boulder Line 1 (Century - Victorville 1) towers remain unaltered except for minor repair. Boulder Line 2 towers were modified in 1980 on the McCullough - Victorville 2 segment when the line was upgraded to 500 kV. Of the 860 original towers in this section 801 were modified at least slightly and 59 (6%) replaced including all dead end towers (Transmission Design Manual 1991). The modifications have not altered the basic original configuration of the towers and the new dead end towers have an overall configuration similar to original towers on the line (Figure 8: see also Figure 4 and Plates 1 and 31). Consequently, the sense of the original design has been maintained.

Setting

Setting is defined as the "physical environment of a historic property" (National Park Service 1991:44-45). The transmission lines setting has remained largely unaltered along its 215 mile route in the Mojave Desert and through Cajon Pass and Lytle Creek. The biggest change in the Mojave Desert has been the construction along the right of way of Boulder Line 3 in 1939, and the IPP line in the mid 1980s. These impacts, however, are minor. The setting of vast desert landscape over which the 287.5 kV Boulder Dam - Los Angeles Transmission Line was built still remains unaltered and the two rows of steel towers paralleling the access road form an identifiable unit in the center of the existing lines built beside them (see Plates 33-36). From Victorville Switching Station through Cajon Pass and Lytle Creek the right of way is generally unencumbered by additional transmission lines (see Plate 7). The most severe changes in setting have occurred on the approximately 40 mile double circuit portion of the line due to the development of urban Los Angeles (see Plate 12). However, this portion was not undeveloped wilderness at the time of construction and has evolved from agricultural to urban use.

In summary, the 287.5 kV transmission line retains a high degree of integrity of setting over approximately 80 percent of its route. Those portions constructed over uninhabited wilderness remain largely unchanged except for minor alterations. Overall, approximately 13 percent of the overall setting has been affected by urbanization. The areas most altered include

that portion that presently runs through urban Los Angeles and approximately five miles of right of way west of the Victorville Switching Station that has undergone urban development. However, the Los Angeles portion was not undeveloped property when the line was constructed and change in this area has been more of type than degree.

Materials

Materials are defined as the "physical elements that were combined during a particular period of time and in a particular pattern or construction to form a historic property" (National Park Service 1991:44-45). Materials for the Boulder Dam -Los Angeles 287.5 kV Transmission Line includes steel towers, concrete footings, original conductors and hardware, counterpoise, and original equipment in transformer and switching stations. Modifications have occurred unevenly to materials on the line although overall they are still largely intact. All equipment has been updated at the transformer and receiving stations so that these facilities have been the most compromised with respect to integrity of materials. Original towers, switch racks, counterpoise, and overhead ground wires and associated supporting antenna are still in existence at Century, Victorville, and Hoover Dam, however, so that the stations still retain their overall original appearance (see Plates 17-22). At Silver Lake most of the switch racks have been removed (see Plates 15 and 16). Materials of the structural system consisting of steel towers and concrete footings is largely intact with the exceptions previously discussed. Conductor and associated hardware is still in place on most of the line although some significant portions have been replaced. Between the Victorville Switching Station and the Los Angeles Receiving Station, both circuits retain original HH conductor and hardware except in small sections where segments have been replaced as a result of relocation and repair. Approximately four miles or 20,956 feet of original conductor and associated hardware has been replaced in this 90-mile section. Of this all but 700 feet, located along Lytle Creek, has been in the double circuit portion (Data Book n.d.). In the 150-mile section between the McCullough and Victorville Switching Stations all original conductor on Boulder Line 2 (McCullough - Victorville 2) has been replaced with aluminum cable conductor. Boulder Line 1 in this portion is still largely unaltered, as only approximately 1.5 miles or 7,846 feet have been replaced with aluminum conductor (Data Book n.d.). From the transformer at Hoover Dam to the new McCullough Switching Station, the lines consist of original HH conductor (Data Book n.d; Powers 1993). It is estimated that approximately one third of the original counterpoise in the desert regions has been removed by vandals scavenging the copper. It was never replaced because time has shown that original concerns over the potential for lightning strikes in this section were highly exaggerated (Taylor 1994). In conclusion, in spite of modifications that have occurred to the Boulder Dam - Los Angeles 287.5 kV Transmission Line as a result of vandalism, maintenance, repair, and upgrading; the historic fabric is still approximately 70 percent intact.

Workmanship

Workmanship is defined as "physical evidence of crafts of a particular culture or people" (National Park Service 1991:44-45). The Boulder Dam - Los Angeles 287.5 kV Transmission line retains integrity of workmanship through the existence of original towers, conductor, insulators, and other hardware already discussed above.

Feeling and Association

Feeling is defined as "a property's expression of the aesthetic or historic sense of a particular period or time." It results from the presence of historic features that together convey the property's historic character. Association is the "direct link between an important historic event and a historic property" (National Park Service 1991:44-45). Integrity of location, setting, design and materials discussed above combine to give a strong sense of feeling and association to the Boulder Dam -Los Angeles 287.5 kV transmission line. The line exists on its original location in a largely unaltered setting. Within this context the original towers, road, transformer and switching stations and conductor with its associated hardware combine to convey the historic character of its development and construction over vast stretches of harsh uninhabited terrain as well as its existence as a unique example of point to point high voltage transmission. In the single circuit section the two parallel lines of steel

towers and the access road form a definable unit that stretches for hundreds of miles across desert and mountains. As such, the line still has a strong sense of association with the historic events of its own development and construction as well as the Boulder Canyon project.

Integrity Summary

The Boulder Dam - Los Angeles 287.5 kV Transmission Line retains integrity of location, design, setting, materials, workmanship, feeling and association in spite of alterations that have occurred during 60 years of operation. With the exception of occasional tower relocations the line retains a high degree of integrity of location. These changes have mostly occurred in the western double circuit tower section where urban development has resulted in construction of freeways and flood control dams where towers needed to be raised or moved.

The lines still retain a high degree of integrity of design, materials, and workmanship. The structural system consisting of steel towers is still largely intact for both lines and the lines still function as originally designed. Between the Victorville Switching Station and the Los Angeles Receiving Station, both lines retain original HH conductor and hardware except in small sections where segments have been replaced as a result of relocation or repair. This is also the case between the step up transformer at Hoover Dam and the McCullough Switching Station. Between the McCullough and Victorville Switching Stations, conductor on Boulder Line 2 has been replaced with aluminum cable and the towers modified. Approximately six percent of the original towers along this section have been replaced. Boulder Line 1 in this portion is still largely unaltered.

The transmission line also retains a high degree of setting, feeling, and association. The setting along the 200 miles of line in the Mojave Desert has changed little since the project was completed. Because of this the entire single circuit section retains a strong sense of association with the Boulder Canyon Project and the original construction effort over vast stretches of uninhabited harsh terrain.

The setting has changed to varying degrees on the double circuit tower portion of the line due to the development of urban Los Angeles. However, this portion was not undeveloped wilderness at the time of construction and has evolved from agricultural to urban use.

Significance Summary Statement

In summary, the Boulder Dam - Los Angeles 287.5 kV Transmission Line is significant under Criterion C in that it is a prime example of point to point long distance high voltage transmission and represented the pinnacle of achievement of over 40 years of transmission line development in California. In addition, it is significant under Criterion A because it is associated with the construction of Boulder/Hoover Dam and the development of metropolitan Los Angeles. In spite of 60 years of operation the line still retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

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SECTION 9

Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

SECTION 10

Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California

GEOGRAPHICAL DATA

UTM References for Boulder Transmission Lines 1 and 2

Hoover Dam, Nev. - Ariz.

Boulder Switch yard (Center point)	11/ 703720	mE
	3988155	mN
BTL I	11/ 703430	mE
	3988130	mN
BTL II	11/ 703460	mE
	3988200	mN
BTL I	11/ 702780	mE
	3987720	mN
BTL II	11/ 702780	mE
	3987790	mN

Boulder Beach, Nev. - Ariz.

BTL I	11/ 702760	mE
	3987700	mN
BTL II	11/ 702760	mE
	3987780	mN
Access Road	11/ 700530	mE
	3987345	mN
BTL I	11/ 699740	mE
	3986020	mN
BTL II	11/ 699630	mE
	3986020	mN
Access Road	11/ 699775	mE
	3986020	mN

Boulder City, Nev.

BTL I	11/ 699740	mE
	3986020	mN
BTL II	11/ 699630	mE
	3986020	mN
Access Road	11/ 699775	mE
	3986020	mN
BTL I	11/ 691770	mE
	3975500	mN
BTL II	11/ 691770	mE
	3975620	mN
Access Road	11/ 691770	mE
	3975550	mN

Boulder City NW, Nev.

BTL I	11/ 691770	mE
	3975500	mN
BTL II	11/ 691770	mE
	3975620	mN
Access Road	11/ 691770	mE
	3975550	mN
BTL I	11/ 687890	mE
	3971910	mN
BTL II	11/ 687840	mE
	3971905	mN
Access Road	11/ 687780	mE
	3971905	mN

CONTINUATION SHEET
ADDITIONAL DOCUMENTATION - SECTION 10
Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California

Boulder City SW, Nev.

BTL I	11/ 687890	mE
	3971910	mN
BTL II	11/ 687780	mE
	3971900	mN
Access Road	11/ 687840	mE
	3971905	mN
BTL I	11/ 680720	mE
	3964060	mN
BTL II	11/ 680720	mE
	3964160	mN
Access Road	11/ 680720	mE
	3964100	mN

Sloan SE, Nev.

BTL I	11/ 680720	mE
	3964060	mN
BTL II	11/ 680720	mE
	3964160	mN
Access Road	11/ 680720	mE
	3964100	mN
BTL I	11/ 671280	mE
	3957675	mN
BTL II	11/ 671140	mE
	3957675	mN
Access Road	11/ 671205	mE
	3957675	mN

McCullough Mtn. NE, Nev.

BTL I	11/ 671280	mE
	3957720	mN
BTL II	11/ 671140	mE
	3957725	mN
Access Road	11/ 671205	mE
	3957675	mN
BTL I	11/ 669540	mE
	3956910	mN
BTL II	11/ 669540	mE
	3957040	mN
Access Road	11/ 669560	mE
	3956930	mN

McCullough Pass, Nev.

BTL I	11/ 669560	mE
	3956910	mN
BTL II	11/ 669560	mE
	3957040	mN
Access Road	11/ 669560	mE
	3956930	mN
BTL I	11/ 658325	mE
	3951700	mN
BTL II	11/ 658325	mE
	3951790	mN
Access Road	11/ 658325	mE
	3951750	mN

Roach, Nev.

BTL I	11/ 658325	mE
	3951700	mN
BTL II	11/ 658325	mE
	3951790	mN
Access Road	11/ 658325	mE
	3951750	mN
BTL I	11/ 647420	mE
	3943370	mN
BTL II	11/ 647230	mE
	3943370	mN
Access Road	11/ 647330	mE
	3943370	mN

Ivanpah Lake, Calif. - Nev.

BTL I	11/ 647150	mE
	3943230	mN
BTL II	11/ 647150	mE
	3943325	mN
Access Road	11/ 647150	mE
	3943280	mN
BTL I	11/ 635880	mE
	3940100	mN
BTL II	11/ 635880	mE
	3940200	mN
Access Road	11/ 635880	mE
	3940240	mN

Clark Mtn., Calif.

BTL I	11/ 635880	mE
	3940100	mN
BTL II	11/ 635880	mE
	3940200	mN
Access Road	11/ 635880	mE
	3940240	mN
BTL I	11/ 624580	mE
	3938940	mN
BTL II	11/ 624580	mE
	3939030	mN
Access Road	11/ 624580	mE
	3939075	mN

Pachalka Spring, Calif.

BTL I	11/ 624580	mE
	3938940	mN
BTL II	11/ 624580	mE
	3939030	mN
Access Road	11/ 624580	mE
	3939075	mN
BTL I	11/ 613320	mE
	3933870	mN
BTL II	11/ 613320	mE
	3933940	mN
Access Road	11/ 613320	mE
	3933980	mN

East of Kingston Spring, Calif.

BTL I	11/ 613320	mE
	3933870	mN
BTL II	11/ 613320	mE
	3933940	mN
Access Road	11/ 613320	mE
	3933980	mN
BTL I	11/ 602030	mE
	3929800	mN
BTL II	11/ 602030	mE
	3929880	mN
Access Road	11/ 602030	mE
	3929925	mN

Kingston Spring, Calif.

BTL I	11/ 602030	mE
	3929800	mN
BTL II	11/ 602030	mE
	3929880	mN
Access Road	11/ 602030	mE
	3929925	mN
BTL I	11/ 599500	mE
	3928840	mN
BTL II	11/ 599380	mE
	3928840	mN
Access Road	11/ 599340	mE
	3928840	mN

Torquoise Mtn., Calif.

BTL I	11/ 599500	mE
	3928840	mN
BTL II	11/ 599380	mE
	3928840	mN
Access Road	11/ 599340	mE
	3928840	mN
BTL I	11/ 590770	mE
	3921940	mN
BTL II	11/ 590770	mE
	3922030	mN
Access Road	11/ 590770	mE
	3922075	mN

North of Baker, Calif.

BTL I	11/ 590770	mE
	3921940	mN
BTL II	11/ 590770	mE
	3922030	mN
Access Road	11/ 590770	mE
	3922075	mN
BTL I	11/ 579480	mE
	3916060	mN
BTL II	11/ 579480	mE
	3916140	mN
Access Road	11/ 579480	mE
	3916100	mN

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Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
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Silurian Valley, Calif.

BTL I	11/ 579480	mE
	3916060	mN
BTL II	11/ 579480	mE
	3916140	mN
Access Road	11/ 579480	mE
	3916100	mN
BTL I	11/ 577640	mE
	3914770	mN
BTL II	11/ 577520	mE
	3914770	mN
Access Road	11/ 577610	mE
	3914770	mN

West of Baker, Calif.

BTL I	11/ 577640	mE
	3914770	mN
BTL II	11/ 577520	mE
	3914770	mN
Access Road	11/ 577610	mE
	3914770	mN
BTL I	11/ 568180	mE
	3907380	mN
BTL II	11/ 568180	mE
	3907500	mN
Access Road	11/ 568180	mE
	3907450	mN

Red Pass Lake, Calif.

BTL I	11/ 568180	mE
	3907380	mN
BTL II	11/ 568180	mE
	3907500	mN
Access Road	11/ 568180	mE
	3907450	mN
BTL I	11/ 557780	mE
	3900750	mN
BTL II	11/ 557440	mE
	3900750	mN
Access Road	11/ 558115	mE
	3900750	mN

West Cronese Lakes, Calif.

BTL I	11/ 557780	mE
	3900750	mN
BTL II	11/ 557440	mE
	3900750	mN
Access Road	11/ 558115	mE
	3900750	mN
BTL I	11/ 556870	mE
	3899500	mN
BTL II	11/ 556870	mE
	3899690	mN
Access Road	11/ 556870	mE
	3899600	mN

Bitter Spring, Calif.

BTL I	11/ 556870	mE
	3899500	mN
BTL II	11/ 556870	mE
	3899690	mN
Access Road	11/ 556870	mE
	3899600	mN
BTL I	11/ 547910	mE
	3886830	mN
BTL II	11/ 547790	mE
	3886830	mN
Access Road	11/ 547850	mE
	3886830	mN

Dunn, Calif.

BTL I	11/ 547910	mE
	3886830	mN
BTL II	11/ 547790	mE
	3886830	mN
Access Road	11/ 547850	mE
	3886830	mN
BTL I	11/ 545570	mE
	3884380	mN
BTL II	11/ 545570	mE
	3884500	mN
Access Road	11/ 545570	mE
	3884460	mN

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Clark County, Nevada
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Alvord Mtn. East, Calif.

BTL I	11/ 545570	mE
	3884375	mN
BTL II	11/ 545570	mE
	3884500	mN
Access Road	11/ 545570	mE
	3884460	mN
BTL I	11/ 534220	mE
	3873980	mN
BTL II	11/ 534220	mE
	3874080	mN
Access Road	11/ 534220	mE
	3874005	mN

Alvord Mtn. West, Calif.

BTL I	11/ 534220	mE
	3873980	mN
BTL II	11/ 534220	mE
	3874080	mN
Access Road	11/ 534220	mE
	3874000	mN
BTL I	11/ 532940	mE
	3872910	mN
BTL II	11/ 532820	mE
	3872910	mN
Access Road	11/ 532900	mE
	3872910	mN

Harvard Hill, Calif.

BTL I	11/ 532940	mE
	3872910	mN
BTL II	11/ 532820	mE
	3872910	mN
Access Road	11/ 532900	mE
	3872910	mN
BTL I	11/ 522840	mE
	3864460	mN
BTL II	11/ 522840	mE
	3864570	mN
Access Road	11/ 522840	mE
	3864525	mN

Yermo, Calif.

BTL I	11/ 522840	mE
	3864460	mN
BTL II	11/ 522840	mE
	3864570	mN
BTL I	11/ 518480	mE
	3859000	mN
BTL II	11/ 518350	mE
	3859000	mN
Access Road	11/ 518425	mE
	3859000	mN

Minneola, Calif.

BTL I	11/ 518480	mE
	3859000	mN
BTL II	11/ 518350	mE
	3859000	mN
Access Road	11/ 518425	mE
	3859000	mN
BTL I	11/ 511430	mE
	3854210	mN
BTL II	11/ 511430	mE
	3854300	mN
Access Road	11/ 511430	mE
	3854350	mN

Daggett, Calif.

BTL I	11/ 511430	mE
	3854210	mN
BTL II	11/ 511430	mE
	3854300	mN
Access Road	11/ 511430	mE
	3854350	mN
BTL I	11/ 500000	mE
	3846340	mN
BTL II	11/ 500000	mE
	3846460	mN
Access Road	11/ 500000	mE
	3846380	mN

CONTINUATION SHEET
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Clark County, Nevada
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Barstow SE, Calif.

BTL I	11/ 500000	mE
	3846340	mN
BTL II	11/ 500000	mE
	3846460	mN
Access Road	11/ 500000	mE
	3846380	mN
BTL I	11/ 498580	mE
	3845120	mN
BTL II	11/ 498440	mE
	3845120	mN
Access Road	11/ 498515	mE
	3845120	mN

Stoddard Well, Calif.

BTL I	11/ 498580	mE
	3845120	mN
BTL II	11/ 498440	mE
	3845120	mN
Access Road	11/ 498515	mE
	3845120	mN
BTL I	11/ 488560	mE
	3840760	mN
BTL II	11/ 488560	mE
	3840840	mN
Access Road	11/ 488560	mE
	3840800	mN

Turtle Valley, Calif.

BTL I	11/ 488560	mE
	3840760	mN
BTL II	11/ 488560	mE
	3840840	mN
Access Road	11/ 488560	mE
	3840800	mN
BTL I	11/ 477980	mE
	3831280	mN
BTL II	11/ 477850	mE
	3831280	mN

Apple Valley North, Calif.

BTL I	11/ 477980	mE
	3831280	mN
BTL II	11/ 477850	mE
	3831280	mN
BTL I	11/ 477080	mE
	3830460	mN
BTL II	11/ 477080	mE
	3830560	mN

Victorville, Calif.

BTL I	11/ 477080	mE
	3830460	mN
BTL II	11/ 477080	mE
	3830560	mN
Access Road	11/ 476740	mE
	3830200	mN
Victorville Switch yard (Center point)	11/ 471050	mE
	3824785	mN
Victorville Operations Building	11/ 470995	mE
	3824725	mN
BTL I	11/ 466630	mE
	3817460	mN
BTL II	11/ 466540	mE
	3817460	mN
Access Road	11/ 466580	mE
	3817460	mN

Hesperia, Calif.

BTL I	11/ 466630	mE
	3817460	mN
BTL II	11/ 466540	mE
	3817460	mN
Access Road	11/ 466580	mE
	3817460	mN
BTL I	11/ 465570	mE
	3815680	mN
BTL II	11/ 465570	mE
	3815830	mN
Access Road	11/ 465570	mE
	3815750	mN

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Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
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Baldy Mesa, Calif.

BTL I	11/ 465570	mE
	3815680	mN
BTL II	11/ 465570	mE
	3815830	mN
Access Road	11/ 465570	mE
	3815750	mN
BTL I	11/ 458360	mE
	3803630	mN
BTL II	11/ 458260	mE
	3803630	mN
Access Road	11/ 458310	mE
	3803630	mN

Cajon, Calif.

BTL I	11/ 458360	mE
	3803630	mN
BTL II	11/ 458260	mE
	3803630	mN
Access Road	11/ 458310	mE
	3803630	mN
BTL I	11/ 456390	mE
	3789780	mN
BTL II	11/ 456290	mE
	3789780	mN
Access Road	11/ 456290	mE
	3789780	mN

Devore, Calif.

BTL I	11/ 456390	mE
	3789780	mN
BTL II	11/ 456290	mE
	3789780	mN
Access Road	11/ 456295	mE
	3789780	mN
BTL I	11/ 453920	mE
	3780400	mN
BTL II	11/ 453920	mE
	3780470	mN
Access Road	11/ 453920	mE
	3780425	mN

Cucamonga Peak, Calif.

BTL I	11/ 453920	mE
	3780400	mN
BTL II	11/ 453920	mE
	3780470	mN
Access Road	11/ 453920	mE
	3780425	mN
BTL I	11/ 442400	mE
	3780170	mN
BTL II	11/ 442400	mE
	3780260	mN
Access Road	11/ 442400	mN
	3780220	mN

Mt. Baldy, Calif.

BTL I	11/ 442400	mE
	3780170	mN
BTL II	11/ 442400	mE
	3780260	mN
Access Road	11/ 442400	mE
	3780220	mN
BTL I-II	11/ 438500	mE
	3779660	mN
BTL I-II	11/ 430850	mE
	3777350	mN

Glendora, Calif.

BTL I-II	11/ 430850	mE
	3777350	mN
BTL I-II	11/ 426700	mE
	3776110	mN

San Dimas, Calif.

BTL I-II	11/ 426700	mE
	3776110	mN
BTL I-II	11/ 419300	mE
	3775390	mN

CONTINUATION SHEET
ADDITIONAL DOCUMENTATION - SECTION 10
Boulder Dam - Los Angeles 287.5 kV Transmission Line
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Baldwin Park, Calif.

BTL I-II	11/ 419300	mE
	3775390	mN
BTL I-II	11/ 407720	mE
	3768880	mN

El Monte, Calif.

BTL I-II	11/ 407720	mE
	3768880	mN
BTL I-II	11/ 399340	mE
	3762490	mN

Whittier, Calif.

BTL I-II	11/ 399340	mE
	3762490	mN
BTL I-II	11/ 396065	mE
	3759120	mN

South Gate, Calif.

BTL I-II	11/ 396065	mE
	3759120	mN
BTL I-II	11/ 384500	mE
	3756980	mN

Inglewood, Calif.

BTL I-II	11/ 384500	mE
	3756980	mN
BTL I-II	11/ 384220	mE
	3756980	mN
Century Receiving Station Receiving Yard (Center point)	11/ 384075	mE
	3756920	mN
Century Receiving Station Control House	11/ 384150	mE
	3756700	mN

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Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
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Verbal Boundary Description

The boundaries of the property begin at the step up transformer station 2,000 feet southwest of Hoover Dam in Nevada, through the Silver Lake and Victorville Switching Stations in California's Mojave Desert, and end at the Century Receiving Station in Los Angeles, California (Map 1). The Boulder station measures 675 ft northeast-southwest and 300 ft northwest-southeast. The single-circuit transmission corridor is 400 feet wide and 225.2 miles long. This portion of the corridor includes the Silver Lake and Victorville switching stations (Maps 3 and 4). The Silver Lake station measures approximately 620 ft square while the Victorville station is 650 ft northeast-southwest and 600 ft northwest-southeast. The double circuit transmission corridor, which begins near the city of Upland, California, is 200 feet wide and 40.8 miles long (Map 5). The line ends at the Century Receiving Station (Map 6). This station measures approximately 1,600 ft north-south and 650 ft east-west.

Boundary Justification

The boundaries for this linear resource encompass the transmission corridor from beginning to end and the components considered to be contributing elements.

CONTINUATION SHEET
ADDITIONAL DOCUMENTATION
Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
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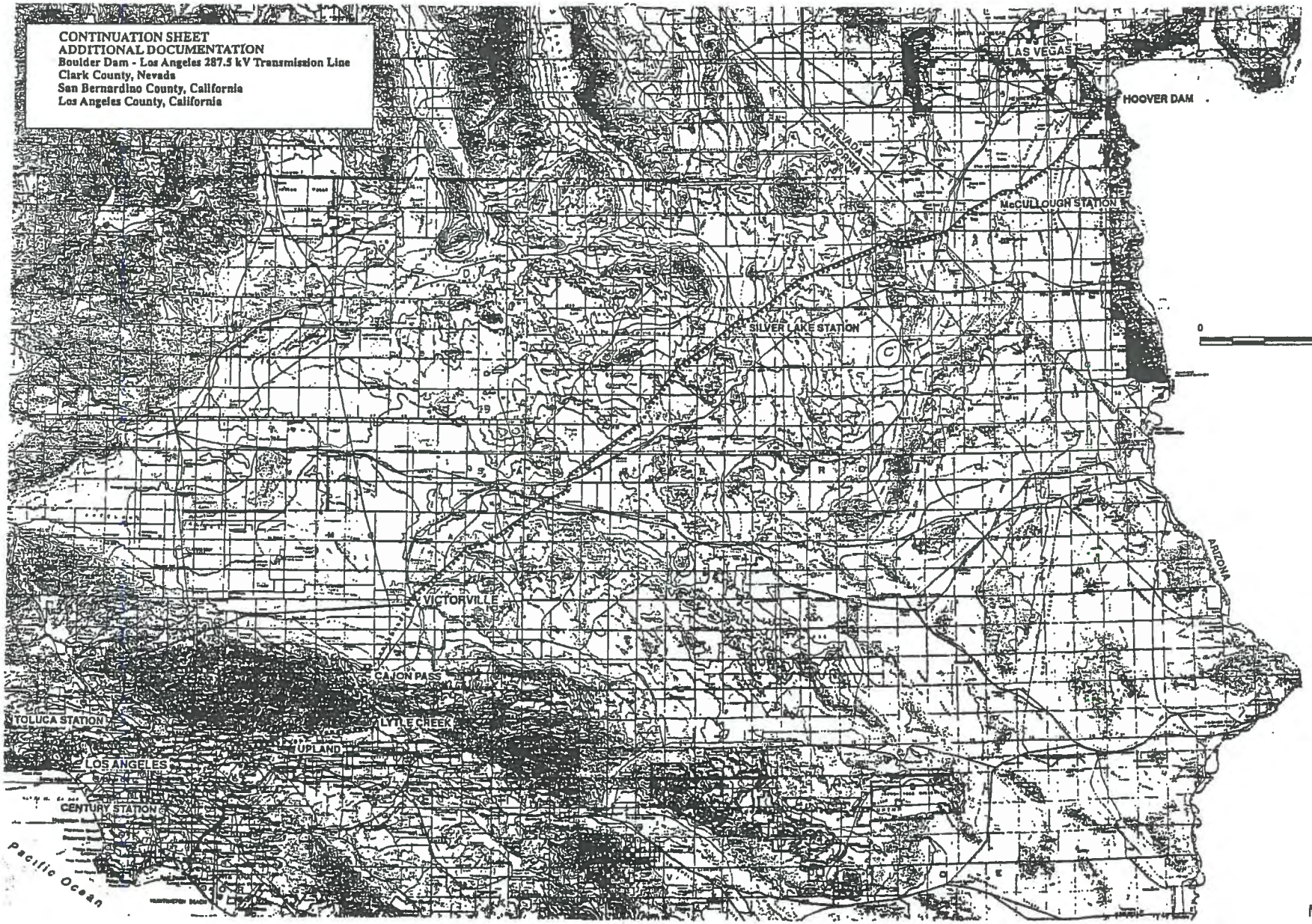
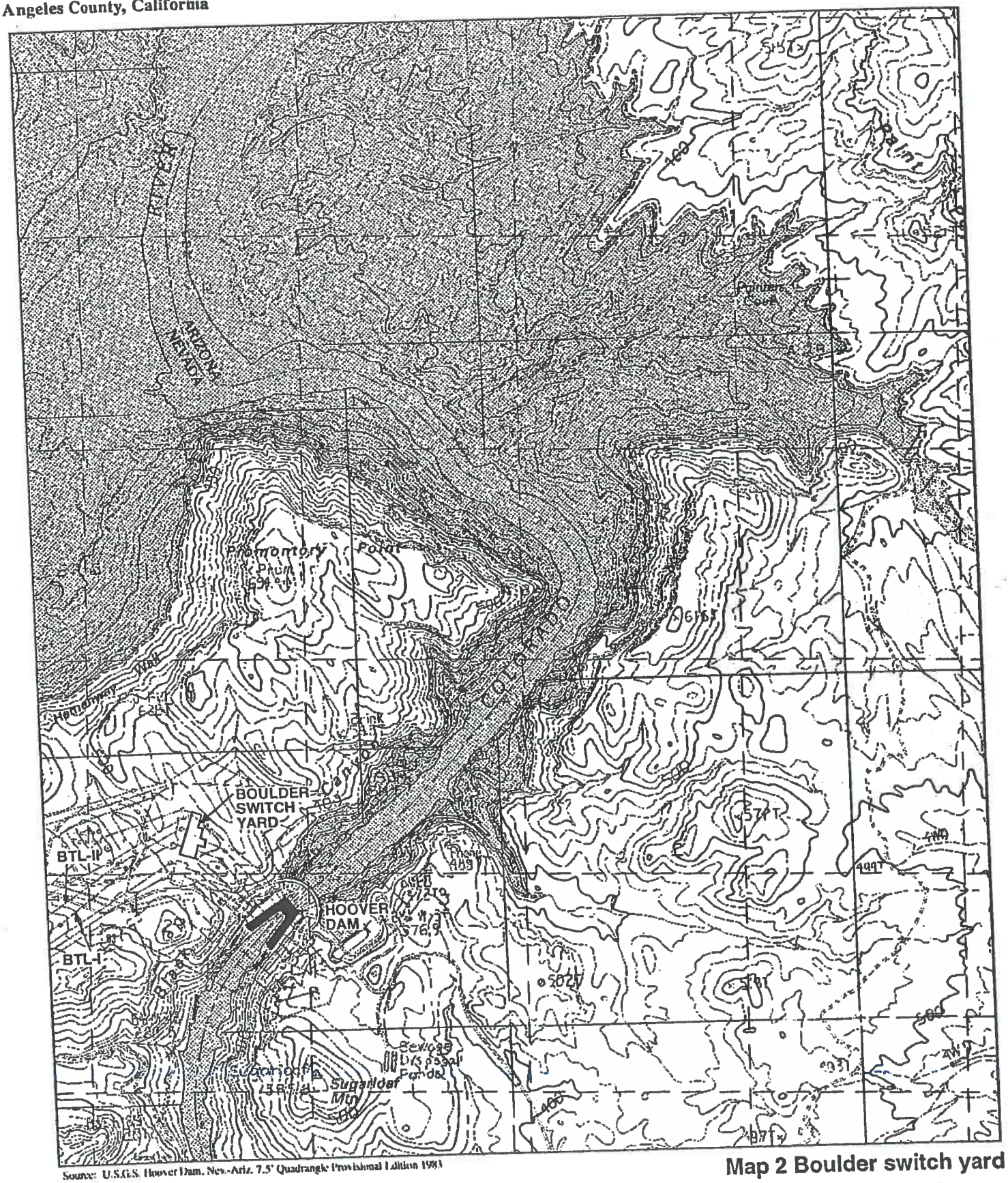


Map 1

19-188983

CONTINUATION SHEET
ADDITIONAL DOCUMENTATION
Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
San Bernardino County, California
Los Angeles County, California



Source: U.S.G.S. Hoover Dam, Nev.-Ariz. 7.5' Quadrangle Provisional Edition 1983

Map 2 Boulder switch yard

0 2000 Feet

CONTINUATION SHEET
ADDITIONAL DOCUMENTATION
Boulder Dam - Los Angeles 287.5 kV Transmission Line
Clark County, Nevada
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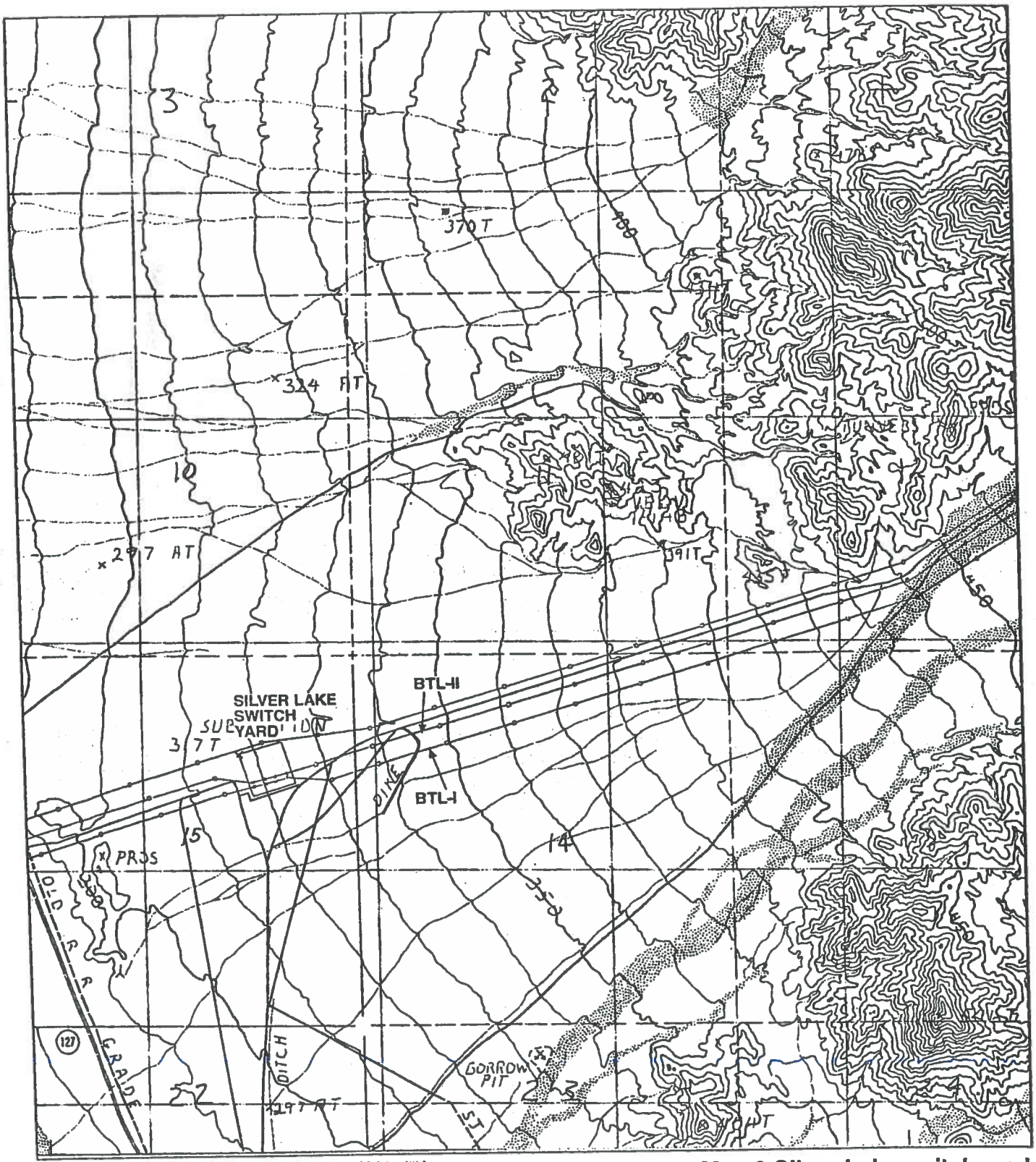
Los Angeles County, California



Source: U.S.G.S. North of Baker, Calif. 7.5' Quadrangle Provisional Edition 1983

Map 3 Silver Lake switch yard

0 2000 Feet

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

Primary #
HRI #
Trinomial
NRHP Status Code: 2B

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: Boulder Dam-Los Angeles 287.5 kV Transmission Line

P1. Other Identifier: Los Angeles Department of Water and Power Boulder Lines 1 and 2

*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: see below Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: City: Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Quads (south to north): Inglewood, South Gate, Whittier, El Monte, Baldwin Park, San Dimas, Glendora and Mt. Baldy

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Boulder Dam - Los Angeles 287.5 kV Transmission Line is two parallel electrical transmission circuits carried on steel lattice towers running approximately 270 miles from the Hoover Dam to Century Receiving Station near Watts, in Los Angeles County California. This form documents the approximately 40-mile segment situated within Los Angeles County.

*P3b. Resource Attributes: (List attributes and codes) HP11. Engineering structure, HP9. Public utility 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 #)
Looking west from Bess Avenue Pedestrian Overcrossing

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
1935-1936

*P7. Owner and Address:
LA Dept of Water and Power
111 North Hope Street
Los Angeles, CA 90012

*P8. Recorded by: (Name, affiliation, and address)
Noah M. Stewart
Caltrans, District 7
100 South Main Street, Suite 100
Los Angeles, CA 90012

*P9. Date Recorded:
August 2008

*P10. Survey Type: (Describe)
Reconnaissance survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Noah M. Stewart. Historic Resources Evaluation Report: Interstate Route 10 – 605 Interchange Improvement, 07-LA-10/605 PM 31.2/20.9, EA 24540K, 2008.

*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
DISTRICT RECORD

Primary #
HRI #
Trinomial

*NRHP Status Code: 2B

*Resource Name or # (Assigned by recorder): Boulder Dam-Los Angeles 287.5 kV Transmission Line

D1. Historic Name: Los Angeles Department of Water and Power Boulder Lines North and South
D2. Common Name: Los Angeles Department of Water and Power Boulder Lines 1 and 2

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The historic district is a linear resource approximately 270 miles long. It is composed of several contributing elements including the transmission line cables (originally approximately 1,600 miles of 1.4-inch diameter hollow copper conductor), the single and double circuit towers carrying the cables (originally 2,695 towers in total), the access road serving the towers, two switching stations and two transformer stations.

Not all aspects of the historic district are located within Los Angeles County. The access road is exclusively located within the Mojave Desert, where it serves the single circuit towers and switching stations. Only the double circuit towers were used within Los Angeles County and there no switching stations were needed in the region. The final aspect of the historic district within Los Angeles County is the Century Receiving Station, the transformer station where the high voltage power is stepped-down to a lower voltage for distribution throughout the city. Century Receiving Station includes the control house building and associated oil house as well as the yard (switch racks, counterpoise grid and overhead round wires). (see Continuation Sheet page 3)

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):
The boundary of the entire district encompasses the transmission corridor from its beginning at the Boulder Dam (later Hoover Dam), on the Nevada side of the Colorado River, to the Century Receiving Station in Los Angeles, California, a distance of approximately 270 miles.

Within Los Angeles County the historic district includes the transmission corridor, which is approximately 40 miles long, from its intersection with the Los Angeles/San Bernardino County line near the City of Claremont to the Century Receiving Station, in south Los Angeles. In addition to the transmission corridor the boundary includes the Century Receiving Station parcel located at the corner of Central Avenue and Century Boulevard, Los Angeles.

*D5. Boundary Justification:
The boundaries for this resource encompass the transmission corridor from beginning to end as well as all of the components considered to be contributing elements.

*D6. Significance: Theme: Engineering Area: State of California
Period of Significance: 1936 - 1953 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.)
The Boulder Dam-Los Angeles 287.5 kV Transmission Line was determined eligible for inclusion on the National Register of Historic Places in 1999 under Criteria A and C. Under Criterion A it was found significant for (1) its association with the construction of Hoover Dam, a National Historic Landmark and water reclamation and irrigation project of exceptional importance to the American southwest, and (2) the (see Continuation Sheet page 3)

*D7. References (Give full citations including the names and addresses of any informants, where possible.):
Van Wormer, Stephen and Christy Dolan. National Register of Historic Places Registration Form: Boulder Dam–Los Angeles 287.5 kV Transmission Line. San Diego: KEA Environmental for the U.S. Department of the Interior, Bureau of Land Management, 1999.

*D8. Evaluator: Noah M. Stewart Date: August 2008
Affiliation and Address: Caltrans, District 7, 100 South Main Street, Suite 100, Los Angeles, CA 90012

*D3. Detailed Description (continued from page 2)
control house building and associated oil house as well as the yard (switch racks, counterpoise grid and overhead round wires).

The double circuit towers were based on conventional designs of the time. Five types were designed including the standard suspension, angle suspension, dead end, dead end angle and transposition towers; each providing a specific function. The tower are comprised of a galvanized steel latticework and are typically 144 feet tall, however the height could be adjusted by adding 10 foot extensions to the base. The towers carry the conductor cables in a vertical plane on both sides of the tower.

The control house building at the Century Receiving Station was built in 1926 of reinforced concrete construction. The building measures approximately 40 by 120 feet, the longer side facing the street. It is two stories over a basement, designed in a reserved Beaux-Arts style (the Starved Classical vein). The façade is symmetrical with the entry at the center, framed by four two-story pilasters, two on either side of the door. The doorway is capped with a classical pediment. The roof is flat but hidden behind a stepped parapet. The windows appear to be steel framed industrial fixed panes. As the station existed prior to the completion of the transmission of such high voltage a major upgraded was required before it could receive power from the Hoover Dam. At the time of completion the two transformer banks installed at the station were the largest installation in the world, both from the standpoint of size and capacity.

*D6. Significance: (continued from page 2)
industrial, economic, and urban development that occurred in metropolitan Los Angeles from the mid-1930s through the 1940s. Without the power from the Hoover Dam the development of modern Los Angeles during these years could not have taken place.

It was also determined significant under Criterion C for its unique engineering and structural characteristics within the context of development of point-to-point high power transmission in California. The line represents a high level of achievement in point to point high voltage power transmission that remained unsurpassed for many years.

Based on the information included in the 1999 National Register nomination and compared to the current state of the historic district within Los Angeles County the Boulder Dam-Los Angeles 287.5 kV Transmission Line appears to continue to be eligible for the National Register of Historic Places under Criterion A and C.

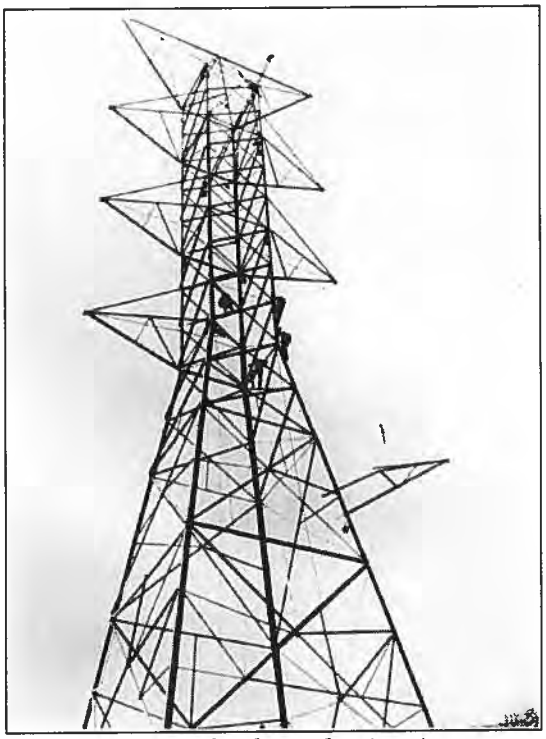


Figure 1: Example of the standard single circuit towers found throughout Los Angeles County, ca. 1935. From the Historical Photo Collection of the Department of Water and Power, City of Los Angeles.

Figure 2: Example of the standard single circuit towers, ca. 1935. From the Historical Photo Collection of the Department of Water and Power, City of Los Angeles.

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

Primary #
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) Boulder Dam-Los Angeles 287.5 kV Transmission Line
*Recorded by: Noah M. Stewart , Caltrans, District 7 *Date: ☒ Continuation ☐ Update

Figure 3: Aerial photograph of the Century Receiving Station showing the control house on the upper right, the oil house center left and the yard, ca. 1935. From the Historical Photo Collection of the Department of Water and Power, City of Los Angeles.

Figure 4: Front façade of the Century Receiving Station, ca. 1935. From the Historical Photo Collection of the Department of Water and Power, City of Los Angeles.

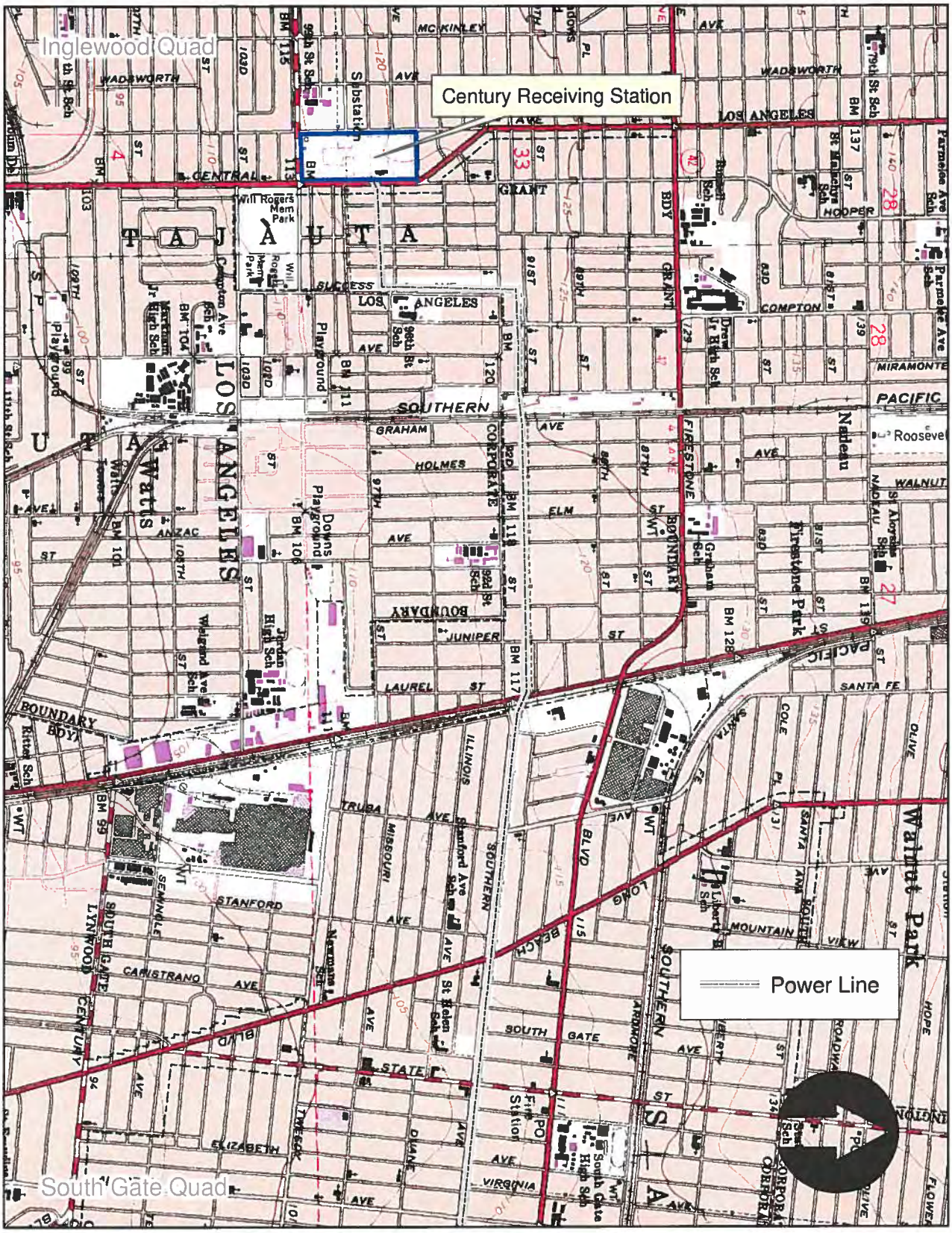
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Inglewood and South Gate

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

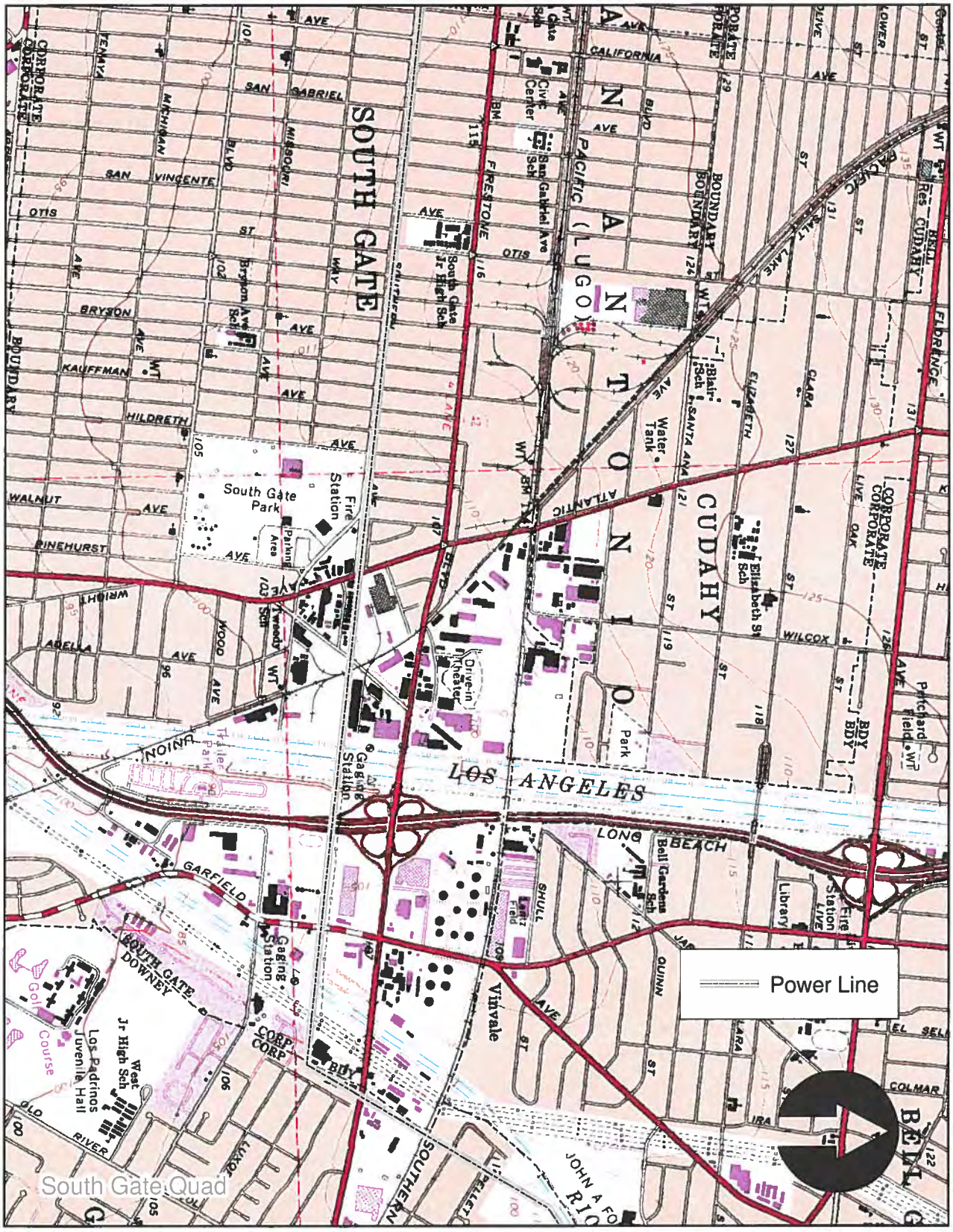
*Required Information

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

Primary #
HRI#
Trinomial

Page 7 of 18 *Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: South Gate *Scale: 1:24,000 *Date of Map:



DPR 523J (1/95) *Required Information

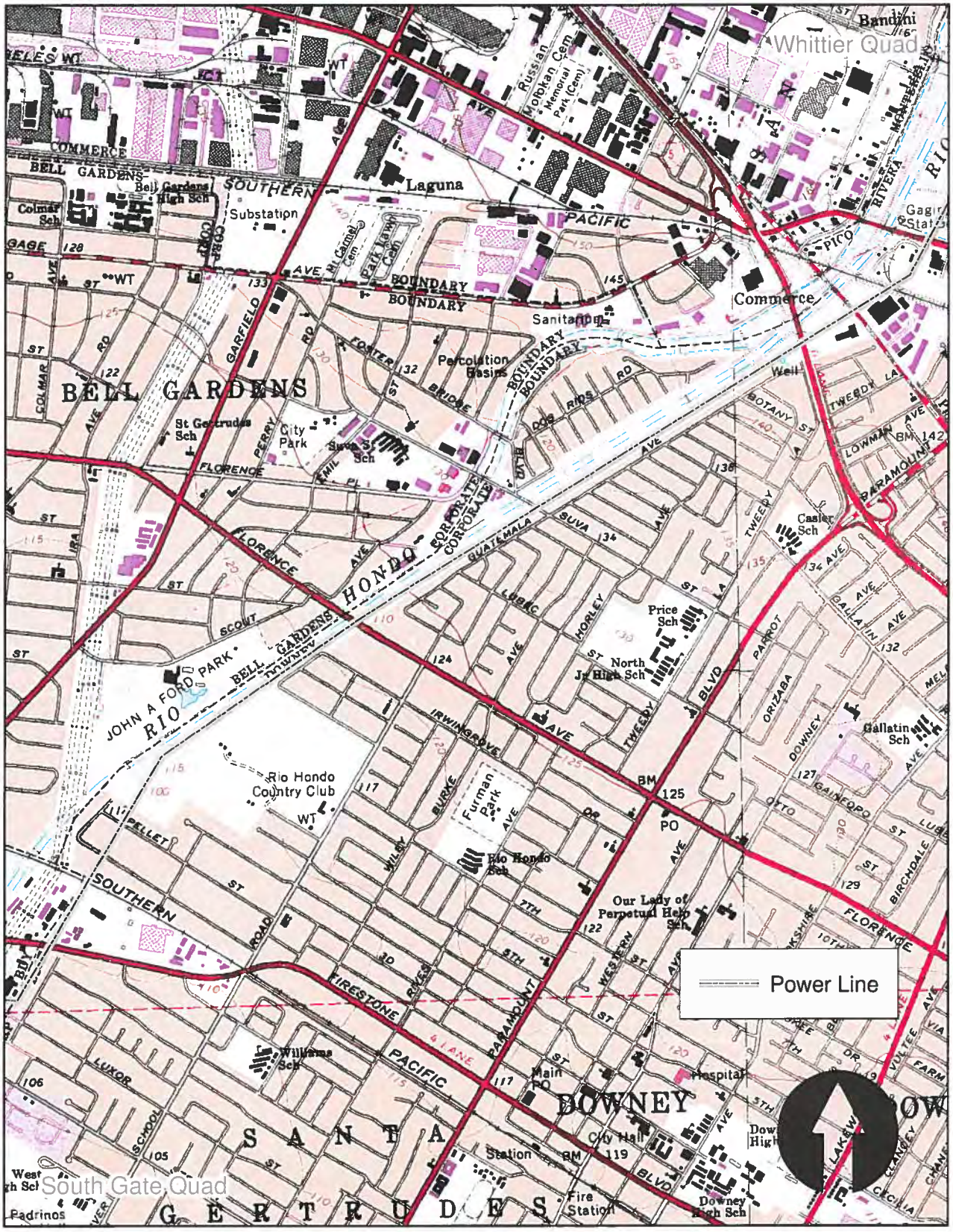
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: South Gate and Whittier

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

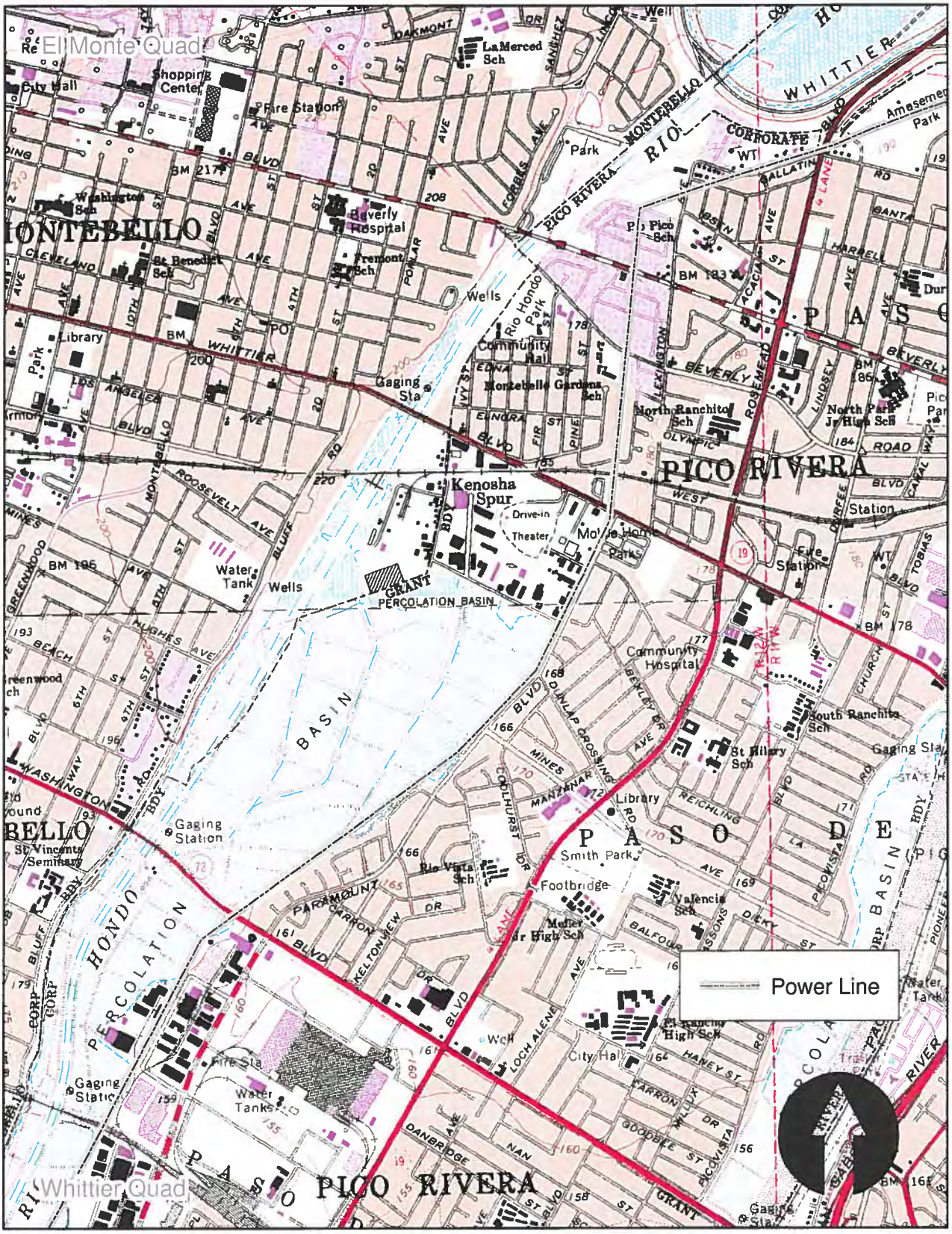
*Required Information

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

Primary #
HRI#
Trinomial

Page 9 of 18 *Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Whittier and El Monte *Scale: 1:24,000 *Date of Map:



DPR 523J (1/95) *Required Information

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

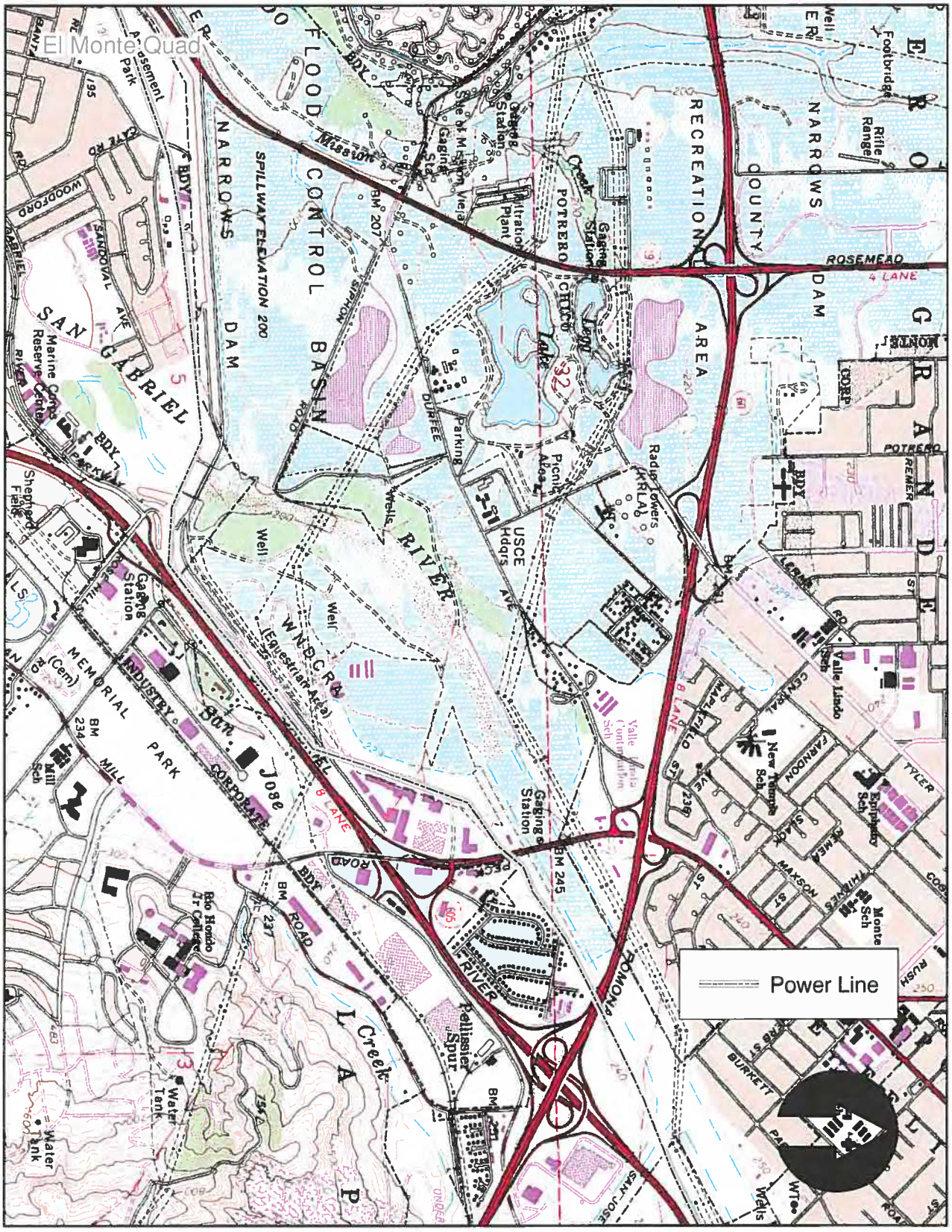
Primary #
HRI#
Trinomial

Page 10 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: El Monte

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

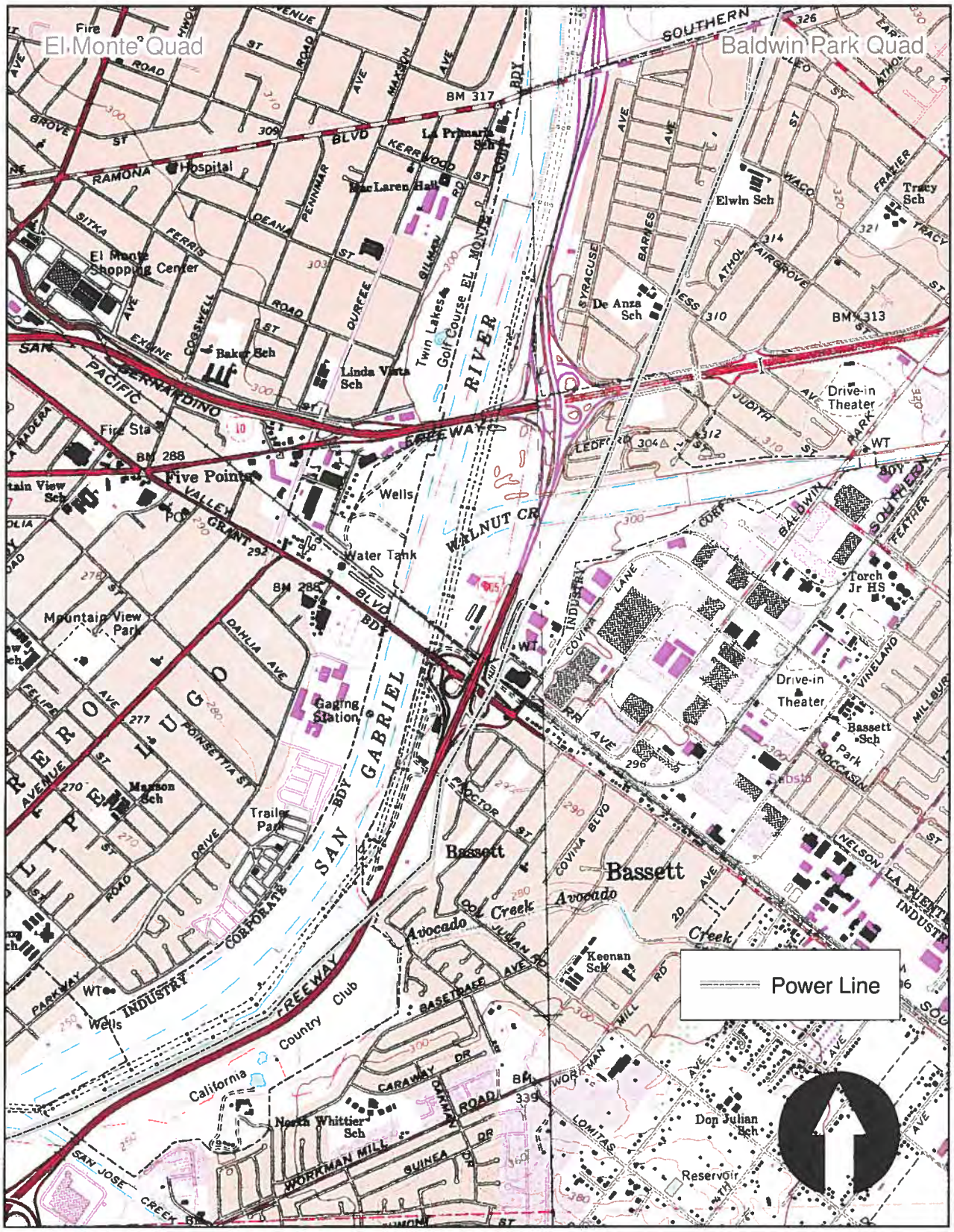
*Required Information

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

Primary #
HRI#
Trinomial

Page 11 of 18 *Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: El Monte and Baldwin Park *Scale: 1:24,000 *Date of Map:



DPR 523J (1/95) *Required Information

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

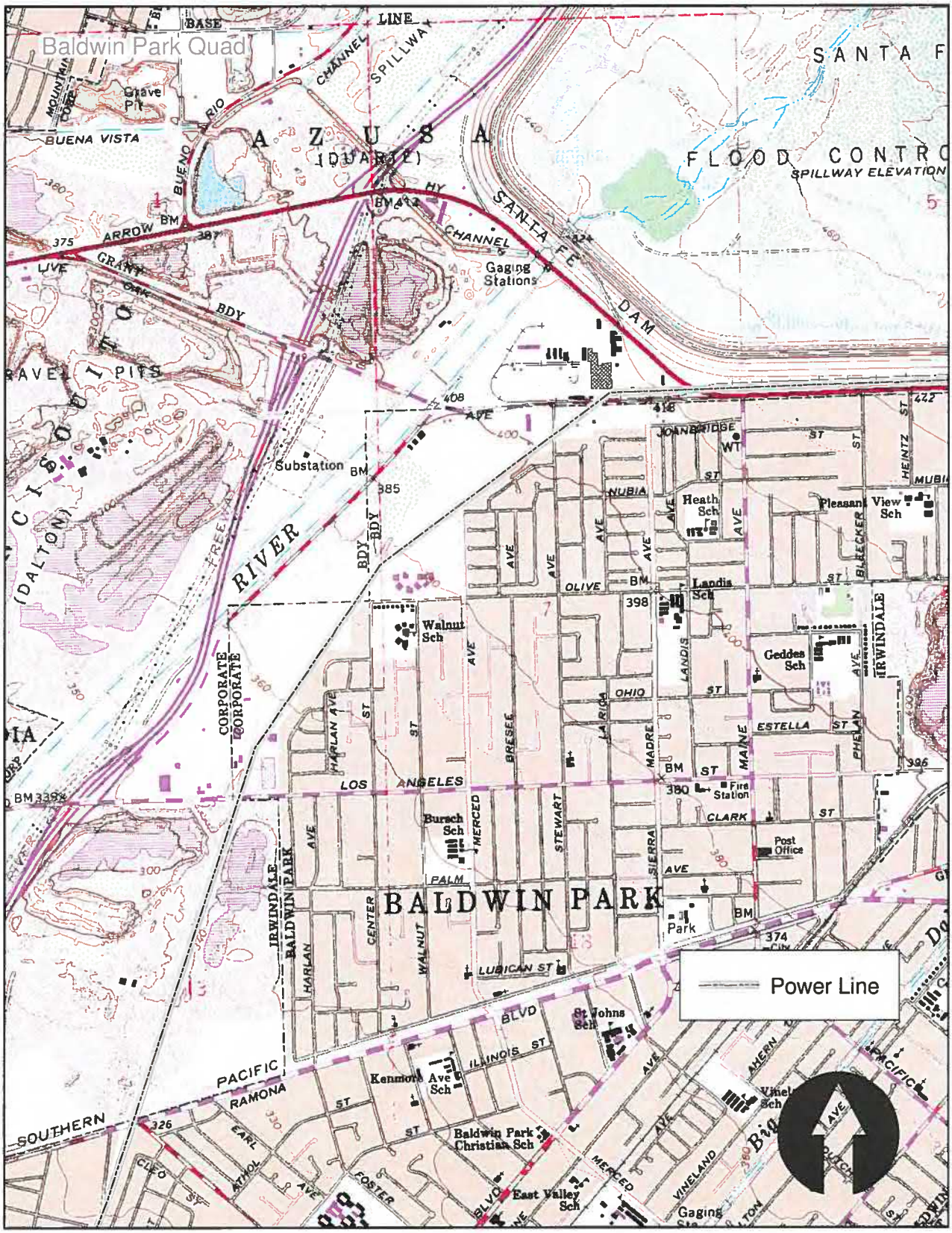
Primary #
HRI#
Trinomial

Page 12 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Baldwin Park

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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

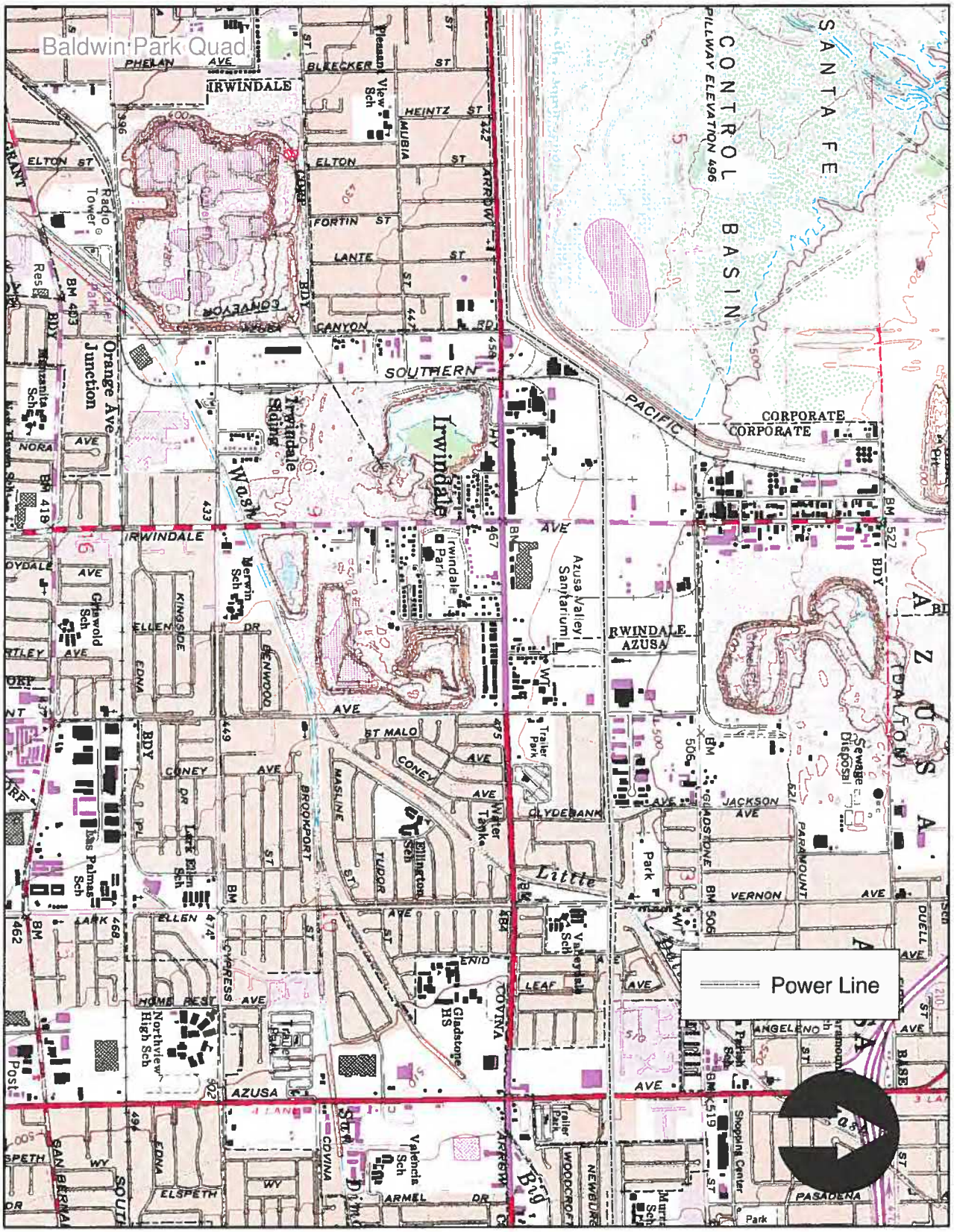
Primary #
HRI#
Trinomial

Page 13 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Baldwin Park

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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

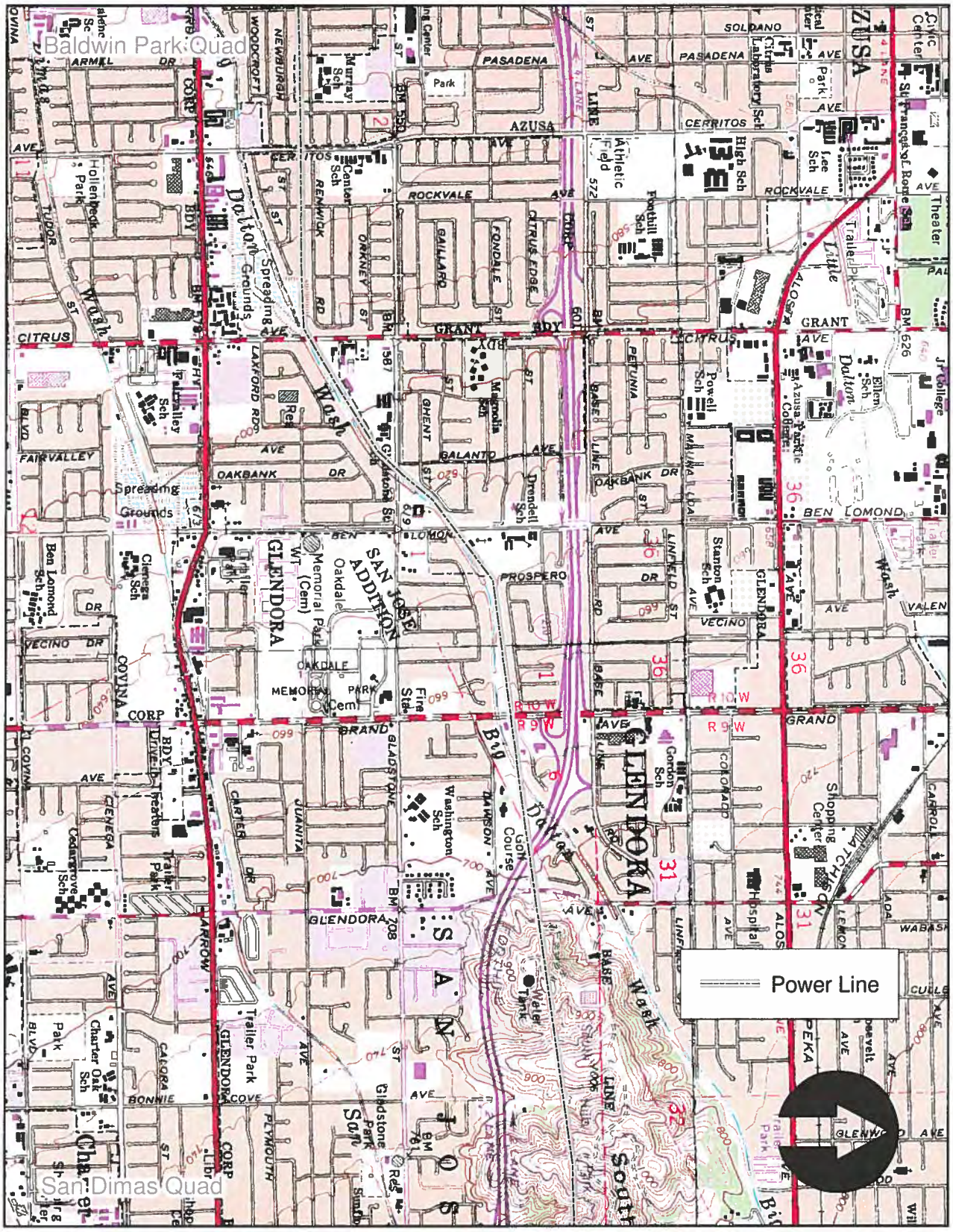
Primary #
HRI#
Trinomial

Page 14 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Baldwin Park and San Dimas

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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

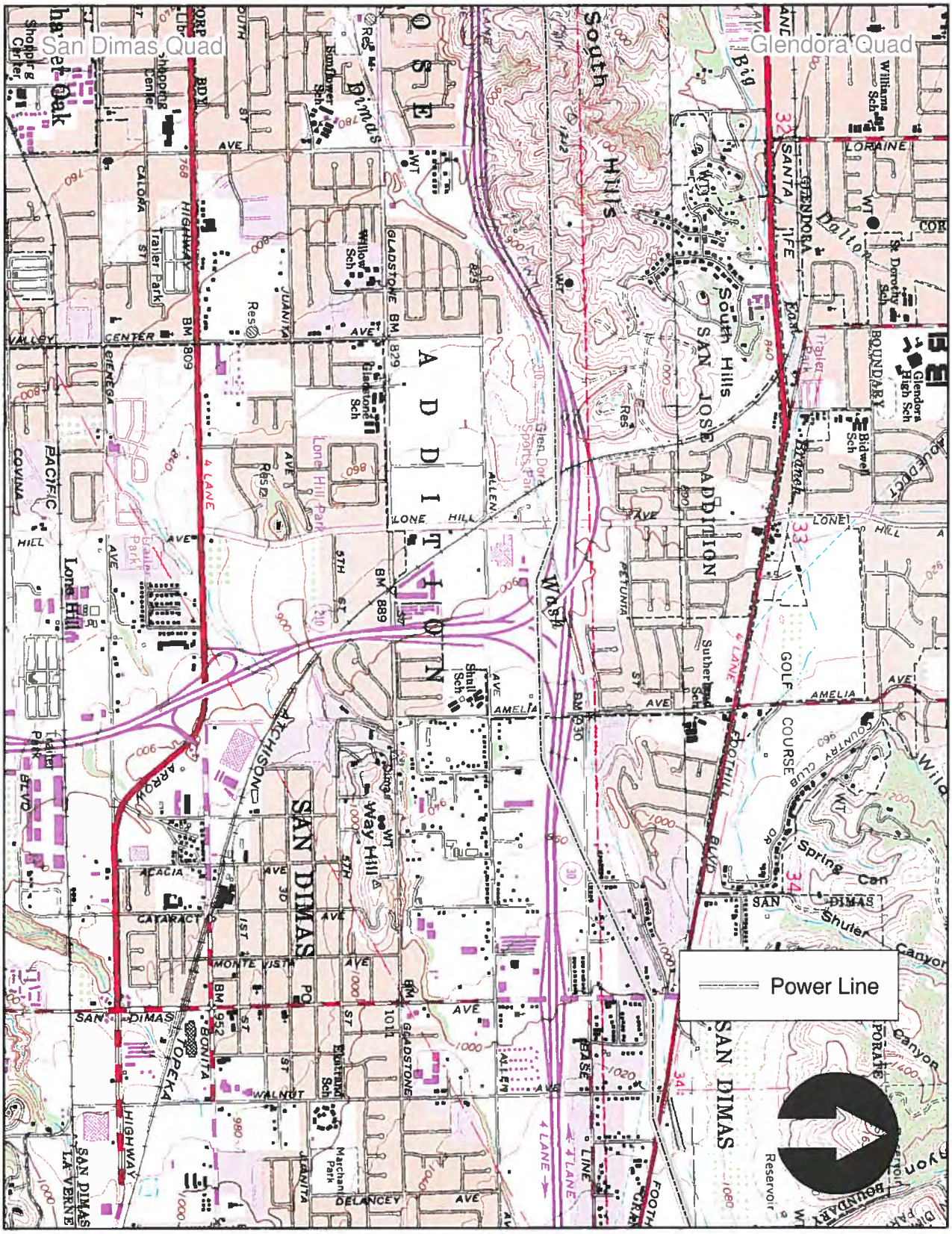
Primary #
HRI#
Trinomial

Page 15 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: San Dimas and Glendora

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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

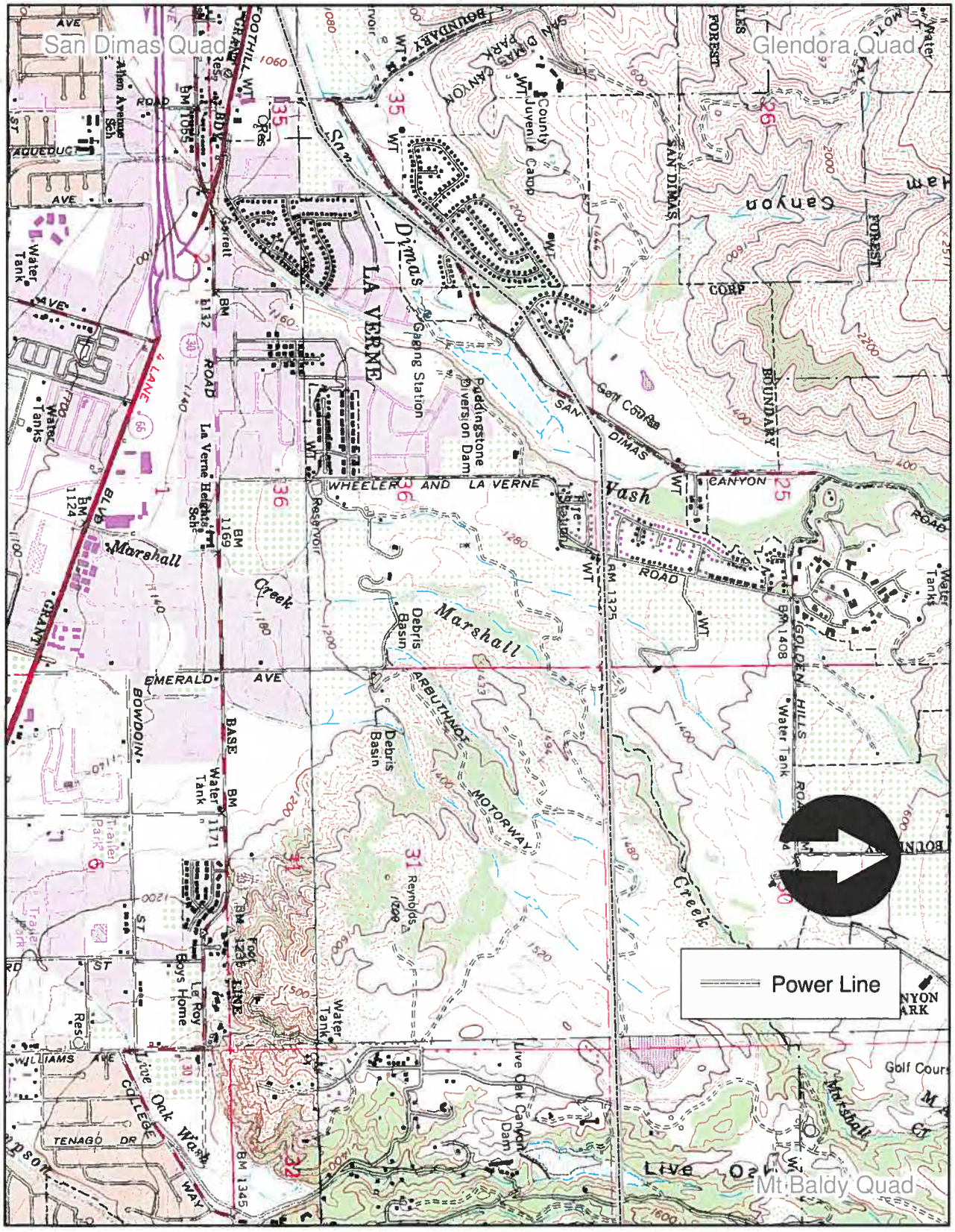
Primary #
HRI#
Trinomial

Page 16 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: San Dimas, Glendora and Mt Baldy

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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

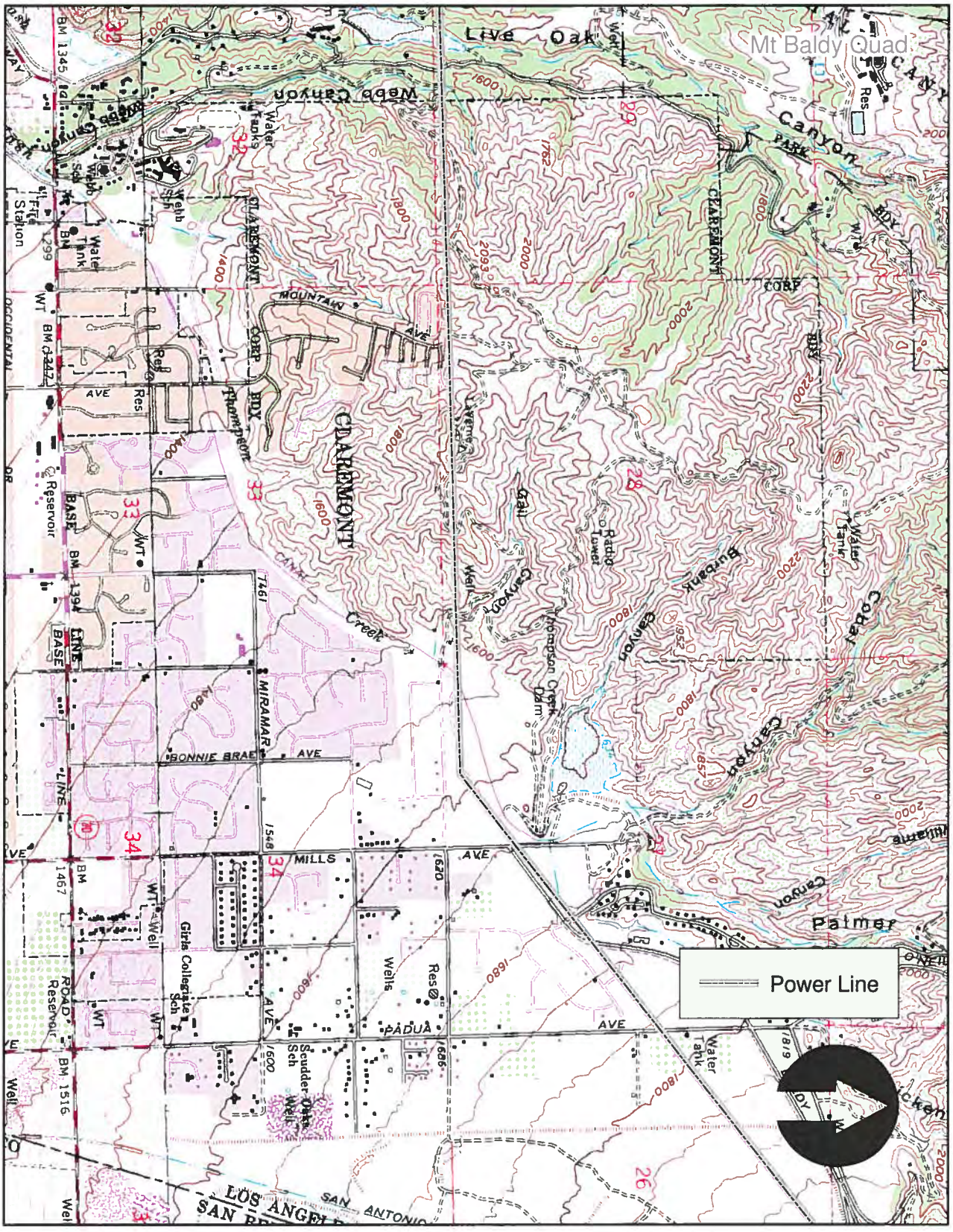
Primary #
HRI#
Trinomial

Page 17 of 18

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Mt Baldy

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

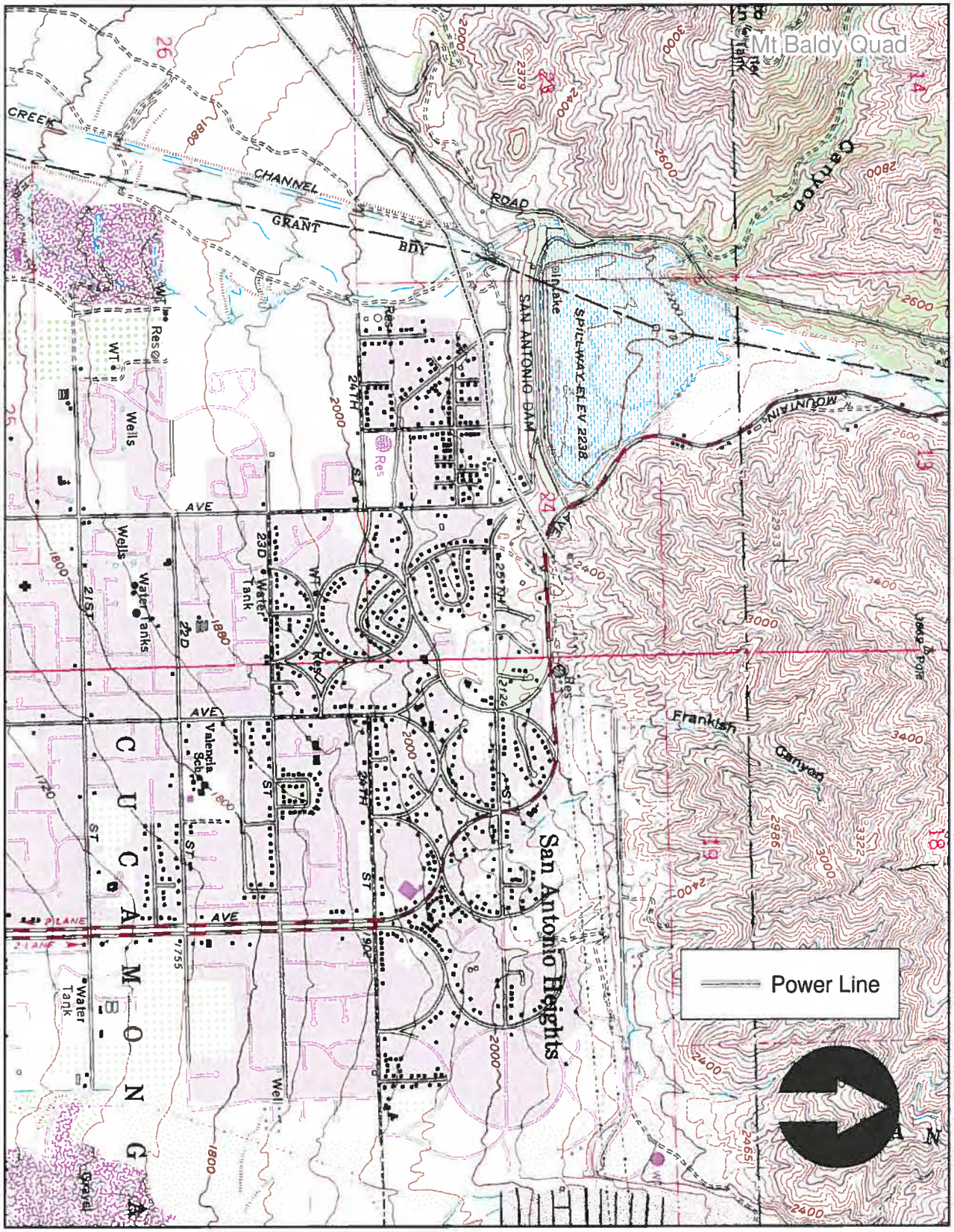
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: Boulder Dam-Los Angeles 287.5 Transmission Line

*Map Name: Mt Baldy

*Scale: 1:24,000 *Date of Map:



DPR 523J (1/95)

*Required Information

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 #:** Union Pacific Los Angeles River Bridge (Map Reference No. 17-006)

P1. Other Identifier: Old South Gate Train Bridge

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 6 S.B.**B.M.**

c. Address: N/A City: South Gate Zip: 90280

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

e. Other Locational Data: The bridge crosses the Los Angeles River roughly between the Salt Lake Avenue-Wood Avenue intersection and the Interstate 710 Los Angeles River overpass.

***P3a. Description:**

The Union Pacific Los Angeles River Bridge is a Warren through truss rail bridge that was constructed ca. the 1930s. Following a northwest-southeast alignment over the Los Angeles River, it features seven spans and measures approximately 1,070 feet with a deck width of approximately 15 feet. The terminal spans feature two parallel trusses of four panels, which consist of webs of large, latticed steel diagonal members and lighter vertical members. Five interior spans consist of six such panels. The upper lateral system is composed of diagonal and perpendicular latticed struts that connect the upper panel points of both trusses. Seven pin-connected steel beams run the length of the bridge and support the truss superstructure and the bridge deck, which is composed of large wood sleepers, or wood beams, and metal rails. A metal grate perforated walkway runs along the southwest side of the tracks. The entire structure is supported from beneath by concrete abutments at each terminal embankment and four wall type concrete piers.

***P3b. Resource Attributes:** HP19. Bridge

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

P5a. Photo or Drawing

P5b. Description of Photo:
Southwest side of bridge; camera facing east.

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

1932 (Bridgehunter.com; USGS 1925 [rev. 1932])

***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.

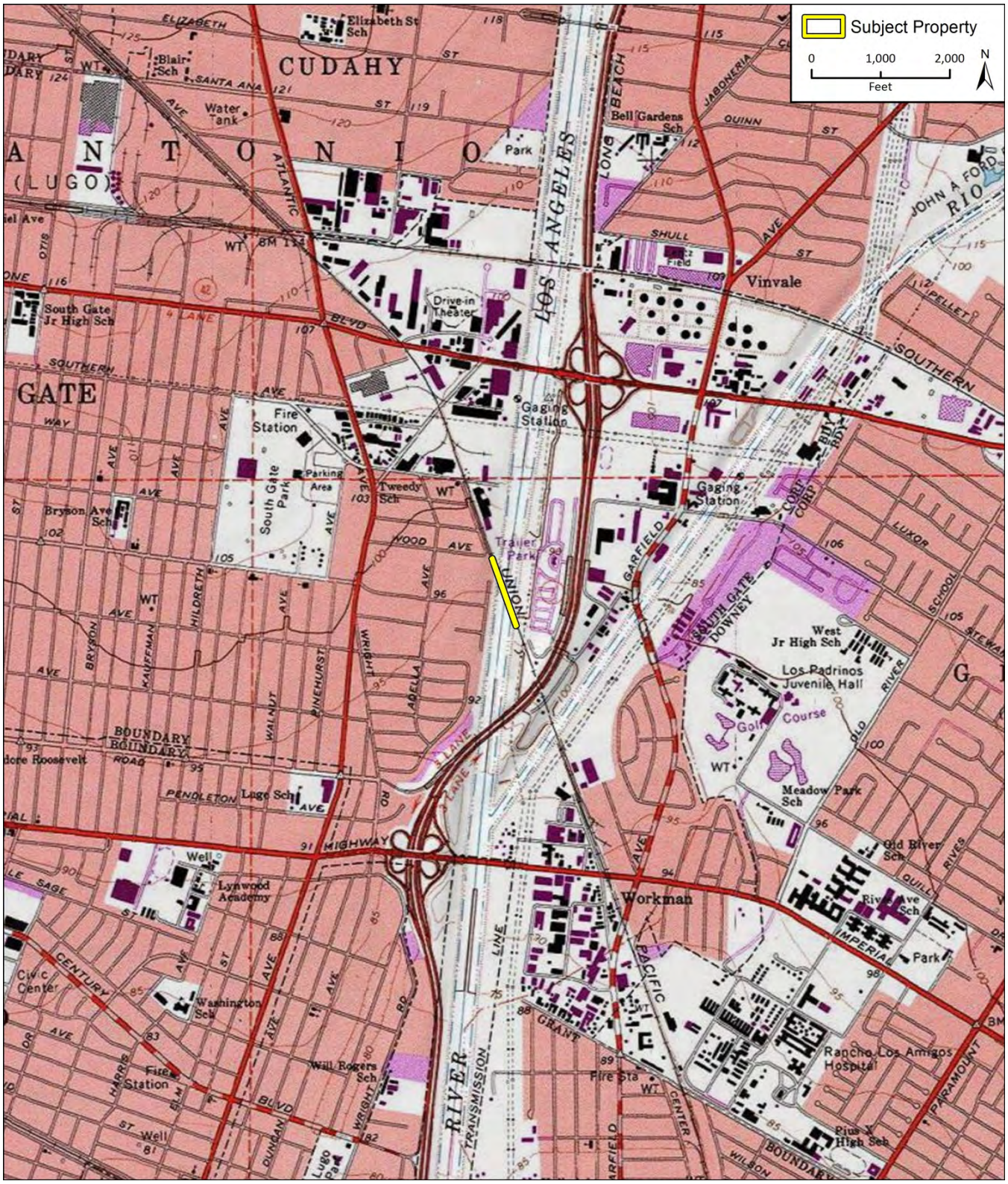
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Union Pacific Los Angeles River Bridge (Map Reference No. 17-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Union Pacific Los Angeles River Bridge (Map Reference No. 17-006) ***NRHP Status Code** **3S; 3CS; 5S3**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Rail bridge B4. Present Use: Rail bridge
***B5. Architectural Style:** None
***B6. Construction History:**

The bridge was constructed ca. the 1930s, replacing an earlier crossing at the site (Bridgehunter.com; USGS 1925 and 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** Transportation **Area** Engineering
Period of Significance 1930s **Property Type** Railroad Bridge **Applicable Criteria** C/3

In the late 19th century, the Los Angeles Terminal Railway (LATR) had built a bridge on this line crossing the Los Angeles River at or near the site of the subject resource, at a location just north of the river's confluence with the Rio Hondo (LATR ca. 1900; USGS 1899). That bridge served a route that opened in 1891 and terminated at Rattlesnake (later Terminal) Island in San Pedro Bay in 1891. LATR's line helped to spur development of the burgeoning harbor and broke Southern Pacific's monopoly on freight service to the harbor (Hoyt 1953). LATR's franchise for harbor service proved attractive to the Union Pacific (UP) Railroad Company, and UP acquired the alignment (since absorbed by the San Pedro, Los Angeles, and Salt Lake Railroad company) in the early twentieth century (Utahrails.net. 2017; USGS 1936). Flood control projects begun by the County of Los Angeles and the U.S. Army Corps of Engineers in the 1930s channelized the Los Angeles River and other area watercourses (Gumprecht 1999). The subject bridge was completed in 1932, around the time of the channelization effort (Bridgehunter.com 2018 USGS 1925 [rev. 1932]; 1902 [rev. 1936]).

UP selected a subdivided Warren through truss-type bridge for its Los Angeles River crossing. Although the Warren truss had been used in American railway bridge design since the mid-19th century, it only reached its peak popularity among builders of steel bridges until the 1920s, when it displaced the Pratt truss as the most common steel truss type for use in bridges (Parsons Bickerhoff 2004). (See continuation sheet.)

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

Bridgehunter.com. "UP - Los Angeles River Bridge (South Gate)." http://bridgehunter.com/ca/los-angeles/bh36925/. Accessed November 2018.

Gumprecht, Blake. *The Los Angeles River: Its Life, Death, and Possible Rebirth.* Baltimore: Johns Hopkins Press.

Hoyt, Franklyn. "Influence of the Railroads in the Development of Los Angeles Harbor." *The Historical Society of Southern California Quarterly* 35 no. 3 (September 1953): pp. 195-212.

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.

Parsons Bickerhoff and Engineering and Industrial Heritage. *A Context for Historic Bridge Types*. NCHRP Project 25-25, Task 15. Prepared for the National Cooperative highway Research Program.

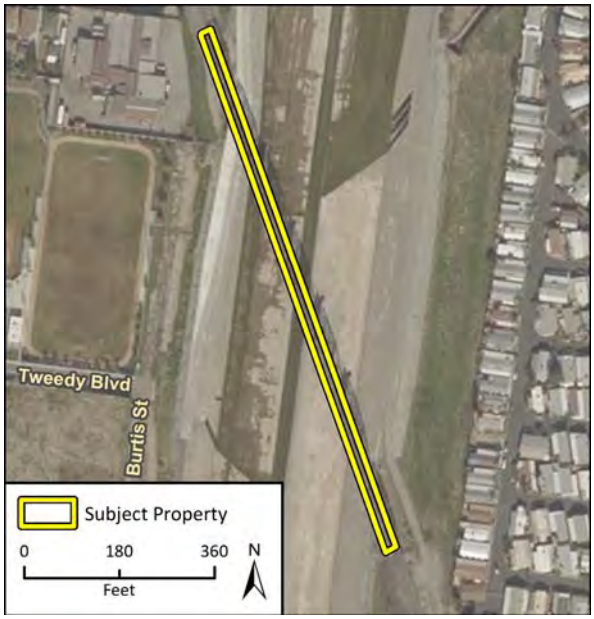
ProQuest. "Historical Newspapers: *Los Angeles Times*." [digitized archive]. *Los Angeles Times* newspaper articles, various by date. https://search-proquest-com.proxy.library.ucsb.edu:9443/hnplatimes/. Accessed November 2018.

United States Topographical Survey (USGS). "TopoView." [digitized map database]. Topographical maps, various by date and location. https://store.usgs.gov/map-locator. Accessed November 2018.

(See continuation sheet.)

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants, Ventura, CA
***Date of Evaluation:** November 11, 2018

(This space reserved for official comments.)



***B10. Significance (continued):**

The subject resource is recommended eligible for listing National and California Registers under Criteria C/3 and for local designation under South Gate Criteria E. A 2004 historic bridge survey report for the National Cooperative Highway Research Council observes that although Warren truss bridges are relatively common nationally—especially among bridges built after 1920—the subdivided Warren truss sub-type is much rarer (Parsons Bickerhoff 2004). Moreover, that the subject bridge possesses seven spans makes it unusually long compared to all types of Warren truss bridges identified in this document and elsewhere. In light of this, the subject resource is recommended eligible for listing under Criteria C/3 as an excellent example of a subdivided Warren truss steel bridge. Additionally, the subject bridge appears eligible for designation locally under South Gate Criteria E as a distinguished engineered structure. Its period of significance is 1932, the year it was constructed. The resource's boundary is coextensive with its footprint and excludes adjacent parts of the railroad alignment or Los Angeles River, which do not directly contribute to the bridge's significance as an engineered structure. The subject resource's surroundings are characterized most of all by the Los Angeles River, over which it passes. The river was channelized in this area in the early-to-mid-1930s and paved soon thereafter. In recent years, a bicycle path was constructed along the banks. It passes beneath the northwest end of the bridge. Development on either side of the river includes a mix of industrial and residential properties, most of which dates from after World War II. The southeast end of the bridge terminates near an elevated section of the Interstate 710 freeway, which was constructed sometime between 1954 and 1963 (Netronline 2018). While development during the latter half of the twentieth century has somewhat diminished the subject bridge's integrity of setting, it has been subject to no substantial alterations and retains its integrity of location, design, materials, workmanship, feeling, and association. Its character-defining features, including steel trusswork, railroad tracks, and concrete piers remain intact, and the bridge continues to convey its historical significance.

The subject resource is recommended ineligible for listing under all remaining criteria. Although the bridge is a component of the former LATR alignment that shaped early harbor development at San Pedro Bay, it was built in the 1930s, more than three decades after company's original line to the bay opened. Available evidence did not suggest an association with any other important historical trends or events or any historically significant individuals (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Additionally, the subject bridge does not portray the environment in an era of history characterized by a distinctive architectural style or represent embody significant innovation (South Gate Criteria D/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also recommended ineligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**

Utahrails.net. 2017. "Los Angeles Terminal Railway." http://utahrails.net/up/latry.php. Accessed November 2018.

P5. Photos (continued):

Northwest end of the subject resource. Camera facing south.

Overview of subject resource. Camera facing north.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code (assumed) 3S; 3CS; 5S3

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

 ***Resource Name or #:** 2,400 feet of the Los Angeles River Channel between Southern Avenue and Interstate 710 crossing in South Gate (Map Reference No. 17-007)

P1. Other Identifier: Los Angeles River

***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:** *South Gate, Calif.* **Date:** 1964 **T** 2S ; **R** 12W ; **Sec** ; S.B.**B.M.**

c. Address: N/A City: South Gate Zip: 90280

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: The subject segment begins at the north near Southern Avenue and ends at the south approximately 1,100 feet north of the Interstate 710 crossing.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

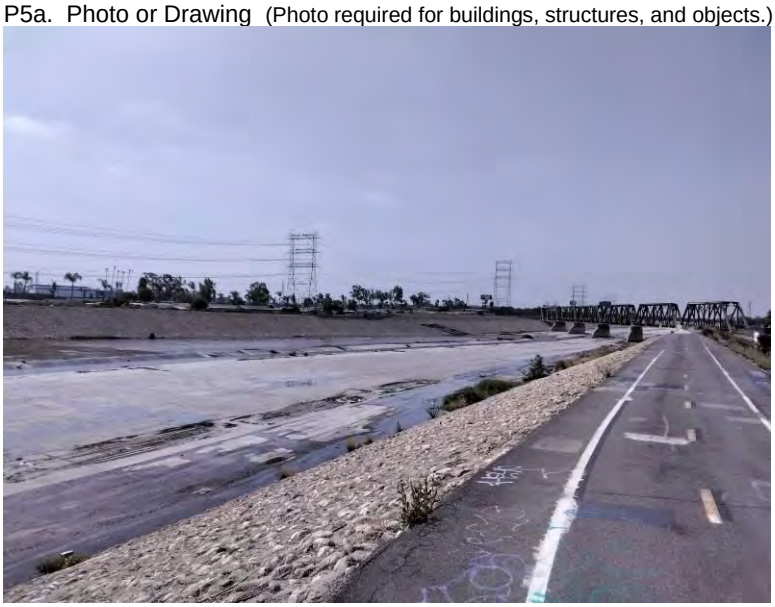
The subject resource is the roughly 2,400-foot-long segment of the Los Angeles River Channel that begins at the north near Southern Avenue and ends at the south approximately 1,100 feet north of Interstate 710 crossing in South Gate (subject segment). The Los Angeles River Channel comprises the channelized and concrete-paved portions of the 51-mile-long river improved as part of the Los Angeles County Drainage Area (LACDA) flood control project. Improvements to the subject segment were constructed in 1951. Aligned roughly north-to-south, the subject segment is roughly trapezoidal in cross-section with a concrete bottom that is flat excepting a central trench to direct water flow. Angled at approximately 45 degrees, the sloping banks are lined alternately in smooth concrete and concrete-fortified riprap. The channel is approximately 100 feet wide at the bottom and 220 feet across the top. Additional features include concrete vehicle ramps accessing the riverbed and storm drain discharge portals built into the side of the bank. A paved bicycle trail traces the top of the west bank. At some locations, straight concrete walls are placed between the trail and bank. The subject segment is generally consistent in design and appearance with much of the rest of the Los Angeles River Channel.

The Union Pacific Los Angeles River Rail Bridge crosses the subject segment; however, the bridge was recorded and evaluated separately (MRN 17-006).

***P3b. Resource Attributes:** HP22. Channelized River

***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 #)
Subject segment of the Los Angeles River Channel, facing southeast.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951 (ACOE 1992)

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

***P8. Recorded by:** (Name, affiliation, and address)
Andew Rodriguez
Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
July 26, 2022

***P10. Survey Type:**
Intensive

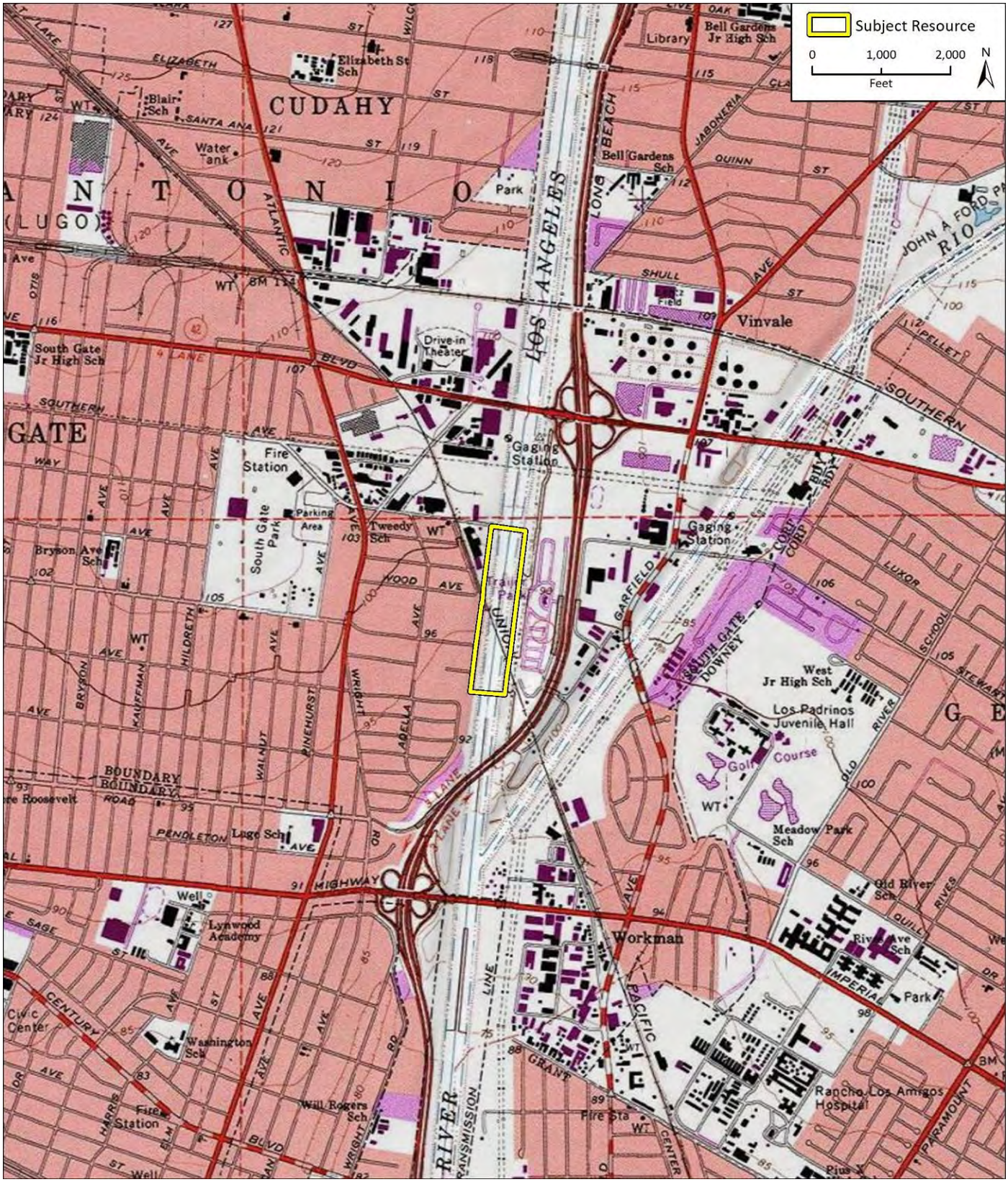
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2019 (updated 2022). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

Page 2 **of** 5 ***Resource Name or #:** 2,400 feet of the Los Angeles River Channel between Southern Avenue and Interstate 710 crossing in South Gate (Map Reference No. 17-007)

***Map Name:** *South Gate, Calif.* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** (assumed) 3S; 3CS; 5S3

***Resource Name or #** 2,400 feet of the Los Angeles River Channel between Southern Avenue and Interstate 710 crossing in South Gate (Map Reference No. 17-007)

B1. Historic Name: Los Angeles River Channel
B2. Common Name: Los Angeles River
B3. Original Use: River
B4. Present Use: River, flood control channel

***B5. Architectural Style:** N/A

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Improvements to the subject segment were completed in 1951, as part of a larger project that channelized and paved the Los Angeles River between 1939 and 1959. The LACDA Project was primarily completed between 1939 and 1969 (Turhollow 1975).

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

***B8. Related Features:** Union Pacific Los Angeles River Rail Bridge (MRN 17-006).

B9a. Architect: United States Army Corps of Engineers
b. Builder: Unknown

***B10. Significance: Theme:** Community Development **Area:** Los Angeles County
Period of Significance: 1951-1969 **Property Type:** Flood Control Channel **Applicable Criteria:** A/1/B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is a segment of the Los Angeles River Channel, which was subject to paving and other improvements as a major component of the LACDA Project, a system of improved drainage channels and other features built to safely and efficiently move flood waters through the Los Angeles Basin to the Pacific Ocean. Planned and implemented by the United States Army Corps of Engineers (ACOE) throughout the mid-twentieth century, the LACDA Project augmented existing flood control measures constructed by the Los Angeles County Flood Control District (LACFCD) and other local flood control bodies.

In its natural state, the Los Angeles River was indefinite in its course. Along with the San Gabriel and Santa Ana Rivers, it meandered across the wide alluvial plane known as the Los Angeles Basin. These rivers created a fertile environment that supported the early development of Los Angeles County into an agricultural success. Historically, the local rivers were known for their unpredictability. Until its channelization in the mid-twentieth century, the Los Angeles River altered its course periodically and overflowed its banks regularly. Available historical records indicate that Los Angeles County experienced significant floods approximately once every four and a half years during the last half of the nineteenth century; the Los Angeles River flooded 11 times during that period (Gumprecht 2001).

See continuation sheet, p. 4.

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

***B12. References:**

See continuation sheet, p. 5.

B13. Remarks:

***B14. Evaluator:** James Williams, Rincon Consultants, Inc.

***Date of Evaluation:** July 27, 2022

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

B10. Significance (continued):

Today, the Los Angeles Basin is occupied by Metropolitan Los Angeles, which grew dramatically in the decades that bracketed the turn of the twentieth century. The rapid urbanization of region during this period spurred development throughout the watersheds of the region's major rivers and creeks, sometimes to disastrous effect. The historical significance of the Los Angeles River is best understood within the context of the history of flood control efforts, which established the river as a concrete-lined flood control channel, and in particular in relation to the design and construction of the LACDA in the mid-twentieth century.

Early attempts to control the flow of the Los Angeles River and other major rivers and creeks in the region were limited mostly to the piecemeal efforts of communities directly impacted by periodic flooding. As Metropolitan Los Angeles continued to develop and flooding impacted ever-larger numbers of people however, the scale and coordination of control measures began to increase accordingly. In February of 1914, the region was struck by what was up to then the worst flood in Los Angeles history, causing an estimated $10 million worth of structural damage and providing the impetus for coordinated flood control efforts. In 1915, the LACFCD was created and tasked with flood control and conservation efforts in Los Angeles County (ACOE 1992).

From 1915 through the early 1930s, the LACFCD pursued a variety of control measures aimed at preventing future flooding and associated damage. Measures included the construction of damns and catch basins and the redirection and deepening of river channels. Due in part to a lack of reliable funding and the absence of a comprehensive plan, these measures proved only marginally effective. Further complicating matters, the rapid rate at which the region urbanized outpaced flood control capacities. In addition, the large-scale development of the Los Angeles Basin led to drastic increases in storm water runoff, further exacerbating the LACFCD's management efforts (ACOE 1992).

On New Year's Day in 1934, Los Angeles experienced yet another devastating flood, underscoring LACFCDA's inadequacy to grapple with extreme seasonal flooding and prompting the agency to request $19.3 million in flood control financing from the Works Progress Administration (WPA). Through the Emergency Relief Appropriation Act, Congress appropriated nearly $14 million to the LACFCD for the construction of storm drains, permanent channel improvement, and debris basins throughout Los Angeles County. The projects were to be executed by the ACOE with labor provided by unemployed local laborers on WPA relief rolls. By 1936, the Los Angeles River's irregular natural course in the vicinity of the subject segment was straightened roughly to its current alignment (ACOE 1992; NETROnline 2022).

The federal government's role in Los Angeles County flood control management expanded further after 1936, when the ACOE's mission was redefined to include the provision of permanent supervision of future flood control plans throughout the United States. With WPA funding, the ACOE and LACFCD partnered to design a comprehensive flood plan for the Los Angeles County rivers (Los Angeles, Santa Ana, and San Gabriel Rivers) and their tributaries. In the decades that followed, the ACOE and LACFCD developed and executed a comprehensive plan for what would be the LACDA Project (ACOE 1992).

Construction of the LACDA began in 1939, with the earliest efforts focused on the channelization and paving of the Los Angeles River, which was completed in phases through 1959. This corresponded with improvements to other major streams, which were completed between the late 1930s and late 1960s, such as the paving of the San Gabriel River between 1947 and 1968 and the Rio Hondo between 1951 and 1959. Work on the subject segment of the Los Angeles River Channel was completed in 1951, around the same time as a corresponding segment of the Rio Hondo, located nearby to the west (NETROnline 2022; ACOE 1992).

Historical aerial photographs of the area suggest LACDA Project development helped to secure existing and new development in the adjacent section of South Gate. By the early 1950s, the community's residential neighborhoods had expanded to areas along the channel's west bank. Development to the west, on a narrow strip of land between the Los Angeles River and the Rio Hondo soon followed. Between the mid-1950s and early 1970s, the area was developed with a stretch of Interstate 710, a mobile home park, and industrial properties (NETROnline 2022; UCSB 1960).

By 1969, the LACDA Project had reached what was at the time projected to be 99 percent completion, resulting one of the most extensive flood control systems ever constructed in a metropolitan area (ACOE 1992; Turhollow 1975). That year, a major flood equaling or surpassing the 1938 inundation tested the LACDA Project's effectiveness. While there was significant property damage to landslides on recently developed tracts, the improved channels did not substantially overflow. As of 1975, within the Los Angeles River Basin, the LACDA system comprised "17 debris basins on 53 miles of tributary streams, three major flood control basins (Sepulveda, Hansen, and Lopez), 48 miles of main channel control, and more than 100 bridges over main and tributary channels" (Turhollow 1975). This system of improvements proved capable again in the 1970s and 1980s, when significant flooding was once again contained (ACOE 1992).

Since the initial development of the existing channel improvements on the subject segment in 1951, there have been no notable changes to the subject segment itself, and changes to the surrounding setting reflect the pattern of urbanization the LACDA Project was intended to safeguard (NETROnline 2022).

B10. Significance (continued):

Historical Evaluation

The Los Angeles River Channel is significant in the history of flood control in Metropolitan Los Angeles, particularly as it relates to the LACDA, the project under which the Los Angeles River was channelized and concretized along with other major regional waterways in the mid-twentieth century. As part of the LACDA Project, the Los Angeles River was concretized in phases between 1939 and 1959 to prevent future flooding. Improvements to the subject segment of the Los Angeles River Channel were implemented in 1951. The ACOE began building the LACDA Project in 1939 and by 1969 essentially completed a comprehensive flood control system serving the Los Angeles Basin. In addition to the channelization of the Los Angeles River and other major waterways, the LACDA Project included the construction of several other permanent flood control measures, such as debris and flood control basins, throughout Los Angeles County. The LACDA Project is one of the most extensive flood control systems ever constructed in a metropolitan area (ACOE 1992). Without the LACDA Project components in place, including improvements to the Los Angeles River Channel, the stable development of the Los Angeles Metropolitan Area would not have been possible.

The recordation and evaluation of the entirety of the Los Angeles River was outside the scope of the current assessment. However, the subject segment, is assumed eligible for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), and designation as a landmark in the City of South Gate under Criteria A/1/B as part of the Los Angeles River for its association with important events, namely the design and construction of the LACDA Project and for its role in safeguarding the development of the Los Angeles Metropolitan Area in the mid-twentieth century. The period of significance associated with the subject segment begins in 1951, when the segment was channelized and paved, and concludes in 1969, the year the first phases of construction of the LACADA Project were completed. The subject segment of the river channel retains integrity to the period of significance. As it has been minimally altered since the time of its construction, its integrity of design, materials, workmanship, feeling, and association are highly intact. The integrity of setting has been lost somewhat as the area surrounding the subject segment was increasingly developed in the decades since the subject segment of the river was improved. However, such development is central to the LACDA Project's significance under Criteria A/1/B, and the diminishment of the resource's setting does not appear sufficient to disqualify it from assumed NRHP, CRHR, and/or local eligibility.

B12. References (continued):

Gumprecht, Blake
1999 The Los Angeles River-Its Life, Death and the Possible Rebirth. Baltimore & London: The Johns Hopkins University Press.

Nationwide Environmental Title Research Online (NETROnline)
2022 "HistoicAerials" [historical aerial photograph and topographical map database]. Historical aerial photographs and maps of the subject resource and vicinity. www.historicaerials.com. Accessed July 2022.

Turhollow, Anthony F.
1975 A History of the Los Angeles District, U.S. Army Corps of Engineers 1898-1965. Los Angeles, CA: U.S. Army Corps of Engineers.

United States Army Corps of Engineers (ACOE), Los Angeles District
1992 Los Angeles County Drainage Area Review. Final Feasibility Study Interim Report and Environmental Impact Statement. December 1991. Revised January 1992.
2019 The Los Angeles River Revitalization Master Plan. http://boe.lacity.org/lariverrmp/index.cfm accessed February 6, 2019.

University of California, Santa Barbara, Map & Imagery Lab (UCSB)
1960 "FrameFinder" [historical aerial photograph database]. Historical aerial photographs of the subject resource and vicinity. Flight c-23870, Frame 2321. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2022.

Van Wormer, Stephen R.
1991 A History of Flood Control in the Los Angeles County Drainage Area. Southern California Quarterly 73 no. 1 (Spring): 55-94.

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 #:** 10533 Sessler Street (Map Reference No. 18-001)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 6 S.B.**B.M.**

c. Address: 10530, 10533, and 10659 Sessler Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6233-003-008, 6233-003-007, 6233-026-011, 6233-003-016, 6233-003-019

***P3a. Description:**

The subject property is an industrial complex currently operated by CIMC Intermodal Equipment. Straddling a private extension of Sessler Street, the property consists of six buildings on five adjacent parcels. Located at the northwest end of the complex, the main building (10533 Sessler Street) is a sprawling factory building constructed in phases between 1951 and the mid-1960s. Designed in no discernible style, the irregular plan building sits on a concrete foundation and is capped by a roof that is alternately flat and bowed and sheathed entirely in rolled composition material. Its exterior is mostly brick, with patches of corrugated metal and stucco cladding. Reinforced concrete structural members are apparent on the building's large north addition. Windows are confined to the south end of the building and display metal industrial sashes. Entrances to the building are located on the south and east elevations and feature solid wood, commercial-type, and metal roll-up doors. Alterations include large additions and replacement doors.

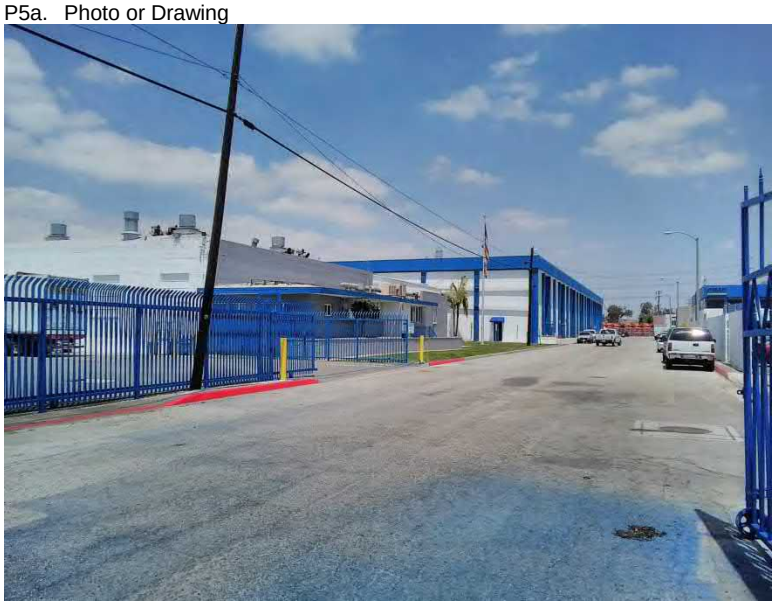
Across Sessler Street to the east is a two-story office and warehouse building (10530 Sessler Street) of no discernible architectural style that was constructed in 1989. Roughly rectangular in plan, the building sits on a concrete foundation and is topped with a flat roof sheathed in rolled composition material. Its walls are of structural reinforced concrete. Fenestration includes ribbons of fixed, metal-sash windows, commercial-type entry doors, and warehouse bays. There are no apparent alterations.

Located along the west side of the property were four additional buildings constructed between 1947 and the mid-1960s. The buildings were not highly visible from the public right-of-way. Satellite imagery suggests they are all ordinary, functionally designed industrial buildings. Outside the building footprints, the property is generally occupied by paved lots used for parking and storage. Landscaping is concentrated near the building entrances fronting Sessler Street and consists of lawns and shrubs. Overall, 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:
10533 Sessler St., south and east elevations, with partial view of 10530 Sessler St. (far right); facing north.

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

See B6. Construction History.

***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.

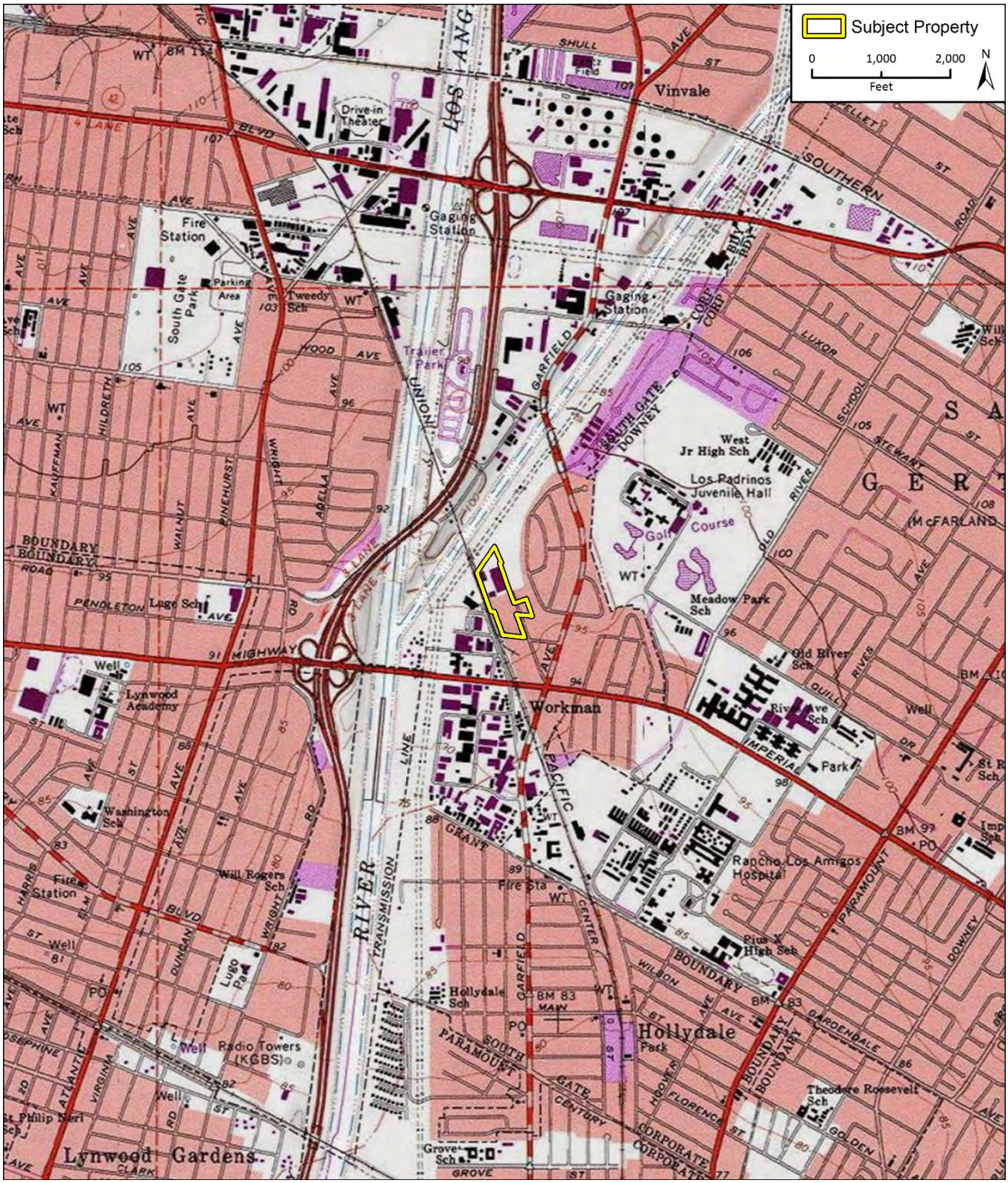
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10533 Sessler Street (Map Reference No. 18-001)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10533 Sessler Street (Map Reference No. 18-001) ***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, 10659 Sessler Street was constructed in 1947. Assessor data and historic aerial photographs indicate 10533 Sessler Street was built in phases, with the southernmost section constructed in 1951 and additions completed ca. the mid-1960s. The office/warehouse at 10530 Sessler was completed in 1989. Three additional buildings located along the property's west boundary were constructed sometime between 1963 and 1972 (Los Angeles County Office of the Assessor 2019; 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 an industrial complex initially developed as at least two separate properties. The property at 10659 Sessler Street was first developed in 1947 and was the long-term home of the Sessler Company, a recycler of glass and, later, aluminum cans (*Los Angeles Times* 1/14/1958, 1/25/1981). The main building at 10533 Sessler Street was first developed in 1951. Industrial firm Magna Mills Products began operating from the property by 1952 and was at the site at least until 1974 (*Los Angeles Times* 6/4/1952, 5/19/1974. CIMC Intermodal Equipment currently occupies both parcels, in addition to three adjoining lots east of Sessler Street. 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 and California Registers and for local designation by the City of South Gate under any significance criteria. The property is not strongly associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The buildings on the property are an ordinary examples of mid- and late twentieth-century industrial buildings and are not distinguished examples of any style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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 June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

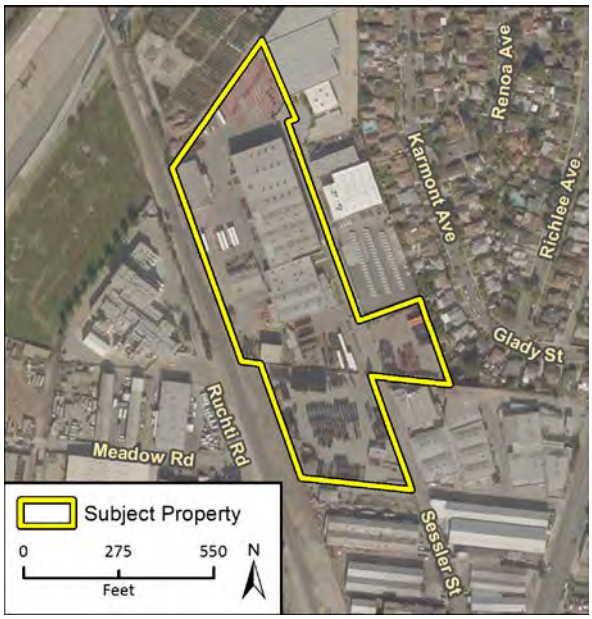
Los Angeles Times. 1952. "Scrap Glass Factory Reverses Projection." January 14. https://www.newspapers.com/. Accessed June 2019.

_____. Classified advertisements for Magna Mills Products. June 4, 1952 and May 19, 1974. https://www.historicaerials.com/viewer. Accessed June 2019.

_____. 1981. "Centers: Where to Take goods for Recycling." January 25. https://www.newspapers.com/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 18, 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 #:** 5631 Leeds Street (Map Reference No. 18-002)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 5631 Leeds Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-029-001

***P3a. Description:**

The subject property consists of two industrial buildings. Standing one-story tall, the primary building is designed in a utilitarian style. The two-aisle, rectangular plan building sits on a concrete foundation and is capped by a roof with two parallel gables sheathed in corrugated metal. Windows are aluminum sliders. Standing seam metal siding sheathes its structural system. The entrance to the building is located on the south elevation and features a metal roll-up loading bay door. At the rear of the building's eastern aisle is a front gabled tower or second-floor extension. There are no substantial alterations to the building.

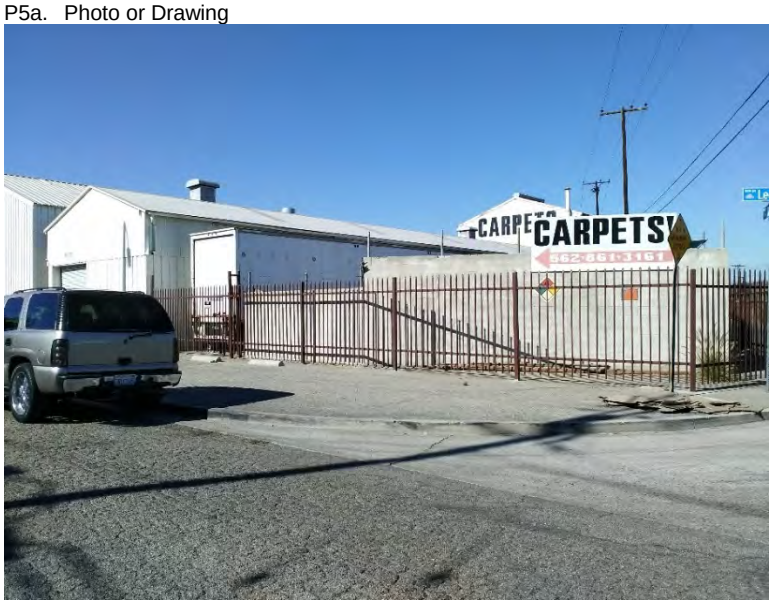
Situated along the property's Ruchti Road frontage, the utilitarian-style secondary building rises a single story. The rectangular plan building sits on a concrete foundation and is capped by a front gabled roof sheathed in corrugated metal. Corrugated and standing seam metal siding sheathes its structural system. Entrances to the building are located on the south elevation and feature glazed standard-size doors and metal sliding and roll-up loading bay doors. There were no observable alterations to the building.

The property is located at the intersection of Leeds Street and Ruchti Road on a level parcel with no visible landscaping. The property is in good 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:

East and south elevations; camera facing 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:**

Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles CA 90012

***P9. Date Recorded:**

November 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.

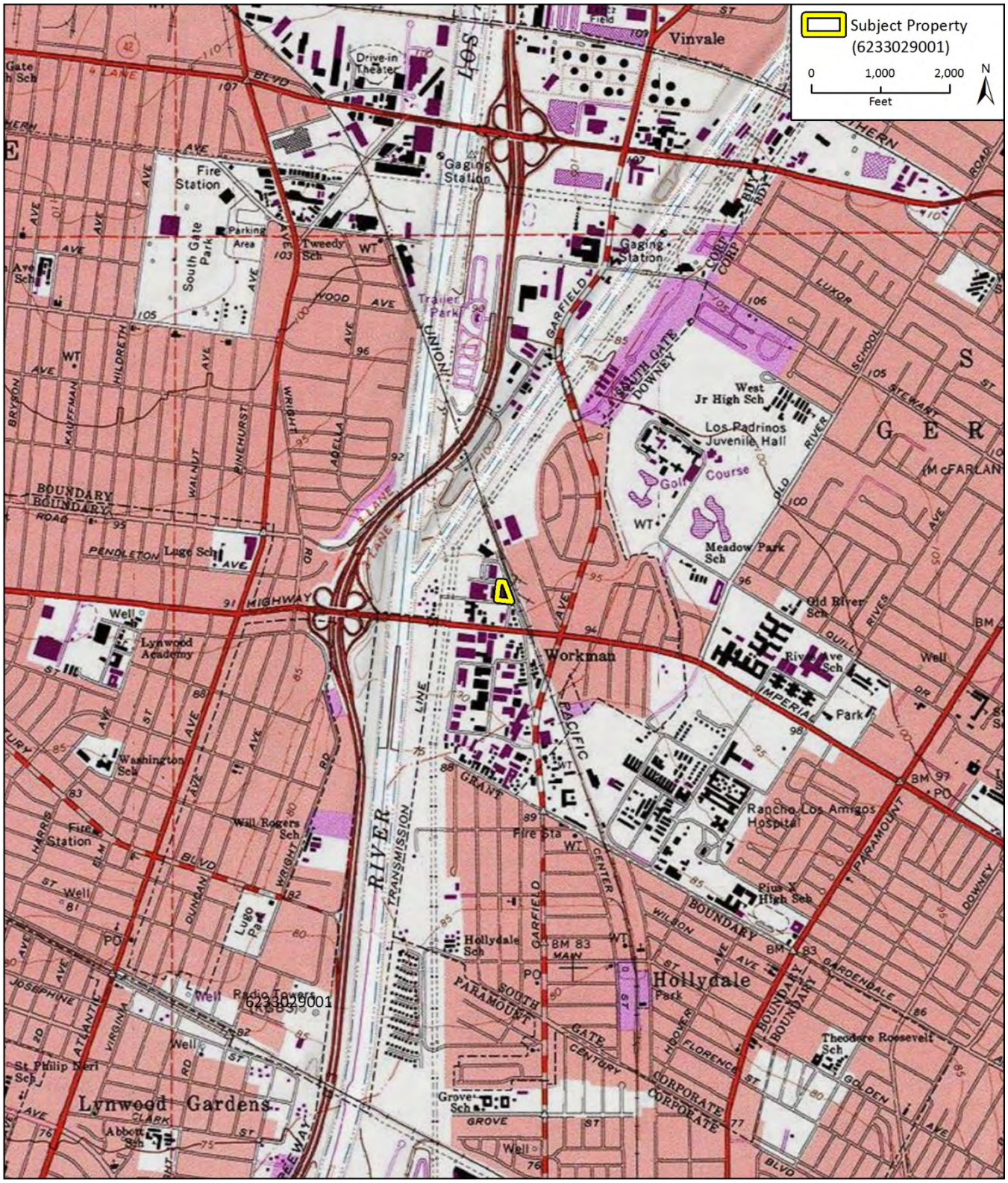
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5631 Leeds Street (Map Reference No. 18-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5631 Leeds Street (Map Reference No. 18-002) ***NRHP Status Code** 6Z

B1. Historic Name: TRW REDA Pump
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
The buildings were constructed in 1963, 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 consists of two industrial buildings constructed in 1963. While city directories consulted for the present study contain no listings for the property, newspaper items indicate that TRW REDA Pump occupied the property in the early-to-mid 1970s. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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 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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 10711 Sessler Street (Map Reference No. 18-003)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 10711 Sessler Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-026-013

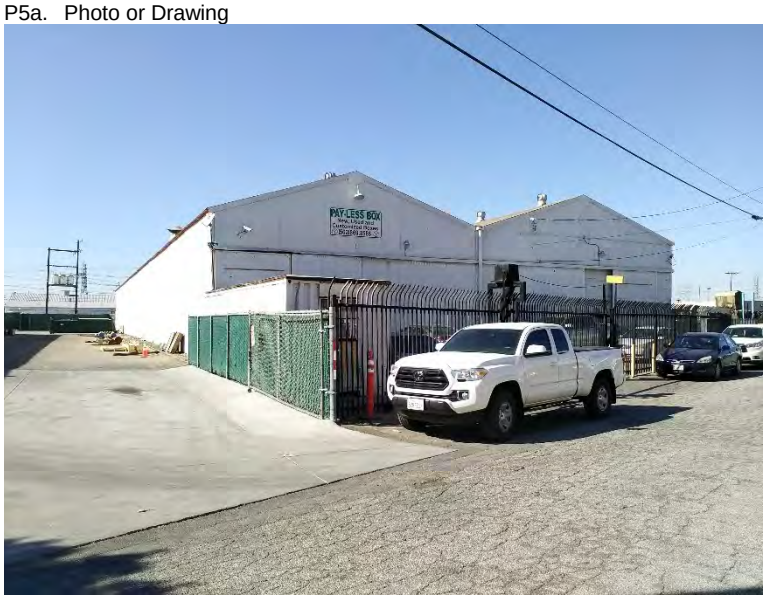
***P3a. Description:**

The subject property is a one-story, utilitarian industrial building. The rectangular plan building sits on a concrete foundation and is capped by a parallel gabled roof sheathed in corrugated metal. Corrugated metal sheathes its wood frame structural system. Entrances to the building are located on the north and east elevations and feature both suspended sliding metal and standard commercial entryway doors. The property is located mid-block on a level, paved parcel and contains no visible landscaping. The commercial entry door appears to constitute and alteration. The property is in good 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:
East and south elevations; camera facing west.

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

1954-1963 (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:**
November 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.

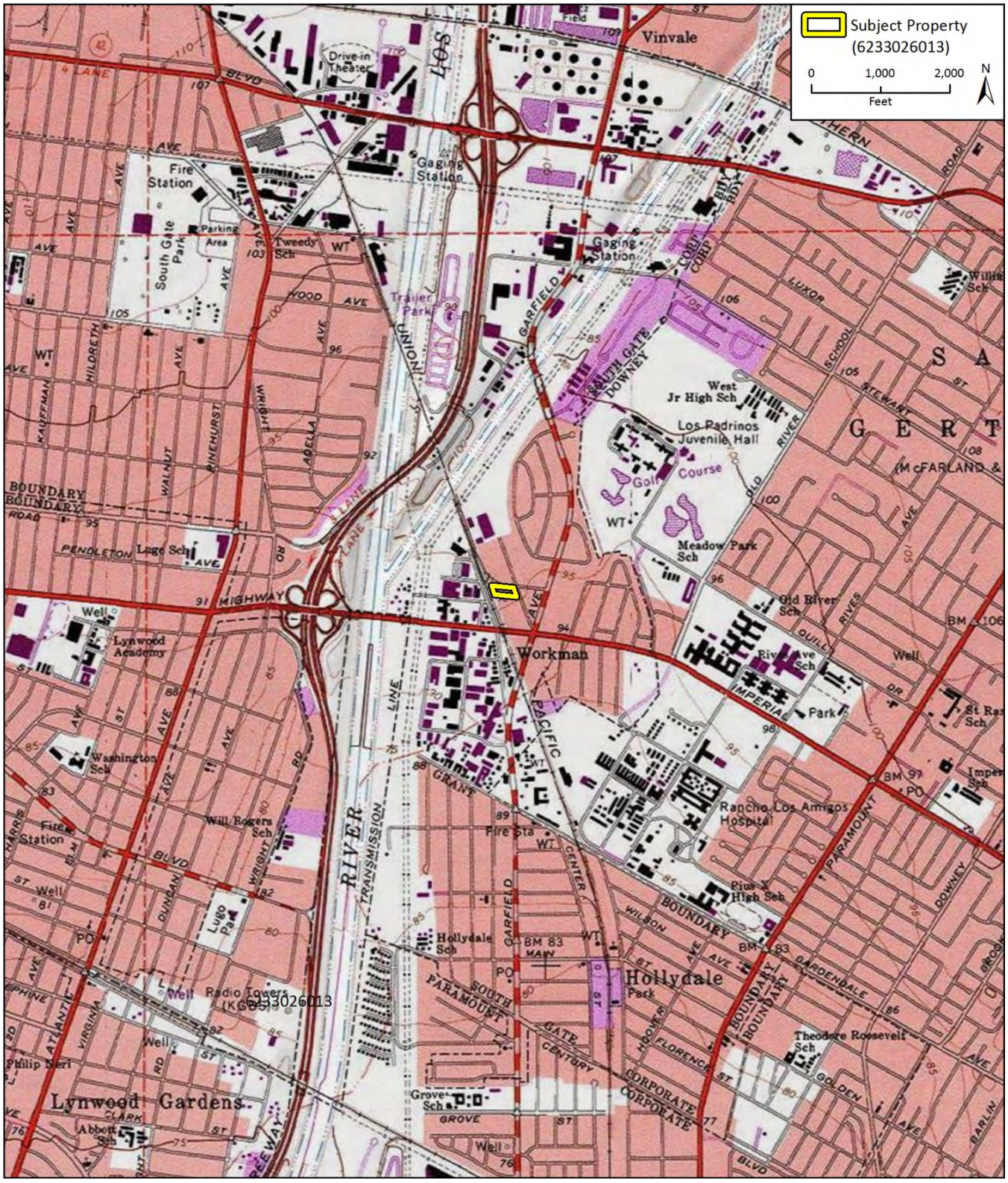
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10711 Sessler Street (Map Reference No. 18-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10711 Sessler Street (Map Reference No. 18-003) ***NRHP Status Code** 6Z

B1. Historic Name: New Horizon
B2. Common Name: Pay-Less Box
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
Historic aerial photographs indicate the building was completed sometime between 1954 and 1963.

***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 sometime between 1954 and 1963, according to historic aerial photographs. According to a 1986 news article, New Horizon, a motor home manufacturer, occupied the property at the time. Archival research failed to identify any additional consequential information about its former owners or occupants.

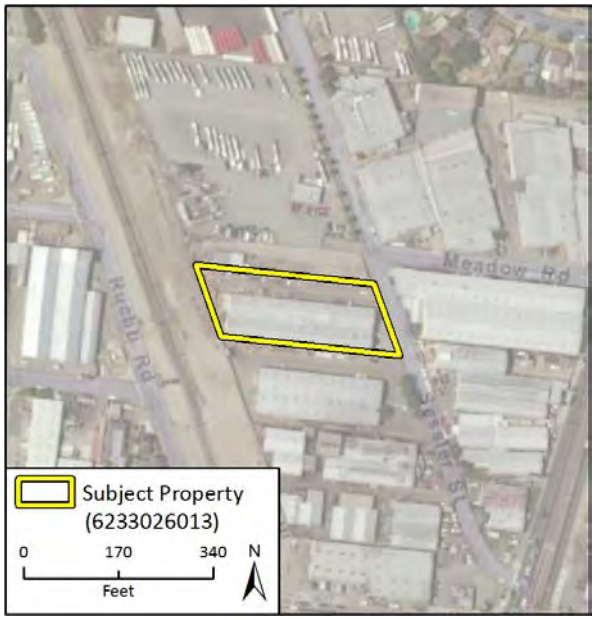
The subject property is recommended ineligible for listing in the National or California Registers or for local designation under any significance criteria. It is not associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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 December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 10735 Sessler Street (Map Reference No. 18-004)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section S.B.**B.M.**

c. Address: 10735Sessler Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-026-014

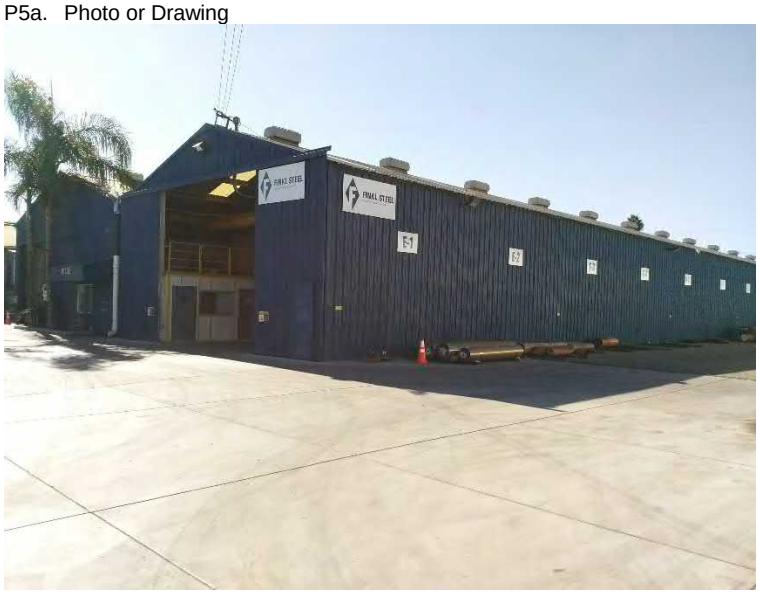
***P3a. Description:**

The subject property is a one-story industrial building designed in the manner of a prefabricated Butler building. The rectangular plan building sits on a concrete foundation and is capped by a double gabled roof sheathed in standing seam metal. Standing seam metal siding also sheathes its structural system. Entrances to the building are located on the east and west elevations and feature sliding suspended metal doors. The property is located mid-block on a level parcel that is entirely paved. Landscaping includes a mature palm planted near the front of the building. The building's northern aisle was added sometime between 1963 and 1972. The property is in good 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:
East and north elevations; camera facing southwest.

***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:**
November 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.

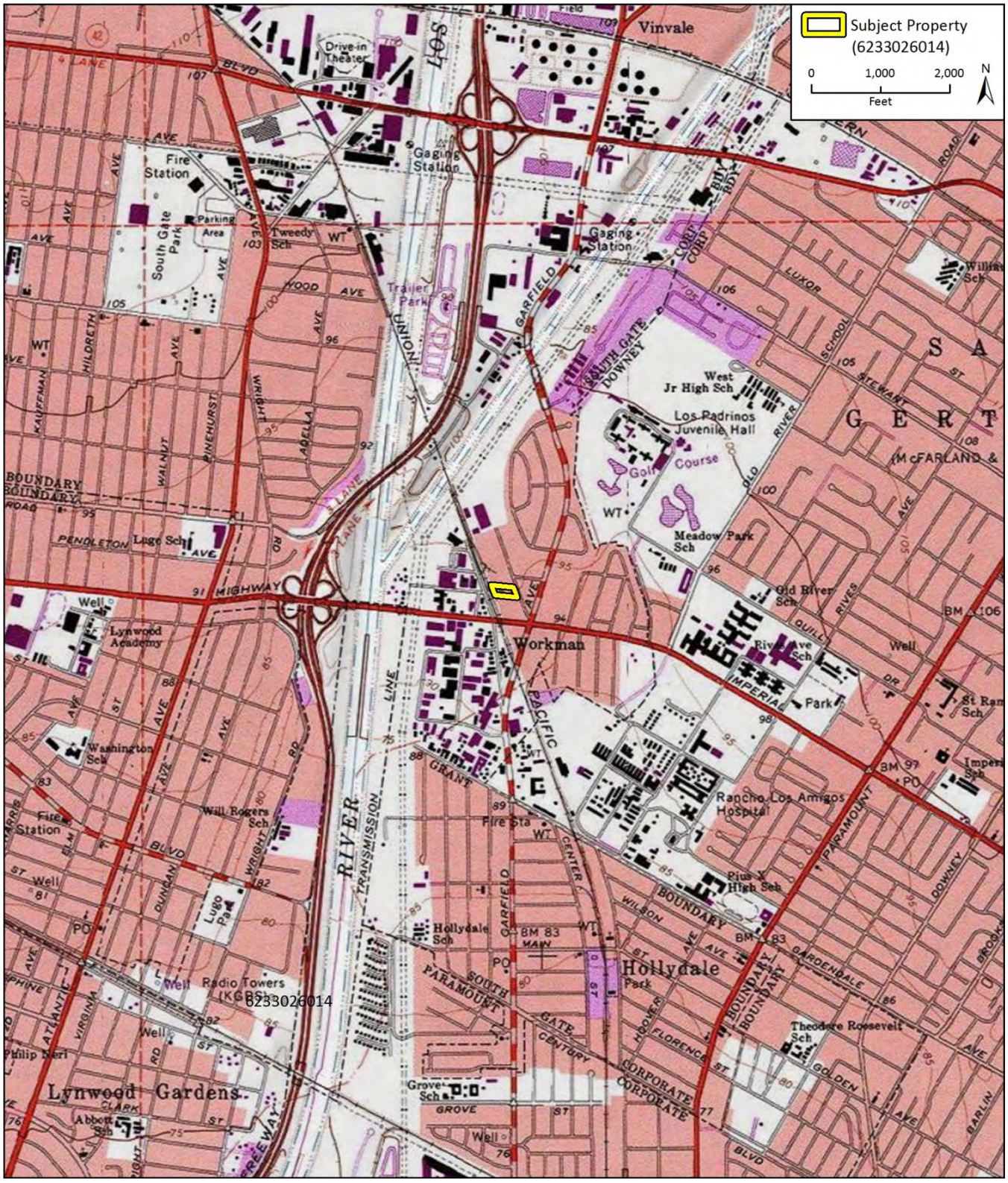
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 10735 Sessler Street (Map Reference No. 18-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10735 Sessler Street (Map Reference No. 18-004) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Carthage Steel Strips, Inc.
B2. Common Name: A. Finkl &Sons
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
According to parcel data, the building was constructed in 1951. Historic aerial photographs indicate the building's size was doubled sometime between 1963 and 1972.

***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 1951, according to parcel data. City directories news articles indicate that Carthage Steel Strips, Inc. occupied the property in the early 1950s, but that in 1954, A. Finkl & Sons, a die block fabrication firm based in Chicago, purchased the building. 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 and California Registers, and 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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.

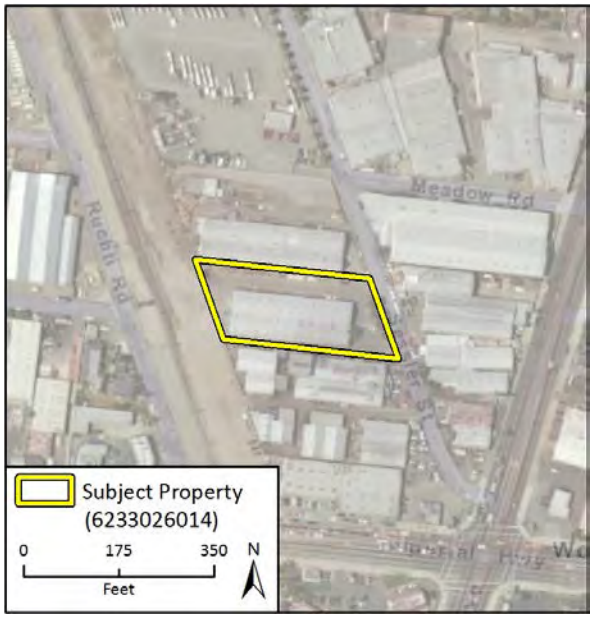
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 10811 Ruchti Road (Map Reference No. 18-005)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 7 S.B.**B.M.**

c. Address: 10811 Ruchti Road City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-030-013

***P3a. Description:**

The subject resource is a multi-family residential property consisting of four buildings. Located at the west end of the property is a one-story residential primary building with Period Eclectic-style elements. The irregular plan building sits on a concrete foundation and is capped by a high-pitched truncated hipped roof sheathed in asphalt shingles and roll-on sheeting. Smooth stucco sheathes its wood frame structural system. Windows are wood and vinyl 1/1 sashes. Entrances to the building are located on the east elevation and feature solid wood doors. Its Period Eclectic style is expressed in its high-pitched hipped roof form and a north-elevation window surround that extends in an elaborated, decorative parapet with low-relief ornamentation. The windows are possibly non-original, though site constraints prohibited a definitive determination.

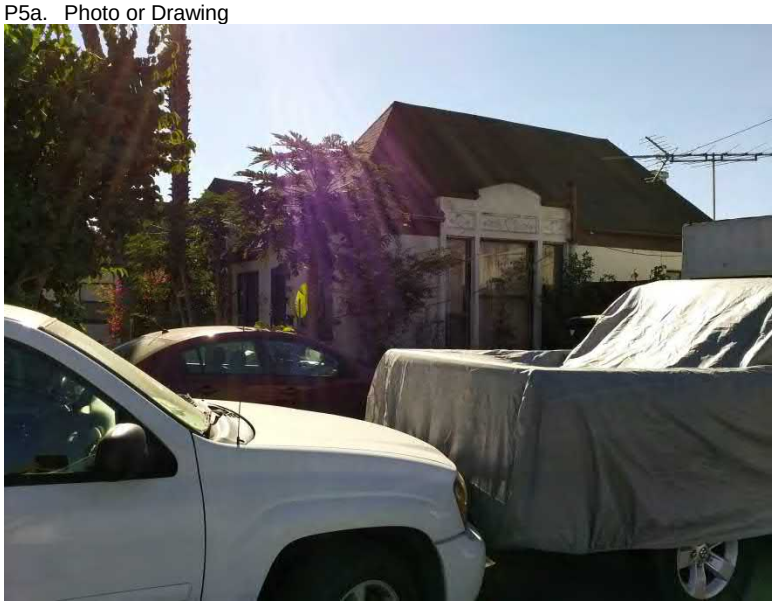
Southeast of the primary building are two residences that share a stylistically indistinct design. Both buildings sit on a concrete foundation and are capped by a hipped roof sheathed in asphalt shingles. Smooth stucco sheathes their wood frame structural systems. Windows include wood or vinyl, 1/1 and sliding sashes. Alterations include the replacement of original windows. Due to site constraints further details are not available.

At the northwest corner of the parcel is a detached garage built on a rectangular plan with a flat roof and stucco exterior cladding. The property is located at the corner of Ruchti Road and Leeds Street on a level parcel and is landscaped with a lawn, shrubs, and mature trees. The property is in good condition overall.

***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 building, north and east elevations; camera facing southwest.

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

1938-ca. 1963 (Los Angeles County Office of the 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:**
November 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.

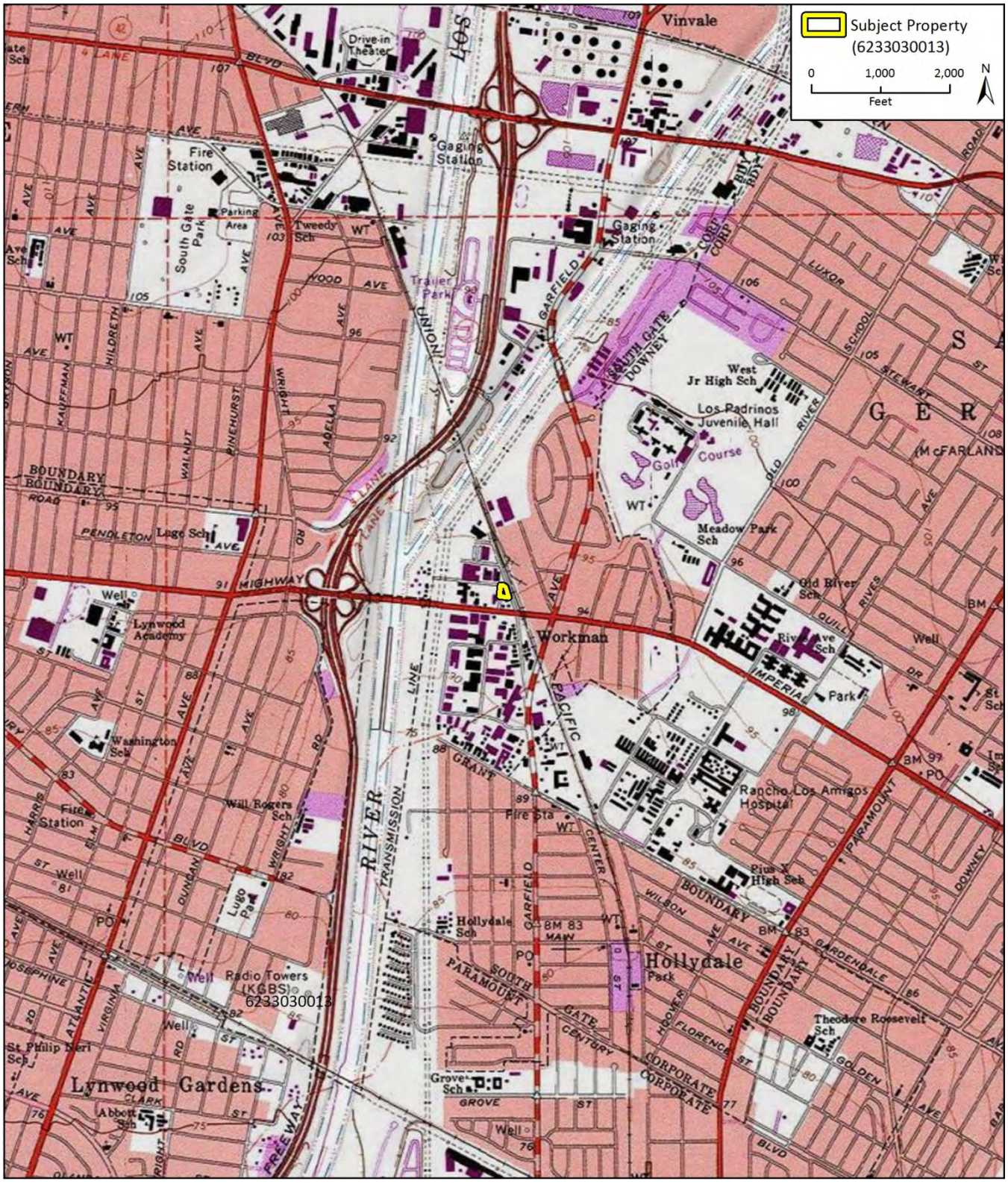
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10811 Ruchti Road (Map Reference No. 18-005)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10811 Ruchti Road (Map Reference No. 18-005) ***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:** Period Eclectic; no discernable style
***B6. Construction History:**
County assessor data indicates the construction date for the property as 1938. However, historic aerial photographs reveal that the property was vacant until sometime between 1954 and 1963, suggesting either the parcel data is incorrect or one or more of the buildings was moved onto the property.

***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 complex constructed at, or moved to, this location sometime between 1954 and 1963. 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 and South Gate Criteria A/B/C/F). The primary building is an ordinary example of a residence with Period Eclectic-style influences, while the remaining buildings are undistinguished and of no discernable architectural style. As such, the buildings 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 and South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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 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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 10825 Sessler Street (Map Reference No. 18-006)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 7 S.B.**B.M.**

c. Address: 10825 Sessler Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-026-004

***P3a. Description:**

The subject property consists of three buildings designed in the manner of a prefabricated Butler building. Each one-story rectangular plan buildings sits on concrete foundations and is capped by a double gabled roof sheathed in corrugated metal. Corrugated metal sheathes each building's structural system. Windows are multi-light steel awning sashes. Due to site constraints, entrances were visible only on the building at the southeast corner of the complex. These feature large loading bays accessed via suspended sliding doors made of corrugated metal. In addition to these three buildings, there are pent- or flat-roof shelters situated adjacent to some of the buildings. The property is located mid-block on a level property that is entirely paved. Alterations include the aforementioned shelters and a rear addition to the westernmost building. The property is in good 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:
East elevation; camera facing west.

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

1951 (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 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.

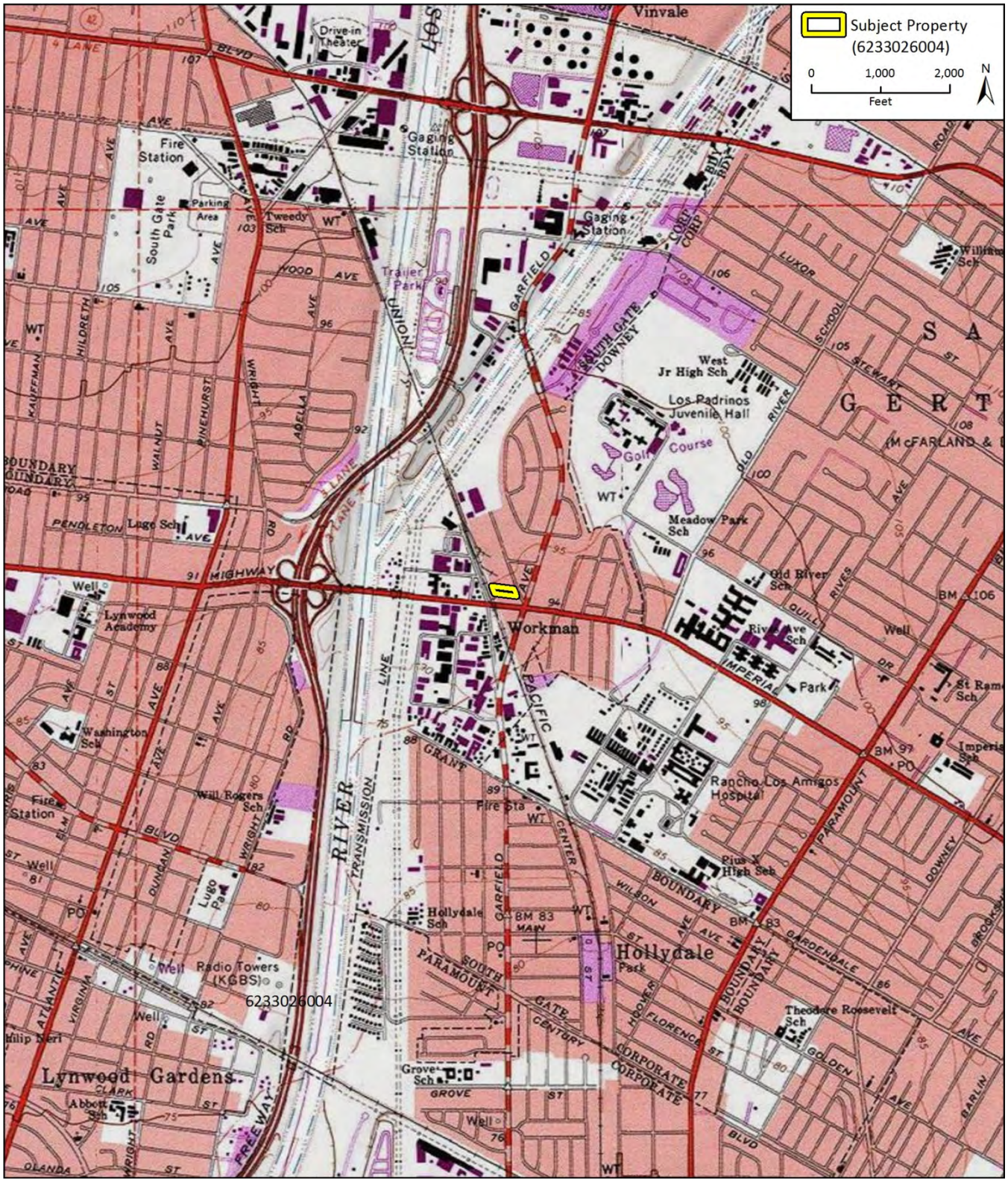
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10825 Sessler Street (Map Reference No. 18-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10825 Sessler Street (Map Reference No. 18-006) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Hydraulic Tool and Equipment Co.
B2. Common Name: Buddy Bar Casting
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
The buildings were constructed in 1951, according to parcel data. Historic aerial photographs reveal that an addition was constructed at the rear building sometime between 1954 and 1962 and shelters were erected near two buildings sometime between 1994 and 2003.

***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 complex constructed in 1951. It is located in a section of South Gate that had assumed its present industrial character by the mid-20th century (NETROnline 2018). City directories and newspaper items indicate that, in the 1950s, Hydraulic Tools and Equipment Company occupied the property. 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 and South Gate Criteria A/B/C/F). The property consists of ordinary industrial buildings, 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 (Criteria C/3 and South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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.

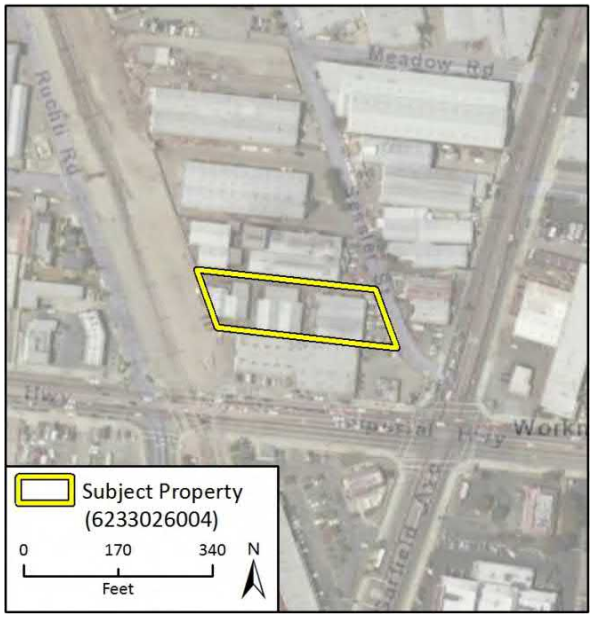
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 5715 Imperial Highway (Map Reference No. 18-007)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 12S, Range 3W, Section 7 S.B.**B.M.**

c. Address: 5715-21 Imperial Highway City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6233-026-003

***P3a. Description:**

The subject property is a one-story commercial automotive sales and services building with no discernable architectural style. The rectangular plan building sits on a concrete foundation and is capped by a bowstring-truss roof sheathed in composition roofing material and punctuated by skylights. Its walls are of exposed tilt-up concrete construction, except at the southwest corner, which is sheathed in brick veneer. There is one window, which displays a metal-frame multi-pane sash. Entrances to the building are located on the south elevation and feature solid wood and metal roll-up doors. The property is located mid-block on a level parcel and is minimally landscaped with a palm planted at the southeast corner of the building. Alterations include the filling in of a window on the east end of the south elevation. The property is in good condition overall.

***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 east.

***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:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

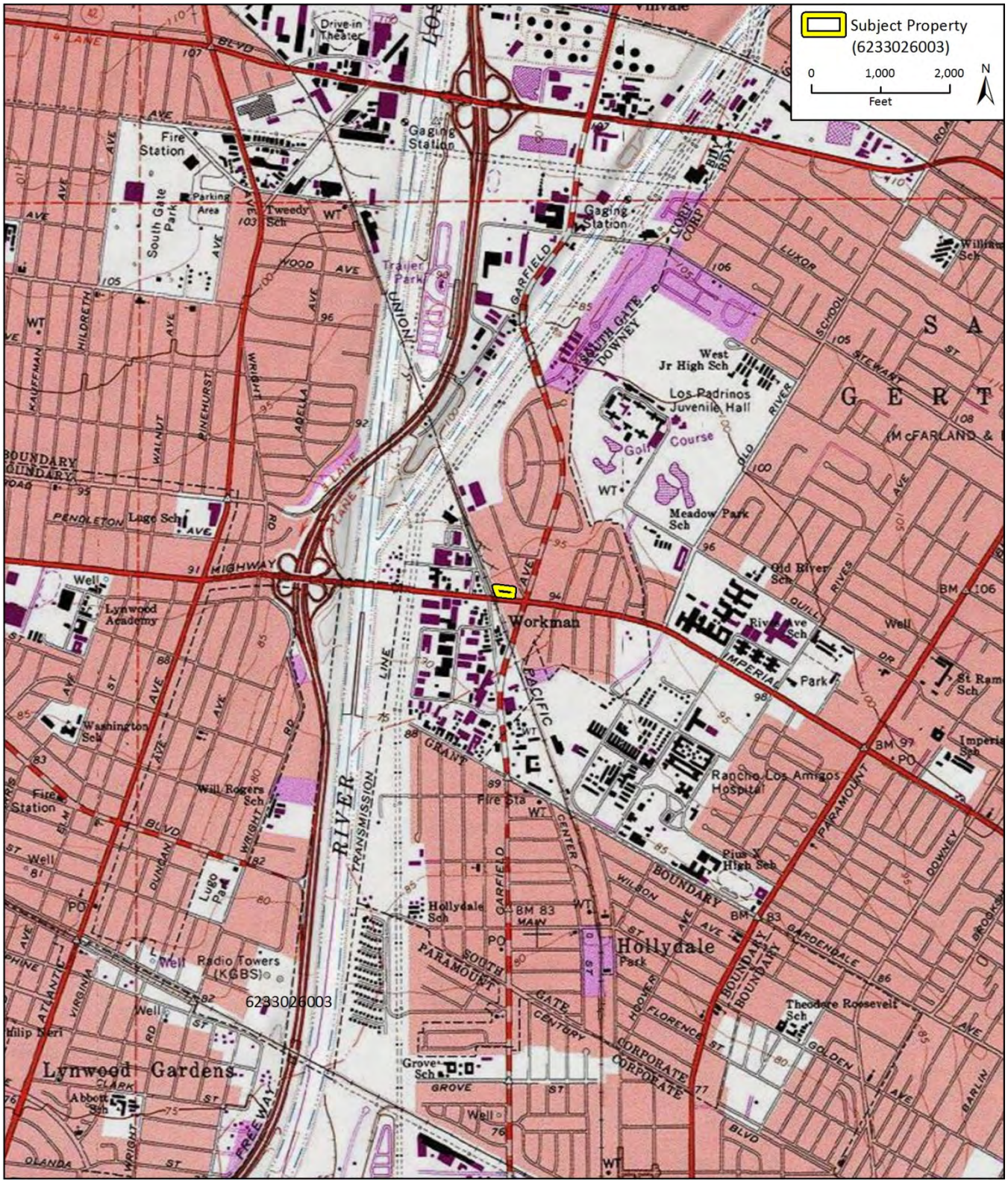
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

***Resource Name or #** 5715 Imperial Highway (Map Reference No. 18-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5715 Imperial Highway (Map Reference No. 18-007) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: Quality Used Cars
B3. Original Use: Commercial B4. Present Use: Commercial auto sales and repairs
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
According to assessor data, the building was completed in 1957.

***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 automotive services building constructed in 1957. It currently houses a used car dealership and an automotive garage. Archival research failed to identify any additional consequential information about its former owners or occupants.

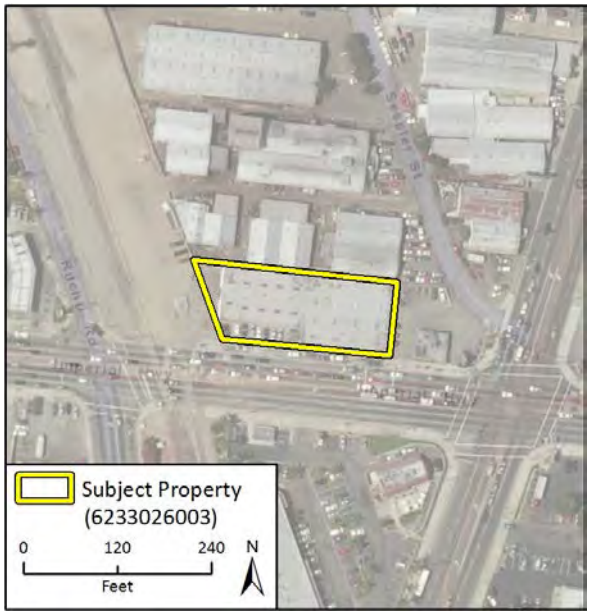
The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a relatively ordinary example of a 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. "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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 5800 Imperial Highway (Map Reference No. 18-008)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 5800 Imperial Highway City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6234-004-020

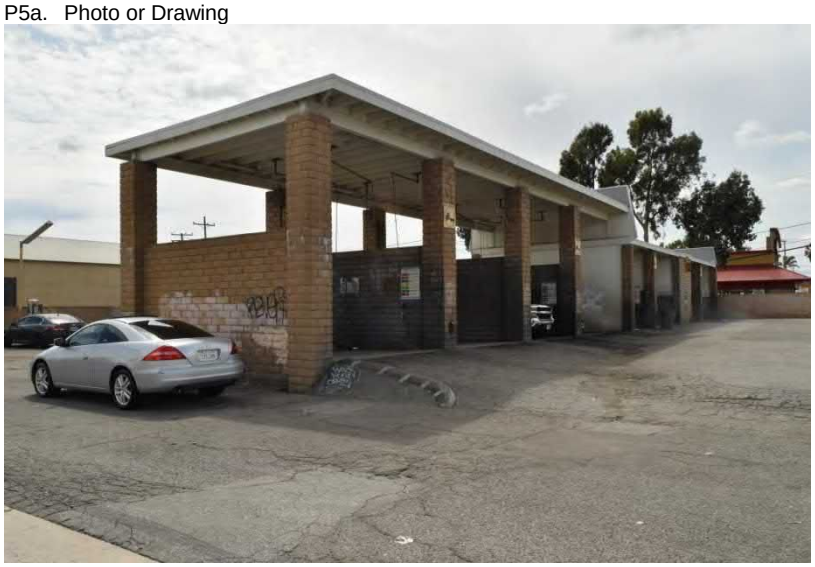
***P3a. Description:**

The subject property is a self-service car wash structure with no discernible style. Regular in plan, the open structure sits on a concrete foundation and is capped by flat, bi-level roof clad in rolled composition material. Its masonry exterior is structural on the east half of the structure and appears to conceal a steel-pole frame structural system on the west-end addition. The structure consists of eight washing bays, which open to the north and south. The bays on the east end are substantially taller than those on the east and are spaced by partial-height masonry walls. The property is located on a corner parcel without landscaping. The property is in fair repair, with alterations including east-elevation 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; camera facing northwest.

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

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.

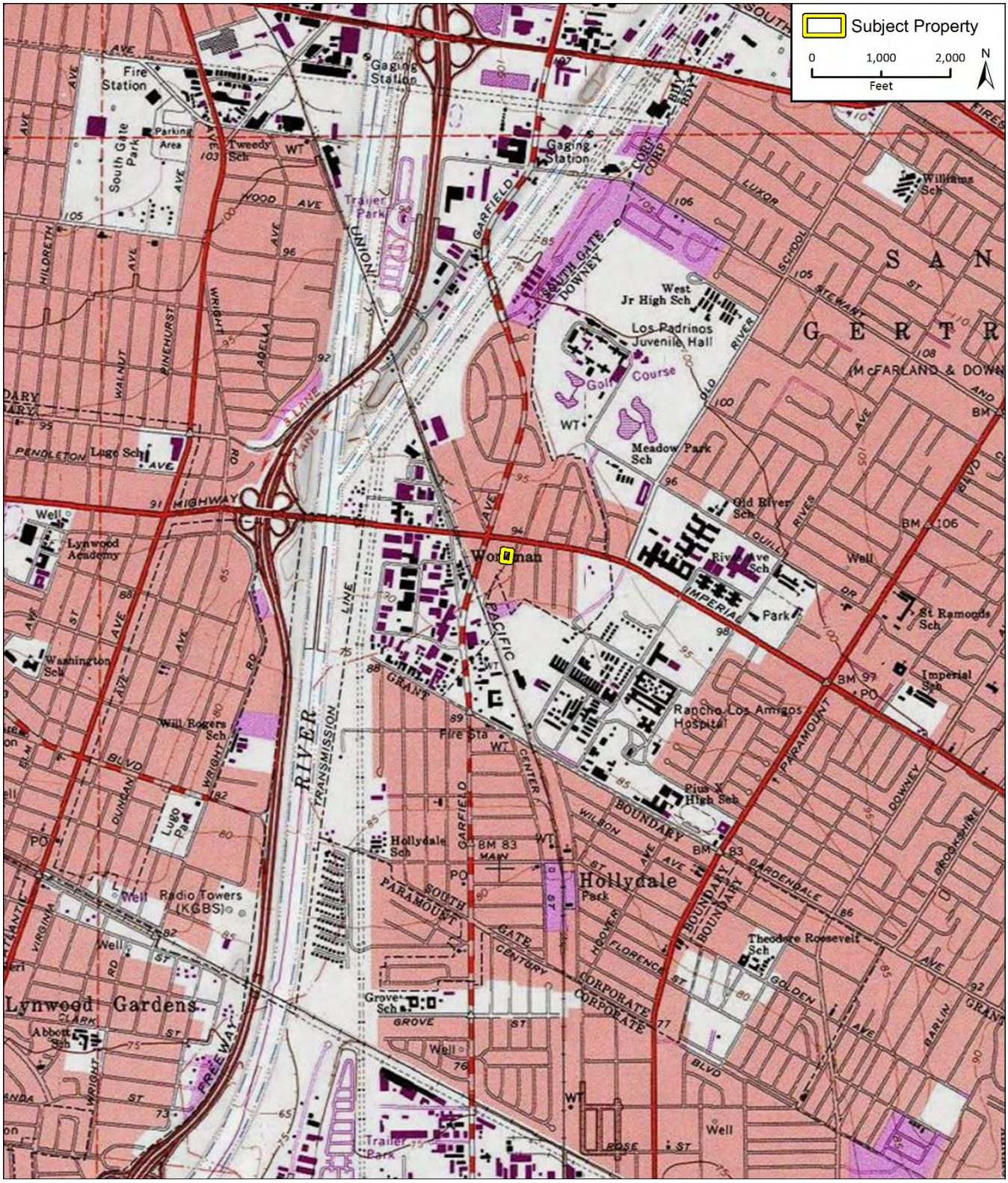
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5800 Imperial Highway (Map Reference No. 18-008)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5800 Imperial Highway (Map Reference No. 18-008) ***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: Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The subject car wash was constructed in 1963, with an addition to its east side constructed sometime between 1972 and 1994 (Los Angeles County Office of the Assessor; 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 self-service car wash constructed in 1966 and augmented in sometime between 1972 and 1994. 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the subject property is an ordinary self-service carwash with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 17, 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 #:** 10925-10935 Vulcan Street (Map Reference No. 18-009)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 10925-10935 Vulcan Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6234-004-021 and 6234-004-022

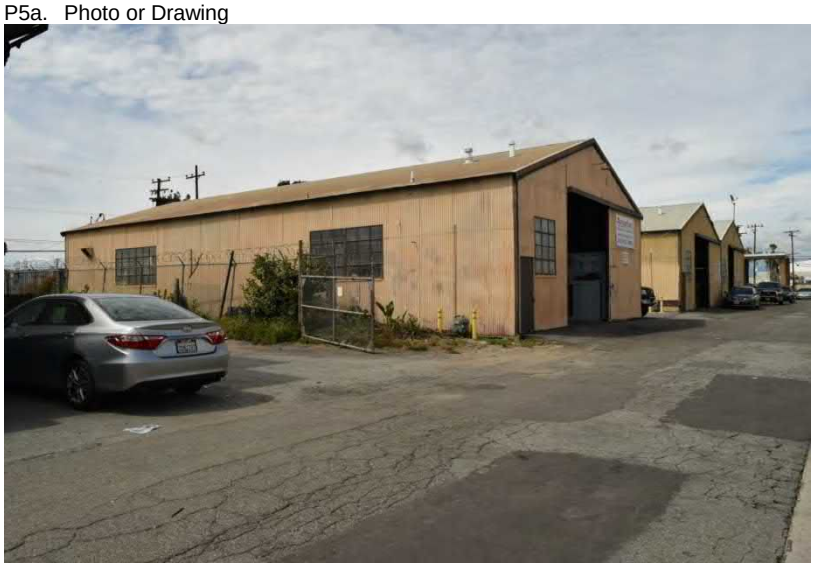
***P3a. Description:**

The subject property consists of three one-story industrial buildings constructed in the manner of a Butler building situated on two adjoining parcels. At the north end of the property, two such buildings sit immediately adjacent to one another. To the south is a single detached building. Each rectangular plan building sits on a concrete foundation and is capped by gabled roof clad corrugated metal. Corrugated metal sheathes their structural systems. Windows are metal industrial sashes. Entrances are located on the east elevations and feature a suspended sliding corrugated metal bay door and a solid wood door. The two northernmost buildings each include a man door installed in the bay door. The property is located mid-block on a level parcel. Landscaping consists of grass, cactus, and small shrubs. The building is in good repair and includes 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:
Overview: south and east elevations; camera facing northwest. South building in foreground.

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

1953 (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.

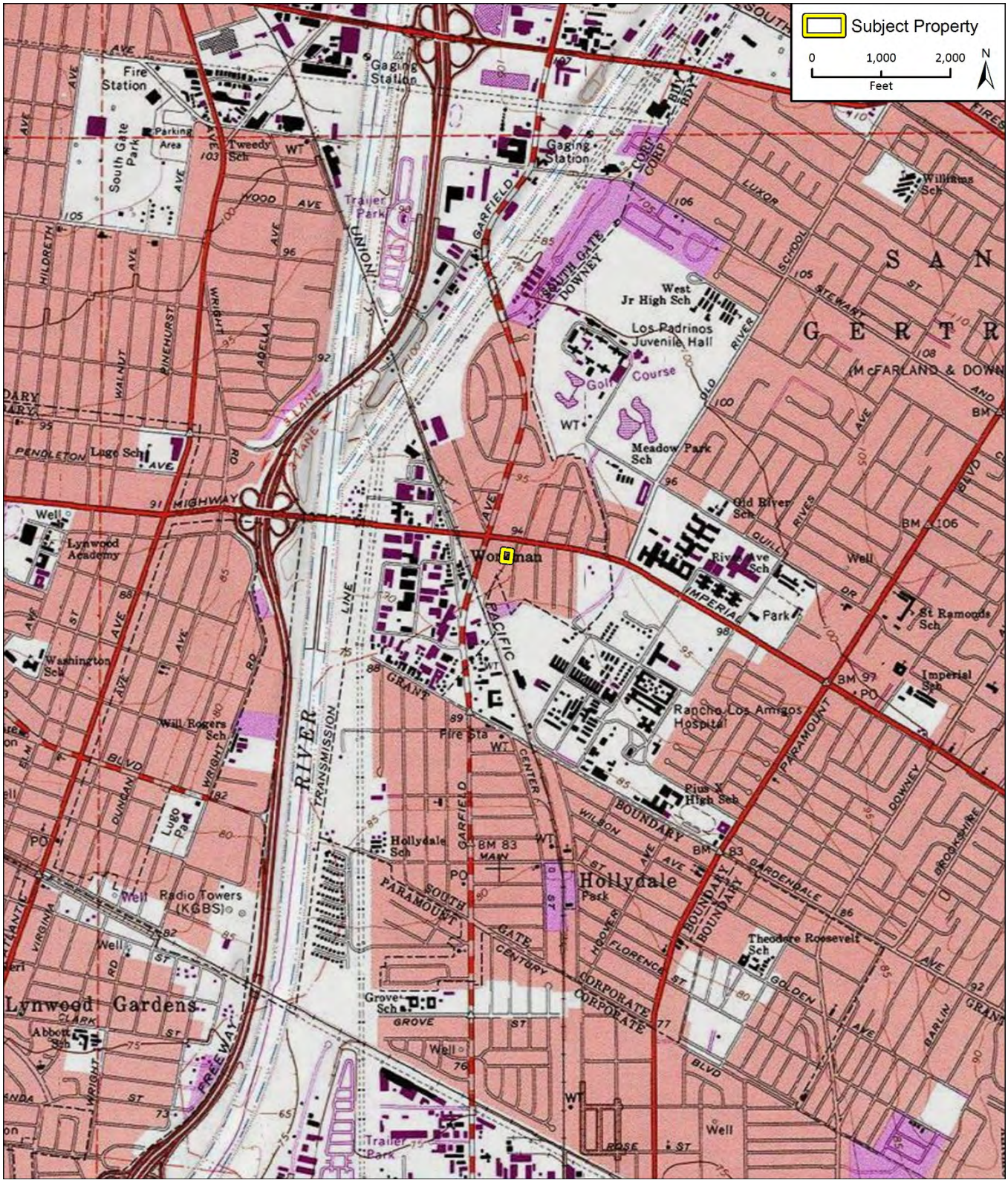
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10925-10935 Vulcan Street (Map Reference No. 18-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10925-10935 Vulcan Street (Map Reference No. 18-009) ***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 buildings were constructed in 1953 (Los Angeles County Office of the Assessor 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 two industrial buildings constructed in 1953. The property's current occupant, Angelus Precision Grinding, has occupied the buildings since at least as early as 1978 (*Los Angeles Times* 9/15/198). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the property consists of undistinguished industrial buildings with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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:**

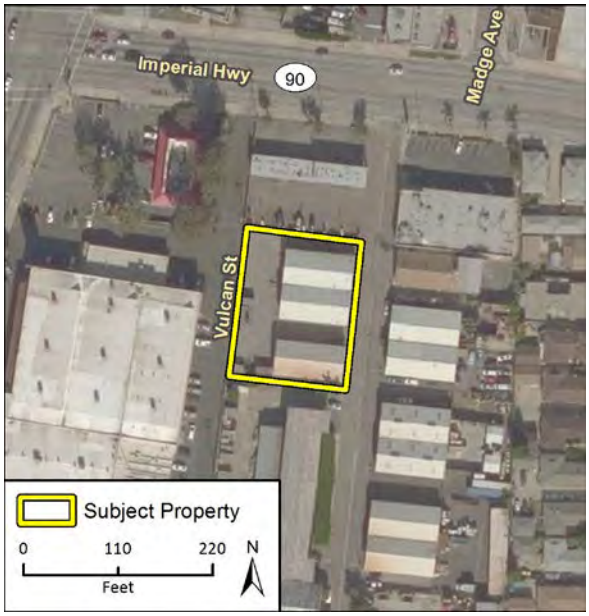
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

Los Angeles Times. 1978. Classified advertisement for Angelus Precision Grinding. September 15. Accessed at https://www.newspapers.com/, 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.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 17, 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 #:** 11040 Garfield Place (Map Reference No. 18-010)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 7 S.B.**B.M.**

c. Address: 10940-11040 Garfield Place City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6234-006-006, 6234-006-005, 6234-006-004, 6234-006-009, 6234-006-903, 6234-006-901

***P3a. Description:**

The subject property is an industrial facility consisting of nine buildings and spanning six parcels. It centers on a one-story, utilitarian-style warehouse building located at the north corner of the intersection of Garfield Avenue and Garfield Place. The irregular plan building sits on a concrete foundation and is capped by an alternately flat and barrel roof sheathed in corrugated metal, except at its south-elevation addition, which displays a gabled roof clad in asphalt shingles. Smooth stucco and corrugated metal panels sheathes wood frame structural system. Windows are non-original vinyl sliding sashes. Entrances to the building are located on the north, south, and west elevations and feature solid wood doors and two open bays. Alterations include replacement windows.

Directly west is a one-story office building. Displaying elements of the Mid-Century Modern style, the building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on composition material. Its rusticated brick exterior is punctuated by aluminum frame windows and an aluminum frame commercial entryway assembly that is located on the north elevation. There are no apparent substantial alterations. In addition, there are seven utilitarian warehouses clustered in the north-central section of the property. They vary in size and form, but generally conform to a standard construction style, characterized by corrugated-metal roof and wall cladding. Most of the buildings have gabled roofs, though some roofs are flat or pent. The southernmost building of this cluster includes two large north-elevation additions. Areas outside the building footprints are paved and in use as parking, storage, and work areas. Landscaping is minimal and is limited to strips of lawn planted along the boundaries of the north-end parking lot. The property is in good 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:
Main building, south and west elevations; camera facing northeast.

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

Main building: 1947; office: 1963-1972; warehouses 1951 (L.A. County Office of the Assessor; NETROnline)

***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 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.

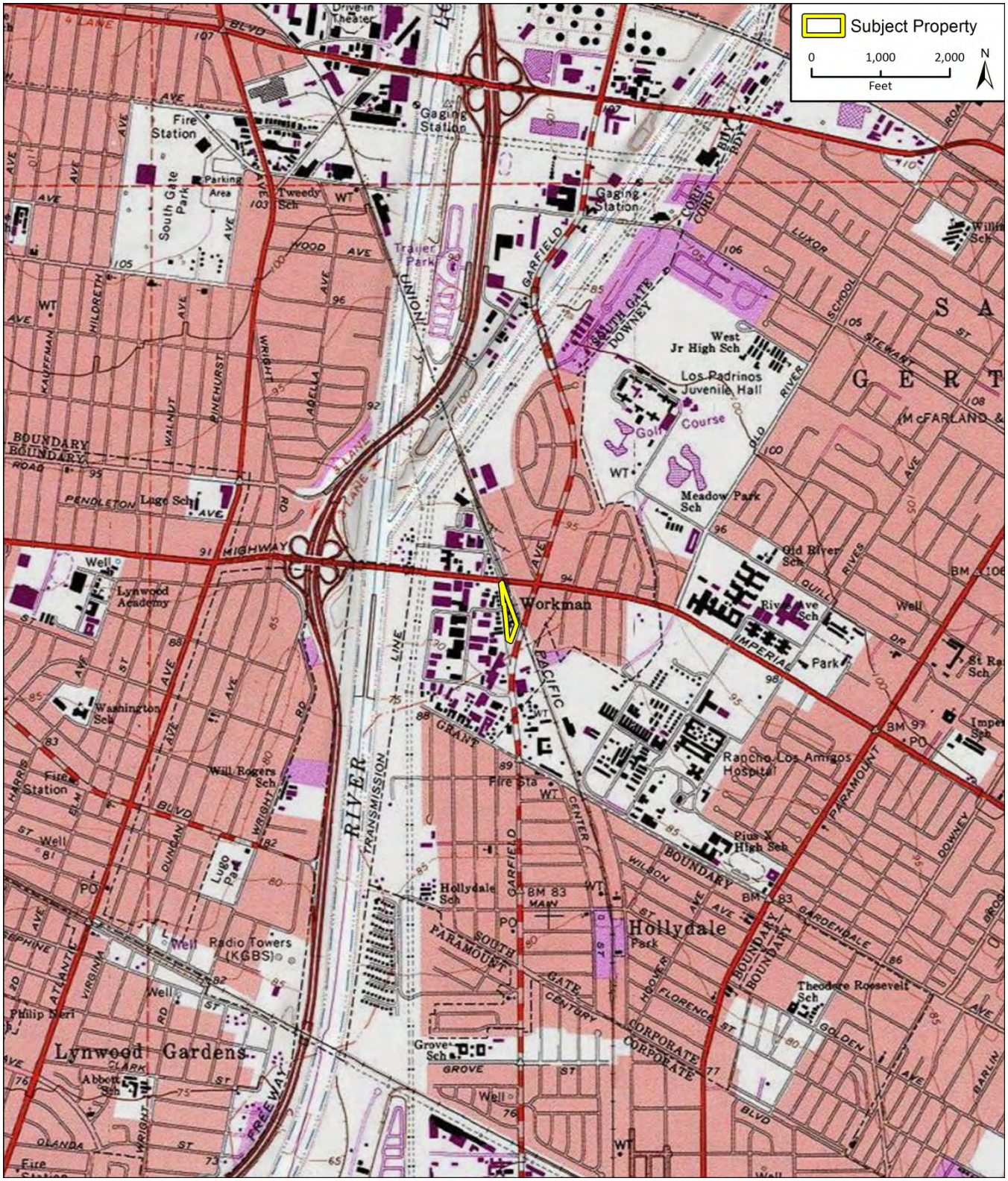
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 11040 Garfield Place (Map Reference No. 18-010)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11040 Garfield Avenue (Map Reference No. 18-010) ***NRHP Status Code** **6Z**
Page 3 **of** 4

B1. Historic Name: Hughes Bros. Aircrafters
B2. Common Name: Hughes Bros. Aircrafters
B3. Original Use: Aircraft parts manufacturing B4. Present Use: Aircraft parts manufacturing
***B5. Architectural Style:** Utilitarian, Mid-Century Modern-influenced
***B6. Construction History:**

According to parcel data, the main building was constructed in 1947. Aerial photos show that its south-elevation addition was added sometime between 1954 and 1963. The cluster of warehouse buildings was first constructed in 1951, with new buildings and additions constructed by 1972 (County Assessor 2018; NETR 2018). The office dates from sometime between 1963 and 1972, according to aerial photos.

***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 complex constructed first developed in 1947. Historic aerial photographs suggest that the area surrounding the subject property acquired its industrial character by the mid-20th century. Construction at the property continued into the 1950s, when most of the warehouses were built, and until the 1960s or early 1970s, at which time the office was completed. The Hughes Bros. Aircrafters, Inc. has operated at this location as a fabricator of aircraft sheet metal since its founding in 1947. 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

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

Hughes Bros. Aircrafters, Inc. 2018/ "About the Company." http://www.hbai.com/abouthecompany.htm. 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 July 2018.

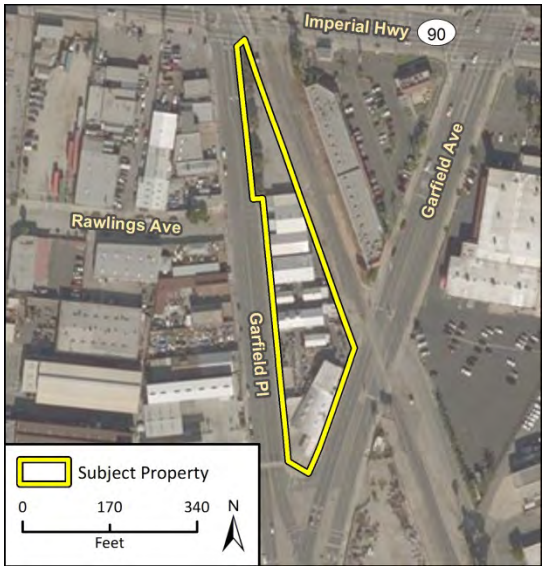
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 30, 2018

(This space reserved for official comments.)



***Recorded by:** James Williams, Rincon Consultants ***Date:** November 30, 2018 ■Continuation ☐Update

Pb5. Photographs (continued):

Photograph 2. Office building, north and west elevations. Camera facing southeast.

Photograph 3. Representative warehouse, south and west 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 #:** 11001 Vulcan Street (Map Reference No. 18-011)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11011 Vulcan Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6234-004-042

***P3a. Description:**

The subject property consists of two industrial buildings situated on a single parcel. Designed in no discernible style, the two-story south building is roughly rectangular in plan, sits on a concrete foundation and is capped by a parallel gabled roof with corrugated metal cladding. Its exterior walls are clad in standing-seam metal. Windows are aluminum and steel sashes in various configurations. Entrances to the building are located on the east elevation and feature a sliding, corrugated-metal warehouse bay door and solid wood standard-size doors. Alterations include the replacement of several windows and a large addition to the south elevation.

The north building is a large warehouse situated adjacent to its counterpart. The rectangular plan building sits on a concrete foundation and is topped with a side-gabled roof. Standing-seam metal envelopes its structural system. Entrances are located on the east and west elevations and include large, metal-clad warehouse bay doors sheltered by pent roof extensions. There are no apparent alterations. The property is located mid-block on a level parcel. Landscaping consists of mature trees planted along the east elevation. Overall, 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:
North and east elevations; camera facing southwest.

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

South building: 1960; north building: 1983 (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.

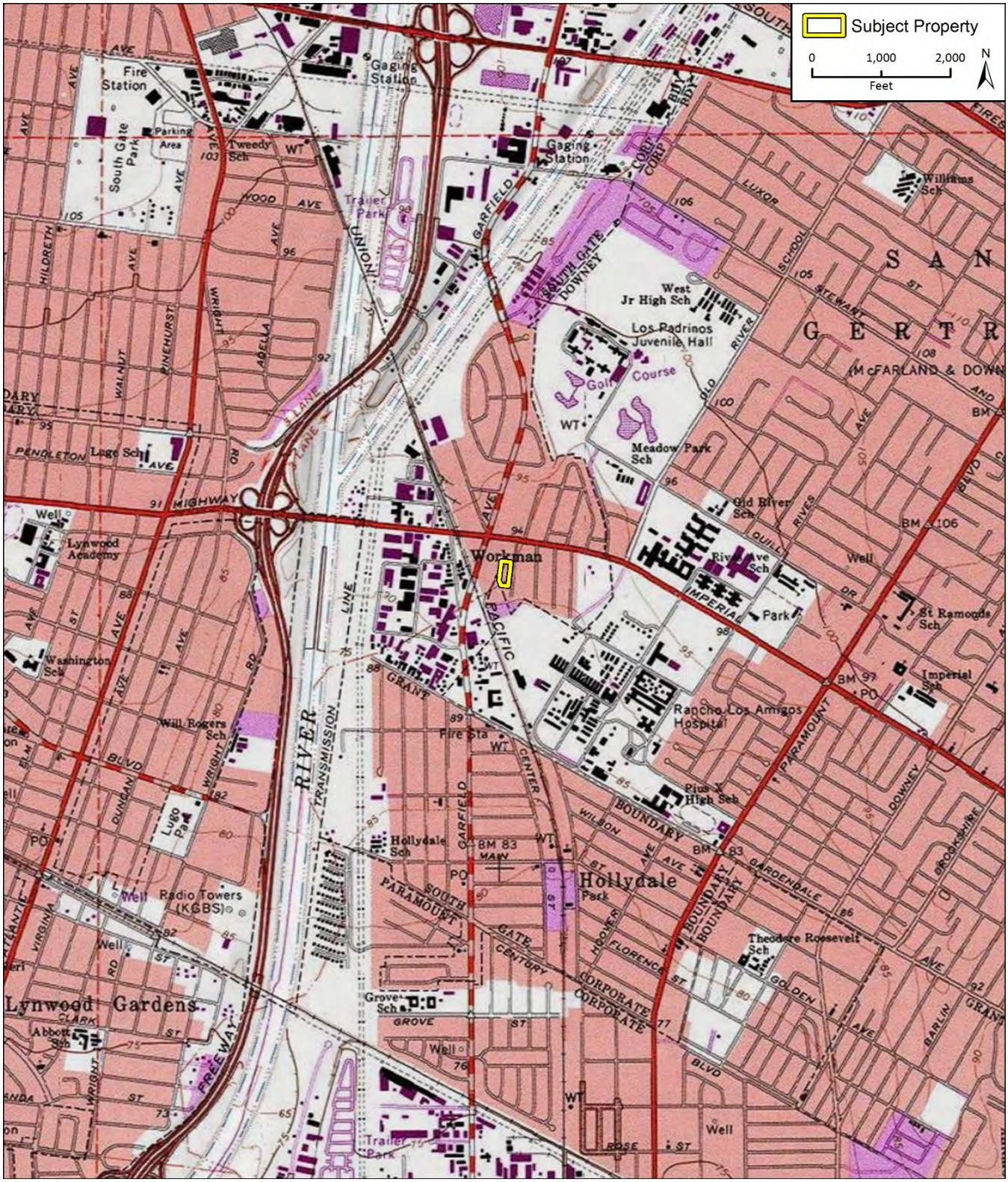
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 11001 Vulcan Street (Map Reference No. 18-011)
***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 #** 11001 Vulcan Street (Map Reference No. 18-011) ***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:**
Parcel data and historic aerial photographs indicate the south building was constructed in 1960 and doubled in size with a south-elevation addition in 1963 (Los Angeles County Office of the Assessor 2019; Netronline 2019). Replacement windows were installed in recent years. The north building was completed in 1983 (Los Angeles County Office of the Assessor 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 two industrial buildings constructed in 1960 and 1983, respectively. Historically, the property was used for manufacturing, with Star Screw Products, Inc. among its occupants (*Los Angeles Times* 9/30/1977, 10/19/1997). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the property consists of undistinguished industrial buildings with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

Los Angeles Times. 1977. Advertisement for Star Screw Products, Inc. September 1930. Accessed at https://www.newspapers.com/, June 2019.

_____. 1997. Classified advertisement for unnamed manufacturing firm. October 19. Accessed at https://www.newspapers.com/, 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 17, 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 #:** 11011 Vulcan Street (Map Reference No. 18-012)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11011 Vulcan Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6234-004-036

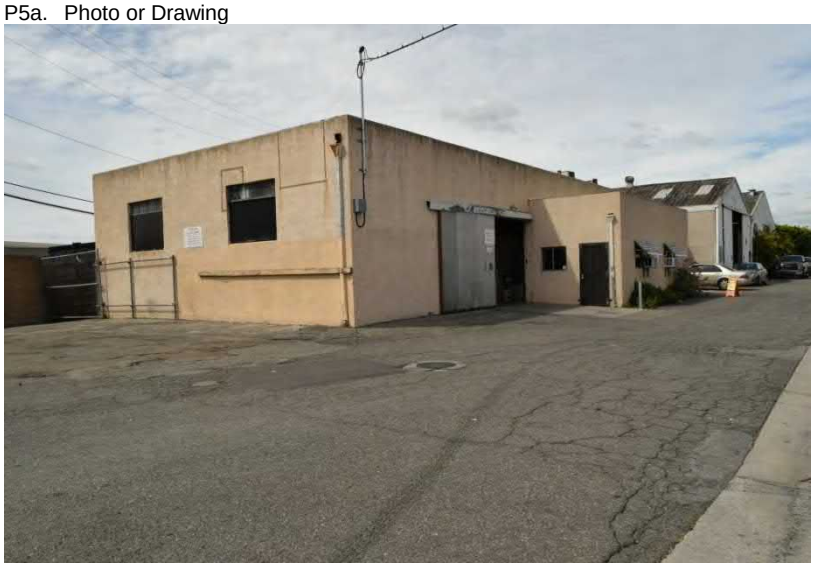
***P3a. Description:**

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 roof that is alternately bowed and flat and sheathed in rolled composition material. Stucco sheathes its structural system. Windows are aluminum and steel sashes in various configurations. Entrances to the building are located on the south and east elevations and feature suspended sliding corrugated metal bay doors and a standard-size door secured with a metal screen. The property is located at the end of a cul-de-sac on a level parcel without landscaping. The building is in fair repair. Alterations include the boarding over of large portions of the south elevation windows.

***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

1959 (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):

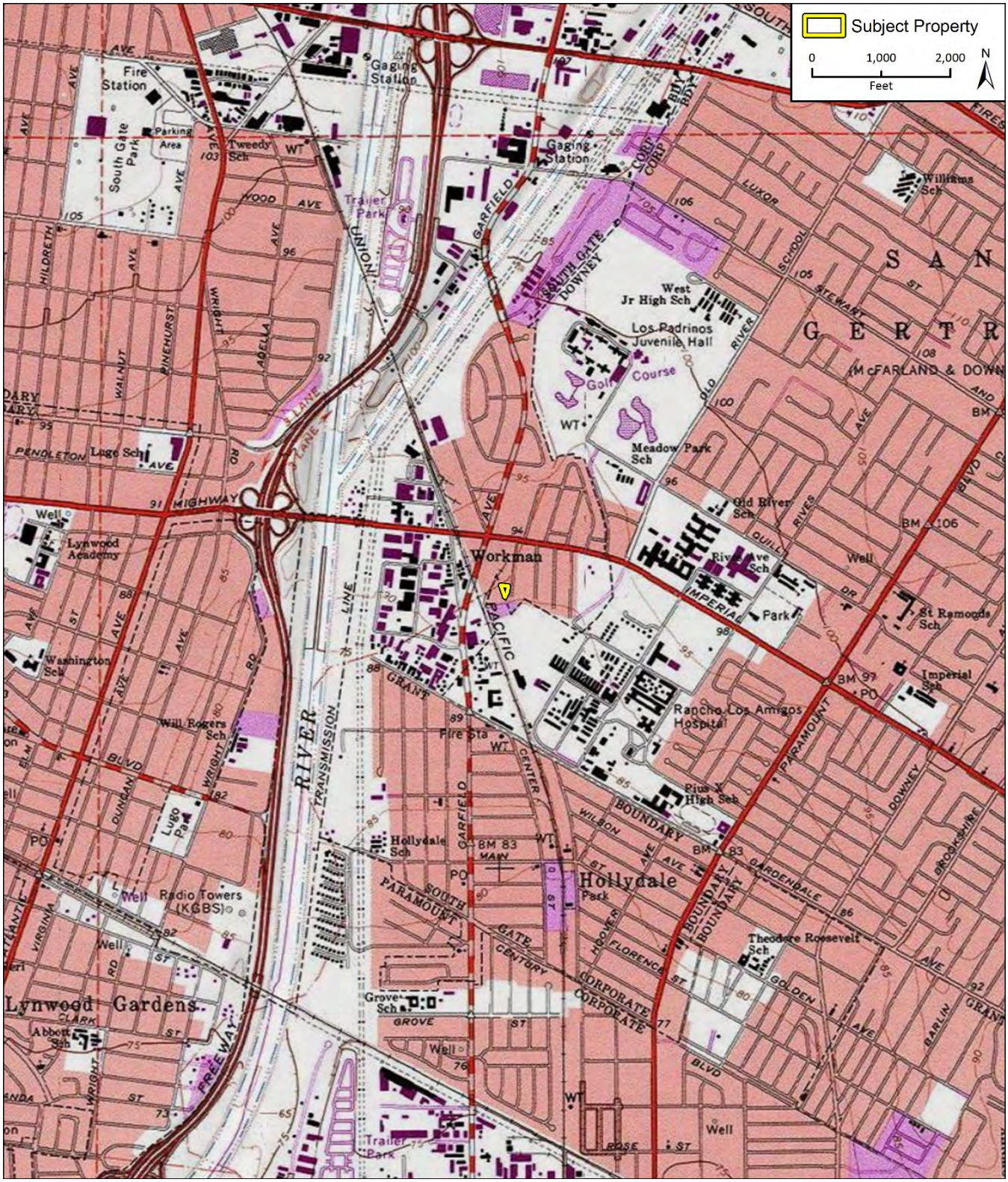
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 11011 Vulcan Street (Map Reference No. 18-012)

***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 #** 11011 Vulcan Street (Map Reference No. 18-012) ***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:**
The property was constructed in 1959 (Los Angeles County Office of the Assessor 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 1959. Advance Plastics occupied the property from at least as early as 1971 until at least as recently1997 (*Los Angeles Times* 4/18/1971, 4/20/1997). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). Overall, the building is an undistinguished industrial building with no discernible architectural style and is not a distinguished example of its style or type. Consequently, the subject 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

Los Angeles Times. 1971. Advertisement for Salvation Army. April 18. Accessed at https://www.newspapers.com/, June 2019.

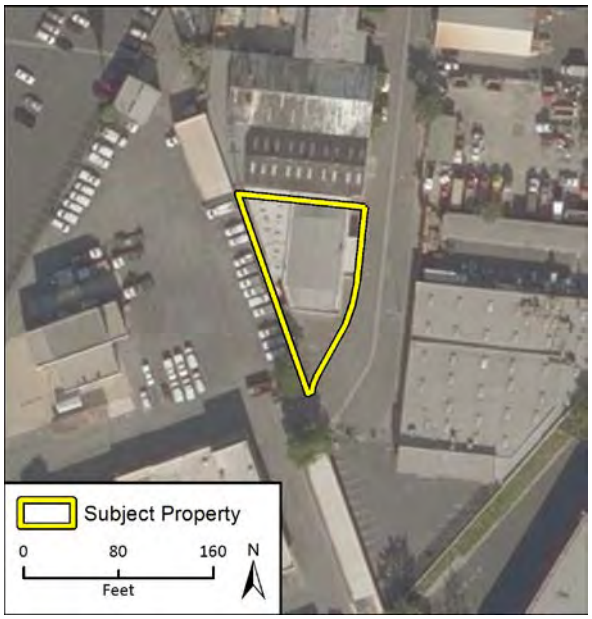
_____. 1997. Advertisement for Ostrin & Ostrin Auctioneers. April 20. Accessed at https://www.newspapers.com/, June 2019.

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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 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 6Z

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

 ***Resource Name or #:** 11012 Garfield Avenue (Map Reference No. 18-013)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 7 S.B. **B.M.**

c. Address: 11012 Garfield Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6245-016-929

***P3a. Description:**

The subject property contains buildings and structures owned by the County of Los Angeles and operated by the Agricultural Commissioner/ Weights and Measures. The property is located adjacent to the UPRR corridor. The paved and fenced property includes five large buildings, an ancillary structure and several carports constructed between 1963 and 1994. The buildings are described below from north to south. Anchoring the northern end of the property is a utilitarian, metal-clad building with an irregular footprint. Constructed between 1963 and 1972, this building was the first development on the property. The building, which includes one and two-story sections, is topped with a flat roof. It features several bay door openings on its ground-story elevations, and banks of metal-framed windows line its north and south elevations. To the south is a single-story, rectangular office building added to the property after 1976. Its exterior is clad with stacked-bond, rusticated block. Elevations are divided with metal-framed windows housed in floor to ceiling units that project slightly from wall surfaces. The building is topped with a flat roof terminating with a narrow-cantilevered overhang and a wide, stucco-clad fascia with molded detailing. The northern façade has signage reading "County of Los Angeles Agricultural Commissioner/Weights and Measures." To the south are two adjacent buildings also constructed following 1976. The westernmost two-story building displays influence of Post-Modernism and Corporate Modern architecture. The building is topped with a flat roof, and the wall plane steps in at the top of the roofline. The ground-story features stucco-clad walls while the second, cantilevered story is clad with metal panels. Elevations are lined with small square windows. A cylindrical glass-block element, like a rotunda, is centered on the façade. This is likely where the primary entrance is located. To the east is a warehouse with a utilitarian design. It is one-story with tall ceilings and features stucco-clad walls with minimal window openings. Single doorways and bay door openings line its elevations. It is topped with a flat roof lined with skylights. Located at the southwest corner of the property is a one-story, rectangular-planned industrial building. The utilitarian building is clad in metal and is topped with a shallow gabled roof. In addition to those described above, the property includes several carports and one small structure north of the office that appears to be metal construction and possibly used for storage.

***P3b. Resource Attributes:** HP14. Government Building (4); HP4. Ancillary Building (5)

***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 of office building on the subject property; camera facing southeast.

***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, Suite 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
DEPARTMENT OF PARKS AND RECREATION

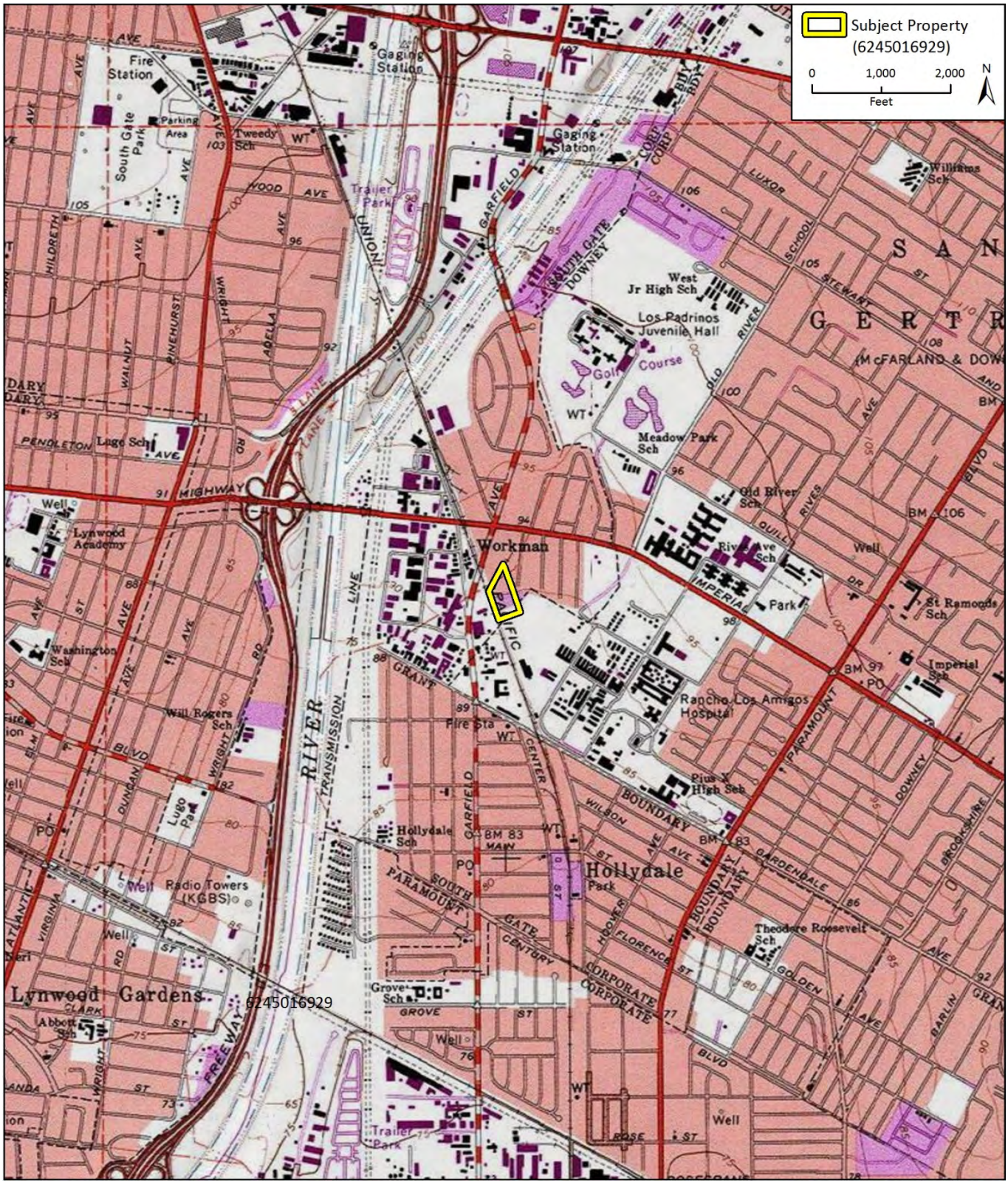
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** 11012 Garfield Avenue (Map Reference No. 18-013)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11012 Garfield Avenue (Map Reference No. 18-013) ***NRHP Status Code 6Z**

B1. Historic Name: unknown
B2. Common Name: N/A
B3. Original Use: unknown B4.Present Use: Government (County of Los Angeles Agricultural Commissioner/Weights and Measures)

***B5. Architectural Style:** Some have no discernible style; one building shows Post-Modern and Corporate Modern influences.

***B6. Construction History:**

An aerial image of the subject property dated 1963 indicates that at that time it was vacant. Between 1963 and 1972, the northern-most building was constructed. The remainder of the buildings and structures were added to the property between 1967 and 1994.

***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 a complex of buildings and structures used by the County of Los Angeles Agricultural Commissioner/Weights and Measures. Archival research did not reveal if the initial development of the property was undertaken by Los Angeles County but did indicate that the property was in use by the County by 1976 (Newspapers.com var.). Since that time, the property appears to have used consistently by the Agricultural Commissioner/ Weights and Measures.

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 buildings are modest and undistinguished examples of utilitarian industrial buildings and office 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: 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.

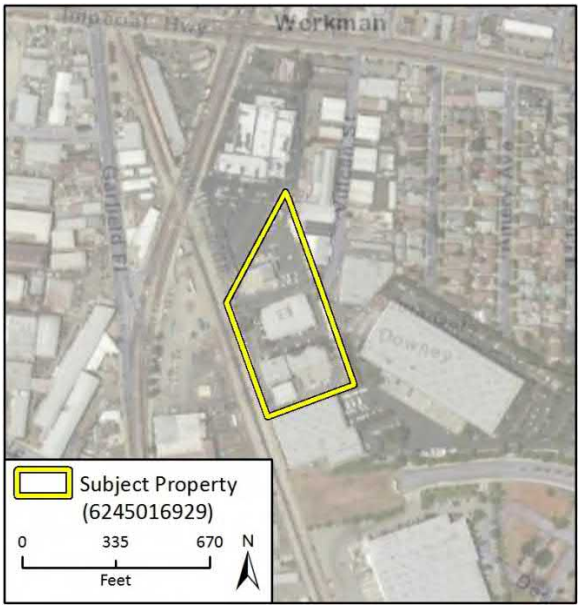
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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:** December 10, 2018



(This space reserved for official comments.)

Northernmost building (unknown use), west and south elevations, view to northeast

Central building (unknown use), north and west elevations, view to southeast

Central warehouse building, south elevation, view to 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 #:** 11200 Garfield Avenue (Map Reference No. 18-014)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 7 S.B. **B.M.**

c. Address: 11200-11220 Garfield Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6234-006-008

***P3a. Description:**

The subject parcel includes a combined office and warehouse building. Constructed in 1971, the subject building is two-stories tall with a rectangular plan and a roof with flat and low-pitched gabled sections. Exterior walls are clad in metal and concrete. The building divides into two distinct sections. The northern portion features generally Modern architectural elements, such as a generally horizontal emphasis, single-pane full-length windows, and a lack of ornamentation. The primary entry on the northern facade is a steel-frame commercial-style door flanked by large, fixed, steel-frame windows. Slender, vertical concrete posts span from the ground to the roof. A section of the west façade alternates expanses of exposed concrete exterior wall with sections clad in a brick veneer. The southern portion of the building has the appearance of a utilitarian steel warehouse, as defined by its standing-seam metal wall cladding and low-pitched gabled roof. A pair of suspended bay doors open from the south elevation. Landscaping is limited to a strip of lawn and mature trees and shrubs planted along the building's west elevation and northwest corner. A large parking lot extends north from the building. The property is in good 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 elevation; camera facing southeast.

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

1971 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
December 26, 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#

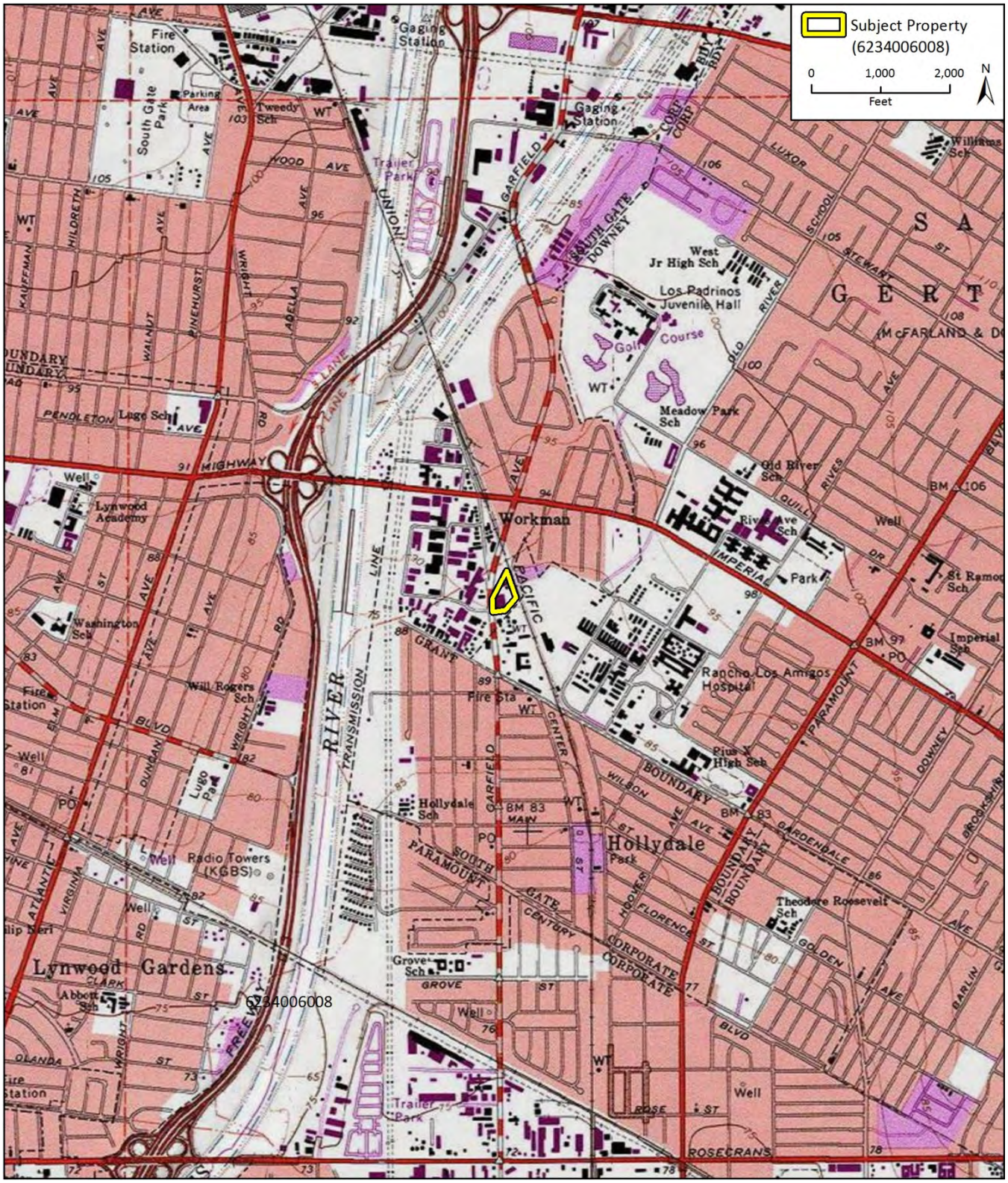
LOCATION MAP

Trinomial

***Resource Name or #** 11200 Garfield Avenue (Map Reference No. 18-014)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11200 Garfield Avenue (Map Reference No. 18-014) ***NRHP Status Code 6Z**

B1. Historic Name: Techni-Cast Corporation
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Modern-influenced
***B6. Construction History:**
The subject building was constructed in 1971, according to County assessor data. A small addition was built on the east façade sometime between 1972 and 1994 (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

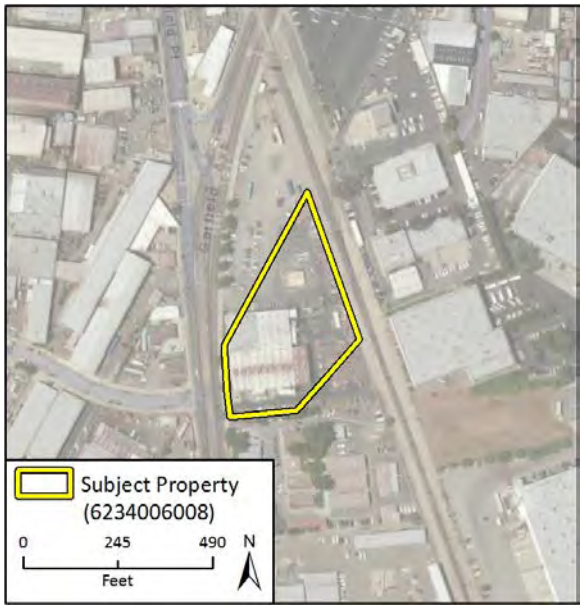
The subject property is a multi-family residential building constructed in 1971 and has served as a facility for the Techni-Cast Corporation, a centrifugal casting firm, since at least 1974 (Newspapers.com 2018). Archival research failed to identify any additional consequential information about its 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 and South Gate Criteria A/B/C/F). 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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.

B13. Remarks:
***B14. Evaluator:** James Williams. Rincon Consultants
***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 #:** Union Pacific Rio Hondo Bridge (Map Reference No. 18-015)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 9 S.B.**B.M.**

c. Address: None City: South Gate Zip: 90280

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

e. Other Locational Data: 6233-002-906

***P3a. Description:**

The subject resource is a steel pony plate girder railroad bridge crossing the Rio Hondo Channel on a northwest-to-southeast course. Measuring a length of approximately 245' and width of about 20', the bridge consists of three spans, which are supported at the ends by concrete abutments anchored near the top of the channel's concrete embankments and two concrete wall type piers. Steel plate girders flank the deck, which carries a one set of tracks. Due to site constraints no further details regarding the bridge's design or construction were recorded.

***P3b. Resource Attributes:** HP19. Bridge

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

P5a. Photo or Drawing

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

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

Ca. 1930s-1953, est. (USGS 1925 and 1936; CSUN 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 22, 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.

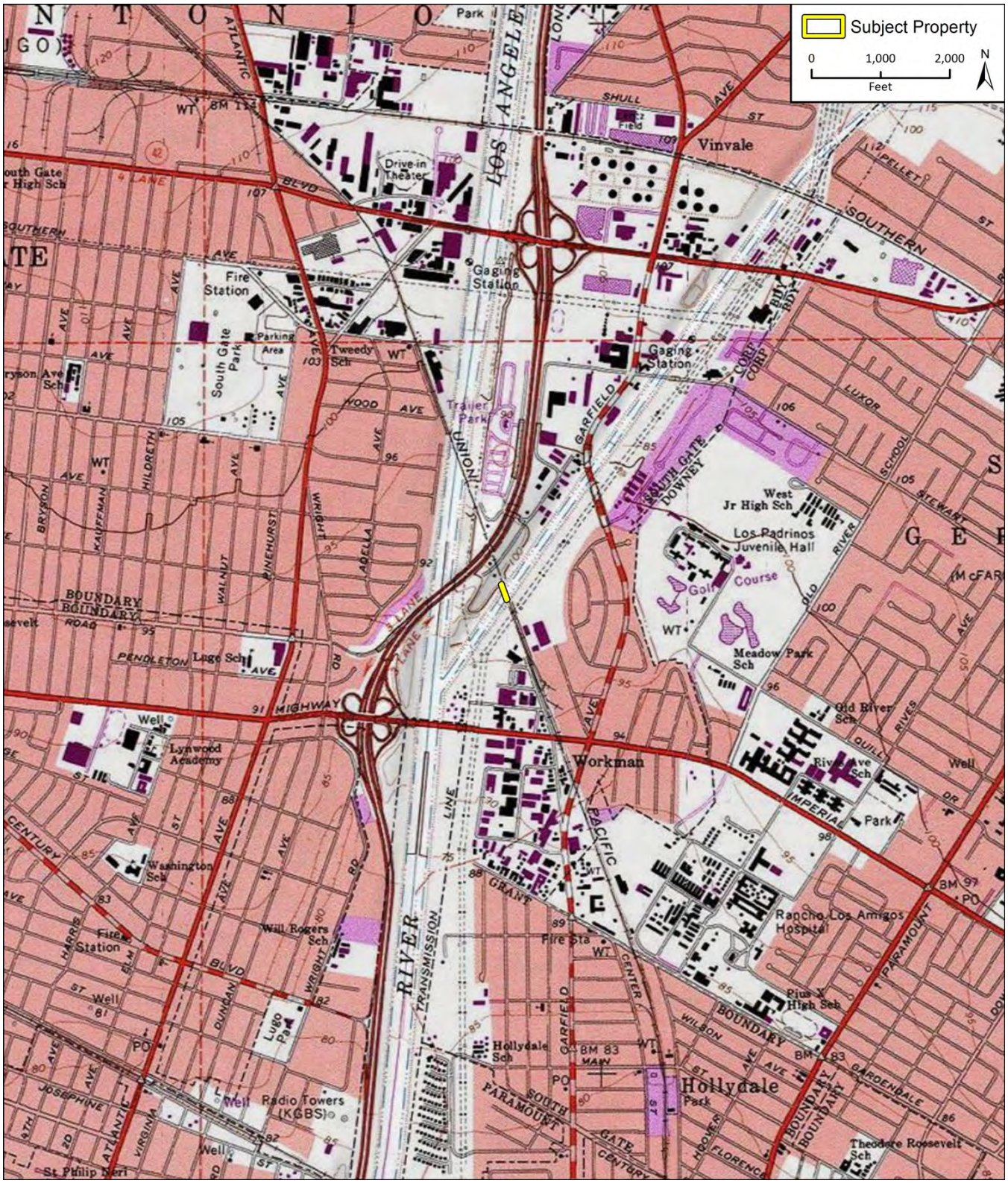
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** Union Pacific Rio Hondo Bridge (Map Reference No. 18-015)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Union Pacific Rio Hondo Bridge (Map Reference No. 18-015) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Rail bridge B4. Present Use: Rail bridge
***B5. Architectural Style:** N/A
***B6. Construction History:**

The bridge was constructed sometime between the 1930s and 1954 (USGS 1925 and 1936; CSUN 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** Los Angeles Terminal Railway, Los Angeles & Slat Lake Railroad, Union Pacific Railroad

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

The subject bridge is part of a rail alignment originally completed by the Los Angeles Terminal Railway (LATR) by 1891. LATR built the line to connect newly established harbor facilities at San Pedro Bay with the regional rail network. This work included a Rio Hondo crossing located approximately 0.85 miles southeast of the subject bridge. LATR's franchise for harbor service proved attractive to the Union Pacific (UP) Railroad Company, and UP acquired the alignment (since absorbed by the San Pedro, Los Angeles, and Salt Lake Railroad company) in the early twentieth century (*Los Angeles Times* 1891 and 1901; Hoyt 1953; Utahrails.net. 2017; USGS 1936). Flood control projects begun by the County of Los Angeles and the U.S. Army Corps of Engineers in the 1930s channelized and rerouted the Rio Hondo and other area watercourses (Gumprecht 1999). In conjunction with the flood control project, UP replaced the original bridge with a crossing at the site of subject bridge by 1936, though it could not be determined whether the ca.-1930s crossing is the same structure as the extant bridge (Bridgehunter.com 2018; USGS 1925 and 1936). While available sources do no provide a definitive date of construction for the subject resource, the bridge is documented in a 1953 photograph (CSUN 2018). (See Continuation Sheet)

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

California State University, Northridge (CSUN), Oviatt Library Digital Collections. [digital photograph database.] "Rio Hondo, 31 October 1953." http://digital-library.csun.edu/ cdm/ref/collection/WaterWorks/id/251. Accessed November 2018.

Gumprecht, Blake. *The Los Angeles River: Its Life, Death, and Possible Rebirth.* Baltimore: Johns Hopkins Press.

Hoyt, Franklyn. "Influence of the Railroads in the Development of Los Angeles Harbor." *The Historical Society of Southern California Quarterly* 35 no. 3 (September 1953): 195-212.

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

ProQuest (*LAT*). "Historical Newspapers: *Los Angeles Times*." [digitized archive]. *Los Angeles Times* newspaper articles, various by date. https://search-proquest-com.proxy.library. ucsb.edu:9443/hnplatimes/. Accessed November 2018.

United States Topographical Survey (USGS). "Map Locator: USGS Store." [digitized map database]. Topographical maps, various by date and location. https://store.usgs.gov/map-locator. Accessed November 2018.

Utahrails.net. 2017. "Los Angeles Terminal Railway." http://utahrails.net/up/latry.php. 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.)

B10. Significance (continued):

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 and South Gate Criteria A/B/C/F). The bridge is a relatively ordinary example of its 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 and South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). The property also is not recommended eligible as a contributor to any existing or potential historic districts.

MR 18-016

19-192309

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

PRIMARY RECORD

Primary#: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 2S2
Other Listings: _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** Southern California Edison Company's Long Beach-Laguna Bell 60kV and 220kV Transmission Lines

P1. Other Identifier: Long Beach –Lighthipe-Laguna Bell 60kV and 220KV Transmission Lines.

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**

***a. County** Los Angeles

***b. USGS 7.5' Quad:** Long Beach and South Gate Date: 1981, 1981 **T** n/a; **R** n/a; **of Sec** n/a; **S.B.B.M.**

c. Address: n/a City: n/a Zip: n/a

d. UTM: Zone 11S; 386415 mE/ 3737100 mN; 391305 mE/ 3749484 mN; 393950 mE/ 3760016 mN;

e. Other Locational Data: The Long Beach-Laguna Bell 60kV and 220kV Transmission Lines begin at the Long Beach Substation located at 2665 W. Seaside Blvd., Terminal Island, Long Beach, CA 90822 and travels approximately 9.5 miles North passing through the Lighthipe Substation located at 6900 Orange Ave., Long Beach, CA 90805, and then travels North approximately 7 miles and terminating at the Laguna Bell Substation located at 6301 S. Garfield Ave., Commerce, CA 90040.

***P3a. Description:** The Southern California Edison Company's (SCE) Long Beach-Laguna Bell 60kV and 220kV Transmission Lines were constructed in 1927-1928 to transmit power from the Long Beach Steam Plants No. 2 and 3. These lines pass through the Lighthipe Substation and continue onto the Laguna Bell Substation located approximately 17 miles north of the Long Beach Steam Plant. Twelve 60kV circuits transmit power from the 60kV bus located at Plant No. 2. A double circuit 220kV line transmits power from the 220kV bus at Plant 3. The construction of these lines included the engineering feat of crossing the Cerritos Channel. Two 290′ tall multiple-circuit lattice steel towers are located on either side of the channel and hold six 60kV circuits each. A 310′ tall double-circuit lattice steel tower is located on either side of the channel and hold two 2200kV circuits. Starting at the forth span of towers, the 60kV lines are located on one single 12-14-circuit tower constructed on three legs with two 55′ bridges or a single 6-circuit tower constructed on two legs with a 55′ bridge, both types stand approximately 94′ tall. See SCE Drawing No. 46239.

***P3b. Resource Attributes:** HP11: Engineering Structure (Transmission Line)

***P4. Resources Present:** ☐Building ■Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

***P5b. Description of Photo:** View South towards Long Beach Steam Plant, Towers in forefront are the 60kV (2 to the left) and 220kV (right) Long Beach-Laguna Bell. (Image No. SCE_02_16784 / Call No. 02-16784) June 11, 1930. Source / Copyright: Huntington Library SCE Collection.

***P6. Date Constructed/Age and Source:** ■Historic 1927-1928 ☐ Prehistoric ☐ Both

***P7. Owner and Address:** Southern California Edison Co., 2244 Walnut Grove Avenue, Rosemead, CA 91770

***P8. Recorded by:** Audry Williams, SCE Senior Archaeologist

***P9. Date Recorded:** April 15, 2016

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** None

***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):

***Resource Name or #** SCE Long Beach-Laguna Bell 60kV and 220kV Transmission Line ***NRHP Status Code**: 2S2
B1. Historic Name: Southern California Edison Company Long Beach – Laguna Bell 60kV and 220KV Transmission Lines
B2. Common Name: Long Beach-Lighthipe 60kV and 220kV / Lighhipe-Laguna Bell 60kV and 220kV
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 Structures of Steel Lattice Tower Construction
***B6. Construction History:** SCE initiated construction of its Long Beach Steam Plant in 1910 and implemented a new system of 60kV steel tower transmission lines to replace its previous network of 33kV wood pole lines. The use of double-circuit towers within SCE's 60,000 volt (60kV) system was common place by 1912, which provided for increased voltage capacities and a system upgrade from 33kV wood pole lines to 60kV lattice steel tower lines. Two double circuit 60kV transmission lines were constructed to connect the Long Beach Steam Plant to the existing SCE system. The lines consisted of the Long Beach to Colton and the Long Beach to Newmark Transmission Lines. By the late 1920s the Long Beach Steam Plant had been expanded to include three separate plants within the complex: Plant No. 1 was put-in service in 1911, Plant No. 2 was put in-service in 1925, and Plant No. 3 was put in-service in 1928. The original 1912 60kV lines from Colton and Newmark were relocated onto the 60kV multi-circuit structures out of Plant No. 2. North of Laguna Bell Substation the Newmark Line still retains some original 1912 structures.

SCE's Big Creek Hydroelectric System located 250 miles north of Los Angeles (LA) was constructed to transmit power to Los Angles (LA) and power the city's railway system. The first transmission lines out of Big Creek were constructed in 1913 at 150kV and transmitted power to the Eagle Rock Substation in Los Angeles. Ten years later the Big Creek lines were upgraded to 220kV and SCE began an upgrade campaign to increase its system to 220kV. A new 220kV line was constructed from the Eagle Rock to Laguna Bell substation, this new tap line extended the Big Creek 220kV lines from the Eagle Rock substation north to the Gould Substation and then southerly to the Laguna Bell substation. The Laguna Bell substation was constructed in 1922 and was the first substation built at a capacity of 220kV, at this time the 1912 Long Beach to Newmark 60kV transmission line was connected to the Laguna Bell substation and conveyed power to and from the Long Beach Steam Plant No. 1. The construction of the Long Beach Steam Plant No. 2 and No. 3 connected Long Beach with the Big Creek system via the Lighthipe and Laguna Bell Substations. The 220kV lines connecting Big Creek Hydroelectric System and Long Beach Steam Plant served as the 220kV backbone of the SCE system by connecting SCE's two major generating facilities in place at the time. Nine substations were built to step down and transmit the voltage at 60kV levels connected the new 220kV system. These substations are identified as the Lighthipe, La Fresa, Laguna Bell, Eagle Rock, Gould, Saugus, Magunden, Vestal, and Rector Substations.
***B8. Related Features:** Long Beach Steam Plant, Lighthipe Substation and Laguna Bell Substation
B9a. Architect: Southern California Edison Company **b. Builder:** Southern California Edison Company
***B10. Significance: Theme:** None **Area:** None **Period of Significance:** None
Property Type: Engineering Structure – Electric Power Conveyance System **Applicable Criteria:** NRHP/CRHR Eligible

The Long Beach-Laguna Bell 60kV and 220kV Transmission Lines were initially planned and constructed (put in-service) in 1926-1928 by Southern California Edison to interconnect the Big Creek Hydroelectric System and Long Beach Steam Plant System and served as part of the 220kV backbone to the SCE System. The Long Beach-Laguna Bell 60kV and 220kV Transmission Lines may be regarded as eligible for listing to the National Register under ***National Register Criterion A*** (events/patterns of events) when identified as part of the backbone of the SCE 220kV system.

No information was identified for the Long Beach-Laguna Bell 60kV and 220kV Transmission Lines to support a positive eligibility conclusion under ***National Register Criterion B*** (important persons).

The Long Beach-Laguna Bell 60kV and 220kV Transmission Lines is eligible under ***National Register Criterion C*** (Design/Construction) for representing an important, innovative, or masterfully designed 60kV and 220kV transmission lines, and crossing of the Cerritos Channel. The Long Beach-Laguna Bell 60kV and 220kV Transmission Lines were built in 1926-1927 at a capacity of 60,000 and 220,000-volts. SCE has establish a period of significance for high and extra high voltage technology up to 500kV and to identify after which time lines would be considered 'off the shelf' and commonplace, and therefore NRHP / CRHR ineligible. The Period of Significance by Voltage for SCE Transmission Lines is as follows: 66kV and below, 1907-1930; 67kV to 230kV, 1912-1941. These lines were constructed within the SCE period of significance for the corresponding voltage. In addition, the construction of these lines resulted in significantly taller towers spanning the Cerritos Channel and new designs for multi-circuit towers supporting 6-14 circuits.

No information was identified as part of this documentation and evaluation effort to indicate that the Long Beach-Laguna Bell 60kV and 220kV Transmission Lines would have the potential to yield additional information which could be considered important to local, state, or national history. Therefore, the line is not eligible under ***National Register Criterion D*** (Information Potential).

B11. Additional Resource Attributes: Tower Details
***B12. References:** SCE Corporate Drawing Management.
B13. Remarks: None.
***B14. Evaluator:** Audry Williams, SCE Archaeologist and Historic-Era Electrical Infrastructure Specialist
***Date of Evaluation:** April 2016

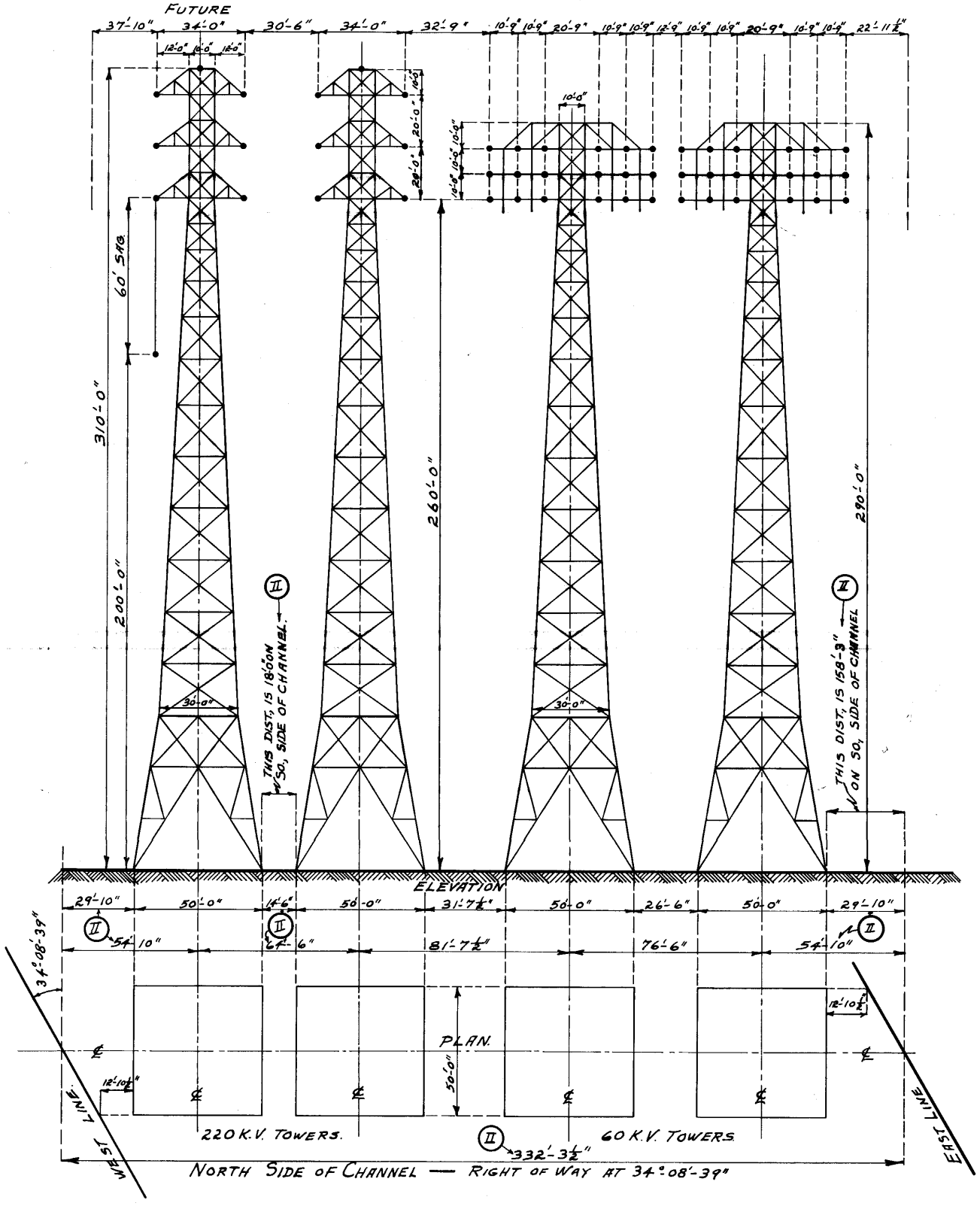
See Location Maps on pages xx-xx.

Official Comments:

***Resource Name or #** SCE Long Beach-Laguna Bell 60kV and 220kV Transmission Line ***NRHP Status Code**: 2S2
***Recorded by:** Audry Williams, SCE Senior Archaeologist ***Date:** September 2013 ■ Continuation ☐ Update

***B6. Construction History (Continued):**

Portion of SCE Drawing No. 46239, dated 1927. Long Beach to Lighthipe Channel Crossing Towers



***B6. Construction History (Continued):**

View North of the Long Beach-Lighthipe-Laguna Bell 60kV (2 to the right) and 220kV (left) (Image No. SCE_02_15765 / Call No. 02-15765) January 28, 1929. Source / Copyright: Huntington Library SCE Collection.

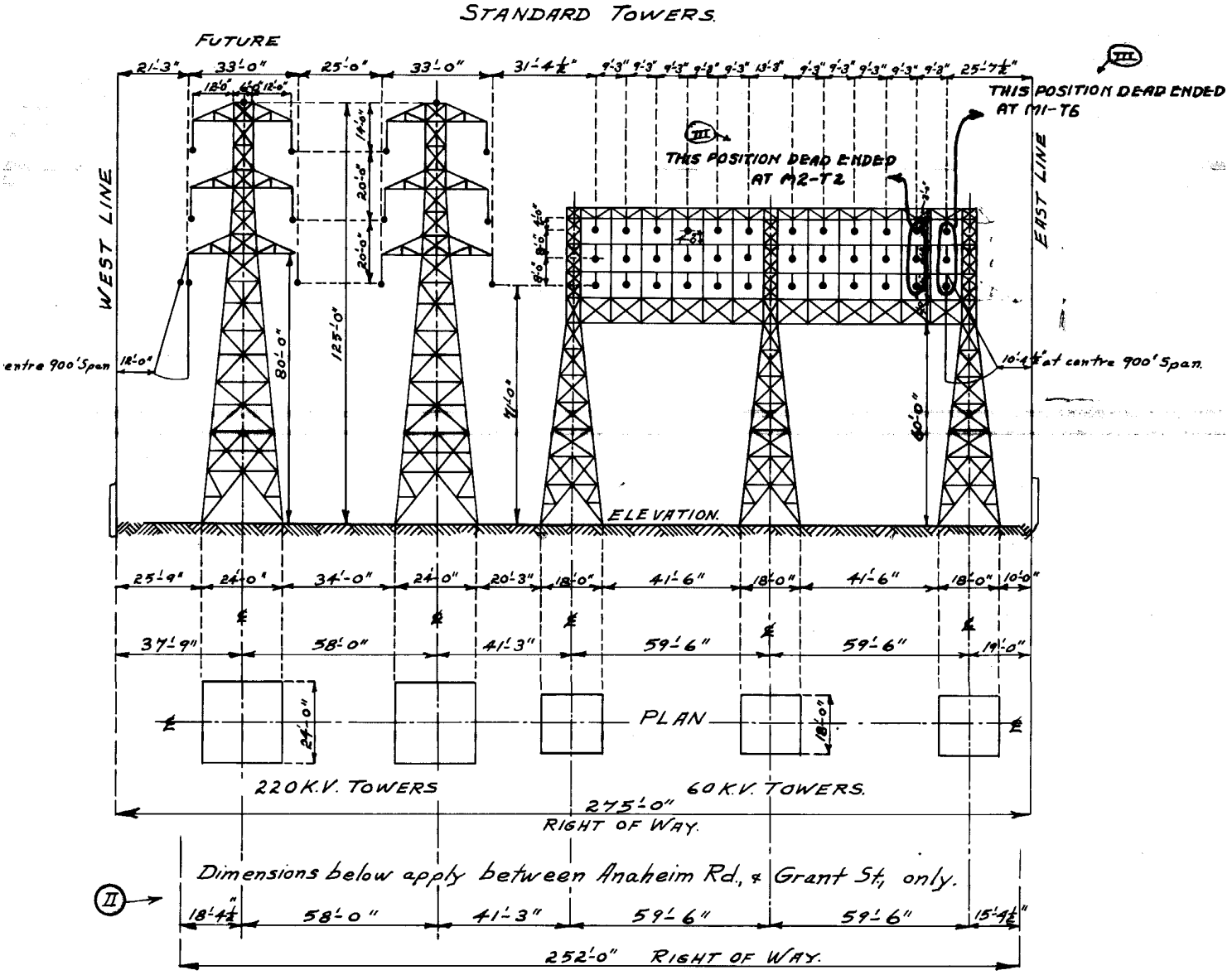
***B6. Construction History (Continued):**

Close up of the base of the Long Beach-Lighthipe-Laguna Bell Channel Crossing Towers. Not ladder / stairway constructed as part of tower. All Channel Crossing towers have these stairways (Image No. SCE_02_19941 / Call No. 02-19941) May 7, 1937. Source / Copyright: Huntington Library SCE Collection.

***Resource Name or #** SCE Long Beach-Laguna Bell 60kV and 220kV Transmission Line ***NRHP Status Code**: 2S2
***Recorded by:** Audry Williams, SCE Senior Archaeologist ***Date:** September 2013 ■ Continuation ☐ Update

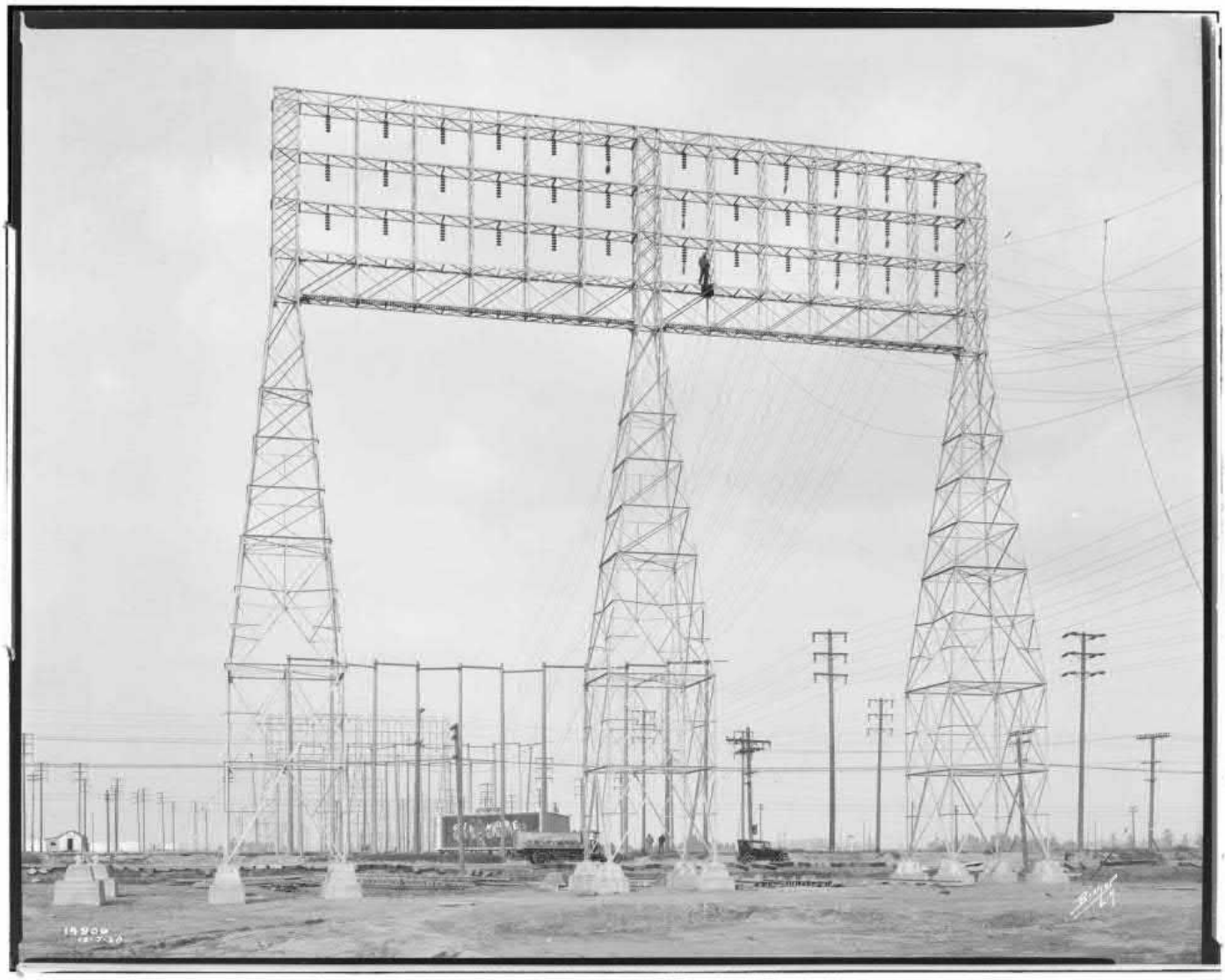
***B6. Construction History (Continued):**

Portion of SCE Drawing No. 46239, dated 1927. Long Beach to Lighthipe Standard Towers



***B6. Construction History (Continued):**

Long Beach-Lighthipe-Laguna Bell 60kV, 12 Circuit Tower. First tower south of Anaheim Street. Note man standing in tower. (Image No. SCE_02_14906 / Call No. 02-14906) December 7, 1927. Source / Copyright: Huntington Library SCE Collection.



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

SKETCH MAP

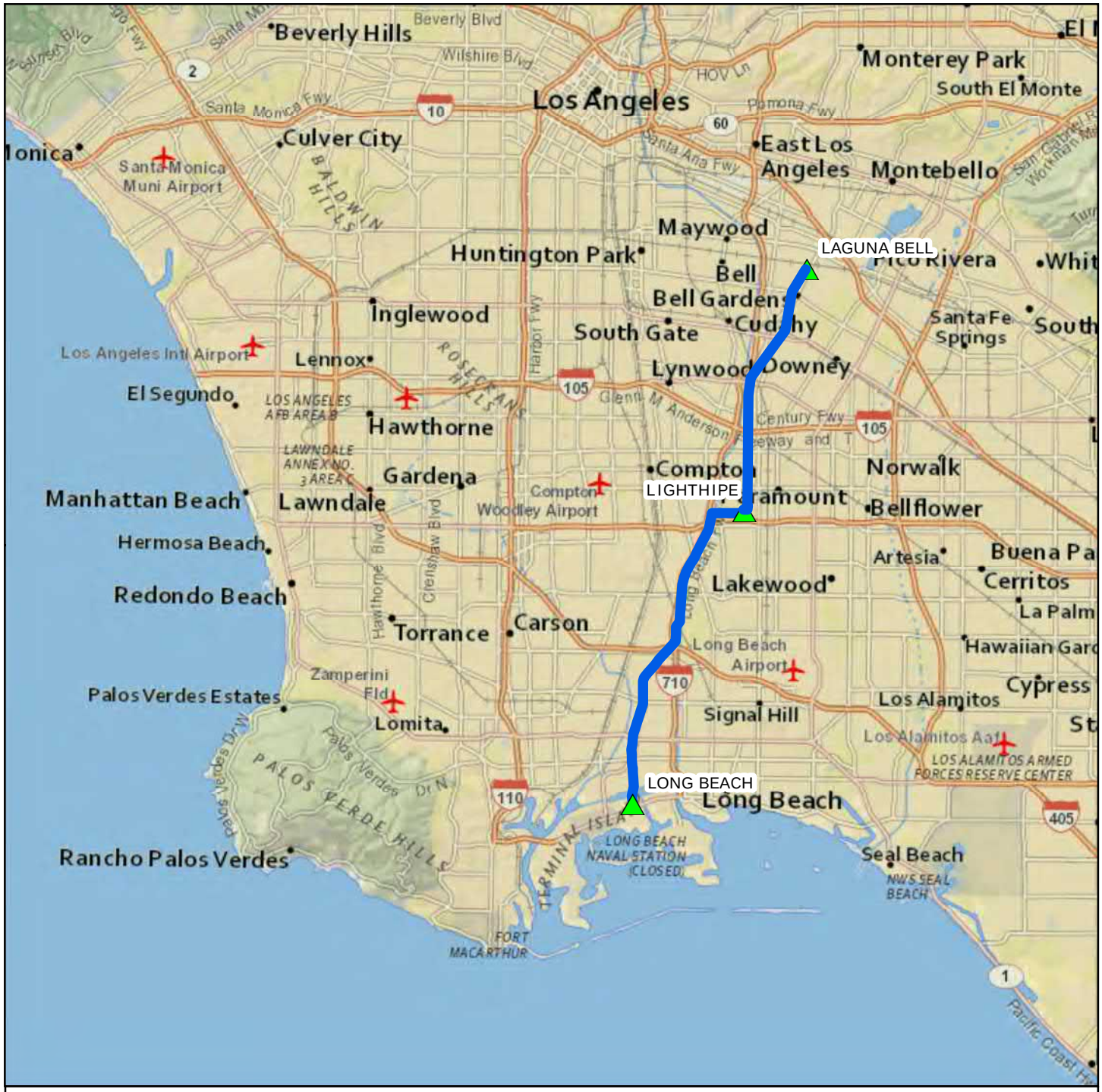
Primary # _____
HRI # _____
Trinomial _____

Page 8 of 14

*Resource Name or # _Long Beach-Laguna Bell 60kV and 220kV ROW_____

*Drawn By: _Audry Williams__

*Date of Map _April 2016_



DPR 523K (1/95)

*Required Information

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

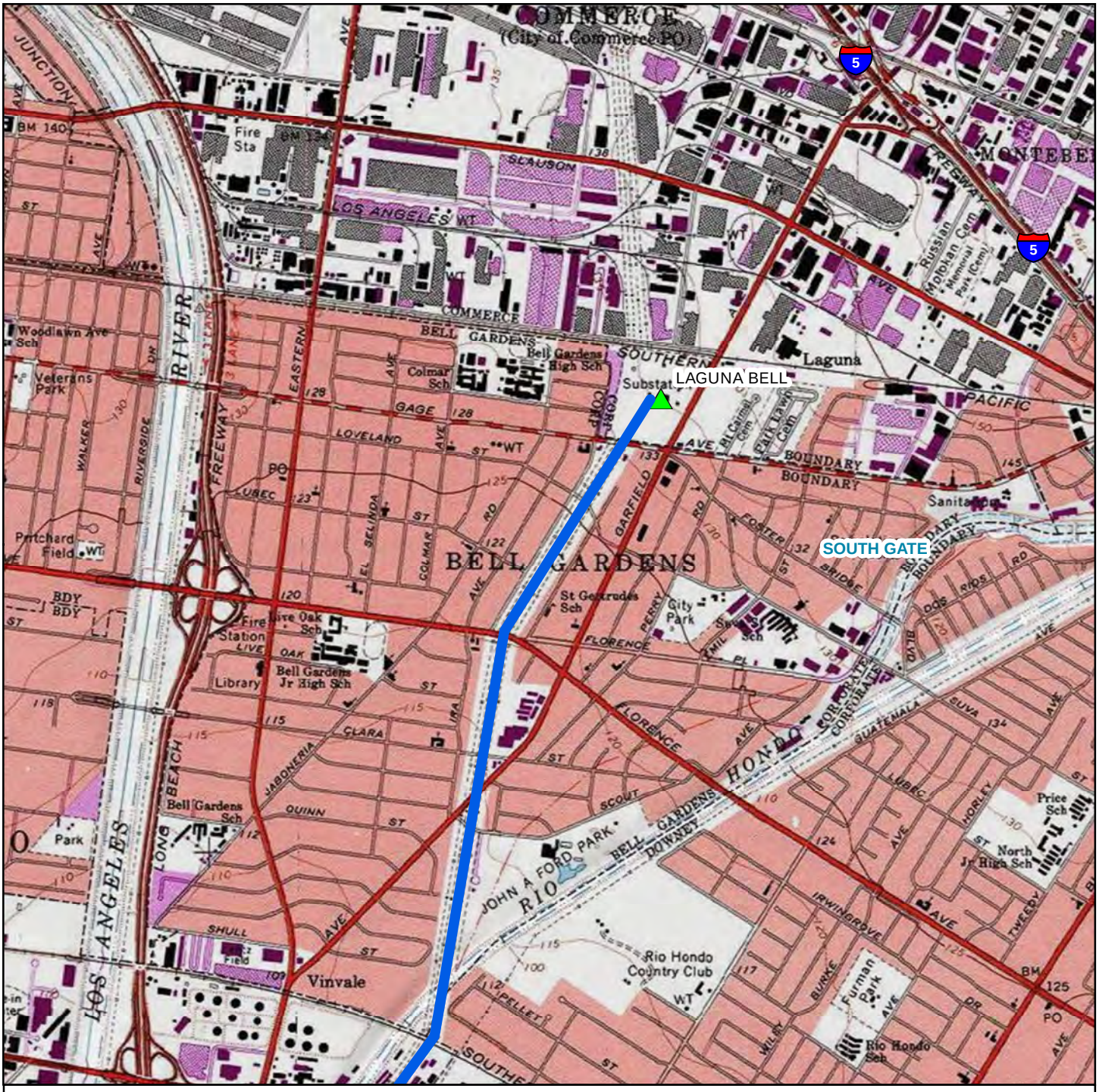
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # Long Beach-Laguna Bell 60kV and 220kV ROW

*MAP NAME South Gate, CA 7.5'

*Scale 1:24,000 *Date of Map 1981



SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Freeway/Highway Shields
USGS Quad Index
Substations
Long Beach-Laguna Bell 66kV and 220kV

N

0 0.25 0.5 1 Miles

Projection: NAD 83 UTM Zone 11

*Required Information

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

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

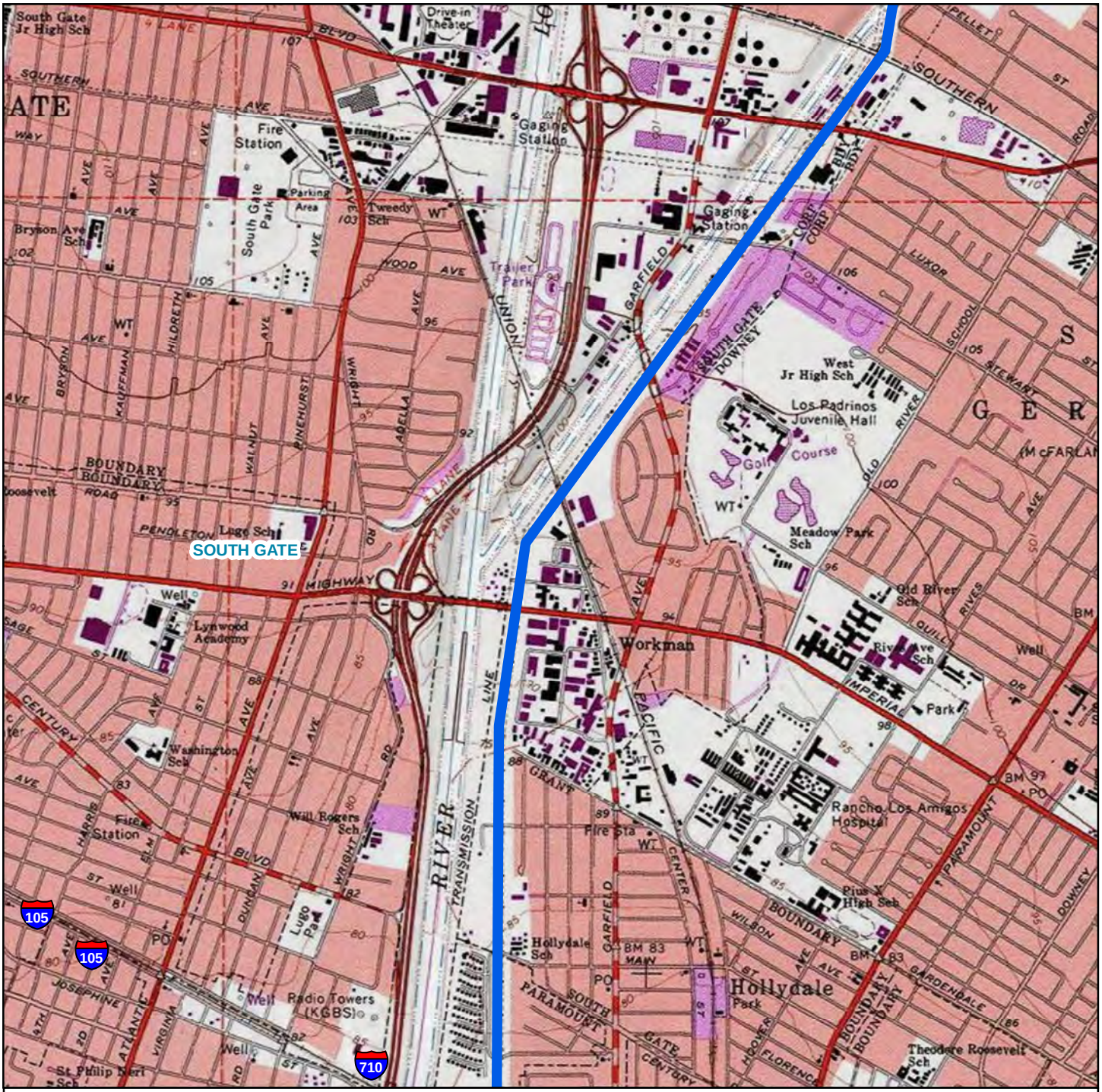
Page 10 of 14

*Resource Name or # Long Beach-Laguna Bell 60kV and 220kV ROW

*MAP NAME South Gate, CA 7.5'

*Scale 1:24,000

*Date of Map 1981



SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Freeway/Highway Shields
USGS Quad Index
Substations
Long Beach-Laguna Bell 66kV and 220kV

N

0 0.25 0.5 1 Miles

Projection: NAD 83 UTM Zone 11

DPR 523J (1/95)

*Required Information

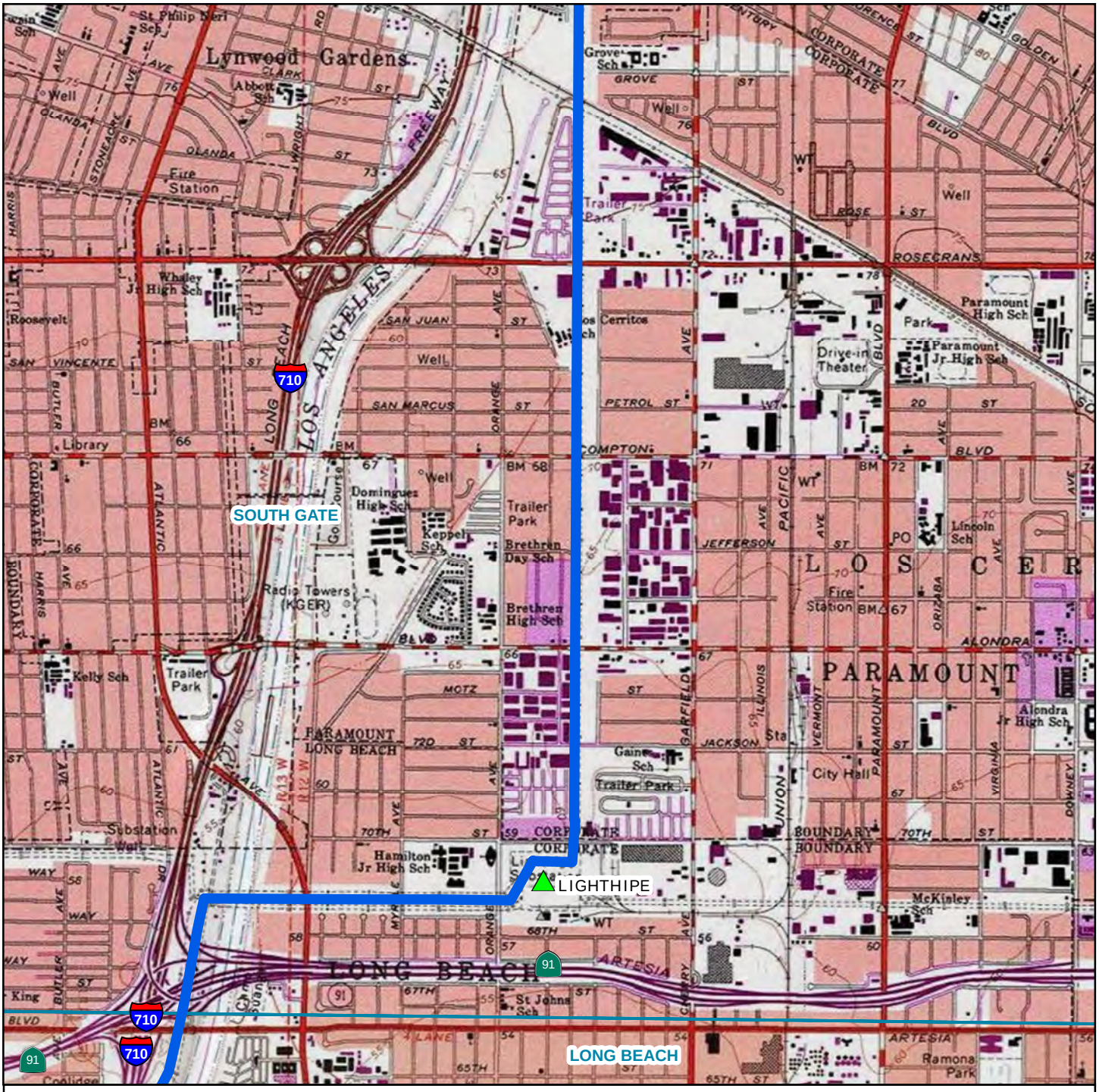
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # _Long Beach-Laguna Bell 60kV and 220kV ROW_____

*MAP NAME _South Gate and Long Beach, CA 7.5'__ *Scale _1:24,000_ *Date of Map _1981, 1981_



SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Freeway/Highway Shields
USGS Quad Index
Substations
Long Beach-Laguna Bell 66kV and 220kV

N

0 0.25 0.5 1 Miles

Projection: NAD 83 UTM Zone 11

*Required Information

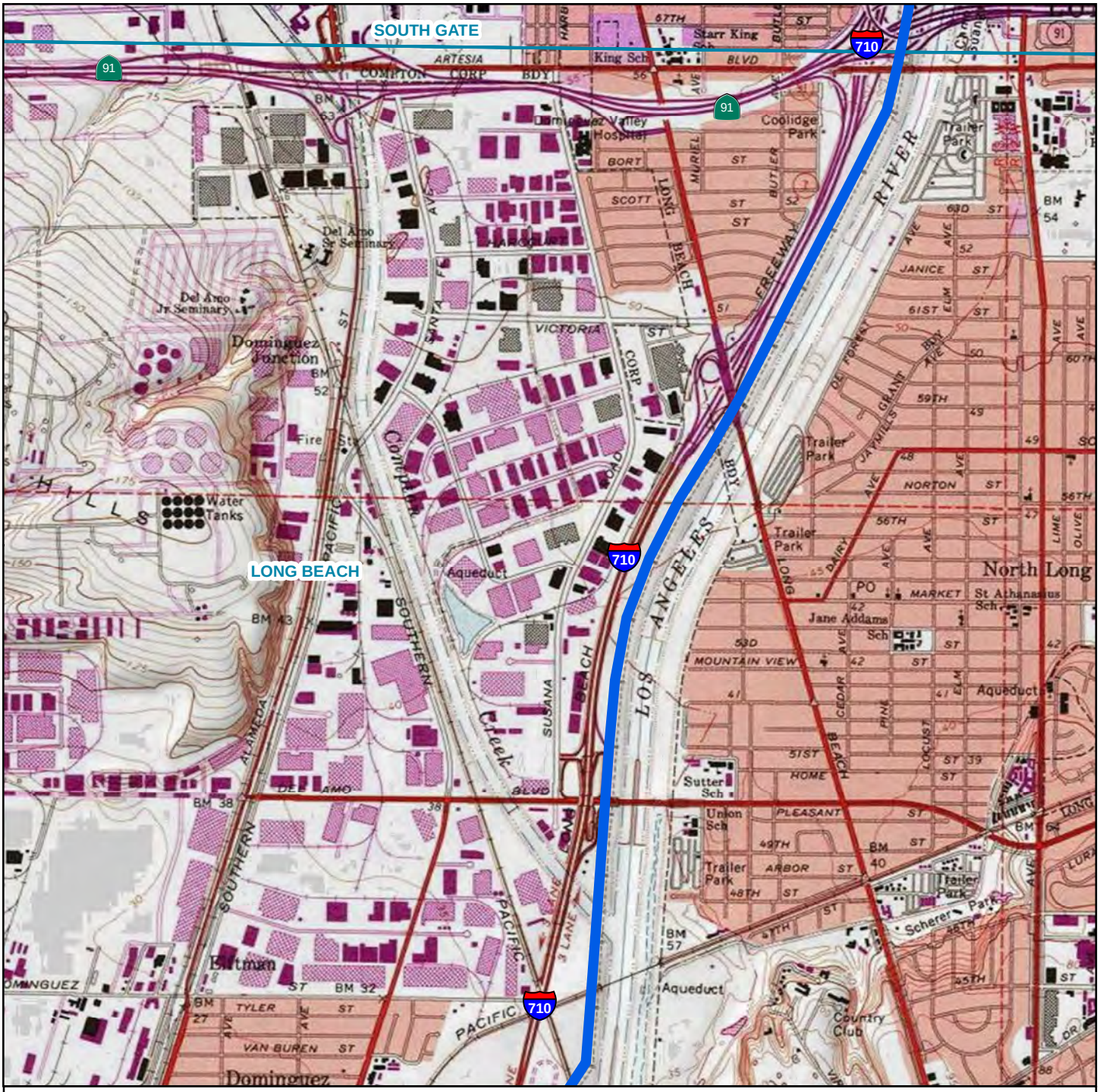
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # _Long Beach-Laguna Bell 60kV and 220kV ROW_____

*MAP NAME _South Gate and Long Beach, CA 7.5'__ *Scale _1:24,000_ *Date of Map _1981, 1981_



*Required Information

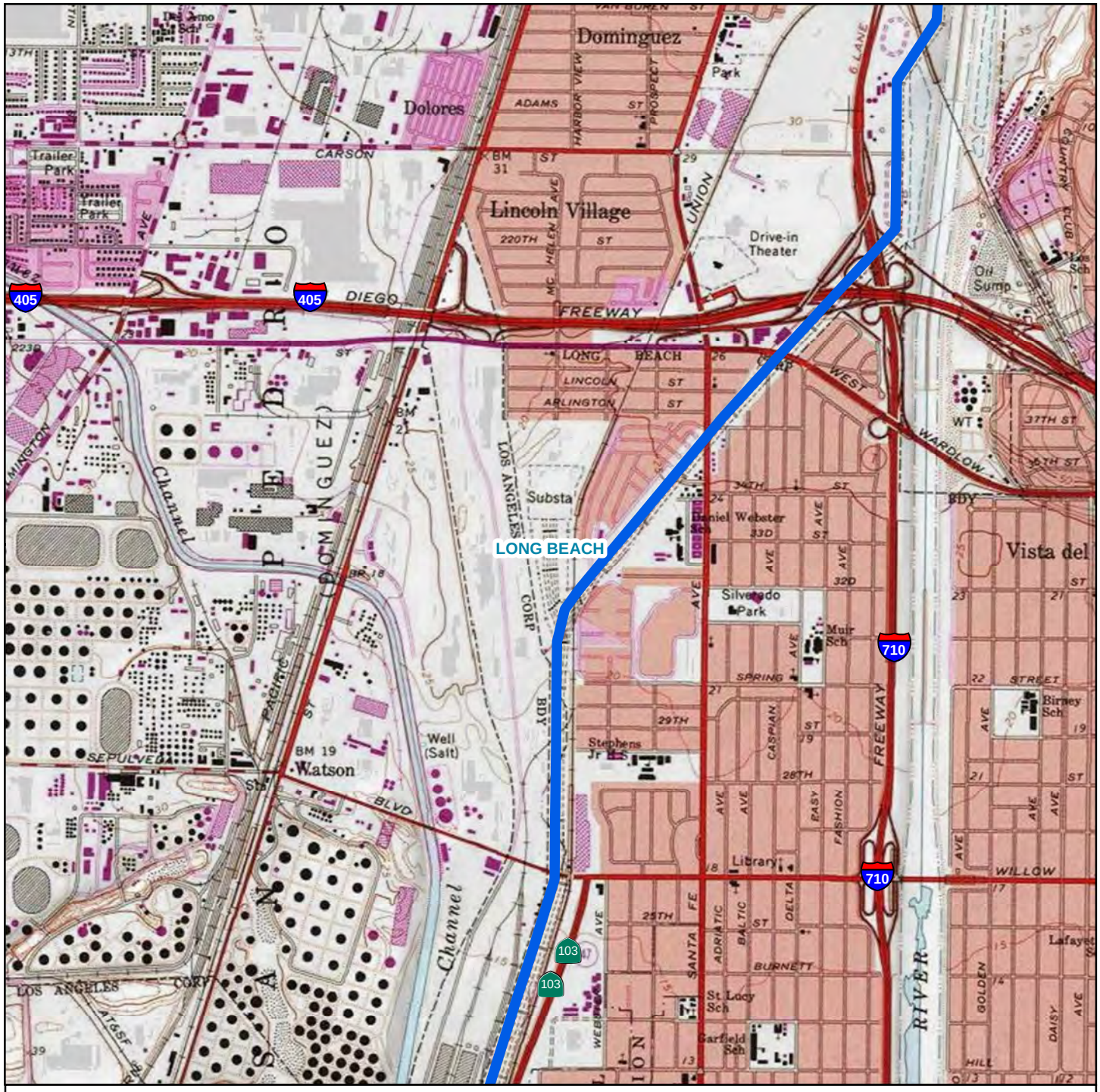
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # _Long Beach-Laguna Bell 60kV and 220kV ROW_____

*MAP NAME _Long Beach, CA 7.5'__ *Scale _1:24,000_ *Date of Map _1981_



Freeway/Highway Shields
USGS Quad Index
Substations
Long Beach-Laguna Bell 66kV and 220kV

N

0 0.25 0.5 1 Miles

Projection: NAD 83 UTM Zone 11

*Required Information

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

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # _Long Beach-Laguna Bell 60kV and 220kV ROW_____

*MAP NAME _Long Beach, CA 7.5'__

*Scale _1:24,000_ *Date of Map _1981_

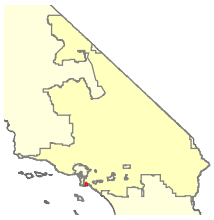
SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Freeway/Highway Shields
USGS Quad Index
Substations
Long Beach-Laguna Bell 66kV and 220kV

N

0 0.425 0.85 1.7 Miles

Projection: NAD 83 UTM Zone 11



*Required Information

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 #:** 2,900 feet of the Rio Hondo Channel between the Los Angeles River Channel and the Garfield Avenue Crossing in South Gate (Map Reference No. 18-017)

P1. Other Identifier: N/A

***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:** *South Gate, Calif.* **Date:** 1964 **T** 2S ; **R** 12W ; **Sec** ; S.B.**B.M.**

c. Address: N/A City: South Gate Zip: 90280

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: The north end of segment begins approximately 560 feet south of the Garfield Avenue bridge, and the south end ands just above the confluence with the Los Angeles River.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject resource is the roughly 2,900-foot-long segment of the Rio Hondo River Channel that begins at the north near the Garfield Avenue crossing of the channel and ends at the south at the confluence with the Los Angeles River Channel. Overall, the Rio Hondo Channel is a 16-mile-long river, much of which was artificially channelized and lined with concrete between 1951 and 1958 as part of the Los Angeles County Drainage Area (LACDA) Project. Improvements to the subject segment were completed in 1951. The subject segment follows a straight northeast-to-southwest course and is approximately 100 feet wide at the bottom and 220 feet across the top. Within the subject segment, the river is roughly trapezoidal in cross-section with a flat concrete bottom and sloping banks, which are lined in concrete-fortified riprap at the north and smooth concrete at the south. At certain locations, straight reinforced concrete parapet walls separate the channel from the paved trails that trace either side of the channel, while a fork in the east trail descends the banks and passes beneath the Union Pacific Rio Hondo Bridge railroad crossing. A storm drain discharge portal is located on west bank, just north of the bridge. The Union Pacific Rio Hondo Bridge was evaluated separately.

The Rio Hondo Bridge, a railroad bridge, crosses the subject segment; however, the bridge was recorded and evaluated separately (MRN 18-015).

***P3b. Resource Attributes:** HP22. River Channel

***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 #)
Subject segment of the Rio Hondo Channel, facing northwest.

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1951 (ACOE 1992)

***P7. Owner and Address:**

N/A

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
July 26, 2022

***P10. Survey Type:** Intensive

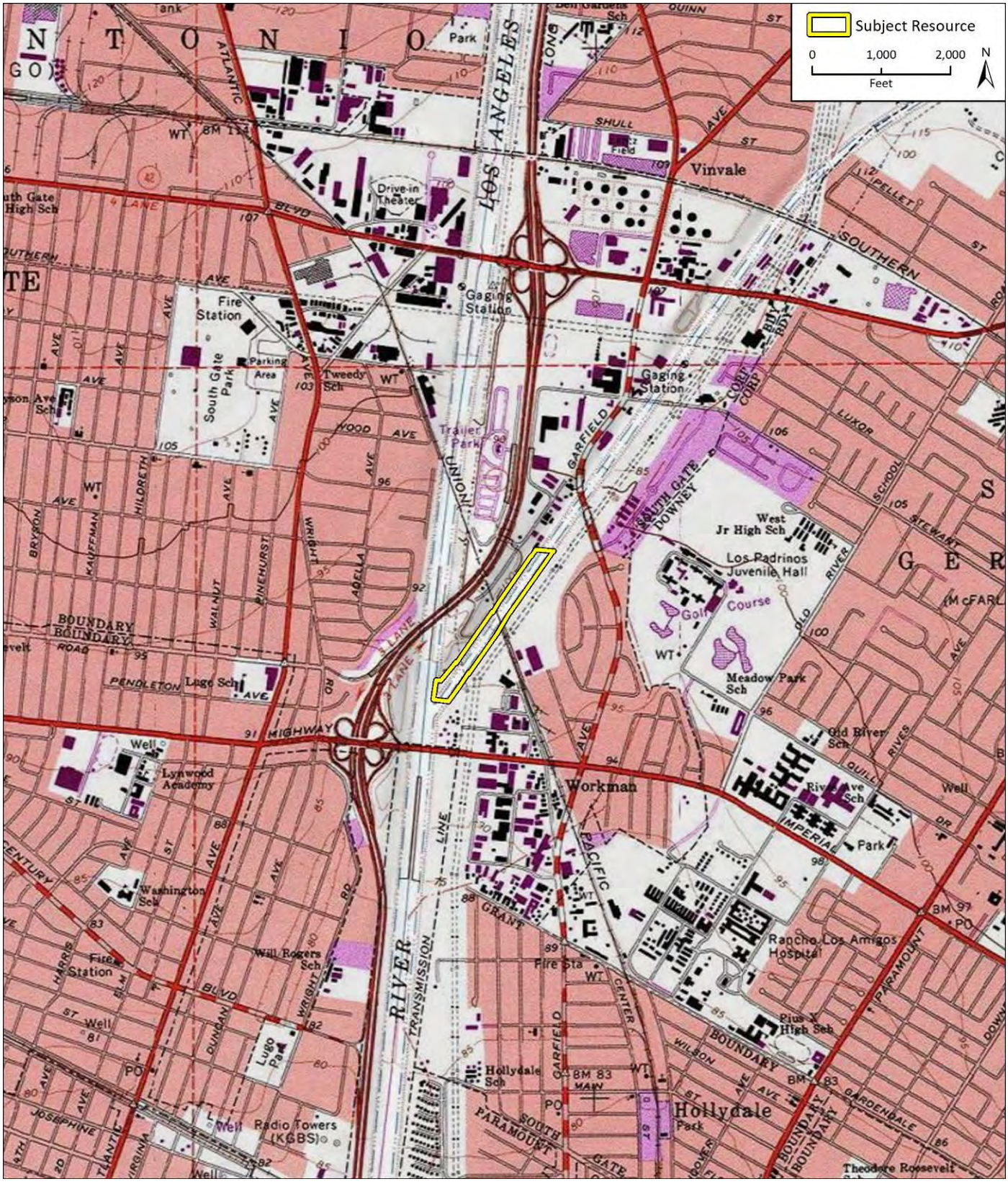
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2019 (updated 2022). *West Santa Ana Branch Transit Corridor Environmental Study, Cultural Resources Survey Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

***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 — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

Page 2 **of** 5 ***Resource Name or #:** 2,900 feet of the Rio Hondo Channel between the Los Angeles River Channel and the Garfield Avenue Crossing in South Gate (Map Reference No. 18-017)

***Map Name:** *South Gate, Calif.* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** (assumed) 3S; 3CS; 5S3

***Resource Name or #** (Assigned by recorder) 2,900 feet of the Rio Hondo Channel between the Los Angeles River Channel and the Garfield Avenue Crossing in South Gate (Map Reference No. 18-017)

B1. Historic Name: Rio Hondo
B2. Common Name: Old River
B3. Original Use: River
B4. Present Use: River, flood control channel
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Improvements to the subject segment were completed in 1951, as part of a larger project that channelized and paved the Rio Hondo between 1951 and 1959. The LACDA Project was primarily completed between 1939 and 1969 (Turhollow 1975; ACOE 1992).

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** Union Pacific Rio Hondo Bridge

B9a. Architect: United States Army Corps of Engineers
b. Builder: Unknown
***B10. Significance: Theme:** Community Development **Area:** Los Angeles County
Period of Significance: 1951-1969 **Property Type:** Flood Control Channel **Applicable Criteria:** A/1/B

The subject resource is a segment of the Rio Hondo Channel, which was subject to paving as a part of the LACDA Project, a system of improved drainage channels and other features built to safely and efficiently move stormwater through the Los Angeles Basin to the Pacific Ocean. Planned and implemented by the United States Army Corps of Engineers (ACOE) throughout the mid-twentieth century, the LACDA Project augmented existing flood control measures constructed by the Los Angeles County Flood Control District and other local flood control bodies.

Through the first decades of the twentieth century, major rivers in the region, such as the Los Angeles, San Gabriel, and Santa Ana, meandered across the wide alluvial plane known as the Los Angeles Basin. These rivers created a fertile environment that supported the early development of Los Angeles County into an agricultural success. Historically, the local rivers were known for their unpredictability. Until the they were channelized starting in the 1930s, the local rivers altered their courses drastically and overflowed their banks regularly (Gumprecht 2001). It was such unpredictability that formed the natural course of the Rio Hondo, which follows the southern end of the San Gabriel River's former route. When flooding in 1886 caused the San Gabriel River to alter its course dramatically, a natural channel was left behind that would be known as the Old River before taking on the name Rio Hondo (MWH 2006). Available historical records indicate that Los Angeles County experienced significant floods approximately once every four and a half years during the last half of the nineteenth century; the Los Angeles River flooded 11 times in that period (Gumprecht 2001).

See continuation sheet, p. 4.

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

***B12. References:**

See continuation sheet, p.5.

B13. Remarks:

***B14. Evaluator:** James Williams, Rincon Consultants, Inc.

***Date of Evaluation:** July 26, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

B10. Significance (continued):

Today, the Los Angeles Basin is occupied by Metropolitan Los Angeles. Metropolitan Los Angeles, which grew dramatically in the decades that bracketed the turn of the 19th century. The rapid urbanization of region during this period spurred development throughout the watersheds of the region's major rivers and creeks, often putting new development at risk of flooding. The historical significance of the Rio Hondo Channel is best understood within the context of the history of flood control efforts, which established the river as a concrete-lined flood control channel, and in particular, in relation to the design and construction of the LACDA in the mid-twentieth century.

Early attempts to control the flow of the Rio Hondo and other major rivers and creeks in the region were limited mostly to the piecemeal efforts of communities most directly impacted by the flooding. As Metropolitan Los Angeles continued to develop and the potential for flooding threatened larger numbers of people, however, the scale and coordination of control measures began to increase accordingly. In February of 1914, the region was struck by what was up to then the worst flood in Los Angeles history, causing an estimated $10 million worth of structural damage and providing the impetus for coordinated flood control efforts. In 1915, the Los Angeles County Flood Control District (LACFCD) was created and tasked with flood control and conservation efforts in Los Angeles County (ACOE 1992).

From 1915 through the early 1930s, the LACFCD pursued a variety of control measures aimed at preventing future flooding and associated damage. Measures included the construction of damns and catch basins and the redirection and deepening of river channels. Due in part to a lack of reliable funding and the absence of a comprehensive plan, these measures proved only marginally effective. Further complicating matters, the rapid rate at which the region urbanized outpaced flood control capacities. In addition, the large-scale development of the Los Angeles Basin led to drastic increases in storm water runoff, further exacerbating the LACFCD's management efforts (ACOE 1992).

On New Year's Day in 1934, Los Angeles experienced yet another devastating flood, underscoring LACFCDA's inadequacy to grapple with extreme seasonal flooding and prompting the agency to request $19.3 million in flood control financing from the Works Progress Administration (WPA). Through the Emergency Relief Appropriation Act, Congress appropriated nearly $14 million to the LACFCD for the construction of storm drains, permanent channel improvement, and debris basins throughout Los Angeles County. The projects were to be executed by the ACOE with labor provided by unemployed local laborers on WPA relief rolls. As part of this effort, the Rio Hondo's irregular natural course in the vicinity of the subject segment was straightened roughly to its current alignment (ACOE 1992; NETROnline 2022).

The federal government's role in Los Angeles County flood control management was further expanded after 1936, when the ACOE's mission was redefined to include the provision of permanent supervision of future flood control plans throughout the United States. With WPA funding, the ACOE and LACFCD partnered to design a comprehensive flood plan for the Los Angeles County rivers (Los Angeles, Santa Ana, and San Gabriel Rivers) and their tributaries. In the decades that followed, the ACOE and LACFCD executed the comprehensive plan for the LACDA Project (ACOE 1992).

Construction of the LACDA began in 1939, with the earliest efforts focused on the channelization and paving of the Los Angeles River, work that was completed in phases through 1959. Improvements to the San Gabriel River spanned 1947 to 1968, while the Rio Hondo was concretized between 1951 and 1959. Completed in 1951, the subject segment was among the earliest parts of the Rio Hondo to be paved, work which coincided with improvements to a segment of the Los Angeles River immediately to the west (NETROnline 2022; ACOE 1992).

Historical aerial photographs of the area suggest LACDA Project development in the area helped to secure existing and new development in the area adjacent to the subject segment. By the early 1950s, the residential neighborhoods and industrial areas in South Gate and neighboring Downey approached the subject segment. Although a handful of large properties remained undeveloped, they were built out gradually over the next three decades (NETROnline 2022; UCSB 1952,1960).

By 1969, the LACDA Project had reached what was at the time projected to be 99 percent completion, resulting in one of the most extensive flood control systems ever to be constructed in a metropolitan area (ACOE 1992; Turhollow 1975). That year, a major flood equaling or surpassing the 1938 inundation tested the LACDA Project's effectiveness. While there was significant property damage due to landslides on recently developed tracts, the improved channels did not substantially overflow. As of 1975, within the the LACDA system comprised "17 debris basins on 53 miles of tributary streams, three major flood control basins (Sepulveda, Hansen, and Lopez), 48 miles of main channel control, and more than 100 bridges over main and tributary channels" (Turhollow 1975). This system of improvements proved capable again in the 1970s and 1980s, when significant flooding was once again contained (ACOE 1992).

Since the initial development of the existing channel improvements on the subject segment in 1951, there have been no notable changes to the subject segment itself, and changes to the surrounding setting reflect the pattern of urbanization the LACDA Project was intended to safeguard (NETROnline 2022).

See continuation sheet, p. 5.

B10. Significance (continued):

Historical Evaluation

The Rio Hondo Channel is significant in the history of flood control in Metropolitan Los Angeles, particularly as it relates to the LACDA Project, the project under which the Rio Hondo was channelized and concretized along with other major regional waterways in the mid-twentieth century. As part of the LACDA Project, the Rio Hondo was concretized in phases between 1951 and 1959 to prevent future flooding. Improvements to the subject segment of the Rio Hondo Channel were implemented in 1951. The ACOE began building the LACDA Project in 1939 and by 1969 essentially completed a comprehensive flood control system serving the Los Angeles Basin. In addition to the channelization of the Los Angeles River and other major waterways, the LACDA Project included the construction of several other permanent flood control measures, such as debris and flood control basins, throughout Los Angeles County. The LACDA Project is one of the most extensive flood control systems ever to be constructed in a metropolitan area (ACOE 1992). Without the project components in place, including improvements to the Rio Hondo Channel, the stable development of the Los Angeles Metropolitan Area would not have been possible.

The recordation and evaluation of the entirety of the Rio Hondo Channel was outside the scope of the current assessment. However, the subject segment, is assumed eligible for designation at the National Register of Historic Resources (NRHP), California Register of Historical Resources (CRHR), and the local register in the City of South Gate under Criteria A/1/B, for its association with important events, namely the design and construction of the LACDA Project and for its role in safeguarding the development of the Los Angeles Metropolitan Area since the mid-twentieth century. The period of significance associated with the subject segment begins in 1951, when the segment was channelized and paved, and concludes in 1969, the year the first phases of construction of the LACADA Project were completed. Constructed in 1951, the subject segment of the river channel retains integrity to the period of significance. As it has been minimally altered since the time of its construction, its integrity of design, materials, workmanship, feeling, and association are highly intact. The integrity of setting has been lost somewhat as the area surrounding the subject segment was increasingly developed in the decades since these portions of the river were improved. However, such development is central to the LACDA Project's significance under Criteria A/1/B, and the diminishment of resource's setting does not appear sufficient to disqualify it from assumed NRHP, CRHR, and/or local eligibility.

B12. References (continued):

Gumprecht, Blake
1999 The Los Angeles River-Its Life, Death and the Possible Rebirth. Baltimore & London: The Johns Hopkins University Press.

MWH.
2006 Final Program Environmental Impact Report for the San Gabriel River Corridor Master Plan. Prepared for the County of Department of Public Works. June 2006. https://www.ladpw.org/wmd/watershed/sg/mp/docs/sgrmp_eir.pdf. Accessed May 11, 2022.

Nationwide Environmental Title Research Online (NETROnline)
2022 "HistoricAerials" [historical aerial photograph and topographical map database]. Historical aerial photographs and maps of the subject resource and vicinity. www.historicaerials.com. Accessed July 2022.

Turhollow, Anthony F.
1975 A History of the Los Angeles District, U.S. Army Corps of Engineers 1898-1965. Los Angeles, CA: U.S. Army Corps of Engineers.

United States Army Corps of Engineers (ACOE), Los Angeles District
1992 Los Angeles County Drainage Area Review. Final Feasibility Study Interim Report and Environmental Impact Statement. December 1991. Revised January 1992.
2019 The Los Angeles River Revitalization Master Plan. http://boe.lacity.org/lariverrmp/index.cfm accessed February 6, 2019.

University of California, Santa Barbara, Map & Imagery Lab (UCSB)
1952 "FrameFinder" [historical aerial photograph database]. Historical aerial photographs of the subject resource and vicinity. Flight axj-1952, Frame 19k-10. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2022.
1960 "FrameFinder" [historical aerial photograph database]. Historical aerial photographs of the subject resource and vicinity. Flight c-23870, Frame 2321. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed July 2022.

Van Wormer, Stephen R.
1991 A History of Flood Control in the Los Angeles County Drainage Area. Southern California Quarterly 73 no. 1 (Spring): 55-94.

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 #:** 11258 – 11282 Garfield Avenue (Map Reference No. 19-001)

P1. Other Identifier: Los Angeles County Animal Shelter; Los Angeles County Public Works Hollydale Yard

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 8 S.B. **B.M.**

c. Address: 11282 Garfield Avenue City: Downey Zip: 90242

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

e. Other Locational Data: **APN:** 6245-016-926, 6245-016-927

***P3a. Description:**

The subject property is comprised of two adjacent parcels owned and operated by the County of Los Angeles. The property includes an animal shelter and the Los Angeles County Public Works Hollydale Yard. Approximately twenty structures are located on the property, not all are visible from the public right-of-way (visible properties are included in this DPR).

The animal shelter building, located at the northwest corner of the property, is a one-story building designed in a Modernist-influenced style, with an irregular plan and a flat roof. Exterior walls are either concrete or stucco, and windows are steel-frame. The primary entrance on the west elevation, accessed by a concrete ramp, consists of steel-framed double doors flanked by steel-framed windows. The south elevation has a band of awning windows.

Located slightly southeast is what appears to be a former residence repurposed for use by the shelter. Built in a Minimal Traditional style, it is a one-story building with a rectangular plan and a gabled roof covered with composite shingles. Exterior cladding is stucco. Windows include multi-paned wood sash, although the openings appear to have been altered, evidenced by the insertion of air conditioning units and patchwork on the walls. A new door opening was also added. Located to the southeast is a one-story, utilitarian building with a rectangular plan and a gabled roof. Exterior walls appear to be sheathed with stucco, which appears to be non-original. Windows are not clearly visible from the public ROW, but openings appear to be altered. The building has a large setback and is partially obscured by a block wall at the property line.

Near the center of the property is a large, utilitarian two-story building with a U-shaped footprint. The roof is primarily flat, with several bands of clerestory windows, which create a sawtooth effect. The south elevation features various warehouse doors and large windows.

To the west is a one-story building with an irregular footprint and a flat roof. See continuation sheet, p. 4.

***P3b. Resource Attributes:** HP6. 1-3 story Commercial building. HP14. Government buildings

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

P5b. Description of Photo:
Animal shelter building, façade, view to the northeast.

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

From pre- 1954 to 1963 (NETROnline; Los Angeles Times 1954 and 1963).

***P7. Owner and Address:**
County of Los Angeles

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 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.

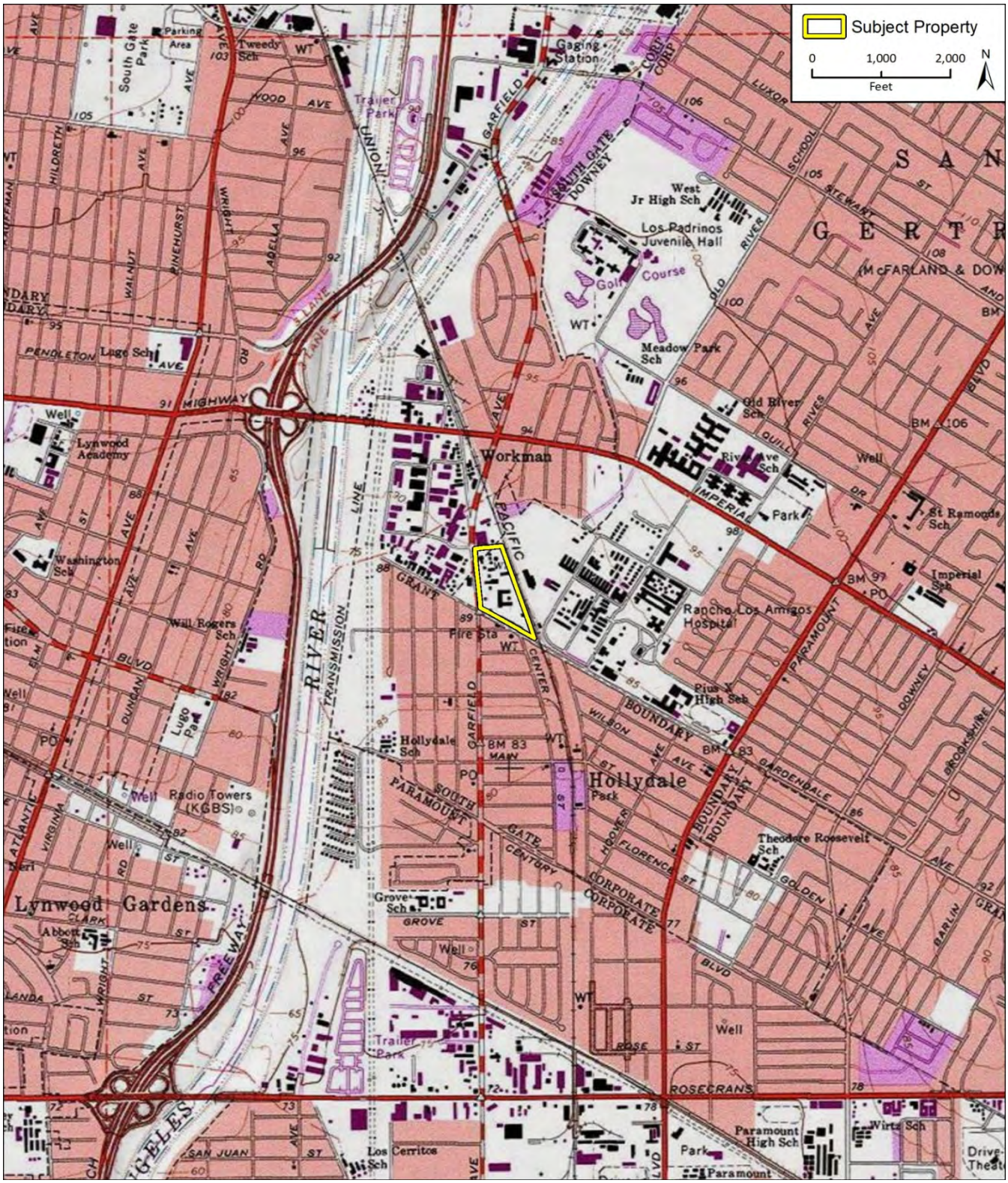
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

***Map Name:** *South Gate*
***Resource Name or #** 11258-11282 Garfield Avenue (Map Reference No. 19-001)
***Scale:** 1:24,000
***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11258 – 11285 Garfield Avenue (Map Reference No. 19-001) ***NRHP Status Code** **6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Los Angeles Co. Animal Shelter & Public Works yard
***B5. Architectural Style:** Vernacular/utilitarian; Mid-Century Modern-influenced
***B6. Construction History:**

Animal shelter building was constructed between 1954-1963; other buildings described were constructed prior to 1954 (NETR Online).

***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 13.15 acres in size and houses the Los Angeles County Animal Shelter complex and the Los Angeles County Public Works Department Hollydale Yard complex. The Los Angeles County animal shelter has been located at the subject property (11258 S. Garfield Ave) since at least 1954 (*Los Angeles Times* 1954). In the mid-century, the facility was located in the northern portion of the parcel, similar to today. The three or four animal shelter buildings were concentrated together with a large set back from the street. A separate building, which may have been a single-family residence, was located to the southwest closer to the street. At that time, the remainder of the property was undeveloped. Small trees or bushes were planted along the eastern edge of the property and south of the animal shelter to separate it from the public works complex (NETR Online 1954). By 1963 the animal shelter had grown with the construction of at least three buildings – two to the south of the original group of buildings, and one to the west fronting Garfield Ave (NETR Online 1954 and 1963). One of the new buildings was constructed to house veterinary facilities at a cost of $59,000 (*Los Angeles Times* 1963). By 1972 an additional building was constructed towards the south end of the complex (NETR Online 1963 and 1972). The facility continued to expand; between 1994 and 2003 at least four additional buildings were constructed on the eastern half of the parcel (Google Earth, May 1994 and March 2003). See continuation sheet p. 4.

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

Google Earth. Various. Digital photograph database. Images of project area. 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 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.

Los Angeles Times. 1954. "Animal Shelters Will Note Dog Week Event". 16 September.

Los Angeles Times. 1963. "Addition Approved for Animal Shelter". 8 December.

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

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 2018

(This space reserved for official comments.)

P3a. Description, continued:
Exterior walls are sheathed with stucco, and windows include wood and aluminum sash. A single solid entry door is located on the south elevation. A block wall at the property line partially obscures this building from view. Located at the southwest corner of the parcel, is a one-story building with an irregular plan and some features typical of the Ranch House style. These include a low-pitched gabled roof, and stucco and horizontal wood siding. Although partially obscured from view by a wall at the property line, the building appears to have originally served as a single-family residence. Windows appear to include wood and non-original vinyl-framed sash. A wide brick chimney is located on the northwest elevation; it appears that the chimney stack has been removed. The garage opening on the south elevation has been enclosed. Located along the southern edge of the property is a one-story, utilitarian building with a rectangular plan and a flat roof with exposed rafter tails. Exterior walls are sheathed with stucco. The south elevation contains one window, which appears to be vinyl and is covered by a security grille. No windows were noted on the east or west elevations; the north elevation is not visible from the public ROW. A small shed roof is attached to the south elevation. The buildings appears to be in good condition.

B10. Significance, continued:
The buildings that make up the public works complex today were in existence by 1954. No major changes appear to have taken place since that time except for a small building having been removed (NETR Online 1954). The subject property contains two government-owned facilities that provide public services: the Los Angeles County Animal Shelter and the Los Angeles County Public Works Hollydale Yard. The property contains numerous buildings, constructed at different times, which were developed by the County as two separate complexes with distinct uses. The property exhibits a variety of architectural styles including Minimal Traditional, Ranch, Modern, and vernacular/utilitarian buildings; thus, neither the animal shelter nor the public works complex has a cohesive sense of design and construction. Two buildings near Garfield Avenue appear to have previously served as single-family homes and were likely acquired by the County as the need arose to develop and expand public-serving facilities. Both of those buildings have been visibly altered to accommodate new uses.

The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is not associated with any important events or persons significant in our past (Criteria A/1 and B/2). As described above, the property does not have a cohesive sense of design or construction. Previously existing buildings were altered to accommodate new uses, and many others are ordinary examples of industrial-type buildings that do not embody the distinctive characteristics of any particular type, period, or method of construction. The buildings on the property do not 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 recommended ineligible as a contributor to any existing or potential historic districts.

Former SFR now part of animal shelter, view to southeast.

U-shaped building near center of property, view to the east.

Building at southwest corner of the property, view to the 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 #:** 11616 Center Street (Map Reference No. 19-002)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11616 Center Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6243-021-021

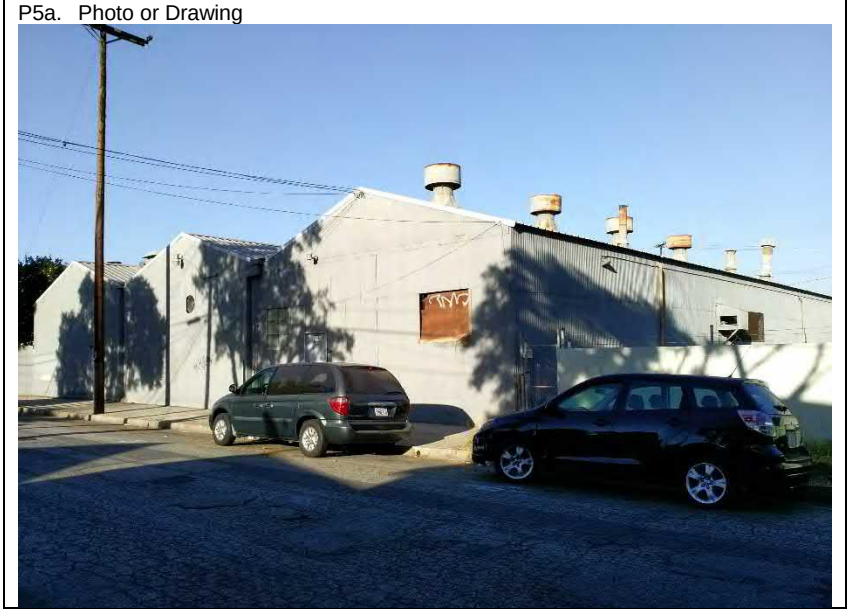
***P3a. Description:**

The subject property is a one-story industrial building designed in a utilitarian style. The rectangular plan building sits on a concrete foundation and is capped by a three-aisle, parallel gable roof sheathed in corrugated metal, with turbine vents emanating from the southernmost roof ridge. Corrugated metal siding sheathes its structural system. Windows include a steel-frame, multi-pane sash and an unglazed opening covered with a metal panel. Entrances to the building are located on the west and east elevations and consist of solid metal doors and suspended, sliding metal doors. The property is located mid-block on a level parcel and is landscaped with ornamental fruit trees on the northwest corner of the parcel. The standard-sized doors appear to be non-original. The property is in good 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:
West elevation; camera facing northeast.

***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:**
Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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):

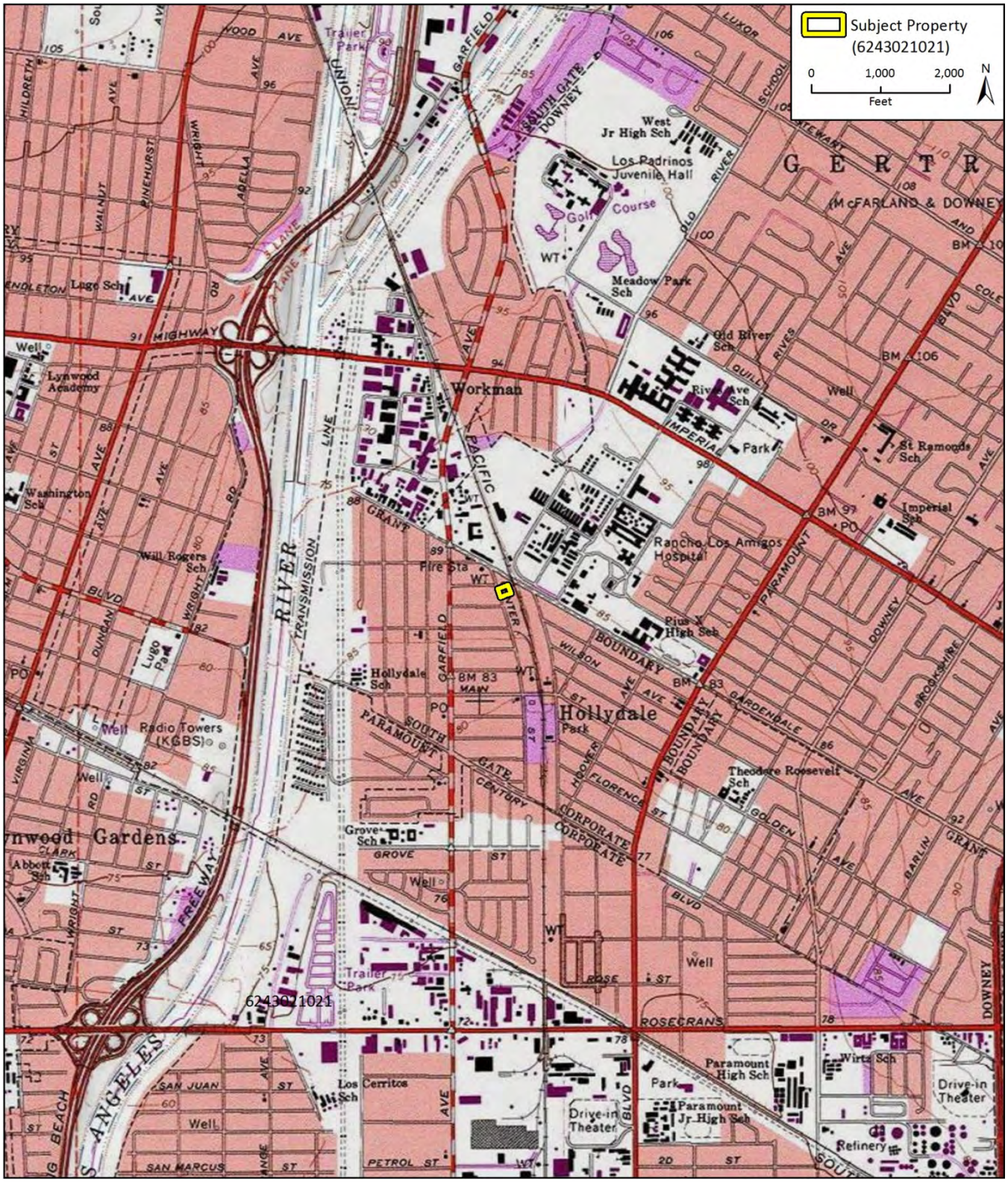
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 11616 Center Street (Map Reference No. 19-002)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11616 Center Street (Map Reference No. 19-001) ***NRHP Status Code** 6Z

B1. Historic Name: Thorley's Pottery Supplies
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
According to parcel data, the building was constructed in 1957. Based on their design and materials, the standard-sized doors appear to 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 an industrial building developed in 1957. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. A 1987 city directory identified Thorley's Pottery Supply as the building's occupant. 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 for local designation under any significance criteria. It is not associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The building is a relatively 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 11621-11623 Center Street (Map Reference No. 19-003)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B. **B.M.**

c. Address: 11621-11623 Center Street City: South Gate Zip: 90280

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

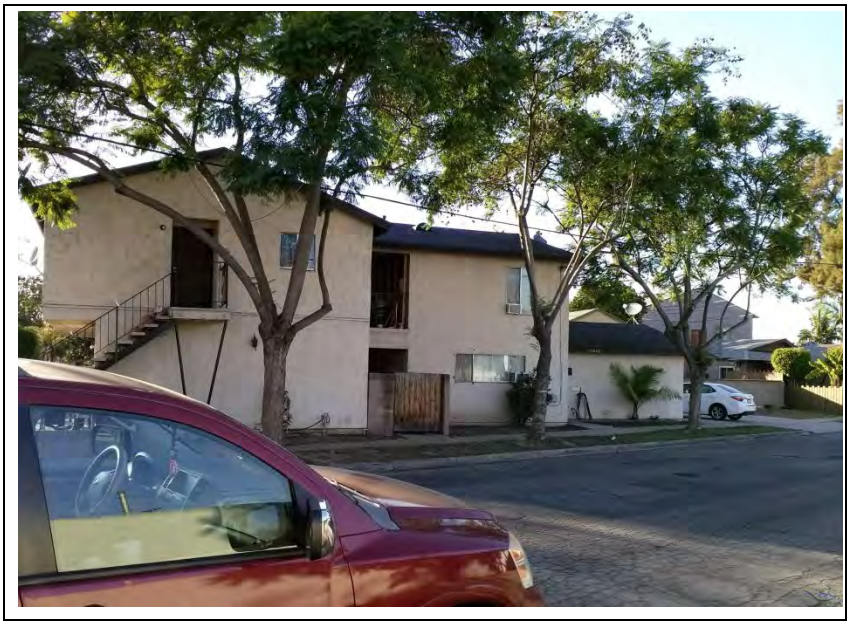
e. Other Locational Data: **APN:** 6243-019-026

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a two-story multi-family apartment building. Designed in no discernable style, the building features an irregular footprint which is stepped corresponding to the parcel shape. The building is topped with a gabled roof clad with composition shingles. Exterior cladding is rough stucco and windows are aluminum sliders. Two single door entries are located on the south elevation. The east elevation features one ground-floor entry and an additional entry at the second story, accessed via an outdoor staircase with concrete steps and metal railings. Entry doors are obscured from view by metal security doors. Garages are located at the center of the south elevation and at the north elevation; both feature what appears to be a tilt-up door. The property is located at the northwest corner of Jefferson Avenue and Center Street on a level parcel and is landscaped with grass lawns, shrubs and a palm tree. Hardscaping includes paved concrete driveways on the southern and northern ends of the parcel, and concrete walkways leading to the ground floor entrances. The property is in good condition overall.

***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:
East elevations; camera facing west, November 2018.

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

1976 (Los Angeles County Assessor)

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

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

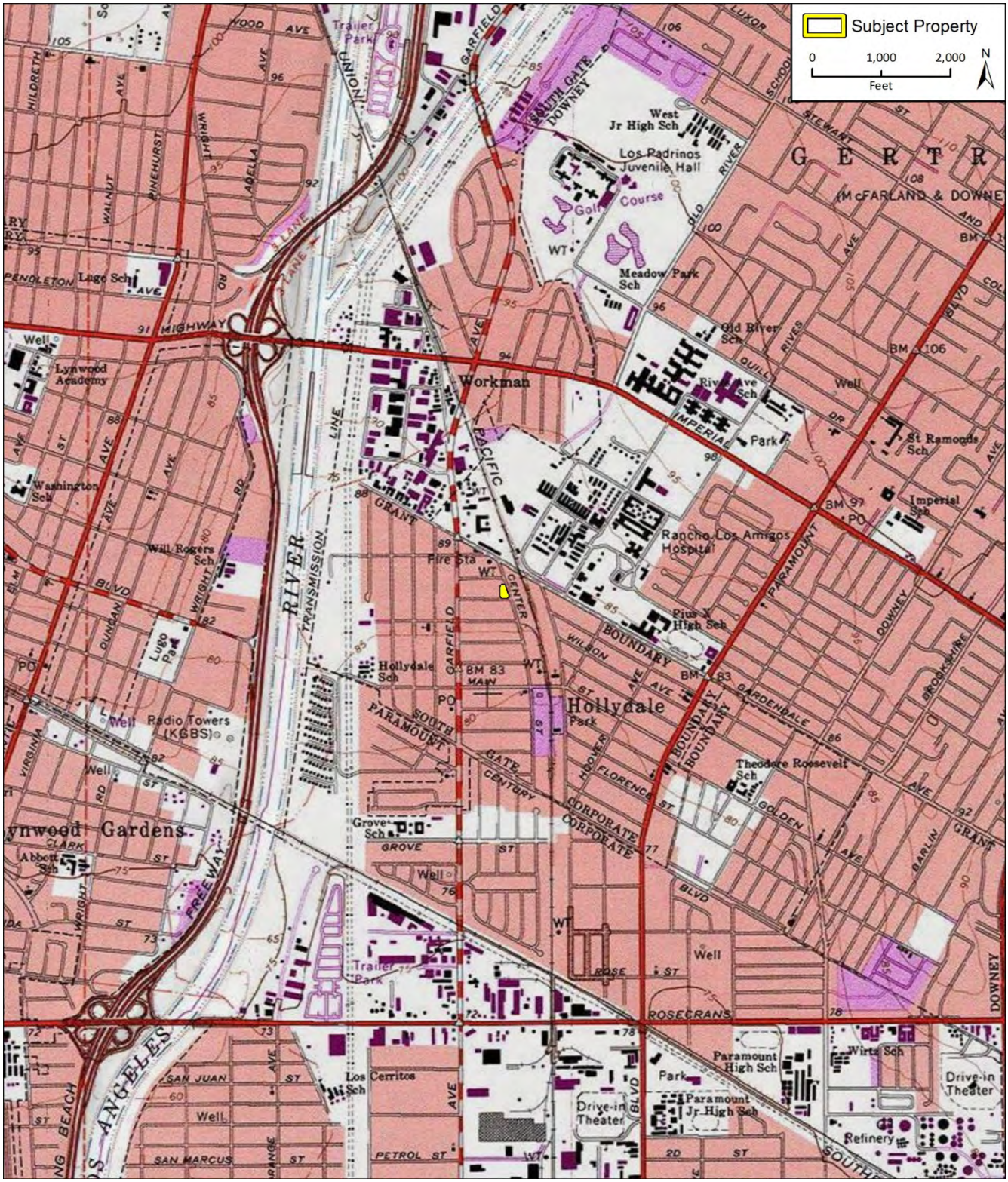
***P9. Date Recorded:**
December 10, 2018

***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):

Page 2 **of** 3 ***Resource Name or #** 11621-11623 Center Street (Map Reference No. 19-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11621-11623 Center Street (Map Reference No. 19-003) ***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:** No discernable style
***B6. Construction History:**
Built in 1976. Air conditioning units installed in portions of windows; security doors installed (unknown dates).

***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 apartment building constructed in 1976. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes on the west side of Center Street and industrial development on the east side of the street. The subject property, being an irregularly-shaped (triangular) parcel, remained undeveloped until the mid-1970s, when the apartment complex was built. Archival research failed to identify the original owner, architect or contractor. No consequential information was found on the property's occupants, based on the available city directories and other resources.

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 modest and undistinguished example of a multi-family 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). 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:**

K.I. Strand & Dean S. Woodbury. 1955. South Gate City Directory, July 1955. Accessed on Ancestry.com

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 December 2018.

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

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

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 10, 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 #:** 11708 Center Street (Map Reference No. 19-004)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11708-10 Center Street City: Southgate Zip: 90280

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

e. Other Locational Data: **APN:** 6243-021-020

***P3a. Description:**

The subject property consists of two adjacent industrial buildings. The north building is one-story high and designed in no discernable style. Rectangular in plan, the building sits on a concrete foundation and is capped by a flat roof. Exterior walls appear to be of concrete, tilt-up construction. Windows are aluminum storefront and steel, multi-pane sashes. The main entrance to the building is located on the west elevation and features recessed commercial entryway, secured by a metal gate.

To the immediate south is a one-story warehouse designed in the manner of a Butler building. The rectangular plan building sits on a concrete foundation and is capped by a front gabled roof that is clad in corrugated metal. Corrugated metal sheathes the building's structural system. Windows are steel, multi-pane sashes. Entrances are located on the west elevation and feature metal sliding and solid wood doors.

The property is located mid-block on a level parcel and is landscaped with a park strip and Italian cypresses planted along the north building's west elevation. Alterations include the replacement of original windows and door. The property is in good 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 building, west elevation; camera facing northeast

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

1949 (south building) and 1952 (north building) (Los Angeles County Assessor)

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

***P8. Recorded by:**
Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 30, 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.

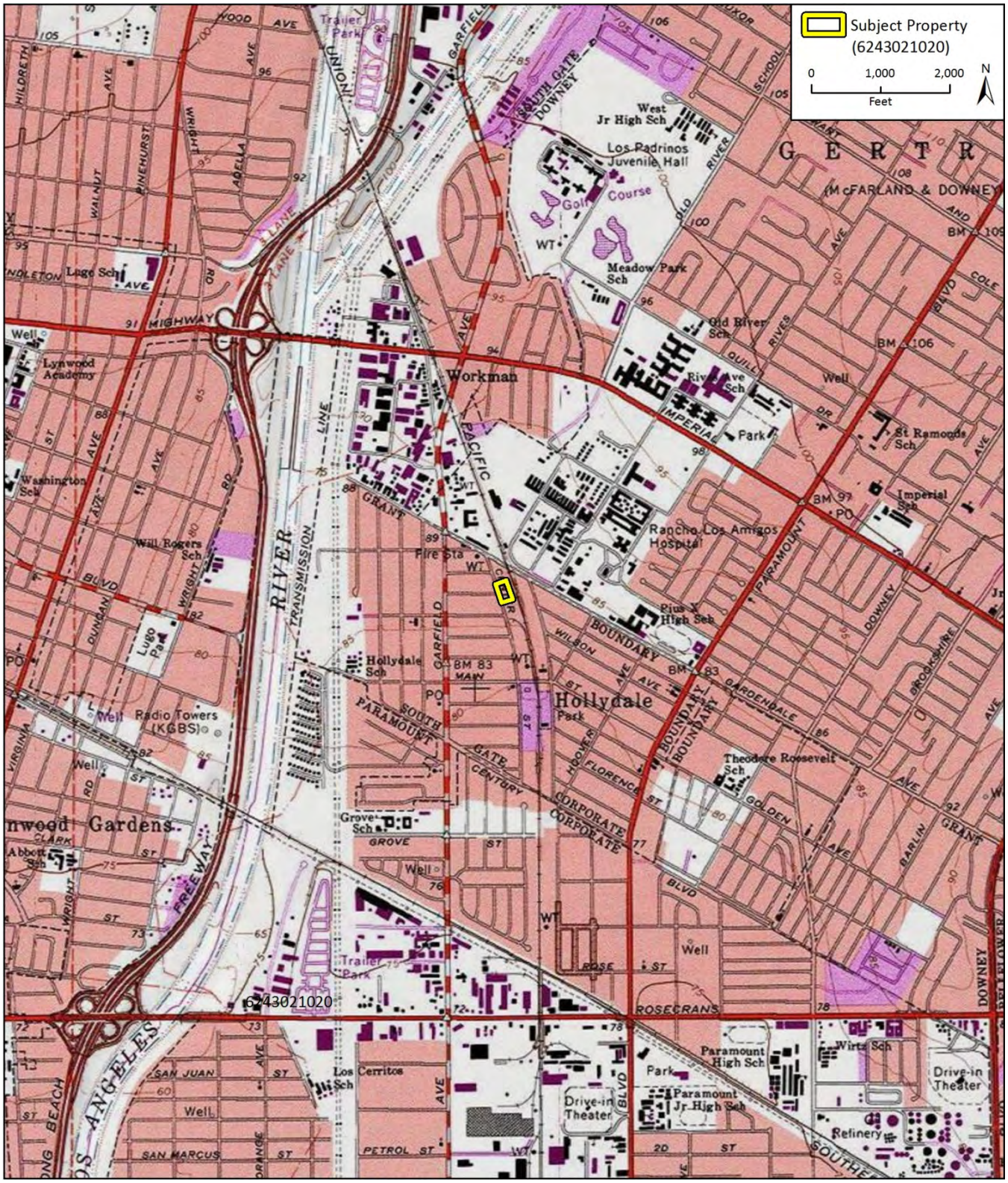
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

 ***Resource Name or #** 11708 Center Street (Map Reference No. 19-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11708 Center Street (Map Reference No. 19-004) ***NRHP Status Code** **6Z**

B1. Historic Name: Winona Paper Box
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

According to parcel data, the south building was constructed in 1949 and the north building in 1952.

***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 property with buildings developed in 1949 and 1952. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. The north building was home to Winona Paper Box, Inc. until the early 1970s (Newspapers.com 2018). Classified advertisements from the 1970s and 1980s suggest it was subsequently used for other manufacturing purposes. United Steel occupied the south building in the early 1970s. 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 for local designation under any significance criteria. It is not associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The buildings are 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, available evidence does not suggest that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

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

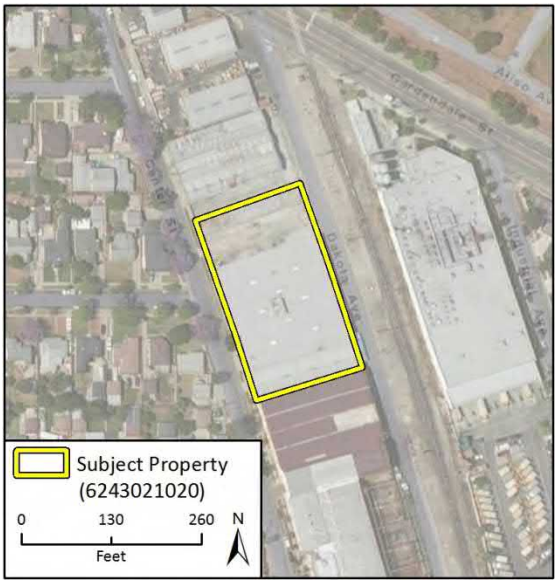
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 30, 2018



(This space reserved for official comments.)

Pb5. Photographs (continued):

Photograph 2. South building (11710 Center Street), west elevation. Camera 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 #:** 5770 Jefferson Avenue (Map Reference No. 19-005)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 5770 Jefferson Ave City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6243-018-017

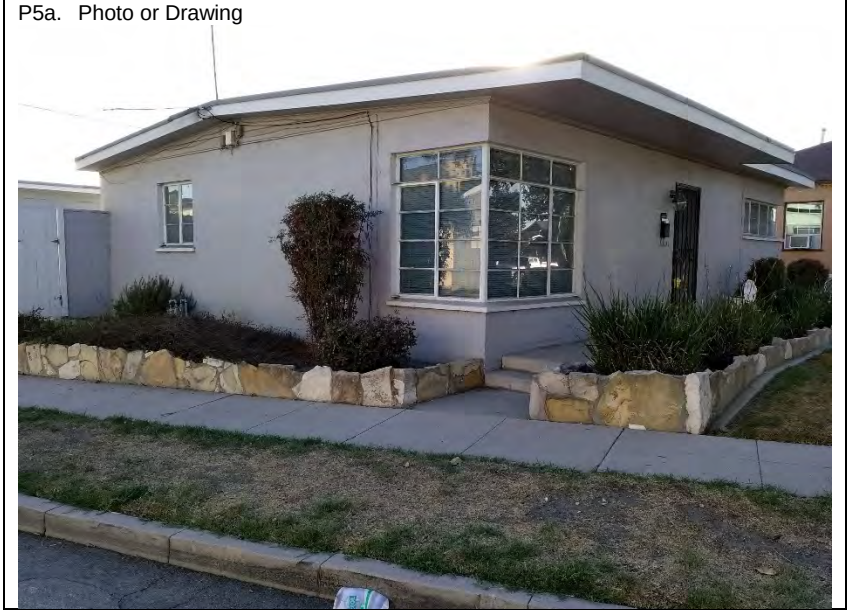
***P3a. Description:**

The subject property is a modest, single-story residence designed in with elements of the International and Contemporary styles. The rectangular plan building sits on a concrete foundation and is capped by a low-pitched gabled roof sheathed in asphalt shingles. Its concrete block walls are punctuated by steel casement windows of varying designs. The front door is located on the east elevation. At the rear of the property is a gable-roofed, detached two-car garage door with a low-pitched gabled roof, wood garage doors, and concrete block construction. The property is located at the corner of Jefferson Avenue and Center Street on a level parcel and is landscaped with grass, ornamental trees and small shrubs. No exterior alterations are apparent. The property is in good condition overall.

***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 southwest.

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

1950 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

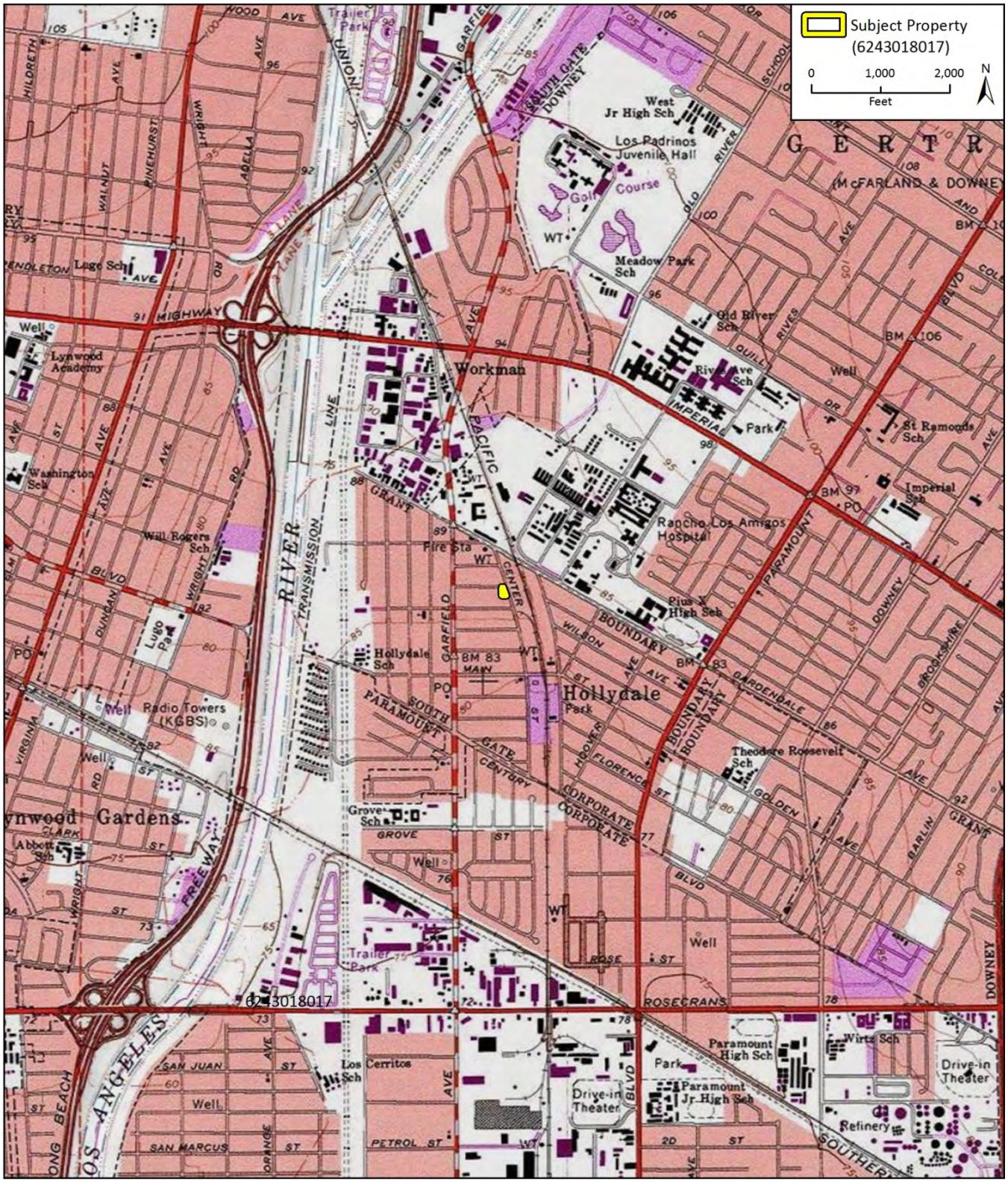
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5770 Jefferson Avenue (Map Reference No. 19-005)
***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 #** 5770 Jefferson Avenue (Map Reference No. 19-005) ***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:** International- and Contemporary-style influences
***B6. Construction History:**
According to parcel data, the residence was constructed in 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 a single-family residence constructed in 1950. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. 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 for local designation under any significance criteria. It is not associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The building is a relatively ordinary example of a Mid-Century Modern-style 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). 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 and South Gate Criterion J). 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 July 2018.

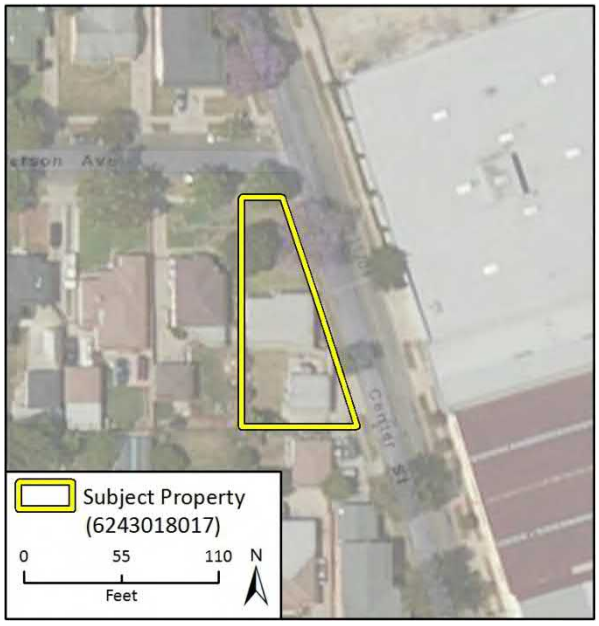
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 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 #:** 11800 Center Street (Map Reference No. 19-006)

P1. Other Identifier: 11810 Center Street

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11800 Center St City: Southgate Zip: 90280

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

e. Other Locational Data: **APN:** 6243-021-007

***P3a. Description:**

The subject property is a three-story industrial building designed in no discernable architectural style. The expansive, irregular-plan building sits on a concrete foundation and is capped by a complex roof that includes flat, barrel, pent, gabled, and saltbox rooflines. Generally, the building's exterior walls are clad in corrugated metal. A two-story office portion of the building is stuccoed. Windows include wood or metal, 1/1 double-hung; aluminum sliding, and unglazed steel sashes. Entrances to the building are located on the east and west elevations and feature solid wood doors at the main entry and large loading bays elsewhere. The office portion of the building differs markedly in style from that of the rest of the building. It features two prominent three-story towers capped with pyramidal roofs clad in clay barrel tiles. Located at the base of one of these towers is a recessed public entry, accessible through a portal. The property is located mid-block on a level parcel and is landscaped with a small strip of grass, small shrubs, and mature trees. Alterations include the covering of several window openings with metal panels. The property is in good 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:
West elevation; camera facing northeast.

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

Ca. 1920s- 1942 (UCSB Library 2018; Los Angeles County Office of the Assessor 2018)

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

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

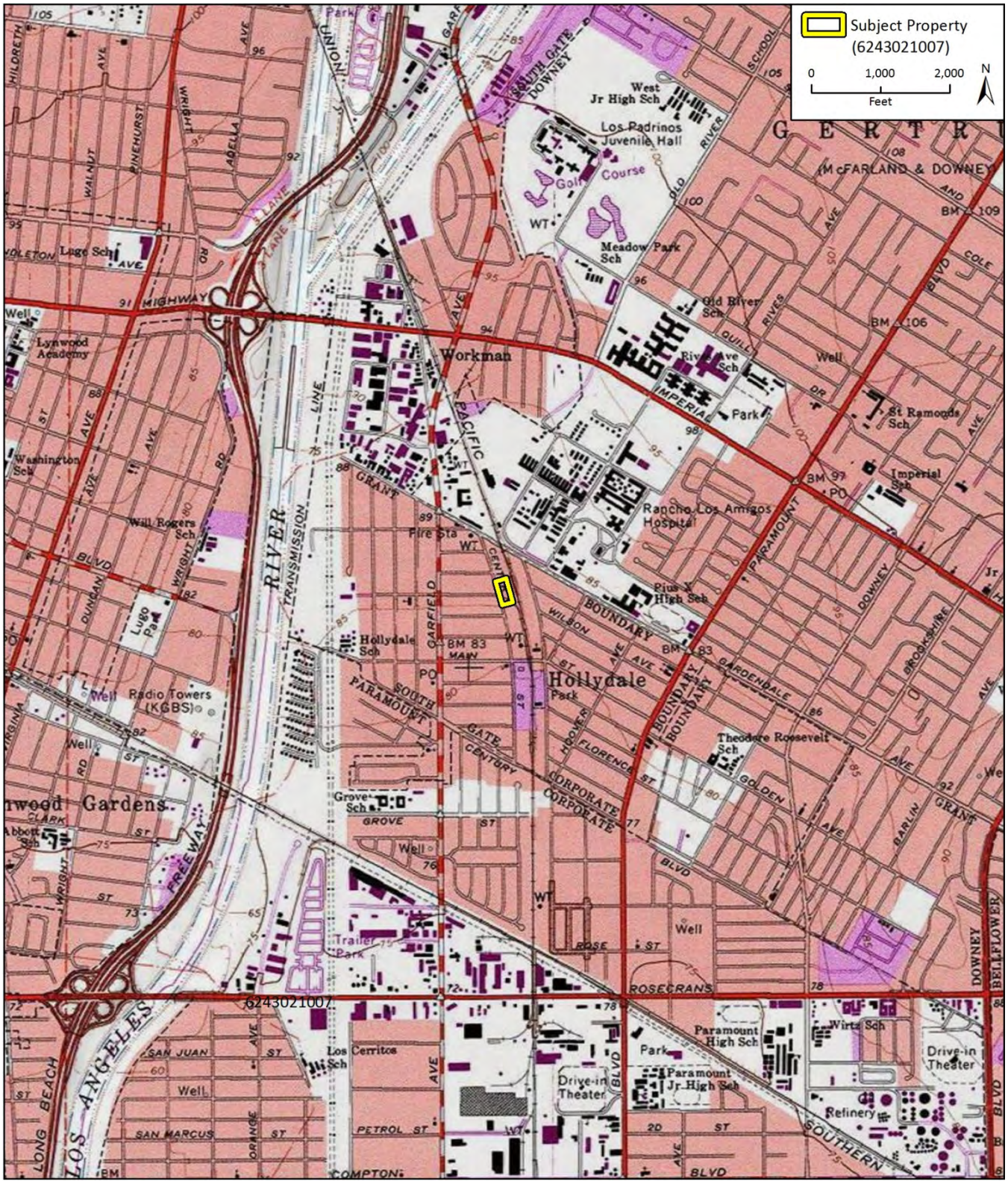
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 11800 Center Street (Map Reference No. 19-006)
***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 #** 11800 Center Street (Map Reference No. 19-006) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Waldrip Engineering
B2. Common Name: Metal Supply, Inc.
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
Historic aerial photographs dated 1927 and 1937 reveal a building located at or near the present location of the office portion of the subject building (UCSB Library 2018; NETROnline 2018). County assessor data identifies 1942 as the year of construction for the building. Later historic aerial imagery confirms the building had taken roughly its current form by 1954 (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 industrial building that appears to have been constructed in starting as early as the late 1920s and taking its final form by 1954 (UCSB Library 2018; NETROnline 2018). Waldrip Engineering, a firm whose diverse interests were aircraft assembly, mineral extraction, among other areas, occupied the property by 1942. While available sources indicate the firm used the property as a metal fabrication plant, the precise nature of the work it performed there remains unclear. In 1958, Waldrip was acquired by Santa Fe Western Corporation, which later took the name Beacon Steel Corporation. The plant operated under the Beacon Steel name until around 1961, when Allied Engineering Company acquired the property (Newspapers.com 2018). Metal Supply, Inc. 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 or California Registers or for local designation under any significance criteria. Research conducted for this survey did not suggest the property is associated with any important events or persons significant in our past or that it the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The building is a relatively ordinary 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, available evidence does not suggest that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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 July 2018.

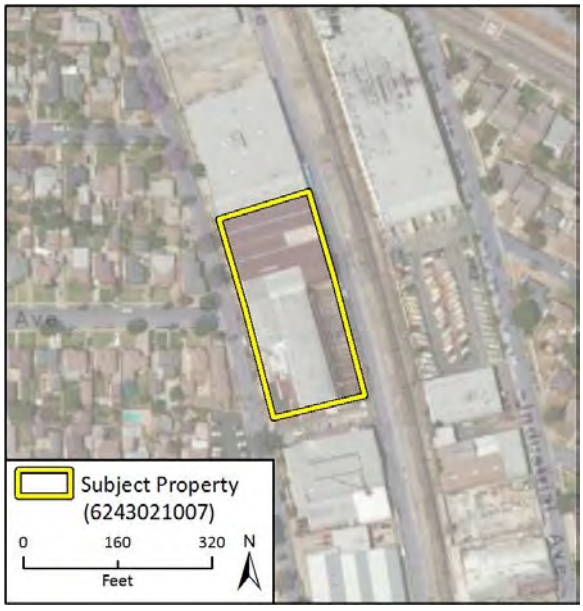
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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.

University of California Santa Barbara (UBSB) Library. "Frame Finder." [aerial photograph database]. mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.

B13. Remarks:
***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 #:** 11933 Industrial Avenue (Map Reference No. 19-007)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 11911-11933 Industrial Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-022-009, 6243-022-018, 6243-022-020, 6243-022-021

***P3a. Description:**

The subject property consists of three clusters of industrial buildings characterized by utilitarian designs and improvised improvements. Arrayed on a north-to-south aspect, the property's four parcels are situated between Industrial Avenue and the Union Pacific Railroad right-of-way. The presence of pipes and ducts connecting the buildings across parcel boundaries suggests the buildings operate as a single entity. At the north end of the parcel is a 40-by-100-foot Quonset hut with a hemispherical, steel-frame structural system and corrugated metal shell. Its front-facing east elevation features steel-sash awning windows and a standard-size door of unknown type. A flat-roof, corrugated-metal-clad addition connects the Quonset hut to a nearby Butler building, which possesses a rectangular plan, steel-frame structural system, gabled roof, and corrugated metal cladding. A suspended, horizontally sliding warehouse bay door and steel-sash window open to the east. Satellite imagery indicates a large addition to the rear (west) of the building.

Situated to the south, along the property's frontage, is a comparatively small utility building or office. The rectangular plan, one-story building possesses a gabled roof with asphalt shingles. Its stuccoed exterior sheathes a wood frame structural system and is punctuated on the east and south by 1/1, double-hung, wood-sash windows and a door of undetermined type. To its immediate west is another Butler building, similar in design to its counterpart to the north.

***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:
Shop building, east elevation, and partial view of garage, south and east elevations; facing west.

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

See B6. Construction History

***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.

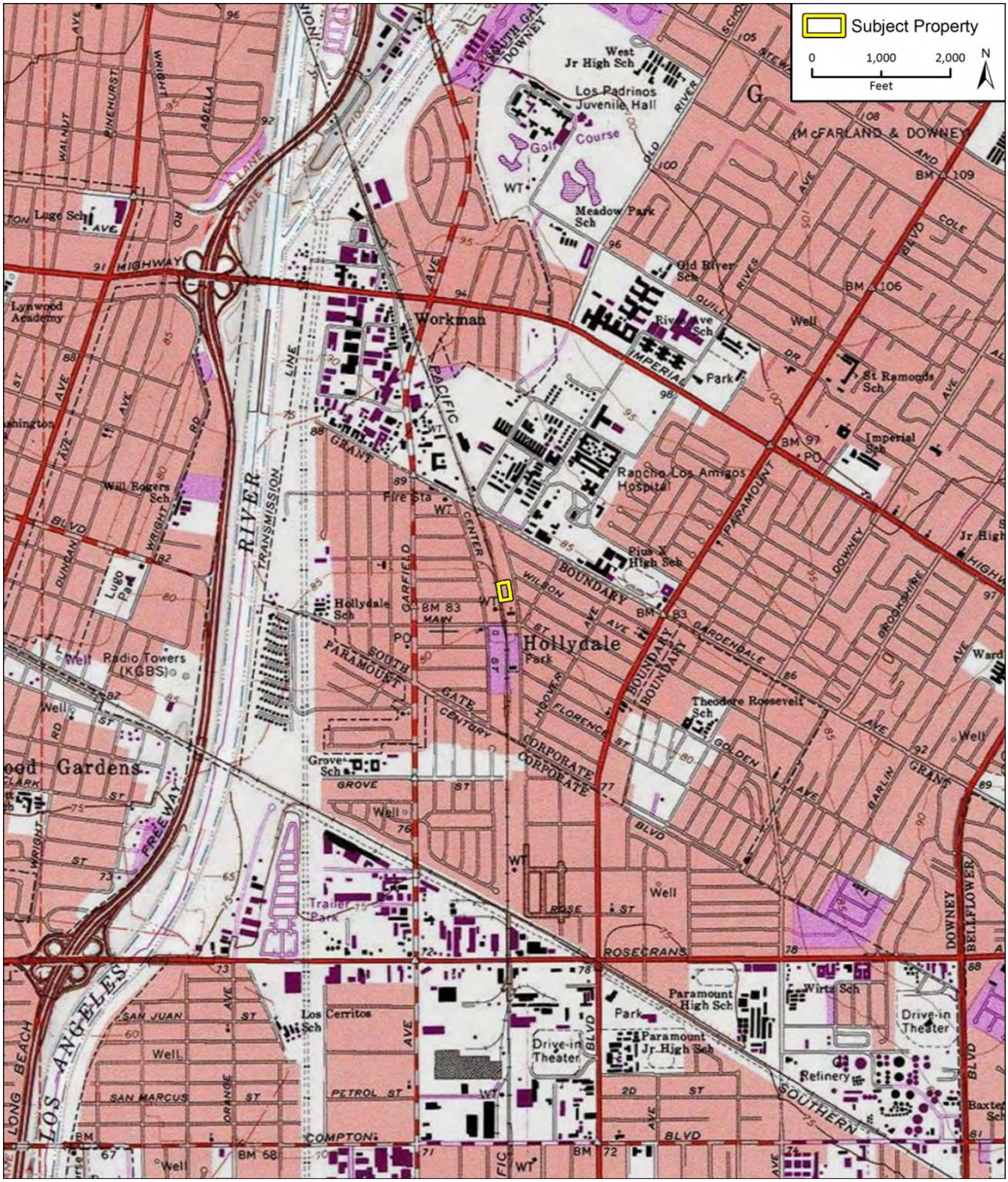
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 11933 Industrial Avenue (Map Reference No. 19-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11933 Industrial Avenue (Map Reference No. 19-007) ***NRHP Status Code 6Z**
Page 3 **of** 5

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Quonset hut; Butler building; no discernible style
***B6. Construction History:**

According to parcel data, the Quonset hut dates to 1946. The north Butler building was built in 1954, with an addition built the same year. Parcel data and historic aerial photos indicate the north Butler building and office were constructed sometime between 1949 and 1954. The garage was completed in 1947, while the shop building dates from 1957, with an addition completed by 1963 (Los Angeles County Office of the Assessor; 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 an industrial complex constructed in constructed in phases between 1946 and 1963. Historic aerial photographs of the area indicate that by 1954, properties on immediately adjacent to the railroad tracks had been developed for industrial uses, while the areas on either side of this industrial corridor were residential in character (Netronline 2019). A search of historical newspapers and city directories reveals that 11921 Industrial Avenue was a metal fabrication shop in 1952 (*LAT* 1/2/1952). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The property is an industrial complex made up of ordinary industrial buildings constructed in the post-World War II era 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

Los Angeles Times (*LAT*). 1952. Classified advertisement. January 2. Via Newspapers.com. https://www.newspapers.com/. Accessed June 2019.

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

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 26, 2019

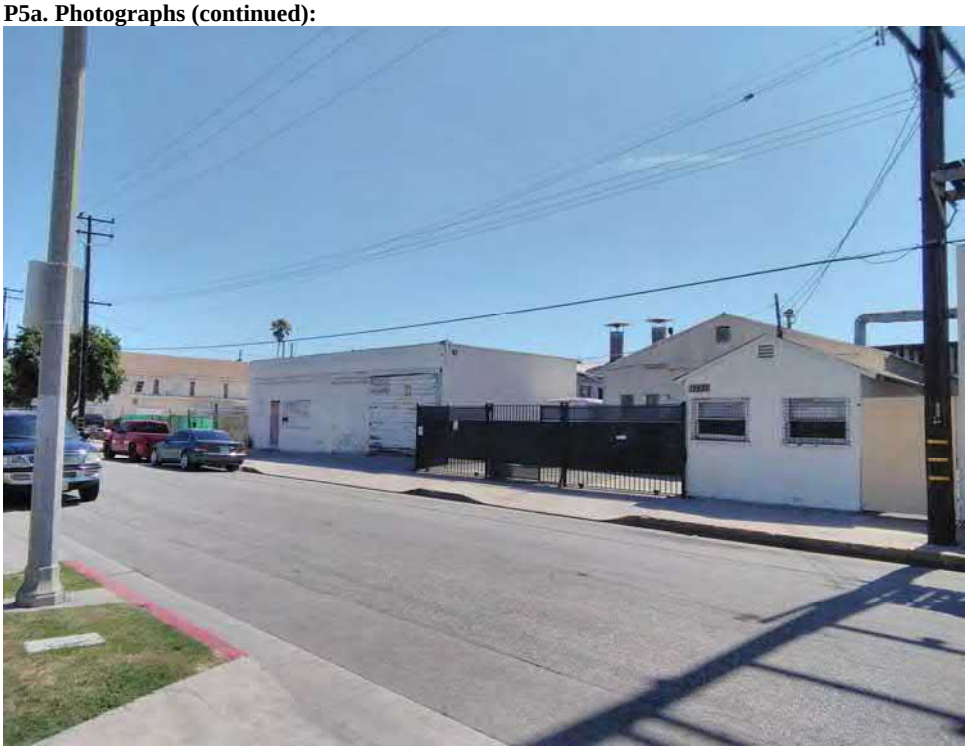
(This space reserved for official comments.)

P3a. Description (continued):

At the south end of the complex, a one-story garage sits along the property's frontage. Rectangular in plan, it includes a flat roof with rolled composition cladding. Its exterior walls are alternately of exposed brick and stucco. Entrances are located on the front (east) elevation and include a standard-size door set behind a metal security screen, in addition to a large, horizontally sliding wood-plank bay door. An addition extends to the west. Vernacular in design and construction, it is characterized by wood-plank and plywood walls and a pent roof with corrugated metal cladding. The addition connects the garage to a large shop building at the rear of the property. Built on a rectangular plan, the shop building possesses a roof that is primarily gabled but includes a shed-roof section at its northern end. Corrugated metal sheathes its structural system. Two prominent metal chimneys with conical caps extend from the roof ridge. Due to limited visibility from the public right-of-way, no further details were observed during the field survey.

The property is situated on level terrain with landscaping limited to three mature trees near the south end of the property. Areas not occupied by buildings are generally paved. Alterations are numerous and include the replacement of doors and wall cladding and construction of several building additions throughout the property. Overall, the property is in poor condition.

P5a. Photographs (continued):



Photograph 2. Garage (left), Butler building (center), and utility/office building (right), east and north elevations. Camera facing southwest.

P5a. Photographs (continued):

Photograph 3. Quonset hut (center) and Butler building (left), north and east elevations. 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 #:** 12025 Industrial Avenue (Map Reference No. 19-008)

P1. Other Identifier: Community of Faith Bible Church; Iglesia Biblica Fundamental Hispana

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 12025 Industrial Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-022-017

***P3a. Description:**

The subject property consists of two religious buildings situated on a single parcel. Located at the center of the property is a one-to-two-story church building designed with Colonial Revival-style elements. Roughly rectangular in plan, the building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco and a brick-veneer band sheathe its wood frame system. Windows are multi-pane, wood, double-hung sashes. Entrances to the building are located on the north and west elevations and feature solid wood, wood-panel, and glazed wood doors. Colonial Revival-style architectural details include a prominent portico with supporting columns, an elaborated wood door surround with a broken pediment, and gable-end pediments with cornice returns. There are no visible alterations.

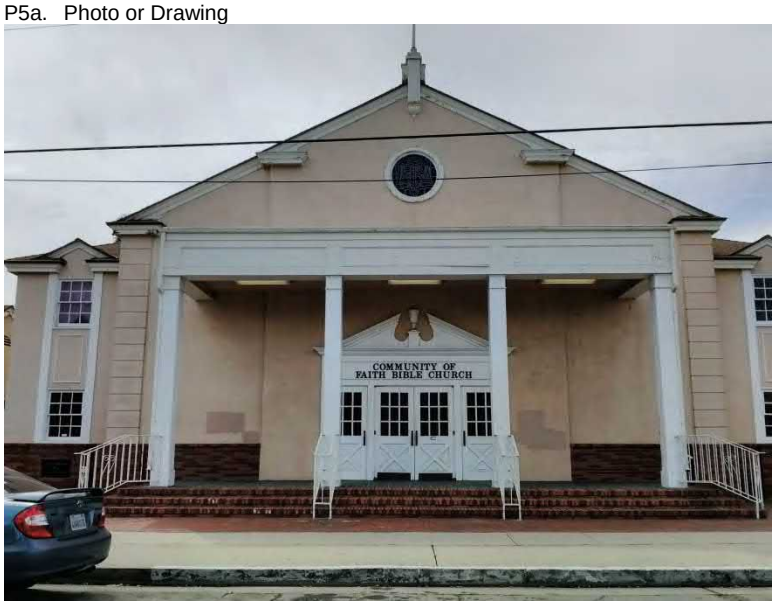
Located at the south end of the parcel is a one-to-two story building comprised of a chapel and offices, which is constructed with similar materials but in a more style restrained than the adjacent church building. The building possesses an irregular plan with a central courtyard. It sits on a concrete foundation and is capped by a complex gabled roof with asphalt-shingle cladding. A prominent metal-clad spire rises from the building's southwest corner. Smooth stucco and a brick veneer sheathe its wood frame structural system. Windows are a combination of wood, metal, and vinyl sashes in various configurations. Entrances to the building are located on the south and east elevations and feature solid wood, wood-panel, and glazed wood doors. Chapel entrances are double doors. Architectural details include cornices above east-facing entrances and windows, pediments above the south entrance, a brick band and adjoining brick planter, and multi-pane double-hung, wood-sash windows. Alterations include the installation of security screens on secondary-elevation windows.

The property is located on a large, level corner parcel and is landscaped with a lawn, small shrubs, and mature trees. A concrete-paved parking lot occupies the north half of the parcel. Overall, the property is in good repair.

***P3b. Resource Attributes:** HP16. Religious building

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

P5a. Photo or Drawing



P5b. Description of Photo:
Main (east) elevation of north building; camera facing west.

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

South building: 1948; north building: 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:**
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.

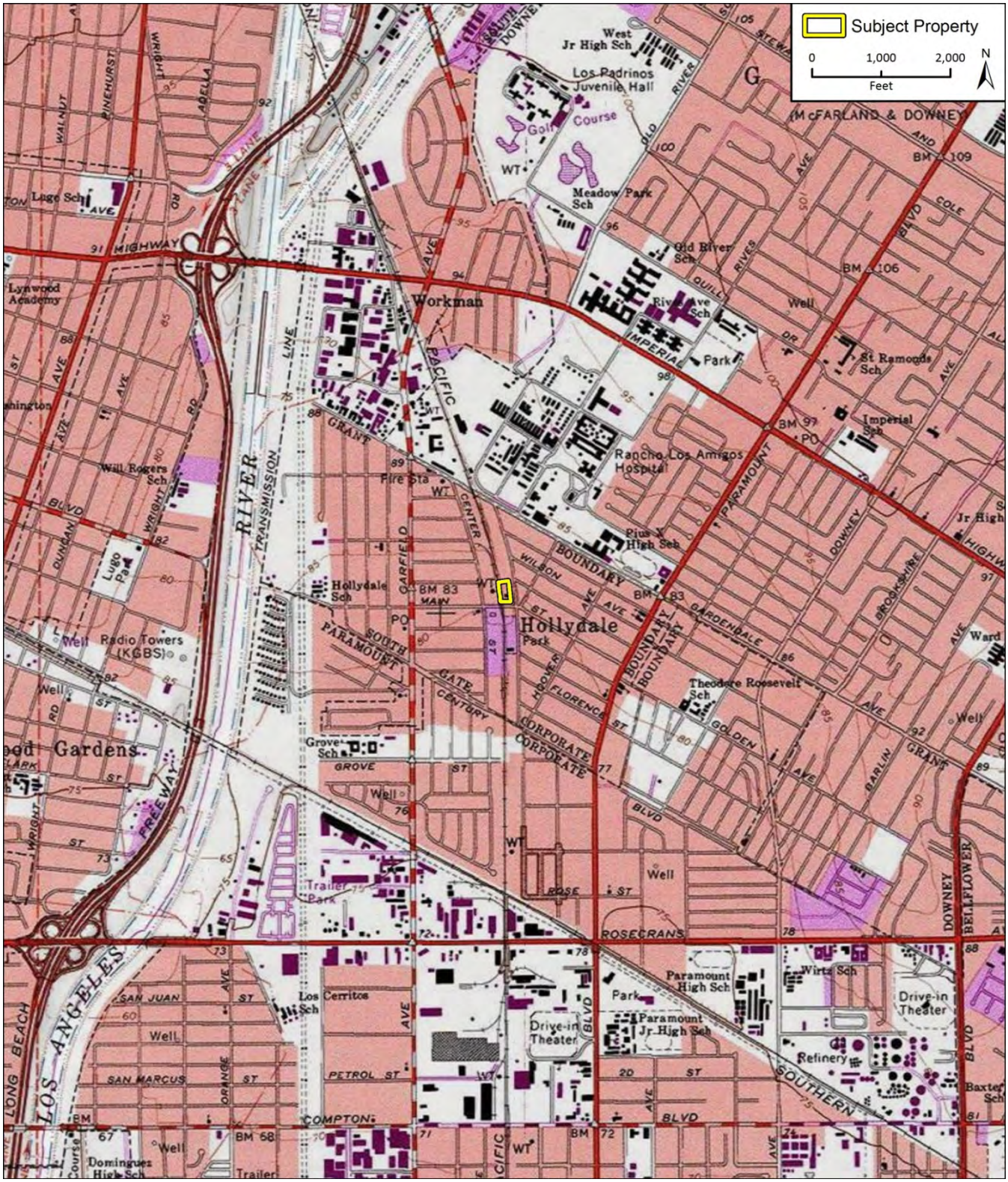
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 12025 Industrial Avenue (Map Reference No. 19-008)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12025 Industrial Avenue (Map Reference No. 19-008) ***NRHP Status Code** **6Z**
Page 3 **of** 4

B1. Historic Name: Trinity Bible Church
B2. Common Name: Community of Faith Bible Church; Iglesia Biblica Fundamental Hispana
B3. Original Use: Religious B4. Present Use: Religious
***B5. Architectural Style:** Colonial Revival
***B6. Construction History:**

According to parcel data, the south building was completed in 1948 and the north building in 1962.

***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 two church buildings. The south building was constructed in 1948 and was the home of Trinity Bible Church by 1956 (*Long Beach Independent* 3/10/1956). Rev. Bill Adams served as pastor of Trinity Bible around the time the south building was constructed (*WDPJ* 8/22. 1950, 11/15/1952) The north building was completed in 1961. A plaque mounted on the building indicates it was christened as the new Trinity Bible Church building the following year. Community Faith Bible Church (CFBC) took possession of the property in 2013 (CFBC 2019). CFBC and Iglesia Biblica Fundamental Hispana currently occupy the property. A search of Newspapers.com, Ancestry.com, and Internet Archive failed to uncover any additional consequential information about its former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. Research conducted for this study did not suggest the property is strongly associated with the development of religious institutions in South Gate or is otherwise significant in the context of any event important to local, regional, state, or national history (NRHP Criteria A; CRHR Criteria 1; South Gate Criteria A/B). Nor does it exemplify the heritage of the community of South Gate (South Gate Criteria C). Neither Rev. Billy Adams nor any other individual associated with the subject property is known to have made significant historical contributions (NRHP Criteria B; CRHR Criteria 2; South Gate Criteria F). Architecturally, the buildings located on the property are undistinguished examples of mid-twentieth-century ecclesiastical buildings. While the north building is a fair example of the Colonial Revival style, its quality is not such that it should be thought to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and does not represent an established visual feature of the community (South Gate Criteria H/I). There is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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.com."Genealogy, Family Trees, and Family History Records Online. [online database.] https://www.ancestry.com/. Accessed July 2019.

Community Faith Bible Church (CFBC). 2019. "Church History." http://cfbcla.org/about-us/church-history. Accessed June 2019.

Internet Archive. [online database.] https://archive.org//. Accessed July 2019.

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

Long Beach Independent. 1956. "Bible Conference!" [advertisement]. March 30. https://www.newspapers.com/. Accessed June 2019.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** July 16, 2019

(This space reserved for official comments.)

P5a. Photographs (continued):

Photograph 2. Partial view of south building, east elevation. Camera facing west.

Photograph 3. Overview of subject property from east side of Industrial Avenue. Camera facing northwest

B12. References (continued):

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Wilmington Daily Press Journal (WDPJ). 1950. Miss Hartzell Is Mrs. Madsen." August 22. https://www.newspapers.com/. Accessed June 2019.
_____. 1952. "First Baptist Church." November 15. https://www.newspapers.com/. Accessed June 2019.

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 #:** 5840 Main Street (Map Reference No. 19-009)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 5840 Main Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-026-001

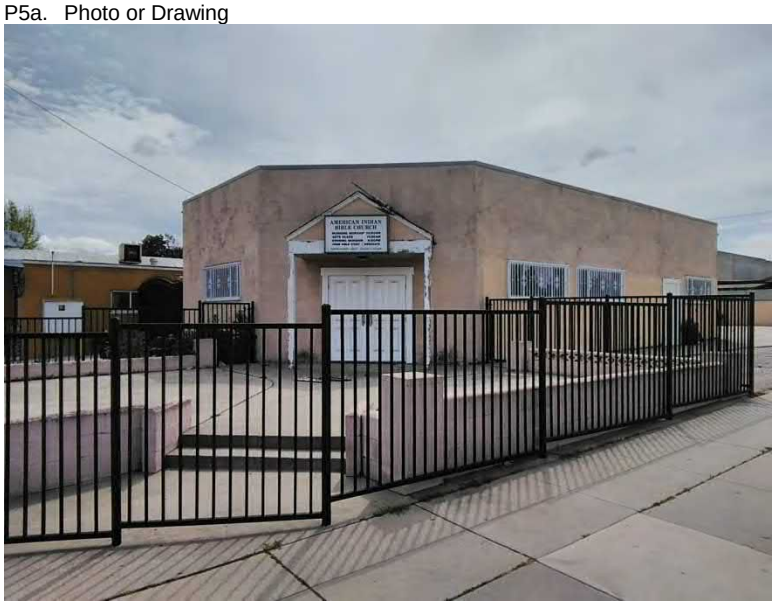
***P3a. Description:**

The subject property is a one-story church building that was constructed as a retail shop. Designed in no discernible style, the irregular 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 are vinyl replacement sashes. Entrances to the building are located on the east and north elevations and feature wood-panel doors. The property is located on a sloping corner parcel without landscaping. All areas outside the building footprint are paved with concrete. The building is in fair condition. Alterations include the replacement of original windows and doors and the addition of a gabled porch roof. At the time of the field survey, a wood finial attached to the porch roof had become dislodged.

***P3b. Resource Attributes:** HP16. Religious 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

1948 (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.

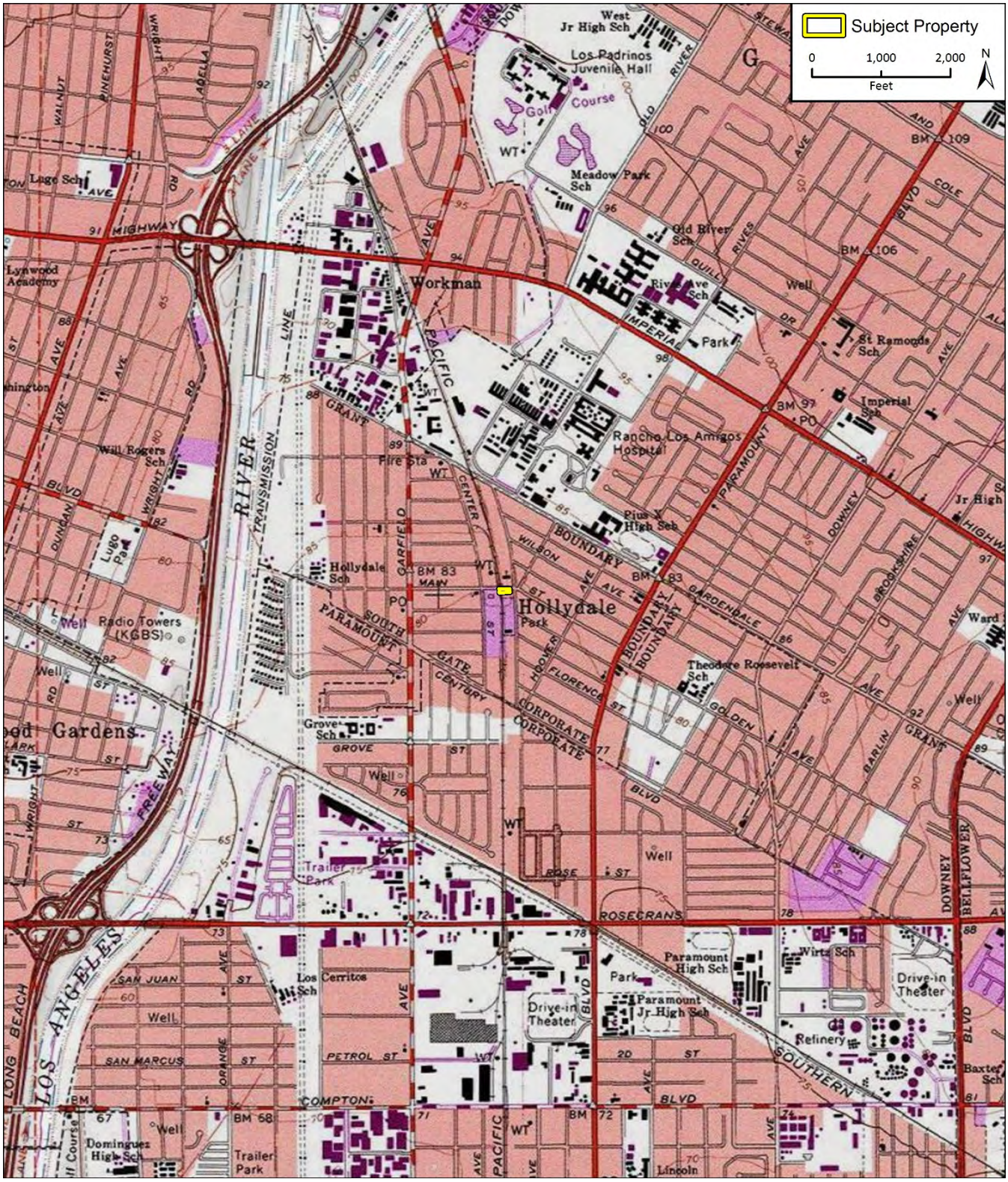
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5480 Main Street (Map Reference No. 19-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5840 Main Street (Map Reference No. 19-009) ***NRHP Status Code** 6Z
Page 3 **of** 3

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

According to Los Angeles County Office of the Assessor parcel data, the subject building was completed in 1948. Visual inspection suggests the windows and doors were replaced throughout in recent years. The porch roof is also presumed to be an addition.

***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 church building constructed in 1948 as a retail store. That year it was advertised for sale as a "good neighborhood store" (*Los Angeles Times* 12/20/1948). As of 1960, the property remained in use as a market (*Los Angeles Times* 1/31/1960). Signage mounted to the building indicates the property is currently home to American Indian Bible Church. Archival research failed to identify any additional consequential information about its current or former owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an undistinguished former retail shop converted to a church 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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 June 2019.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

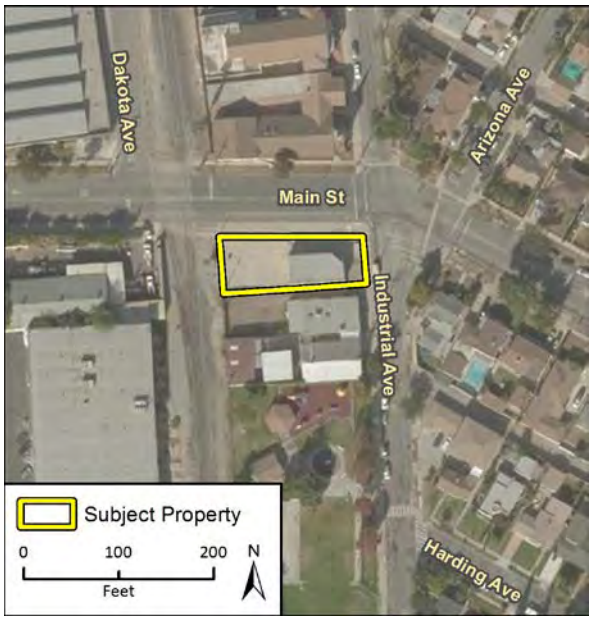
Los Angeles Times. 1948. Classified advertisement. December 20. https://www.newspapers.com/. Accessed June 2019.

_____. 1960. Classified advertisement. January 31. https://www.newspapers.com/. 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.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 19, 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 #:** 12106 Center Street (Map Reference No. 19-010)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 12106 Center Street City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-025-019

***P3a. Description:**

The subject property is a one-story industrial building designed in the manner of a Butler building. The rectangular plan building sits on a raised concrete foundation and is capped by a gabled roof sheathed in corrugated metal. Corrugated metal sheathes its steel-frame structural system. Entrances to the building are located on the west elevation and feature glazed wood, metal screen, and horizontally sliding sheet-metal doors. The property is located mid-block on a level parcel and is landscaped with shrubs and mature trees. The building is in good repair. Alterations include the installation of a metal screen door and open-frame additions on the north and east elevations.

***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

1951 (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.

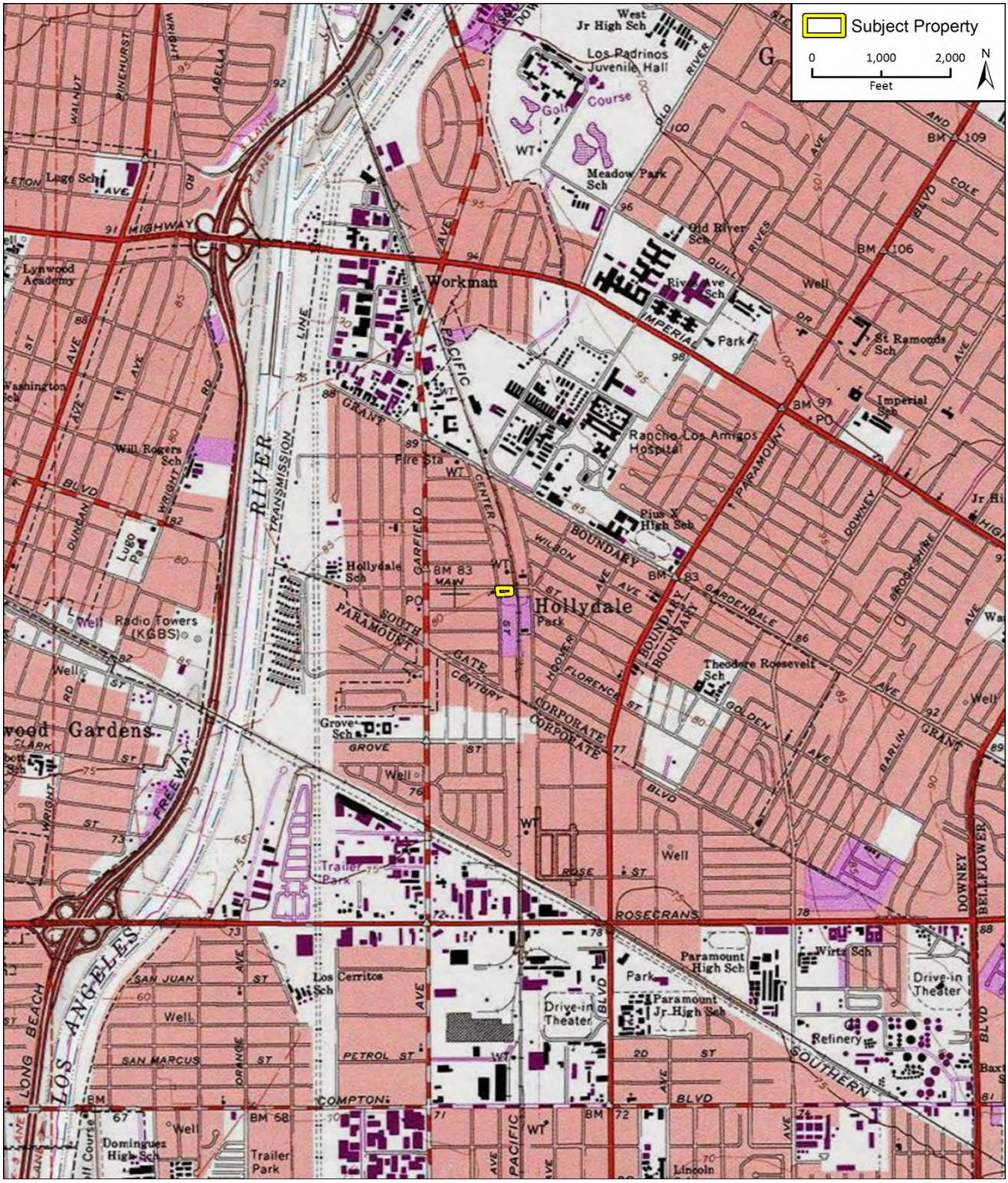
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 12106 Center Street (Map Reference No. 19-010)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12106 Center Street (Map Reference No. 19-010) ***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 parcel data, the subject building was constructed in 1951. Historic aerial photographs indicate the rear additions were constructed sometime between 1994 and 2004 (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 an industrial building constructed in 1951. Historic aerial photographs of the area indicate that, by 1954, properties on immediately adjacent to the railroad tracks had been developed for industrial uses, while the areas on either side of this industrial corridor were residential in character (Netronline 2019). MDH Burner and Boiler, Inc. currently occupies the building. 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The property is an 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

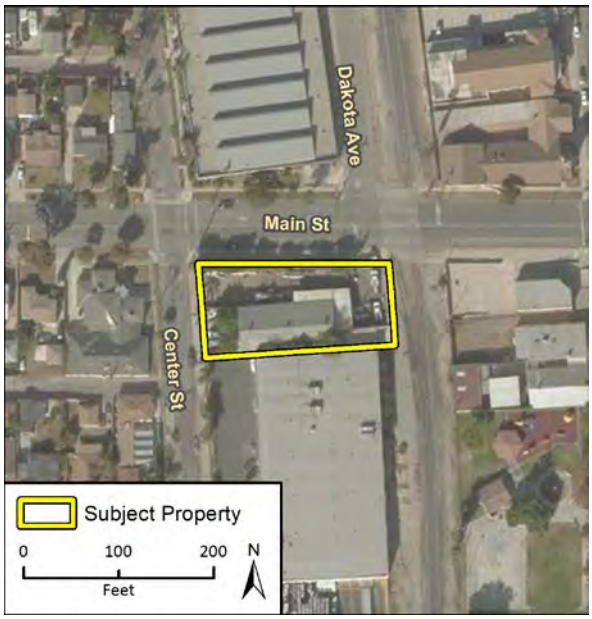
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 18, 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 #:** 12107 Industrial Avenue (Map Reference No. 19-011)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 12107 Industrial Avenue City: South Gate Zip: 90280

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

e. Other Locational Data: APN: 6243-026-002

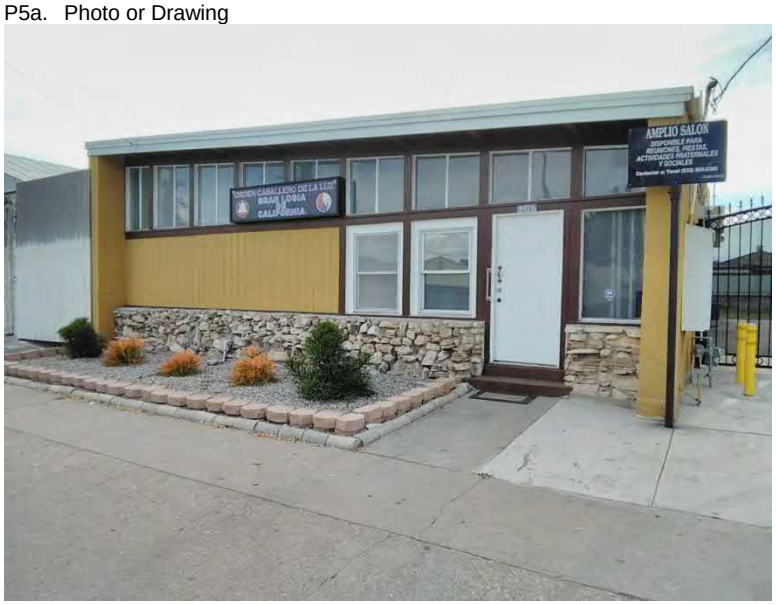
***P3a. Description:**

The subject property is a one-story social hall building designed in a restrained Mid-Century Modern style. The rectangular plan building sits on a concrete foundation and is capped by a shed roof sheathed in rolled composition material. Smooth stucco, vertical wood-planks, and a fieldstone veneer sheathe its wood-frame structural system. Windows are wood fixed and double-hung sashes, in addition to a ribbon of clerestory windows. Entrances to the building are located on the north and east elevations and feature non-original solid wood and wood-panel doors. Mid-Century Modern-style elements are concentrated in the main (east) elevation and include an emphasis on supporting posts and beams, clerestory windows conforming to the slope of the roof, a fieldstone-veneer band (GEI 2017). The property is located mid-block on a level parcel and is landscaped with small shrubs and a lawn. The building is in good repair. Alterations include non-original doors, a wall mounted commercial sign, and a rear addition.

***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:
East elevation; camera facing

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

1953 (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.

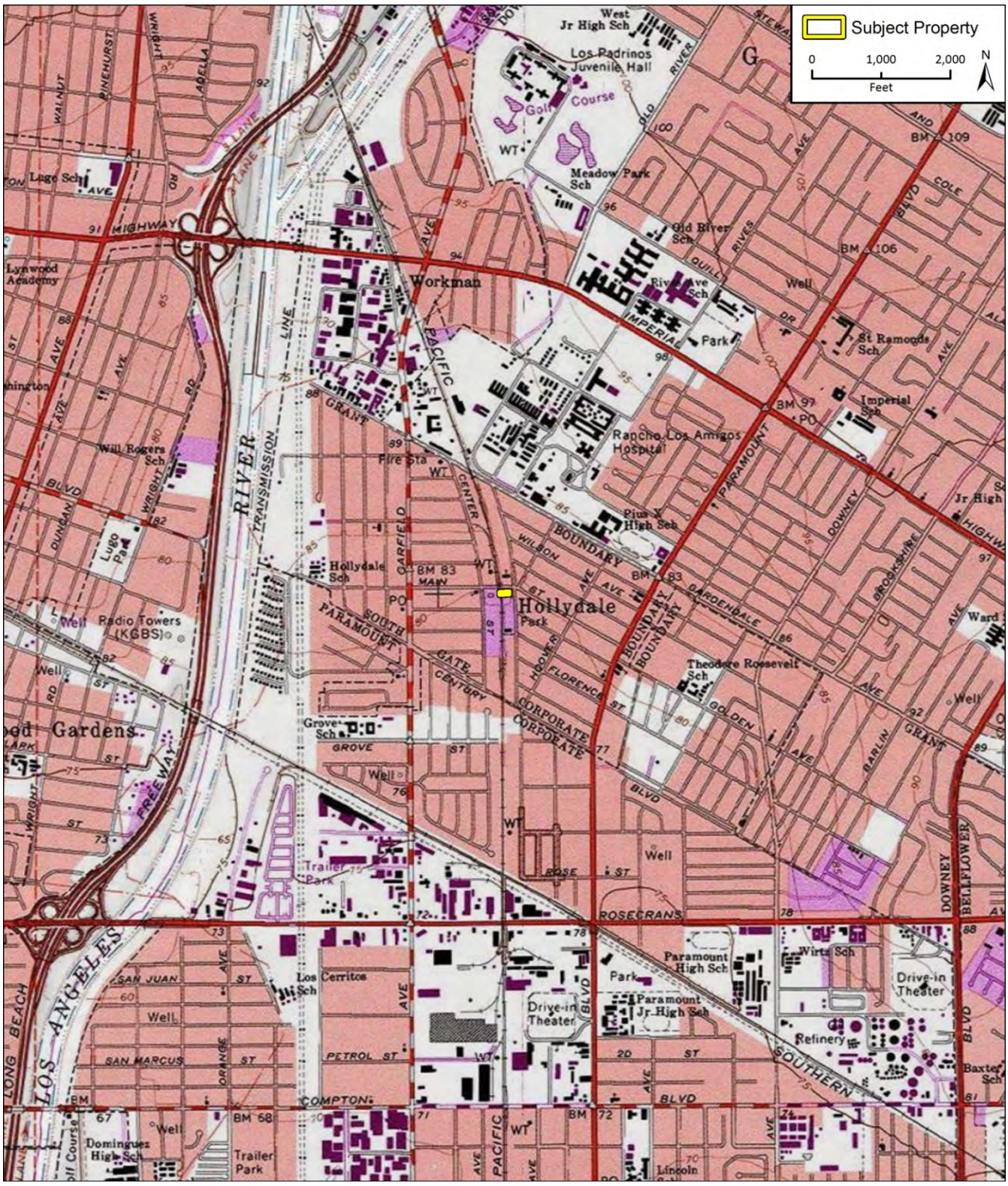
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 12107 Industrial Avenue (Map Reference No. 19-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12107 Industrial Avenue (Map Reference No. 19-011) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Automotive repair B4. Present Use: Social hall
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:**
According to parcel data, the building was constructed in 1953. Historic aerial photographs indicate the rear addition was completed sometime between 1972 and 1994 (Netronline 2019).

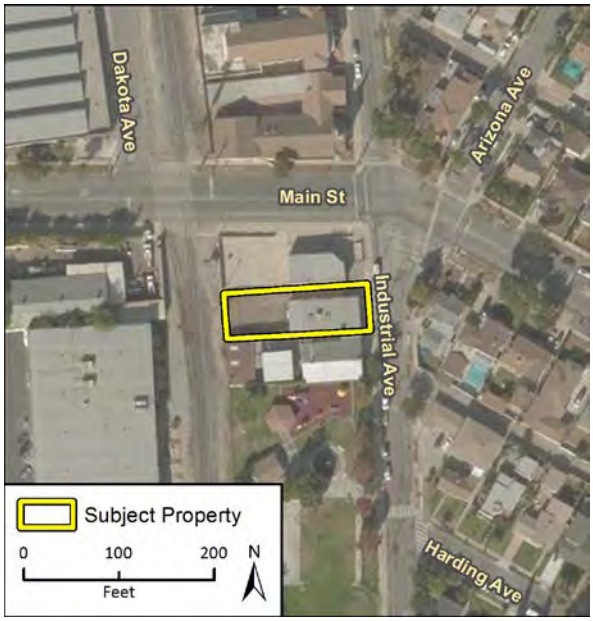
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a social hall building constructed in 1953, possibly as an automotive service facility originally. A fictitious business name statement published in 1970 indicates John Andrew Walling operated Double J Motors from the address (*Los Angeles Times* 1/21/1970). According to signage mounted on the building's exterior, the current occupant is the fraternal institution Orden Caballero de la Luz. Archival research failed to identify any additional consequential information about its former or current owners or occupants.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building exhibits only minimal elements of the Mid-Century Modern style of architecture; however, they are very limited, 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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:**

GEI Consultants and Mead & Hunt. 2017.Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento. September 30.
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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times. 1970. Fictitious business name statement for Double J Motors. January 12. https://www.newspapers.com/. 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.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 19, 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 #:** 12128 Center Street (Map Reference No. 19-012)

P1. Other Identifier:

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

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B.**B.M.**

c. Address: 12128 Center Street City: South Gate Zip: 90280

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

e. Other Locational Data: **APN:** 6243-025-029

***P3a. Description:**

The subject property includes three industrial buildings of no discernable architectural style situated on a roughly rectangular parcel. Building #1 is a one-story industrial building. The rectangular plan building sits on a concrete foundation and is capped by a flat roof. Its structural concrete walls are punctuated by steel-framed windows. Entrances to the building are located on the west elevation and feature an aluminum-framed entry and two solid wooden doors. Alterations include the in-filling of loading bays on the west elevation.

Buildings #2 and #3 are located at the south end of property and were not highly visible from the public right-of-way at the time of the present study. Building #2 is one-story tall and rectangular in plan and is capped with a flat roof. The only visible fenestration in the building's structural concrete walls was a single solid door located beneath a flat roof supported by concrete blocks. Building #3 is a one-story warehouse with a rectangular in plan. Topped with a low-pitched gabled roof, it has one large bay door on the west facade, in front of which is a loading dock.

Landscaping consists chiefly of a strip of grass with mature planted trees along the Center Street property line. The interior of the parcel is almost entirely paved. The property is in good 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:
West elevation of building #1; camera facing northeast.

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

Building #1: 1968; building #2: 1972; and building #3: 1983 (Los Angeles County Office of the Assessor)

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

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
December 26, 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#

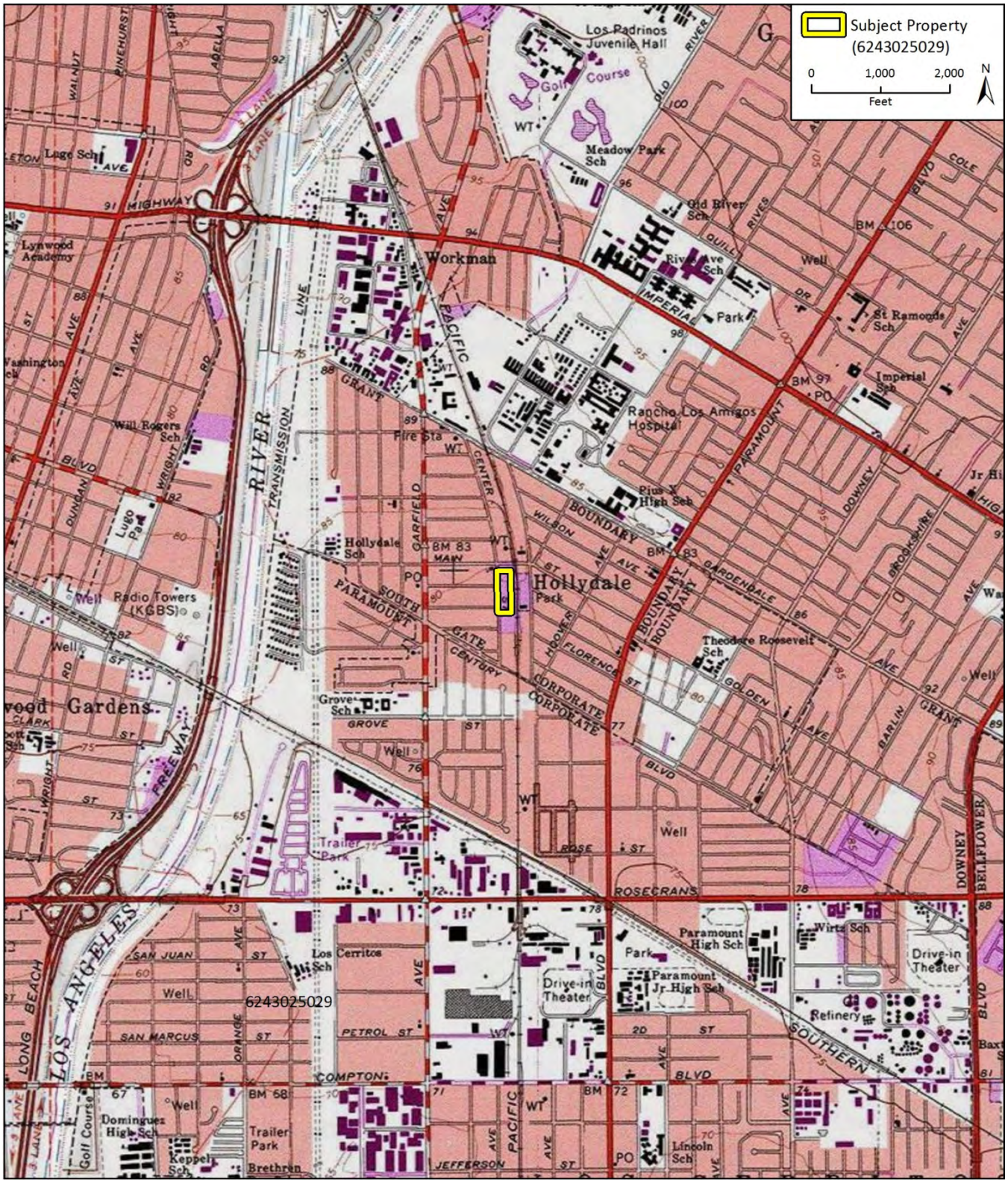
LOCATION MAP

Trinomial

***Resource Name or #** 12128 Center Street (Map Reference No. 19-012)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12128 Center Street (Map Reference No. 19-012) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: SunOpta Ingredients
B3. Original Use: Industrial B4. Present Use: Industrial/Food processing
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
Building #1 and 2 was constructed in 1968, building #2 in 1972, and Building #3 1983 (Los Angeles County Office of the Assessor 2018). One of building #1's entryways was filled 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 is a multi-family residential building constructed in 1948. It was developed in 1968 for industrial uses, and, by 1987, was occupied by American Commissary Corporation (City of Los Angeles, Public Library 1987). Its current occupant is SunOpta, a food processing firm. 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 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). 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 July 2018.

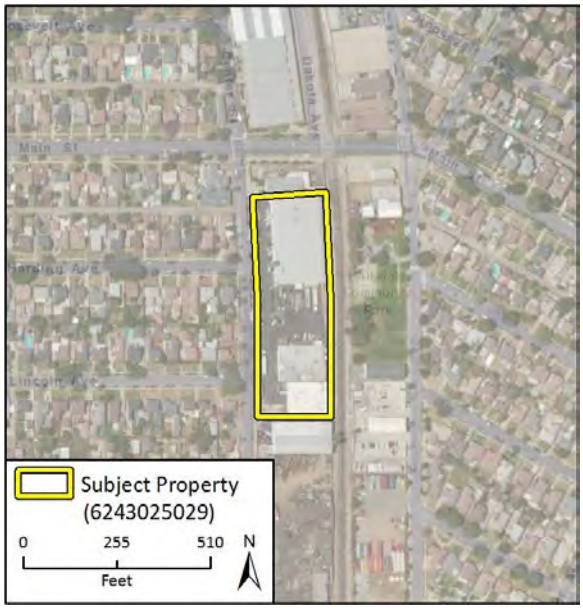
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 22, 2018

(This space reserved for official comments.)

MR 19-013

19-189330

037-9[illegible]

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2

Page 1 of 68

Other Listings _____
Review Code _____ Reviewer Christy J. McAvoy Date _____

P1. Resource Identifier: RANCHO LOS AMIGOS MEDICAL CENTER
P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 7601 E IMPERIAL HWY
City Downey Zip _____
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.)

P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1888-1945

P7. Owner and Address:

P8. Recorded by (Name, affiliation and address): Christy J. McAvoy
Historic Resources Group
1728 N. Whitley Ave
Los Angeles, CA 90028

P9. Date Recorded: 7/26/95

P10. Type of Survey: ☐ Intensive
☐ Reconnaissance ☒ Other
Describe: Survey of earthquake damaged properties for purposes of Section 106 Review.

P11. Report Citation (Provide full citation or enter "none."): _____
1994 Northridge Earthquake Project Review

Attachments: ☐ NONE ☒ Map Sheet ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☒ District Record ☐ Linear Resource Record ☐ Other (List): _____

DPR 523A-Test (HRG 7/94)

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

Primary # _____
HRI # _____
Trinomial _____

D1. Resource Identifier: Rancho Los Amigos Medical Center
D2. Historic Name: Los Angeles County Farm.
D3. Common Name: Rancho Los Amigos Medical Center

D4. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): This district consists of a portion of an hospital campus located in the city of Downey, California. A number of bungalows, hospital wards, infirmaries, and support buildings including a train station, a print shop, mechanical shops and vocational training buildings, and outbuildings, form the historic core of the hospital campus. The district also contains a number of mature trees, particularly eucalyptus, a Moreton Bay Fig tree, camphor and deodar trees which contribute to the historic character of the site. Building styles include turn-of-the century-era vernacular wards and support buildings, Craftsman residences and wards, Spanish Colonial Revival offices and hospital buildings, and functional outbuildings and storage. The oldest building still (See Continuation Sheet, Page 2.)

D5. Boundary Description (Describe limits of district and attach map showing boundary and district elements.): Boundaries of the district were established by outlining the concentration of 50-year old buildings which form the historic core of the hospital campus.

D6. Boundary Justification: The district boundaries incorporate a group of historic hospital buildings which are over 50 years old and retain a sense of time and place.

D7. District Attributes (List major attributes and codes.): HP--41 Hospital

D8. Significance: Theme Public Poor Farm, Public Hospital Area Los Angeles County
Period of Significance 1888-1945 Applicable Criteria A
(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.)The district at Rancho Los Amigos Medical Center consists of the historic core of the hospital campus and is significant under National Register Criterion A for its association with the turn-of-the-century health care of Los Angeles County's indigent population and for its later treatment of those in Los Angeles County with chronic illnesses, both mental and physical.

The history of the Los Angeles County Farm and of its later incarnations as Rancho Los Amigos Hospital and Rancho Los Amigos Medical Center begins even before its founding in 1888. On September 5, 1876, a railroad tunnel connecting Southern California to the rest of the nation was opened, facilitating substantial (See Continuation Sheet Page 6.)

D9. References (Give full citations including the names and addresses of any informants, where possible.):

Fliedner, Colleen Adair. *Centennial Rancho Los Amigos Medical Center: 1888-1988.* Downey, CA: Rancho Los Amigos Medical Center, 1990.

D10. Evaluator: Christy Johnson McAvoy Date: 7/26/95
Affiliation and Address: Historic Resources Group, 1728 N. 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: Rancho Los Amigos Medical Center

D4 DESCRIPTION CONTINUED

standing at the site is an aviary dating from 1888 and currently located in the courtyard of Building 304. This aviary is still in use as such and was originally located in the courtyard of the original Men's and Women's Wards. When surveyed in February of 1995, the historic campus core included a total of 102 buildings. Of these 102 buildings, 76 contribute to the character of the district, 23 do not contribute to the character of the district, two were not surveyed, and one was demolished prior to survey.

To the greatest extent possible, building names and dates of construction have been paired with Los Angeles County Building Numbers (LACO #). Where discrepancies do occur, the attached map is the most accurate indicator of contributing and non-contributing buildings and features.

Contributing Buildings and Features

Building/Feature Name(s)	LACO #	Date Constructed
1 Aviary (in courtyard of Bldg 304)	unk.	1888
2 Moreton Bay Fig Tree	n/a	c. 1900 (planted)
3 Residence	1137	1907 1
4 Train Station, Supply Warehouse	1352	1907 2
5 Computer Center	1254	1908 3
6 Pest Control	1287	1909 4
7 Print Shop and Record Storage.	1262	1911 5
8 Mechanical Shop	1302	1911 6
9 Harriman House	1101	1913 7
10 Building 30	1184	1913 8
11 Building 40, Ward 40	1185	1913 9
12 Receiving	1263	1913 10
13 Lock Shop, (formerly the Morgue)	1276	1913 11
14 Steel Tank and Tower	1301	1913 12
15 Building 50, Ward 50	1186	1916 13
16 Building 303 and 304	1205	1916 14
17 Open Shelter	1243	1916 15
18 Toilet Room	1244	1916 16
19 Open Shelter	1251	1916 17
20 Garage	1177	1917 18
21 Shops, Master Mechanic, Carpenter, Paint	1275	1917 19
22 Building 301 and 302	1203	1920 20
23 Garage, Storage	1286	1920 21
24 Office Suite	1121	1921 22
25 Building 201, General Service	1189	1922 23
26 Building 202, Housekeeping	1190	1922 24
27 Building 203, Hospital Purchasing	1191	1922 25
28 Building 204, Snack Bar #1	1192	1922 26
29 Building 20, Storage	1260	1922 27

(See Continuation Sheet, Page 4.)

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

Primary # _____
HRI #/Trinomial _____

Resource Identifier: Rancho Los Amigos Medical Center

☒ Continuation ☐ Update

D4 DESCRIPTION CONTINUED

Contributing Buildings and Features (Continued)

Building/Feature Name(s)	LACO#	Date Constructed
30 Trunk Storage	1283	1923 28
3 (Building 205, Rec. and Vol. Service	1193	1924 29
32 Building 206, Dietary Office	1194	1924 30
33 Building 207, Storage 207	1195	1924 31
34 Building 208, Classroom 208	1196	1924 32
35 Residence	1123	1924 33
36 Garage and Storage	1278	1924 34
37 Work Prep. Center No. 2, Vocational Training	1207	1925 35
38 Building 305 and 306, Drug Abuse Rehab. Center	1202	1925 36
39 Building 307 and 308, Ward 307 and 308	1204	1925 37
40 Toilet Room	1247 (1249)	1925 38
41 Carpenter's Office	1277	1925 39
42 Office	1279	1925 40
43 Storage	1300	1925 41
44 Building 209, Storage 209	1197	1926 42
5 Building 210, Nursing Education	1198	1926 43
6 Building 211, Histopathology Lab	1199	1926 44
7 Building 212, Neuro. Research Lab	1200	1926 45
8 Building 214, Vocational Service	1201	1926 46
9 Building 60, Ward 60	1187	1926 47
50 Business Services	1100	1926 48
1 Garage	1179	1926 49
2 Restroom, Landscape Storage	1256	1926 50
3 Vivarium	1334	1926 51
4 Main Kitchen	1295	1927 52
5 Building 70, Ward 70	1188	1928 53
6 Casa Consuelo	1238	1928 54
7 Auditorium	1261	1928 55
8 Garage, Storage	1280	1928 56
9 Vivarium Annex	1335	1929 57
60 Auto Shed	1379	1929 58
1 Garage, Shed	4118	1929 59
2 Auto Shed	4121	1929 60
3 Volunteer Service	1239	1930 61
4 Shelter	1240	1930 62
5 Shelter	1246	1930 63
6 Shed	1272	1930 64
7 Wheelchair Repair, Sign and Locker Room	1259	1931 65
8 Shed	1333	1931 66
9 Women's Gymnasium	1241	1932 67

(See Continuation Sheet, Page 5)

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

Primary # _____
HRI #/Trinomial _____

☒ Continuation ☐ Update
Resource Identifier: Rancho Los Amigos Medical Center

D4 DESCRIPTION CONTINUED

Contributing Buildings and Features (Continued)

Building/Feature Name(s)	LACO #	Date Constructed
Snack Bar #3	1245	1932
Bonita Hall, Prosthetic Shop	1264	1932
Garage	1268	1932
Storage Shed	1270	1932
Tool House	1356	1936
Landscape Office, Nursery Office	1357	1938
Lumber Shed	954	1942
Shelter (near Morton Bay Fig)	unk.	unk. (1265?)
Smoke Stack	unk.	unk.

Non-Contributing Buildings

Building/Feature Name(s)	LACO #	Date Constructed
Crafts Center, Amigos Hall	1266	1928
Transportation Office	1267	1930
Pump House	1292	1932
Vocational Training	589	1941
Vocational Training	590	1941
Shed	1464	1945
Shed, Men's Gymnasium	2434	1949
Shed	2435	1949
Shed	2436	1949
Shed	2437	1949
Post Office	2677	1949
Garbage Can Room	3348	1951
Shelter	1290	1952
Prosthetic Shop	3390	1953
Loading Dock	3820	1954
200,000 Gallon Water Tank	5547	1966
Steam Plant	5548	1966
Water Tanks	1284 (1374, 1373)	unk.
Shed	2492	unk.
Work Prep. Center #1	5750	unk.
Credit Union	unk.	unk.
Butler Building	unk.	unk.

Not Surveyed

Building/Feature Name(s)	LACO #	Date Constructed
Greenhouse	1353	unk.

(See Continuation Sheet, Page 6)

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

Primary # _____
HRI #/Trinomial _____

 ☒ Continuation ☐ Update
Resource Identifier: Rancho Los Amigos Medical Center

D4 DESCRIPTION CONTINUED

Not Survey (Continued)

Building/Feature Name(s)	LACO #	Date Constructed
unk.	1242	unk.

Demolished

Building/Feature Name(s)	LACO #	Date
Greenhouse	1355	1926

D8 SIGNIFICANCE CONTINUED

emigration to Southern California which continues to this day. As many of the new-comers to the Southland were health-seekers desperate for a cure for tuberculosis and other respiratory illnesses, Los Angeles County experienced an health crisis unlike any it had seen in its years as a tiny pueblo. Often, the cost of attempting to cure these diseases quickly outstripped the patient's ability to pay, and thus many soon became as desperate for public assistance as they were for a cure. The County hospital, then run by the Sisters' of Charity, was so overwhelmed by the number of people needing care for serious and life-threatening illness, that it could no longer care for the merely indigent. Demand rose for an "Alm's House" or a "Poor Farm" where the relatively able-bodied but indigent could receive food and shelter in exchange for agricultural and light manual labor. On May 12, 1887, the Los Angeles County Board of Supervisors passed a resolution of intent to purchase 124.4 acres of land owned by Andrew W. Ryan in the Los Nietos Valley for $100 per acre. The first "inmates" were transferred to the County Farm in December of 1888.

During its first ten years of operation the County Farm rapidly grew to an average of 200 inmates. Most required little treatment, and the staff was accordingly quite small. Many of the Farm's inmates came only for a month or two and then re-entered society. The bulk of the population was from Northern Europe, and many had come to recover from the last stages of respiratory illness or from work-related injuries. By the early 1890's the Farm boasted 85 Jersey and Holstein cows, 800 chickens, 150 hogs, and a small herd of sheep. Crops grown included many vegetables as well as alfalfa and oats, oranges and olives. In 1888, an artesian well had been found at the site and in 1890 a 10 horsepower pump was added. The remnants of both can still be found under Building 30.

By 1915, the County Farm had a population of 500 patients and 45 staff, and had come under the leadership of its most influential and well-known superintendent, William Ruddy Harriman, who would head the County Farm until 1931.

Following further growth during World War I, the Los Angeles County Farm began its transition from farm to infirmary. Ground was broken for the Farm's first infirmary wards in 1922, and this move was quickly followed by the construction of four more such wards within a year. (These eight buildings are now known as the "200 Buildings.") By 1924, the Farm housed 1142 patients, 257 of whom

(See Continuation Sheet, Page 7)

D8. SIGNIFICANCE CONTINUED

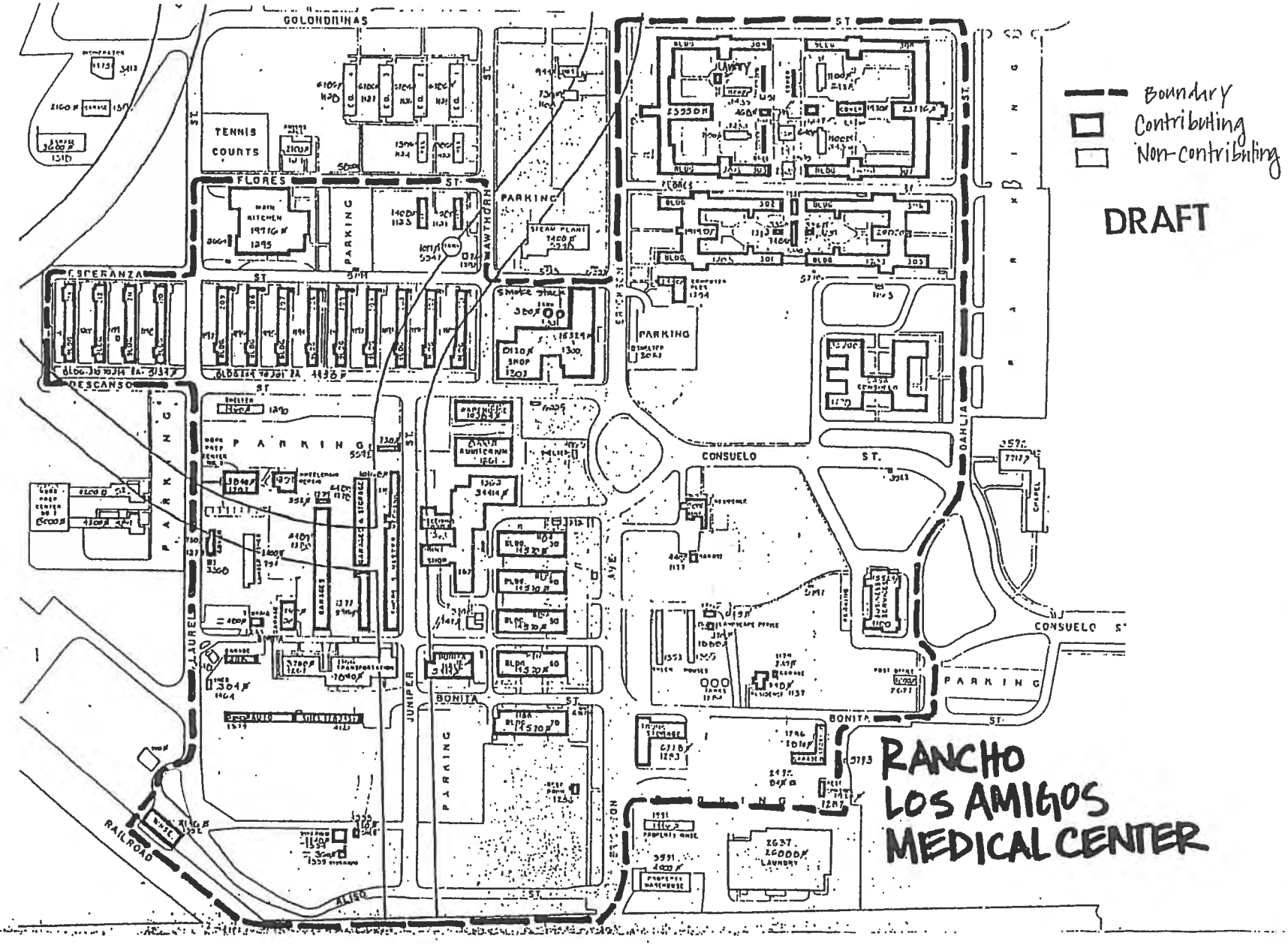
were diagnosed as insane, and 260 of whom were chronically ill. By 1925, the Farm was widely considered to be one of the largest hospitals for chronic disease in the United States. Its facilities had expanded to include a research department, a morgue, a pharmacy, a dental department, psychopathic wards, and a physical therapy department. Occupational therapy was becoming increasingly important to the Farm, and tasks included carpentry, weaving, basket making, and other crafts. Since the first World War, the demographic make-up of the Farm had also changed dramatically. Seventy percent of the patient population was now American-born.

The Depression brought dramatic increases in the size of the patient population, as more and more middle-class and even wealthy citizens became destitute. By 1929, the patient population had nearly doubled. However, the greatest change to the Farm during the Depression resulted from an increase in disabled patients. By the early 1930's, over 400 patients were confined to wheelchairs, and by the mid-1930's Rancho Los Amigos' (as it had been officially re-named in 1932) Physiotherapy Department was treating thousands of patients a year.

The advent of World War II only served to increase this trend. By 1943, Rancho Los Amigos had a surplus of over 500 beds, as many of its patients left for the State Guard or for war-time factory jobs. Because of this ready availability of space, the County transferred many of its polio patients to Rancho Los Amigos for care. Earlier that year, the director of the Physiotherapy Department, Elberta Arnold, had traveled to the University of Minnesota to train under Sister Elizabeth Kenny in her method of physical therapy. Within two years of Arnold's return, fifty percent of Rancho Los Amigos' polio patients were recovering within six weeks, and the majority of the remainder were discharged within a year. This shift in focus, from general care to the specialization in treatment of polio and other physical disabilities, would sharpen as polio swept across the country in the years to come.

The portion of Rancho Los Amigos identified as an historic district is an intact collection of structures used for health care and social services from 1888-1950. The district retains its sense of time and place and contains examples of property types associated with its history.

19-189330


GOLONDRINAS
TENNIS COURTS
FLORES
ESPERANZA
DESCANSO
PARKING
SMOKE STACK
CONSUELO
ST.
BONITA
LAUREL
JUNIPER
RAILROAD
ALISO
DAHLIA
CHAPEL
Boundary
Contributing
Non-contributing
DRAFT
RANCHO
LOS AMIGOS
MEDICAL CENTER

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

Primary #
HRI # 160397, 167507
Trinomial

Page 1 of 7 *NRHP Status Code: 2S2

*Resource Name or # (Assigned by recorder): *Rancho Los Amigos Historic District*

D1. Historic Name: *Los Angeles County Poor Farm* **D2. Common Name:** *Rancho Los Amigos National Rehabilitation Center*

This district evaluation is an update to two previous surveys: *1) McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995. 2) Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.*

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): *The Rancho Los Amigos Historic District (District) consists of buildings, structures, and features occupying 52 acres located in the western portion of the City of Downey, County of Los Angeles, California. Constructed as the Los Angeles County Poor Farm, the District represents the evolution of the property from an institution originally intended to serve Los Angeles County's indigent into a medical hospital specializing in the rehabilitative care of persons with physical disabilities. Contributing resources to the District include hospital wards, infirmaries, residential units, an administration building, a power plant, and support buildings, including mechanical shops, kitchen and dining quarters, storage structures, laundry and toilet buildings, and a bathhouse.*

(See Continuation Sheet 2 of 6.)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): *The District boundaries represent a subset of the historic boundaries of the Los Angeles County Poor Farm / Rancho Los Amigos during its period of significance and enclose the group of contributing features on the South Campus of Rancho Los Amigos dating from the period of significance that are extant. The period of significance begins with the establishment of the Los Angeles County Poor Farm in 1888 and ends with the 1952 retirement of the institution's most influential superintendent, William R. Harriman, who guided the transition from poor farm into medical hospital during the first half of the twentieth century.* 7601 E. Imperial Hwy., Downey

(See Continuation Sheet 4 of 6.)

***D5. Boundary Justification:** *The District boundaries contain a significant concentration of buildings, structures, and features that are united historically by plan and physical development. All the buildings, structures, and features constructed within the period of significance, 1888–1952, on the South Campus of Rancho Los Amigos lie within the boundaries. As defined, the District conveys a distinct sense of time and place associated with the evolution of the Los Angeles County Poor Farm into Rancho Los Amigos National Rehabilitation Center.*

***D6. Significance:** **Theme:** *Public Poor Farm, Public Hospital* **Area:** *Los Angeles County*
Period of Significance: *1888 - 1952* **Applicable Criteria:** *A* (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.)

The District was determined eligible for listing in the National Register of Historic Places (NRHP) under Criterion A on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) under Criterion 1. The current study upheld the significance of the District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The intensive-level survey update confirmed that the majority of the District contributors are extant and retain sufficient integrity to continue to contribute to the significance of the District and that the District exhibits sufficient integrity to maintain its significance under Criterion A/1 for its important role in the public welfare and health care history of the County of Los Angeles.

(See Continuation Sheet 4 of 6.)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):
(See Continuation Sheet 6 of 6.)

***D8. Evaluator:** *Leslie J. Heumann and Rebecca L. Silva* **Date:** *June 2, 2008*

Affiliation and Address: *Sapphos Environmental, Inc., 430 North Halstead Street, Pasadena, CA 91107*

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

Primary #
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Rancho Los Amigos Historic District*
Recorded by: *Leslie J. Heumann and Rebecca L. Silva* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***D3. Detailed Description (continued from page 1):**

The District also contains site plan and landscaping elements that contribute to the property's park-like historic character, including the distinctive street pattern anchored by the east-west running Consuelo Street and north-south Erickson Avenue; mature trees (Moreton Bay Fig, Bottle, Bunya bunya, Camphor, Coast Live Oak, Laurel Fig, Primrose, Queensland Pittosporum, Redwood, and southern Magnolia[1]); and vestiges of ornamental landscaping, such as lawns, shrubs, and fruit trees. The contributing buildings of the District represent five general architectural styles or types: Craftsman and wood vernacular, Classical influence, Spanish Colonial Revival, brick vernacular, and utilitarian. Craftsman and wood vernacular styling was favored for residential buildings, most notably the Harriman House (LACO No. 1101), but also for staff cottages (LACO Nos. 1121 and 1123) and the 1920s Infirmary Wards (LACO Nos. 1189–1199). The Classical Revival and Spanish Colonial Revival styles were selected for some of the most visibly prominent buildings of the District, the 1925 Power Plant (LACO No. 1300), the Administration Building (LACO No. 1100), and Casa Consuelo (LACO No. 1238). Classical Revival influence is also apparent in several of the buildings erected in the second and third decades of the 20th century, including the General Wards (LACO Nos. 1184–1188), Bathhouse and Ward (LACO No. 1260), and Kitchen and Dining Building (LACO No. 1295). Brick vernacular design characterized many buildings from the first quarter of the 20th century, including the original Power Plant (LACO No. 1302), the Psychiatric Wards (LACO Nos. 1202–1205), Kitchen, Dining, and Staff Room (LACO No. 1262), and Commissary and Receiving building (LACO No. 1263). Utilitarian buildings reflected their particular purpose, be they related to agricultural functions (Brooder House / Vivarium Annex, LACO No. 1335; the former horse barn, LACO No. 1283; or former hay barn, LACO No. 1207) or other operations and maintenance (Garage, LACO No. 1277). All five architectural genres were typical of the first half of the 20th century in Southern California. The oldest extant building in the District is the 1888 Aviary (LACO. No. 1312), which was moved circa 1930 from its location in the original central courtyard (now the open space east of the Auditorium, LACO No. 1261) to its current location in the interior courtyard of the Men's Psychiatric Ward (LACO No. 1205). The most recent building constructed in the District is the 1942 Lumber Shed (LACO No. 954).

The historic resources survey conducted in 1995 that resulted in the 1996 determination of eligibility documented a total of 103 buildings, structures, and features on the South Campus of Rancho Los Amigos, 78 of which were determined to be contributing elements to the District.[2] The current investigation of 129 buildings, structures, and features determined that there are 68 extant contributors to the District. Results of this intensive-level survey update indicate that, of the 78 original contributing resources identified in the 1995 survey,

- 6 buildings, structures, and features are no longer extant.[3] These include Patient Wards 212 and 214 (LACO Nos. 1200 and 1201), which were removed circa 2001; the 1930 shed and 1931 shed (LACO Nos. 1272 and 1333); the Vivarium (LACO No. 1334); and the Train Station (LACO No. 1352).

- 4 no longer contribute to the significance of the District: 3 because of loss of integrity (LACO Nos. 1243, 1251, and 1279) and 1 because of a date of construction that postdates the period of significance (LACO No. 4118).

- 1 additional building (LACO No. 1242) has been identified as a potential contributor to the District.

-1 structure (the Smoke Stack) was addressed as a separate resource in 1995, when it should have been included as part of the Power Plant (LACO No. 1300).

The remaining extant 45 buildings, structures, and features on the South Campus were identified as noncontributors to the District, either because they were previously determined to be noncontributors or because they lack sufficient age, historic association, and/or architectural character to be a part of the District.

All buildings and structures are listed in chronological order by construction date and are accompanied by their assigned Los Angeles County Number. Updated descriptions are provided in the attached DPR 523A Primary Records. The corresponding map illustrates the locations of the contributors, noncontributors, and demolished features within the District boundaries.
(See Continuation Sheet 3 of 6.)

[1] *Sapphos Environmental, Inc. "Historic and Landmark Tree Assessment." 2007. On file at Sapphos Environmental, Inc., 430 North Halstead Street, Pasadena, CA. 91107*
[2] Historic Resources Group. 26 July 1995. *1994 Northridge Earthquake Project Review: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review.* Rancho Los Amigos Medical Center District Record. Rancho Los Amigos Medical Center, Downey, CA.
[3] It is unknown exactly why the buildings were demolished, as none of the documentation collected in support of the 2007–2010 Historic District analysis indicated why or when the buildings were removed from the property.

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

Primary #
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Rancho Los Amigos Historic District*
*Recorded by: *Leslie J. Heumann and Rebecca L. Silva* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***D3. Detailed Description (continued from page 2):**

HRI #	Contributors	LACO No.	Date Constructed
160402	Aviary 19-189397	1312	1888
160403	Moreton Bay Fig Tree 19-189331	N/A	c. 1900 (planted)
160457	Men's Psychiatric Ward (Bldgs 303,304) 19-189360	1205	1907
160406	Dairyman's House 19-189337	1137	1907
160437	Chapel/Computer Center 19-189374	1254	1908
160438	Oil & Storage 19-189393	1287	1909
160441	Shop, Laundry, Ice Plant 19-189395	1302	1909–1911
160447	Commissary & Receiving Room 19-189379	1263	1912
160440	Dining Room, Kitchen, Staff Room 19-189379	1262	1913–1926
	Water Tower 19-189396	1301	1913
160444	General Ward 30 (Building 30) 19-189341	1184	1913
160445	General Ward 40 19-189342	1185	1913
160449	Lock Shop 19-189386	1276	1913
160442	Superintendent's House 19-189334	1101	1915
160456	General Ward 50 19-189343	1186	1916
160460	Toilet Room 19-189368	1244	1916
160462	Superintendent's Garage 19-189338	1177	1917
160464	Workshop 19-189385	1275	1917
160465	Women's Psychiatric Ward (Bldgs 301, 302) 19-189359	1203	1919
	Toilet Building 19-189366	1242	1920
160467	Garage/Storage 19-189392	1286	1920
160468	Staff Cottage 19-189335	1121	1921
160487	Bathhouse and Ward (Storage 20) 19-189377	1260	1922
160480	Patient Ward 201 (General Service) 19-189346	1189	1923
160482	Patient Ward 202 (Housekeeping) 19-189347	1190	1923
160484	Patient Ward 203 (Hospital Purchasing) 19-189348	1191	1923
160485	Patient Ward 204 (Snack Bar 1) 19-189349	1192	1923
160489	Trunk Storage 19-189391	1283	1923
160503	Men's Psychiatric Ward (Ward # 307 + 308) 19-189360	1204	1924
160501	Women's Psychiatric Ward (Drug Abuse Rehab) 19-189359	1202	1924
160495	Staff Cottage (Residence) 19-189336	1123	1924
160498	Garage and Storage 19-189388	1278	1924
	Power Plant 19-189395	1300	1925
160499	Work Preparation Center No. 2 (Vocation Training) 19-189361	1207	1925
	Toilet Building 19-189375	1256	1925
	Garage 19-189387	1277	1925
160504	Toilet Building/Room 19-189371	1247	1925
	Administration Building 19-189332	1100	1926
160490	Patient Ward 205 (Rec. + Vol. Service) 19-189350	1193	1926
160492	Patient Ward 206 (Dietary Office) 19-189351	1194	1926
160493	Patient Ward 207 (Storage) 19-189352	1195	1926
	General Ward 60 19-189344	1187	1926
	Dairyman's Garage 19-189340	1179	1926
	Tool House 19-189402	1356	1926
	Garage 19-189404	4121	1926
	Kitchen and Dining Building 19-189394	1295	1927
	Auditorium 19-189378	1261	1928
160494	Patient Ward 208 (Classroom) 19-189353	1196	1928
	Patient Ward 209 19-189354	1197	1928
	Patient Ward 210 19-189355	1198	1928
	Patient Ward 211 19-189356	1199	1928
	General Ward 70 19-189345	1188	1928
	Garage Storage 19-189390	1280	1928
	Brooder House/Vivarium Annex 19-189400	1335	1929
	Garage 189404	1379	1929

(See Continuation Sheet 4 of 6.

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

Primary #
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Rancho Los Amigos Historic District*

*Recorded by: *Leslie J. Heumann and Rebecca L. Silva* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***D3. Detailed Description (continued from page 3):**

Contributors		***LACO No.***		***Date Constructed***
Casa Consuelo 19-189362		1238		1930
Toilet Building 19-189363		1239		1930
Shelter 19-189364		1240		1930
Canopy 19-189370		1246		1930
Linen Room 19-189365		1241		1932
Linen Room/Snack Bar No. 3 19-189369		1245		1932
Wheelchair Repair 19-189376		1259		1932
Bonita Hall 19-189380		1264		1932
Storage 19-189382		1268		1932
Garage 19-189383		1270		1932
Shelter 19-189381		1265		c. 1933
Landscape Office 19-189403		1357		1938
Lumber Shed 19-189322		954		1942

Noncontributors (since 1995 survey)		***LACO No.***		***Date Constructed***
160459 Open Shelter 19-189367		1243		1916
160461 Open Shelter 19-189373		1251		1916
Garage 19-189389		1279		1925
Garage 19-189405		4118		Post-1965
Shed 19-189339		1178		

Demolished (since 1995 survey)		***LACO No.***		***Date Constructed***
160436 Train Station, Warehouse 19-189401		1352		1907
Vivarium 19-189399	1334		1926	
Patient Ward 212 19-189357		1200		1928
Patient Ward 214 19-189358		1201		1928
Shed 19-189384		1272		1930
Shed 19-189398		1333		1931
Pump House 19-189372		1249		

***D4. Boundary Description (continued)**

The boundary has been slightly adjusted on the northwest from that described in the previous (1995) District Record, to eliminate two buildings (LACO Nos. 1200 and 1201, both Patient / Infirmary Wards) that were demolished after the 1996 determination of NRHP eligibility and subsequent CRHR listing.

On the north, the boundaries roughly follow Flores Street and Golondrinas Street and deviate from the historical north boundaries because of the intervening construction of a business park south of East Imperial Highway. The boundary on the east generally follows Dahlia Street and the historic eastern limits of the County Poor Farm; the boundary excludes the curve of Consuelo Street and the 1955 new Chapel, constructed on the east side of Dahlia Street. The southern boundary runs along Aliso Street, the historic edge of the facility, but curve northwards to exclude four noncontributing buildings. The west boundary follows the railroad tracks, then generally tracks Laurel Street, with a bump out to accommodate the two westernmost, extant Patient / Infirmary Wards; this line also acknowledges newer construction within the western section of the former County Poor Farm boundaries.

***D6. Significance (continued from page 1):**

The 1995 survey that resulted in the determination of eligibility of the District stated that the District is significant under NRHP Criterion A "for its association with the turn-of-the-century health care of Los Angeles County's indigent population and for its later treatment of those in Los Angeles County with chronic illnesses, both mental and physical."[4]

(See Continuation Sheet 5 of 6.)

[4] Historic Resources Group. 26 July 1995. *1994 Northridge Earthquake Project Review: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review*. Rancho Los Amigos Medical Center District Record. Rancho Los Amigos Medical Center, Downey, CA.

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

 *Resource Name or # (Assigned by recorder) *Rancho Los Amigos Historic District*
*Recorded by: *Leslie J. Heumann and Rebecca L. Silva* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***D6. Significance (continued from page 4):**

The 2007–2010 survey update confirmed the importance of the role of Rancho Los Amigos in evolution of the County welfare and health care systems. In its early years, Rancho Los Amigos, as the Poor Farm, was a response to the homeless problem of the period, housing the poverty stricken in the most cost-effective manner by making the institution self-sufficient. The Poor Farm was established during a period in American history when the public was increasingly aware of its responsibility toward those less fortunate and as the Progressive Movement gained support; it is no coincidence that Jane Addams Hull House in Chicago was established around the same time, in 1889. With one of its original goals of relieving the existing County hospital of the burden of caring for the indigent, the Poor Farm operated in tandem with the developing County health care system, which had opened its first hospital in 1878. Increasingly, as patients with long-term illnesses were directed to the Poor Farm, the institution became an integral part of that system. The niche that Rancho Los Amigos filled was that of long-term care and rehabilitation, particularly for those afflicted with mental illness, and later the victims of the mid-20th-century outbreaks of polio. As one of the historic cornerstones of the County of Los Angeles health care system, Rancho Los Amigos has been critical to the development of what is now the second largest health care system in the nation.

Concurrent with the evolving mission of the institution, its physical plant also grew and changed. The District today retains aspects of each period of Rancho Los Amigo's history. From its founding in the late 19th century, the District incorporates the distinctive curvilinear street plan still evident in the central east part of the campus and the Aviary (LACO No. 1312). A handful of buildings remain that reference the institution's agricultural and livestock operations, including a former stable and hay barn (LACO No. 1283), the farmhouse-like Oil and Storage Building (LACO No. 1287), the Dairyman's House (LACO No. 1137), and the Brooder House / Vivarium Annex (LACO No. 1335). Several buildings from the World War I and earlier era are reminders of the self-contained, residential nature of the facility and its growing focus on the treatment of long-term illness, including the Superintendent's House (LACO No. 1101); the older wings of the Dining Room, Kitchen, and Staff Room (LACO No. 1262); Commissary (LACO No. 1263); Workshop (LACO No. 1275); the first wing of the Men's Psychiatric Wards (LACO No. 1205); the first Power Plant (LACO No. 1302); the first Chapel (LACO No. 1254); and the first General Wards (LACO Nos. 1184, 1185, and 1186). The growth of the medical campus and its appurtenant support facilities is extensively represented, most prominently by the later General Wards and the Patient Wards (LACO Nos. 1187–1199), Men's and Women's Psychiatric Ward complexes (LACO Nos. 1202–1205 and 1239–1247), Power Plant (LACO No. 1300), Kitchen and Dining Building (LACO No. 1295), Bathhouse and Ward building (LACO No. 1260), Auditorium (LACO No. 1261), Administration Building (LACO 1100), and Casa Consuelo (LACO No. 1238). Although no agricultural fields are still extant, the nearby train tracks are a reminder of the essential proximity of transportation. The importance of landscape design to the concept of the County Farm can still be discerned from the remaining ornamental trees, most prominently a Moreton Bay fig tree, and the ample green space that flanks buildings in the central campus.

Although it is certainly true that numerous buildings have been demolished over the course of the history of Rancho Los Amigos and that a few incompatible buildings have been constructed within the District boundaries (e.g., the Butler Building, LACO No. 7000), the District still possesses the physical features necessary to convey its historical importance under Criterion A/1. Containing a range of property types linked by historical and physical development, the District retains sufficient integrity to provide a sense of historic and architectural cohesiveness, particularly with respect to its setting, design, materials, association, and feeling. The 1995 document characterized the District as an intact collection of structures used for health care and social services from 1888–1950 but defined the period of significance as 1888–1945, perhaps in deference to the 50-year requirement of the NRHP. Based on the history of Rancho Los Amigos, and the pivotal role of Superintendent William R. Harriman for most of the first half of the 20th century, extension of the period of significance to 1952, when Harriman stepped down, is suggested.

The 2007–2010 survey also resulted in the conclusion that a small number of buildings at Rancho Los Amigos also appear to be individually eligible for listing in the NRHP/CRHR under Criterion C/3 for architectural merit (LACO Nos. 1100, 1101/1177, 1238, 1262/1263, and 1300–1302).

Additional information regarding the history of the Los Angeles County Poor Farm can be found in the attached Building, Structure, and Object Records and in the report, Rancho Los Amigos Historic District Update Report (Sapphos Environmental, Inc., June 2011).

 ***NRHP Status Code:** *2S2*

***D7. References (continued from page 4):**

McAvoy, Christy J. 26 July 1995. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group.

Post/Hazeltine Associates. 19 March 2004. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California.

Sapphos Environmental, Inc. June 2010. Rancho Los Amigos Historic District Update Report, Prepared for: County of Los Angeles.

19-189330

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

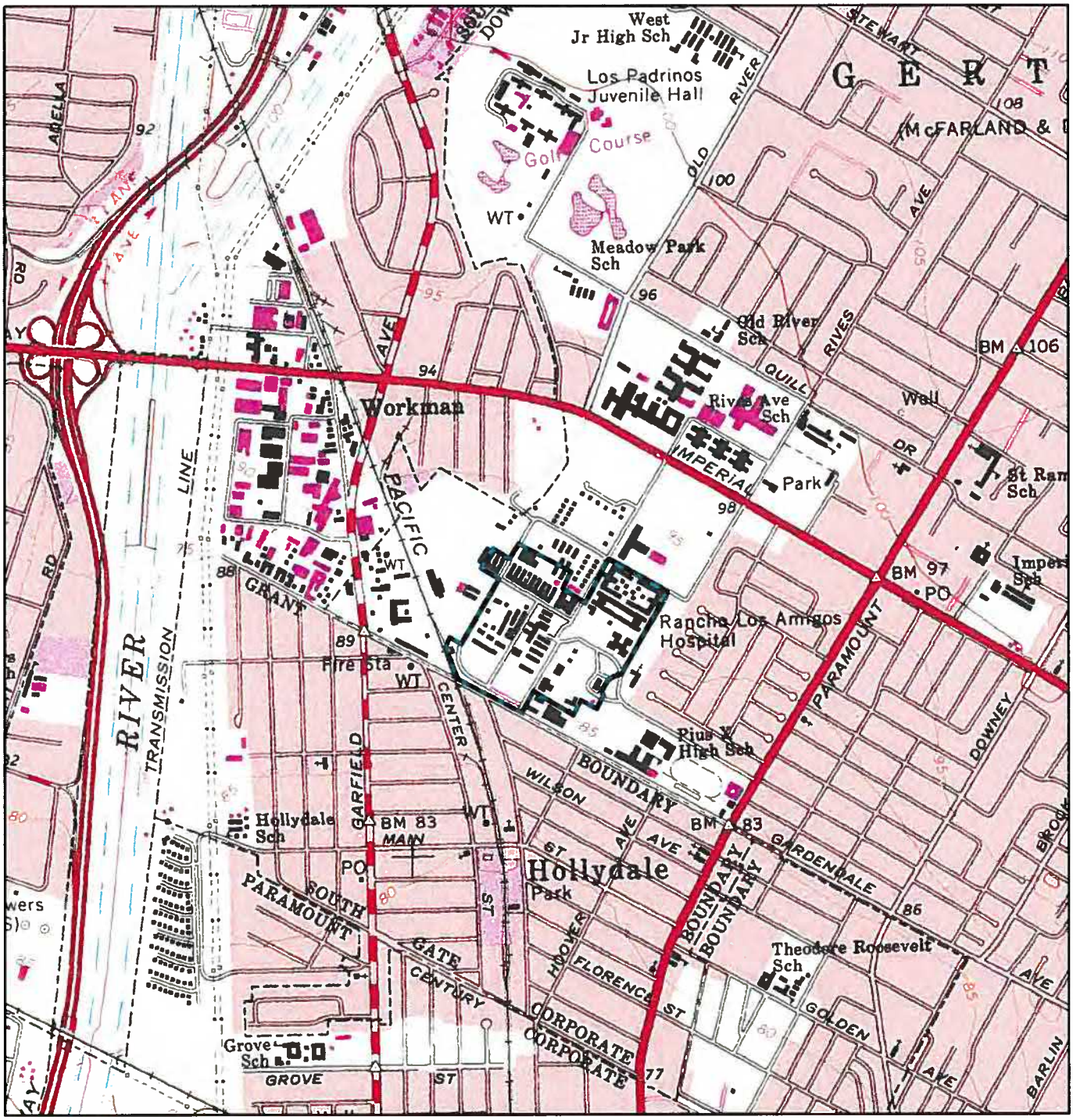
LOCATION MAP

Primary #
HRI#
Trinomial

Page of *Resource Name or #:

*Map Name: South Gate Quad *Scale: *Date of Map:

DPR 523J (1/95) *Required information



May depict confidential cultural resource locations.
Do not distribute.

Miles
0 0.1 0.2
0 0.1 0.2
Kilometers

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Rancho Los Amigos Historic District

South Gate, CA
USGS 7.5', PR1981

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
160445		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER /	DOWNEY	P	1913	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160444		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER B	DOWNEY	P	1913	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160503		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER /	DOWNEY	C	1925	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160442		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER H	DOWNEY	C	1913	PROJ.REVW.	HRG940202Z	09/11/96	2D2	A
160441		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER L	DOWNEY	P	1911	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160440		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER L	DOWNEY	P	1911	PROJ.REVW.	HRG940202Z	09/30/96	2D2	C
160504		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER T	DOWNEY	C	1925	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160438		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER P	DOWNEY	P	1909	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160459		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER O	DOWNEY	C	1916	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160436		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER T	DOWNEY	P	1907	PROJ.REVW.	HRG940202Z	09/30/96	2D2	C
160403		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER M	DOWNEY	C	1900	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
							HIST.RES.	DOE-19-95-0350-0002	09/30/96	2D2	A
160462		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER G	DOWNEY	C	1917	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160467		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER G	DOWNEY	C	1920	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160402		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER C	DOWNEY	C	1888	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
							HIST.RES.	DOE-19-95-0350-0001	09/30/96	2D2	A
160406		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER R	DOWNEY	C	1907	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
							HIST.RES.	DOE-19-95-0350-0003	09/30/96	2D2	A
160468		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER O	DOWNEY	C	1921	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160397		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER	DOWNEY	C	1888	PROJ.REVW.	HRG940202Z	09/30/96	2S2	A
							HIST.RES.	DOE-19-96-0350-9999	09/30/96	2S2	A
160456		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER /	DOWNEY	C	1916	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
167507		7601 E IMPERIAL SR	LOS ANGELES COUNTY FARM / RANCHO L	DOWNEY	CM	1888	HIST.SURV.	0241-0011-9999	09/30/96	2S2	A
167862		12218 EASTBROOK AVE		DOWNEY	P	1952	PROJ.REVW.	HUD070919G	09/24/07	6Y	
176374		12231 EASTBROOK AVE		DOWNEY	P	1952	PROJ.REVW.	HUD090702J	07/31/09	6Y	
162819		12258 EASTBROOK AVE		DOWNEY	P	1952	PROJ.REVW.	HUD060807D	08/09/06	6Y	
150319		9047 EGLISE AVE		DOWNEY	P		HIST.RES.	DOE-19-04-0239-0000	09/16/04	6Y	
							PROJ.REVW.	HUD040907A	09/16/04	6Y	
176377		10231 EGLISE AVE		DOWNEY	P	1953	PROJ.REVW.	HUD090702L	07/31/09	6Y	
177621		10903 ELMCROFT AVE		DOWNEY	P	1953	PROJ.REVW.	HUD090924B	10/19/09	6Y	
171334		10930 ELMCROFT AVE		DOWNEY	P	1953	PROJ.REVW.	HUD080509B	05/15/08	6Y	
143801		9081 FARM ST		DOWNEY	P	1950	HIST.RES.	DOE-19-03-0269-0000	10/03/03	6Y	
							PROJ.REVW.	HUD030911B	10/03/03	6Y	
162646		7242 FINEVALE DR		DOWNEY	P	1953	PROJ.REVW.	HUD060728E	08/01/06	6Y	
150544		7502 FINEVALE DR		DOWNEY	P	1953	HIST.RES.	DOE-19-04-0293-0000	09/01/04	6Y	
							PROJ.REVW.	HUD040809S	09/01/04	6Y	
137713		7627 FINEVALE DR		DOWNEY	P	1953	HIST.RES.	DOE-19-03-0060-0000	02/18/03	6Y	
							PROJ.REVW.	HUD030210J	02/18/03	6Y	
131376		7447 FIRESTONE BLVD	JOHNIE'S BROILER	DOWNEY	P	1957	HIST.RES.	CALREG ELIGIBLE	11/08/02	2CS	
							CAL.REG.	19-0401	07/05/02	2CS	
028026	19-177350	7954 FIRESTONE BLVD		DOWNEY	U	1877	HIST.SURV.	0241-0010-0000		7R	
171285		8050 FLORENCE AVE		DOWNEY	P	1963	PROJ.REVW.	FCC080519B	06/10/08	6Y	
163239		8641 FONTANA ST		DOWNEY	P	1950	PROJ.REVW.	HUD060915E	09/15/06	6Y	
167387		9215 FOSTER RD		DOWNEY	P	1951	PROJ.REVW.	HUD070813B	08/27/07	6Y	
150320		9335 FOSTER RD		DOWNEY	P		HIST.RES.	DOE-19-04-0240-0000	09/16/04	6Y	
							PROJ.REVW.	HUD040907B	09/16/04	6Y	
173083		9339 FOSTER RD		DOWNEY	P	1950	PROJ.REVW.	HUD080721D	08/11/08	6Y	
162729		9653 FOSTER RD		DOWNEY	P	1951	PROJ.REVW.	HUD060725B	07/28/06	6Y	
162644		7453 FOSTORIA ST		DOWNEY	P	1950	PROJ.REVW.	HUD060728C	08/01/06	6Y	
175121		7777 GAINFORD ST		DOWNEY	P	1949	PROJ.REVW.	HUD090326D	04/10/09	6Y	
177679		9084 GAINFORD ST		DOWNEY	P	1953	PROJ.REVW.	HUD091109R	12/08/09	6Y	
177360		9614 GAINFORD ST		DOWNEY	P	1953	PROJ.REVW.	HUD091015D	10/27/00		
							PROJ.REVW.	HUD091015D	10/27/00	6Y	
167434		7906 GALLATIN RD		DOWNEY	P	1951	PROJ.REVW.	HUD070821C	09/04/07	6Y	

19-189330

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
162364		9028 CORD AVE		DOWNEY	P	1950	PROJ.REVW.	HUD060517BB	05/19/06	6Y	
162645		9103 CORD AVE		DOWNEY	P	1950	PROJ.REVW.	HUD050728D	08/01/06	6Y	
166206		9112 CORD AVE		DOWNEY	P	1950	PROJ.REVW.	HUD070625E	06/29/07	6Y	
173087		9303 CORD AVE		DOWNEY	P	1955	PROJ.REVW.	HUD080727G	08/11/08	6Y	
172750		10944 CORD AVE		DOWNEY	P	1955	PROJ.REVW.	HUD080811A	08/20/08	6Y	
154684		12103 CORNUTA AVE		DOWNEY	P	1952	PROJ.REVW.	HUD050607H	06/20/05	6Y	
170011		12619 CORNUTA AVE		DOWNEY	P	1950	PROJ.REVW.	HUD071212V	12/28/07	6Y	
139217		13203 CORNUTA AVE		DOWNEY	P	1948	HIST.RES.	DOE-19-03-0099-0000	04/08/03	6Y	
							PROJ.REVW.	HUD030407D	04/08/03	6Y	
153243		7862 DALEN ST		DOWNEY	P	1953	PROJ.REVW.	HUD041130A	01/04/05	6Y	
180146		7733 DANVERS ST		DOWNEY	P	1951	PROJ.REVW.	HUD101012N	10/29/10	6Y	
175203		7153 DE PALMA ST		DOWNEY	P	1959	PROJ.REVW.	HUD090401E	04/14/09	6Y	
179049		8118 DE PALMA ST		DOWNEY	P	1951	PROJ.REVW.	HUD100407G	04/28/10	6Y	
143800		13140 DEMING AVE		DOWNEY	P	1950	HIST.RES.	DOE-19-03-0268-0000	10/03/03	6Y	
							PROJ.REVW.	HUD030911A	10/03/03	6Y	
180147		13634 DEMPSTER AVE		DOWNEY	P	1955	PROJ.REVW.	HUD101012O	10/29/10	6Y	
147237		8402 DEVENIR AVE		DOWNEY	P	1950	HIST.RES.	DOE-19-04-0084-0000	04/21/04	6Y	
							PROJ.REVW.	HUD040402B	04/21/04	6Y	
135854		8318 DINSDALE ST		DOWNEY	P	1950	HIST.RES.	DOE-19-02-1121-0000	12/16/02	6Y	
							PROJ.REVW.	HUD021206E	12/16/02	6Y	
172969		7328 DINWIDDLE ST		DOWNEY	P	1941	PROJ.REVW.	HUD080829C	09/11/08	6Y	
137694		8606 DONOVAN ST		DOWNEY	P	1950	HIST.RES.	DOE-19-03-0047-0000	03/12/03	6Y	
							PROJ.REVW.	HUD030310A	03/12/03	6Y	
154750		10603 DOWNEY AVE		DOWNEY		1919	PROJ.REVW.	HUD050627E	07/15/05	6U	
154751		10615 DOWNEY AVE		DOWNEY		1916	PROJ.REVW.	HUD050627E	07/15/05	6U	
154752		10621 DOWNEY AVE		DOWNEY		1917	PROJ.REVW.	HUD050627E	07/15/05	6U	
141059		12744 DOWNEY AVE		DOWNEY	P	1949	HIST.RES.	DOE-19-03-0196-0000	06/30/03	6Y	
							PROJ.REVW.	HUD030611D	06/30/03	6Y	
167432		12638 DUNROBIN AVE		DOWNEY	P	1950	PROJ.REVW.	HUD070821B	09/04/07	6Y	
154678		13105 DUNROBIN AVE		DOWNEY	P	1950	PROJ.REVW.	HUD050607B	06/20/05	6Y	
028023	19-177347	7749 E FLORENCE AVE	CASA DE PARLEY JOHNSON	DOWNEY	P	1926	HIST.RES.	NPS-86000449-0000	03/20/86	1S	
							HIST.SURV.	0241-0007-0000	03/20/86	1S	
028024	19-177348	9051 E FLORENCE AVE	ROBERT S. MAYES HOUSE	DOWNEY	P	1889	HIST.SURV.	0241-0008-0000		7N	
160437		E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER C	DOWNEY	P	1908	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160482		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER H	DOWNEY	C	1922	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160494		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER C	DOWNEY	C	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	
160495		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER R	DOWNEY	P	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160498		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER G	DOWNEY	C	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160499		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER V	DOWNEY	C	1925	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160493		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER S	DOWNEY	C	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160490		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER R	DOWNEY	C	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160489		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER T	DOWNEY	C	1923	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160487		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER S	DOWNEY	C	1922	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160485		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER S	DOWNEY	C	1922	PROJ.REVW.	HRG940202Z	09/30/95	2D2	A
160484		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER H	DOWNEY	C	1922	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160492		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER D	DOWNEY	C	1924	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160480		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER G	DOWNEY	C	1922	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160501		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER D	DOWNEY	C	1925	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160461		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER O	DOWNEY	C	1916	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160464		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER W	DOWNEY	C	1917	PROJ.REVW.	HRG940202Z			
							PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160457		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER B	DOWNEY	C	1916	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160465		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER B	DOWNEY			PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160449		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER L	DOWNEY	P	1913	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160460		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER T	DOWNEY	C	1916	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A
160447		7601 E IMPERIAL SR	RANCHO LOS AMIGOS MEDICAL CENTER R	DOWNEY	P	1913	PROJ.REVW.	HRG940202Z	09/30/96	2D2	A

19-189330

19-189330

19-189331

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

Primary #
HRI# 160403
Trinomial

 *Resource Name or # (Assigned by recorder) Moreton Bay Fig Tree

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

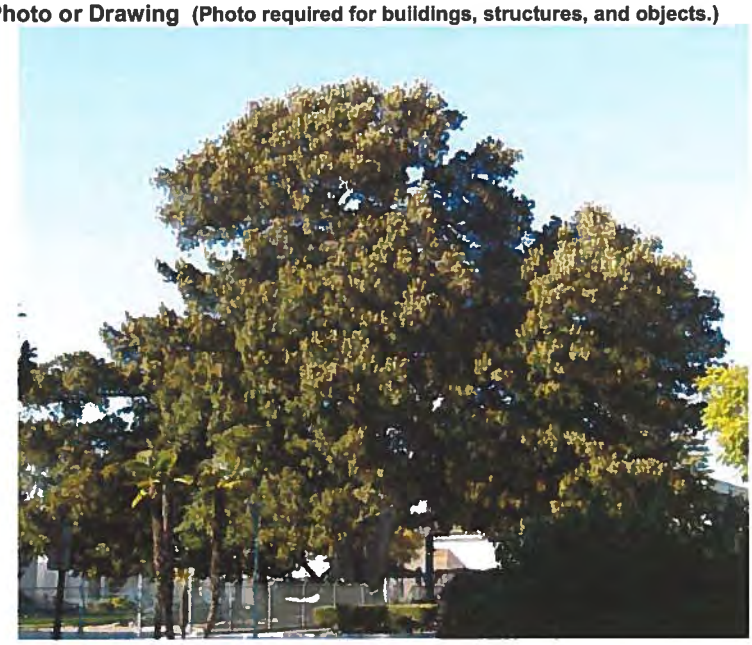
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *(Not addressed)* **NR Status Code:** *(Not addressed)*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Moreton Bay Fig Tree was planted at the Los Angeles County Poor Farm (in circa 1900). It is located in the ornamental courtyard area in the center of the area now known as South Campus east of the Dining Room/Staff Rooms/Kitchen/Commissary Complex (LACO Nos. 1262 & 1263) and Auditorium (LACO No. 1261). The tree sits directly west of Erickson Avenue. Of impressive size, the tree was measured in 2007 at 10.2 meters in height, with a diameter at breast height of 3.25 meters and a canopy of 36.6 meters. The tree appears to be healthy. Notable both for its size and its above-ground root system, the tree serves as a marker for the center of the South Campus area.

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



P5b. Description of Photo: (View, date, accession #) *Overview facing southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *circa 1900 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189331
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Moreton Bay Fig Tree*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance:**

This resource was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Moreton Bay Fig Tree as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The tree was planted in circa 1900 as a central landscaping feature for the County Poor Farm. A significant component of the Poor Farm from the beginning, landscaping created a scenic, lush, and inviting environment for the patients, staff, and visitors.

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

An Australian import, Moreton Bay fig trees were popular as ornamental trees in Southern California from the last quarter of the 19th century through the first quarter of the 20th century. Individual Moreton Bay fig trees have been designated as landmarks in several Southern California communities, including Los Angeles, Santa Monica, Santa Barbara, and San Diego. The City of Downey has recognized this Moreton Bay Fig Tree in the significant tree list incorporated into its General Plan, Downey Vision 2025.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189332
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Lumber Shed (LACO NO. 954)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #954* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Lumber Shed (LACO No. 954) is located northeast of the intersection of Laurel and Bonita Streets. The Lumber Shed is one-story, asymmetrical in appearance and rectangular in plan. The wood-framed vernacular building is capped by a medium-pitched, front-gabled roof with slightly overhanging eaves and exposed rafters, and is covered by composition shingles. The building is clad in a combination of vertical and horizontal wood siding, possibly indicating use of salvaged materials. A series of original wood sliding doors are located on the east and west elevations and provide access to individual storage areas. Original extant wood-framed, one-over-one, double-hung sash windows are located on the north elevation of the building. An attached, front-gabled screen porch is located on the south façade. The building is sited directly on concrete pavement which surrounds the building. Character-defining features include: horizontal massing and rectangular plan, medium-pitched front gabled roof, original wood-framed windows (where extant), original wood sliding doors (where extant), and screened porch. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1942 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial 19-189332

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) *Lumber Shed (LACO NO. 954)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the replacement of original roofing material, and the removal of original windows and doors.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Lumber Shed (LACO No. 954) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1942 to serve as a support building for the general construction operations of the institution. It stored lumber needed for the upkeep of existing buildings on the South Campus, as well as providing building materials for the new construction taking place on the North Campus. The building continued to be used for lumber storage for many years until it was abandoned in the late twentieth-century.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. An example wood-framed utilitarian construction, the building retains integrity of location, feeling, association, design, materials, and workmanship. It has retained most of its character-defining features: simplicity of design and lack of ornamentation; horizontal massing and rectangular plan; wood framing and exterior building materials; original windows and doors (where extant); and attached front-gabled porch. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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

Primary # 19-189333
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Administration Building (LACO NO. 1100)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1. **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1100* **NR Status Code:** *3[S]*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Administration/Safety Police Building (LACO No. 1100) is located in the southeast section of the Rancho Los Amigos Historic District, facing the original Consuelo Street entrance to the campus. The two-story building is rectangular in plan and features horizontal massing beneath a complex gabled roof. Designed in the Spanish Colonial Revival style, the building is constructed of reinforced concrete, with smooth stucco exterior walls and a red-clay tile roof. It sits on a concrete foundation. At the south end of the east-facing façade, an eight-sided tower capped by a domed cupola marks the raised entry bay. A front-gabled bay at the north end of the façade echoes the projection. In between the end bays, three interior bays are defined by tall, round-arched, multi-pane windows on the lower story and tripartite casement windows on the second story. Elevated seven steps above ground level, the Baroque style cast stone portal consists of a double, glazed door, flanked by sidelights and topped by transoms, recessed into a rusticated surround accented by engaged, fluted columns. The columns support a balconet with a wrought iron railing, behind which a tripartite window is set into a cast stone surround topped by a three-lobed arch pediment. Finials adorn the pediment and the wall surface above the columns. A curved parapet repeats the shape of the pediment immediately below it. On the tympanum, the year of construction, "1926," has been incised.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *East elevation, facing southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources**: *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189333
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Administration Building (LACO NO. 1100)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued from page 1):**

The north and south elevations are also asymmetrically organized, with front gabled wings on the east ends and side-gabled wings extending to the west. Both elevations are fenestrated predominantly with double casement windows. On the north, a four-bay arcade projects from the lower story. On the south, a small balcony is defined by a two-bay arcade. The central portion of the rear elevation contains a second story terrace with a slightly crenellated railing.

Park-like lawns punctuated by mature trees, shrubs and grass provide the setting for the Administration Building, which is encircled by driveways. Character-defining features include: horizontal-massing and U-shaped plan; projecting and receding wall planes on the façade; smooth stucco walls; cross-gabled roof with tower and domed cupola and red-clay tile covering; decorative façade entrance bay consisting of Baroque style cast stone portal and recessed entry; use of arched openings, including windows and arcade; and incorporation of patio spaces. The property is in excellent condition, but has been altered by the removal of an arcaded extension of the north elevation to the west, replacement of many of the original windows and doors (within the original openings and recreating the original division of window lights), and repair and replacement of the original stucco. Despite these changes, the building retains sufficient integrity to convey its period of significance.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations and alteration dates as they appear from original architectural drawings and historic photographs include: replacement stucco; replacement windows; the replacement of all wood doors (except for the main entrance door) with metal doors; and the removal of an original arcade extension on the north elevation after the 1933 Long Beach earthquake.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Administration /Safety Police Building (LACO No. 1100) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. Erected in 1926, it was the second Administration Building at Rancho Los Amigos, and housed the administrative offices, the superintendent's office, and the post office as well as additional patient ward space. It was prominently sited at the main entrance to South Campus on Dahlia Street facing east towards the east-west axis of Consuelo Street. It was intended by this location and placement to be the first building seen by visitors to the campus, and thereby became not only the most accessible building but also symbolic of the facility. The open park-like setting surrounding the building created a separation between the building and the private hospital buildings located further west on Consuelo Street toward the center of South Campus. Today, the building is still sited within this open space, and it retains the same spatial relationships to the hospital buildings on the south campus. It still functions as an office building, and presently houses the Los Angeles County Office of Public Safety.

Although the building has been somewhat altered by its 1980 rehabilitation, its exterior appearance still reflects its period of construction. An example of the Spanish Colonial Revival style, the building retains integrity of location, feeling, association, design, and to some degree, materials and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; asymmetrical projecting and receding wall planes on the façade; smooth stucco walls; cross-gabled roof with tower and domed cupola and red-clay tile covering; and decorative façade entrance bay consisting of a Baroque style cast stone portal and recessed entry. The building's position as the focal point of the primary entrance to the County Farm was altered when the main entrance was relocated to the north-south axis of Erickson Avenue and the functions of South Campus were closed or relocated to the North Campus.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189333
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Administration Building (LACO NO. 1100)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

In 1923, Superintendent William R. Harriman commissioned the design a new building to house the administrative offices of the growing campus. He felt the original 1889 administrative offices, a three-story building once located directly west of Erickson Avenue and directly in front of the original Rectory Building (now the Auditorium), had become inadequate for the growing needs of himself, the patients, and his staff. A new Spanish Colonial Revival style building was under construction by July of 1926, sited in an area he considered a "more convenient location close to the main entrance of the Farm," off of Consuelo Street.[1] The new building was in use by 1927, and Harriman hired additional secretaries, bookkeepers, typists, and clerks. In 1933, the rear portion of the north elevation arcade projection was removed due to structural damage caused by the 1933 Long Beach earthquake. The building was rehabilitated in the 1980s.

[1] Fliedner, Colleen Adair. 1990. "Centennial, Rancho Los Amigos Medical Center, 1888–1988." Rancho Los Amigos Medical Center. Downey, California: p. 143.

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

Primary # 19-189334
HRI# 160442
Trinomial

 *Resource Name or # (Assigned by recorder) *Superintendent's House (LACO NO. 1101)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1101* **NR Status Code:** *3[S]*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Superintendent's House (LACO No. 1101) is located in the central grassy area of the Rancho Los Amigos Historic District, bounded by Consuelo Street and Erickson Avenue, slightly southeast of the Erickson Avenue traffic circle. The two-story building is rectangular in plan with horizontal massing and an asymmetrical appearance beneath a complex cross-gabled roof. Designed in the Craftsman style, the building is constructed of simple (or drop) wood siding laid in alternating tall and short bands and a low-pitched, wood-shingle roof with wide over-hanging eaves and rafter tails. The building sits on a brick foundation. The first floor of the façade has a wrapping front porch constructed of red brick that is topped by a pent hipped roof. The primary entrance is located in the east bay of the porch and consists of a broadly proportioned doorway with a door and frame of unpainted wood. A large, rectangular window occupies the upper half of the door, set off by a ledge and a band of corbels beneath its lower edge, and two large vertical panels on its lower half. Extending west from the house, a red brick porte cochère topped by a sleeping porch is covered by a side gable at a slightly lower height than that of the main roof. A façade front gable surmounts a slightly projecting bay and is trimmed by a plain barge board and supported by triangular, solid braces.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1915 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189334
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Superintendent's House, LACO NO. 1101*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Multiple gables face the east, west, and south elevations, all of which have gable ends with latticework attic vents, supported by triangular braces and rafters in the eaves. A capped interior chimney is located south of the ridgeline of the main side gable. Notched beams project between the first and second-story of the building. The windows are arranged asymmetrically on each elevation primarily in bands or pairs, and include one-over-one-light double-hung sash, casements, and fixed pane, all of which are wood framed and flat-headed. Window trim consists of flat wood boards with slightly projecting sills.

Mature trees, shrubs, grass and vestiges of the original landscaping, including orange trees, provide the setting for the Superintendent's House. Concrete sidewalks surround the house on all elevations, and a concrete driveway is located on the building's west elevation and runs under the porte cochère. The property is in good condition, but has been altered by the removal of a Craftsman style wood-framed screen door that was originally mounted in front of the door and is currently stored within the house. Non-original metal doors are also present on the building. Despite these changes, the building retains sufficient integrity to convey its period of significance. Character-defining features include: horizontal massing articulated by low-pitched roof; horizontal siding; bands of windows; exposed structural features such as rafters, beams, braces, and piers; use of wood and brick; integration of interior and exterior through incorporation of porches and provision of multiple windows.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations as they appear from historic photographs include the replacement of original wood doors with metal doors; enclosure of the second-story south elevation (rear) sleeping porches with bands of louvered windows; and the enclosure of the first-story south elevation (rear) west projecting brick porch with plywood.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Harriman / Superintendent's House (LACO No. 1101) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. In addition, the house illustrates several of the distinctive characteristics of the Craftsman style, including horizontal massing, gabled roof configuration, exposed structural elements, incorporation of several capacious porches, and fenestration with generous bands of windows. Given its setting within the County Farm and the City of Downey, the property also appears to be eligible to the National Register of Historic Places and California Register of Historical Resources under Criterion C/3. The building was erected in 1915 as the residence for the superintendent of the County Poor Farm. Although it was commissioned by Superintendent Charles C. Manning, who oversaw the operations at the County Farm from 1911 to 1915, Superintendent William R. Harriman and his family became the building's first residents. After Harriman's resignation in 1952, the house was converted into an assisted living facility and offices. It currently is used for storage by the Los Angeles County Office of Public Safety.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction, retaining integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact: horizontal massing articulated by low-pitched roof; horizontal siding; and bands of windows; exposed structural features such as rafters, beams, braces, and piers; use of wood and brick; integration of interior and exterior through incorporation of porches and provision of multiple windows. Its setting has been somewhat degraded through the deterioration of the surrounding landscape.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189334
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Superintendent's House, LACO NO. 1101*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

The construction of the Superintendent's House was planned by Superintendent Charles C. Manning in 1911 after moving his wife and four children into the cramped second-story quarters of the original Administration Building. He saw the need for a grand residence to be constructed at the County Farm that would reflect the leadership role of the Superintendent. The 5,000-square-foot, four-bedroom building was designed in the Craftsman style, which was a popular style for residences during the period of 1905 until the early 1920s. The Craftsman style had been influenced by the aesthetics of the mid-19th-century Arts and Crafts Movement but essentially originated in Southern California and quickly spread through the country by pattern books and popular magazines. Craftsman style homes were known for open plans, horizontal massing, unadorned wood surfaces, and integration with the surrounding landscape.

The Superintendent's House was not completed until 1915, after Manning had resigned and his position filled by William Ruddy Harriman. The construction had been delayed somewhat after the flood of 1914, when lumber being stored for the house was damaged. Superintendent Harriman and his family became the new building's first residents, and the house became known as the Harriman House. Two years later, Harriman had a two-car garage (LACO No. 1177) constructed at the rear of the house in a matching Craftsman style. Also during this period or a few years later, a gardener's shed (LACO No. 1178) was constructed at the rear of the house close to the garage.

*Required information

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

Primary # 19-189335
HRI# 160468
Trinomial

 *Resource Name or # (Assigned by recorder) *Staff Cottage (LACO NO. 1121)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1121* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of two nearly identical buildings, the Staff Cottage (LACO No. 1121) is located on the northeast corner of Hawthorn and Flores Streets and positioned directly east of the second cottage. The Staff Cottage is a one-story building, asymmetrical in appearance, and rectangular in plan. Although displaying some influence of the Craftsman bungalow style, the building is vernacular in design. The wood-framed building is capped by a low-pitched, cross-gabled roof with rafters and knee braces exposed in the overhanging eaves. Rolled asphalt and composition shingles cover the roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. The building sits on a concrete slab foundation and is clad in horizontal lapped wood siding. Fenestration on all elevations consists primarily of a linear arrangement of variously sized wood-framed, one-over-one, double-hung sash windows, whose plain wood casings are characterized by slightly extended lintels. The primary entrance (east façade) is offset slightly to the north in the slightly raised center bay and is sheltered by a shed roof that projects from the front gable end. False beams support the shed roof. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade and North Elevation, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1921 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189335
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Staff Cottage (LACO NO. 1121)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued from page 1):**

Three additional entries on the east façade, two to the south of the gabled projection and one to the north, are similarly framed and have been enclosed with plywood. A non-original, sloped concrete ramp with iron pipe railings provides access to the main entrance. Each of the four entries is flanked to each side by single windows. A secondary entrance, accessed by four steps, is located on the rear elevation; the rear door is also a metal replacement. A non-original small shed has been attached the north elevation. Existing landscaping surrounding the Staff Cottage consists of mature trees, shrubs, grass and vestiges of original flower beds defined by timbers. Original concrete pathways to building, shown on historic aerial photographs, have been covered or removed. Character-defining features include: cross-gabled roof, exposed braces and overhanging eaves, double-hung sash windows, and original wood clapboard siding. The property is in deteriorated condition and its windows have been boarded over.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations as they appear from historic photographs include: the removal of four sets of stairs leading to the east entries, boarding over three entrances on the east façade, and the addition of a concrete ramp to the east façade between circa 1960 and 1990; replacement metal doors circa 1990; and a one-story shed addition to the north elevation circa 1960.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Staff Cottage (LACO No. 1121) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1921 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Containing four residential units, the staff cottages housed the additional staff hired to work in the patient ward buildings, which were built nearby during the same time period. This cottage is one of two extant examples of this property type in the Historic District. Historic photographs indicate that several rows of similar cottages and dormitories had been built immediately to the north by 1930.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular interpretation of the Craftsman bungalow style, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, which reflect the influence of the Craftsman style: horizontal massing and rectangular plan; low-pitched cross-gabled roof; horizontal wood siding; wide window and door casings; and exposed structural features such as rafters, braces, and false beams. Its setting has been altered through the loss of the other staff housing to the north and east (circa 1990) and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

(See Continuation Sheet 3 of 3.)

*Required information

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

Primary # 19-189335
HRI#
Trinomial

Page *3* **of** *3* ***Resource Name or #** (Assigned by recorder) *Staff Cottage (LACO No. 1121)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In the 1920s, Superintendent William R. Harriman began expanding the County Farm. Much of the new construction resulted from the demand for additional services occasioned by the opening of the first four Infirmary Wards (LACO Nos. 1189–1192) in 1923 and the plan to construct nine additional ward buildings (LACO Nos. 1192–1199). The construction of these buildings affected every department of South Campus. A new power plant was planned to generate more heat and power (LACO No. 1300); there was a great need for additional kitchen and dining facilities (LACO No. 1295); and the laundry facilities had to expand to accommodate the sizable linen needs. Also, dozens of new employees had to be hired to staff the new ward buildings, creating a need for additional staff housing. A two-story dormitory was constructed (no longer extant), as well as additional married staff cottages. By 1926, four married staff cottages had been built in an open grassy area at the northwest intersection of Esperanza and Hawthorn Streets. Although there were various types of staff cottages constructed throughout the years in South Campus, it appears from historic aerials that there were only four of this type of cottage constructed. The cottages shared the same Craftsman style and basic appearance featured on other staff cottages of the South Campus; however, they varied somewhat in their floor plans. Over the years, the staff cottages were used for multiple purposes such as office and storage. Today, only the southernmost two of the four cottages are still extant.

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

Primary # 19-189336
HRI# 160495
Trinomial

*Resource Name or # (Assigned by recorder) *Staff Cottage (LACO No. 1123)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1123* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of two nearly identical buildings, the Staff Cottage (LACO No. 1123) is located on the northeast corner of Hawthorn and Flores Streets and positioned directly west of the second cottage. The Staff Cottage is a one-story building, asymmetrical in appearance, and rectangular in plan. Although displaying some influence of the Craftsman bungalow style, the building is vernacular in design. The wood-framed building is capped by a low-pitched, cross-gabled roof with rafters and knee braces exposed in the overhanging eaves. Rolled asphalt and composition shingles cover the roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. The building sits on a concrete slab foundation, and is clad in horizontal lapped wood siding. Fenestration on all elevations consists primarily of a linear arrangement of variously sized wood-framed, one-over-one, double-hung sash windows, whose plain wood casings are characterized by slightly extended lintels. The primary entrance (east façade) is offset to the north in the slightly raised center bay and is sheltered by a shed roof that projects from the front gable end. False beams support the shed roof. Plain wood trim with extended lintels frames the entry, which consists of the original wood glazed and paneled door and screen door. Three additional entries on the east façade, two to the south of the gabled projection and one to the north, are similarly framed and have been enclosed with plywood. A non-original concrete stepped-stoop with iron pipe railings provides access to the main entrance. Each of the four entries is flanked to each side by single windows.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade and North Elevation, Facing Northwest, January 29, 2007.*

***P6. Date Constructed/Age and Sources:** *1924 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189336
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Staff Cottage (LACO No. 1123)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Two secondary entrances, accessed by four steps, are located on the rear elevation; the rear doors are also the original wood paneled and glazed doors with wood paneled screen doors. Existing landscaping surrounding the Staff Cottage consists of mature trees, shrubs, grass and vestiges of original flower beds defined by timbers. Original concrete pathways to the building, shown on historic aerial photographs, have been covered or removed. Character-defining features include: cross-gabled roof, exposed braces and overhanging eaves, double-hung sash windows, and original wood clapboard siding. The property is in deteriorated condition and its windows have been boarded.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations as they appear from historic photographs include the removal of three sets of stairs leading to the east entries and the boarding over of three entrances on the east façade.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Staff Cottage (LACO No. 1123) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1924 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Containing four residential units, the staff cottages housed the additional staff hired to work in the patient ward buildings, which were built nearby during the same time period. This cottage is one of two extant examples of this property type in the Historic District. Historic photographs indicate that several rows of similar cottages and dormitories had been built immediately to the north by 1930.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular interpretation of the Craftsman bungalow style, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, which reflect the influence of the Craftsman style: horizontal massing and rectangular plan; low-pitched cross-gabled roof; horizontal wood siding; wide window and door casings; and exposed structural features such as rafters, braces, and false beams. Its setting has been altered through the loss of the other staff housing to the north and east (circa 1990) and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189336
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Staff Cottage (LACO No. 1123)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In the 1920s, Superintendent William R. Harriman began expanding the County Farm. Much of the new construction resulted from the demand for additional services occasioned by the opening of the first four Infirmary Wards (LACO Nos. 1189–1192) in 1923 and the plan to construct nine additional ward buildings (LACO Nos. 1192–1199). The construction of these buildings affected every department of South Campus. A new power plant was planned to generate more heat and power (LACO No. 1300); there was a great need for additional kitchen and dining facilities (LACO No. 1295); and the laundry facilities had to expand to accommodate the sizable linen needs. Also, dozens of new employees had to be hired to staff the new ward buildings, creating a need for additional staff housing. A two-story dormitory was constructed (no longer extant), as well as additional married staff cottages. By 1926, four married staff cottages had been built in an open grassy area at the northwest intersection of Esperanza and Hawthorn Streets. Although there were various types of staff cottages constructed throughout the years in South Campus, it appears from historic aerials that there were only four of this type of cottage constructed. The cottages shared the same Craftsman style and basic appearance featured on other staff cottages of the South Campus; however, they varied somewhat in their floor plans. Over the years, the staff cottages were used for multiple purposes such as office and storage. Today, only the southernmost two of the four cottages are still extant.

State of California — The Resources Agency
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Primary # 19-189337
HRI# 160406
Trinomial

Page *1* **of** *2* ***Resource Name or #** (Assigned by recorder) *Dairyman's House (LACO No. 1137)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2007* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1137* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Dairyman's House (LACO No. 1137) is located in an open grassy area bounded by Consuelo Street to the north, Erickson Avenue to the west, Bonita Street to the south, and Dahlia Avenue to the east. The Dairyman's House is a one-story building, asymmetrical in appearance and rectangular in plan. The wood-framed Wood Vernacular style building is capped by a medium-pitched side-gabled roof, sheathed in split-wood shingles. Rectangular louvered vents are visible in the eaves on the north and south elevations. A brick chimney is attached to the south side of the east elevation and projects mid-way up the roof. The building sits on a concrete slab foundation and is clad in horizontal wood siding trimmed with end boards. Fenestration on all elevations consist primarily of wood-framed windows, including (where extant) two-over-two double-hung sash windows and single fixed windows. The primary entrance is located on the west façade and consists of a Craftsman style wood door. A secondary entrance is located on the east elevation attached kitchen. On the west façade, an attached, partial-width, front porch covered by a shed roof, supported by square posts and enclosed by a solid railing is accessed by a two-step concrete stoop. A partial-width attached kitchen wing projects from the north side of the east elevation. Existing landscaping surrounding the Dairyman's House consists of mature grass, trees and shrubs. A concrete walkway leads to the primary entrance of the building from Bonita Street. The wood vernacular style of the building is characterized by the horizontal massing and rectangular plan; (now partially enclosed) porch with squared wood posts; medium-pitched side-gabled roof; linear bands of windows; and screened porch. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of West Façade, Facing Southeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1907 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial

19-189337

 ***Resource Name or #** (Assigned by recorder) *Dairyman's House (LACO No. 1137)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings could be found for this building. Alterations as they appear from historic photographs include: loss of original windows and doors, the addition of windows to enclose the front porch, and the attached east elevation kitchen wing.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Dairyman's House (LACO No. 1137) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1907 as a staff residence at the County Poor Farm. The building was originally occupied from 1907-1911 by Fred Wyman, a gardener. In 1911, L.R. Manning, head dairyman and brother of then Superintendent, Charles C. Manning, took occupancy of the building until 1915. From 1919-1945 Billy Payne, a nursing aide, lived in the house, and from 1949-1970 it was occupied by Azalea Barton, of whom little is known. In 1970, the building was given to the landscaping department for storage. The building is currently abandoned, and is one of three staff residences (not including the Harriman / Superintendent's House) still extant in the Historic District. It is also one of the oldest extant buildings at Rancho Los Amigos.
Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular, wood-framed cottage, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: simplicity of design and lack of ornamentation; wood construction; horizontal wood siding trimmed with end boards; attached, partial-width, front porch with shed roof supported by square posts and enclosed by solid railing; and original wood-framed windows. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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

Primary # 19-189338
HRI# 160462
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Superintendent's Garage (LACO NO. 1177)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1177* **NR Status Code:** *3[S]*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Superintendent's Garage (LACO No. 1177), an outbuilding associated with the Superintendent's House (LACO No. 1101), is located slightly southwest of the house in a central open grassy area directly east of Erickson Avenue. The one-story building is square in plan and capped by a side-gabled roof. The building sits on a concrete foundation. Designed in the Craftsman style to match the Superintendent's House, the garage is constructed of simple (or drop) wood siding laid in alternating tall and short bands topped by a moderately low-pitched wood shingle roof with plain bargeboards, exposed rafters and shallow overhanging eaves. Attic vents in the gable ends are filled with wooden horizontal slats. A centered, front-gabled roof dormer accents the north facade. A pair of original garage doors placed side-by-side are located on the north façade. Each set of double doors has an "X-panel" in the lower half and a six-light window in the upper half (boarded over). A three-light hopper window is located in the central roof dormer. Wide window and door casings trim the openings.

(See Continuation Sheet 2 of 2.)

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

P5b. Description of Photo: (View, date, accession #) *North Façade and West Elevation, Facing Southeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1917 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189338
HRI#
Trinomial

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) *Superintendent's Garage (LACO NO. 1177)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

Mature trees, shrubs, grass, and vestiges of the original landscaping, including orange trees, provide the setting for the Superintendent's Garage. A concrete driveway is located at the building's north façade. The property is in deteriorated condition and has been altered by a non-original carport extension that has been attached to the west elevation. The building retains sufficient integrity to convey its period of significance.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Historic photographs make evident one alteration, an attached carport extension on the west elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 201 (LACO No. 1189) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1917, two years after the adjacent Superintendent's House, to house the Superintendent's automobile. Its appearance reflects the Craftsman style of the residence. The first user of the garage was the most well-known and influential superintendent in the history of the County Poor Farm, William R. Harriman. Superintendent Harriman used the building for its original purpose until the end his tenure in 1952. The building is now used as storage space.

The building has only minor alterations, and still reflects its period of construction. The building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, which reflect the influence of the Craftsman style: horizontal-massing and rectangular plan; low-pitched gable roof; and horizontal wood siding. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189339
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Superintendent's Shed (LACO NO. 1178)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *N/A (Not addressed)*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1178* **NR Status Code:** *3[S]*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

An outbuilding of the Harriman House, the Superintendent's Shed (LACO No. 1178) is located slightly southwest of the house in a central open grassy area directly off of Erickson Avenue. The Harriman Shed is a small, one-story, one-room building, symmetrical in appearance and square in plan. Its vernacular appearance is characterized by a steeply angled shed roof, exposed rafters, and board and batten walls. The entrance is located on the northwest façade and consists of a single door opening with plain wood trim. There are remnants of the original wood paneled door. Single wood-framed, one-over-one, double-hung sash windows are located centrally on both the southwest and northeast elevations. The windows are surrounded by a plain wood trim and have slightly projecting wood sills. Existing landscaping surrounding the Shed consists of a paved path mature trees, shrubs, and grass. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of Northwest Façade and Southwest Elevation, Facing Southeast, January 29, 2007*

***P6. Date** Constructed/Age and Sources: *c.1915-1922 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189339
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Superintendent's Shed (LACO NO. 1178)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. According to historic photographs, there have been no alterations to the building.

***B10. Updated Significance:**

Although within the boundaries of the Rancho Los Amigos Historic District, which was determined eligible for listing in the National Register of Historic Places under Criterion A on September 30, 1996, the Superintendent's Shed does not contribute to the significance of the District. It was not determined eligible as a District contributor in 1996. The building was constructed circa 1917 to 1922, based on historic aerial photographs. No information regarding its function has been discovered to link it to the historic evolution and mission of the District, other than its date of construction (Criterion A/1. Similarly, no information suggesting an important association with Superintendent William R. Harriman other than the fact of its construction during his residency, has been found (Criterion B/2). It is a utilitarian building and does not possess any architectural merit (Criterion C/3). The recommended California Historical Resources Status Code is 6Z.

*Required information

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

Primary # 19-189340
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Dairyman's Garage (LACO NO. 1179)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1179* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

An outbuilding of the Dairyman's House (LACO No. 1137)), the Dairyman's Garage (LACO No. 1179) is located in an open grassy area directly east of the house. The Dairyman's Garage is one-story with horizontal massing and a rectangular plan. The wood-framed vernacular building is capped by a moderately-pitched front-gabled roof with rafters exposed in the overhanging eaves. A combination of split-wood shingles and rolled composition roofing material covers the roof. The exterior walls are clad in board-and-batten siding. Original window openings are located on the north and west elevations. Offset to the east on the building's south façade, the vehicular entry consists of side-hinged board-and-batten double doors. The existing setting consists of a yard containing mature grass, shrubs, and trees. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade, Facing North, January 29, 2007.*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial
19-189340

 *Resource Name or # (Assigned by recorder) *Dairyman's Garage (LACO NO. 1179)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. The only alteration to the building is the addition of rolled composition roofing material.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Dairyman's Garage (LACO No. 1179) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926, several years after the Dairyman's House (LACO No. 1137, It was used for car and equipment storage for many years until the landscaping department began using the building for storage in 1970. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. It retains integrity of location, feeling, association, design, materials, and workmanship, as well as its limited character-defining features: simplicity of design and lack of ornamentation; wood framing; board-and-batten siding; and original doors. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

*Required information

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

Primary # 19-189341
HRI# 160444
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 30 (LACO NO. 1184)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

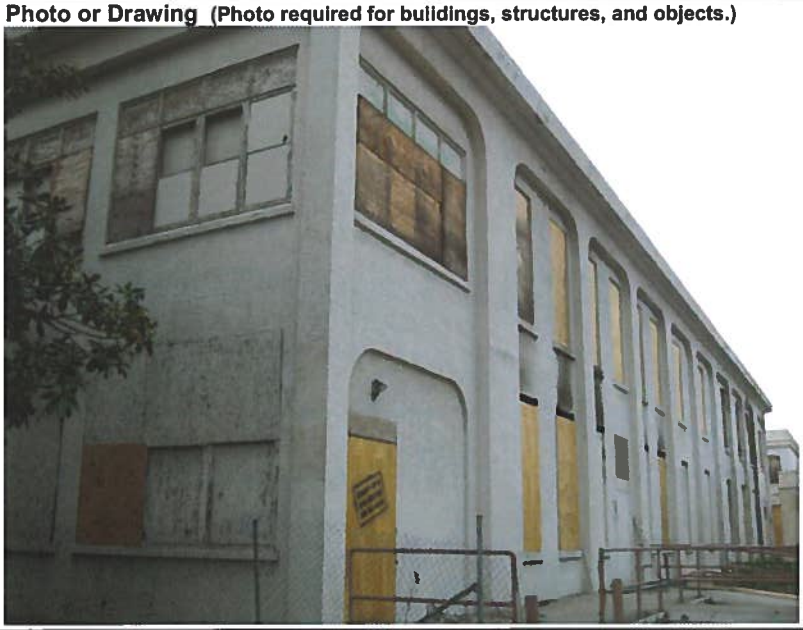
2. **Resource Identifier:** *LACO #1184* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of five nearly identical buildings, General Ward 30 (LACO No. 1184) is located on the west side of Erickson Avenue and is the northern anchor of a row of four General Ward buildings that are sited northwest of the intersection of Erickson Avenue and Bonita Street. One additional building is located south of Bonita Street. Reflecting a stripped Classical Revival design, General Ward 30 is two-stories in height with a rectangular plan and a symmetrical east-facing façade. The building sits on a concrete foundation and has reinforced concrete exterior walls covered in painted, textured stucco. The flat roof is surmounted by a flat, monitor roof projection wrapped in a continuous linear band of metal, louver vents. The western section of the roof exhibits fire damage. At the top of the wall plate, a crown molding is topped by a plain, projecting cornice. A continuous blind arcade divides the east (primary) and west (rear) elevations into two bays, each bay containing two groups of four windows on each level. The blind arcade defines ten bays on the north and south elevations. Fenestration on these elevations is mostly single windows, two per bay. Windows are primarily wood-framed, one-over-one, double-hung sash topped by hopper type transoms. At the west end of the building, a one-story bridge connects General Ward 30 to General Ward 40 (LACO No. 1185) to the south and to the Dining Room/Staff Rooms/Kitchen/Commissary Complex (LACO Nos. 1262 and 1263 to the west). Primary entrances are located at the east and west ends of the north and south elevations and are accessed by concrete ramps edged by pipe railings.

(See Continuation Sheet 2 of 3.)

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



P5b. Description of Photo: (View, date, accession #) *Overview of East Façade and North Elevation, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1913 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189341
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 30 (LACO NO. 1184)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Secondary entrances are located centrally on the north, south, and west elevations. Both original, single and double wood doors and metal replacement doors are present. Existing landscaping surrounding the building consists of a sparse amount of mature shrubs and grass. Concrete sidewalks surround the building. The property is in deteriorated condition and its doors and windows have been boarded over.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include the enclosing of original screened porch areas with wood-framed double-hung windows, the replacement of metal doors, and fire damage to the roof.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of General Ward 30 (LACO No. 1184) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1913 to house patients of the County Poor Farm and was converted into a medical and pharmacy building in the 1930s. It continued to function as a medical building and ward until it was converted into office and storage space in the late 20th century. The building is currently abandoned.

Although the building has been somewhat altered, it exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: the vertical division of the exterior walls into two-story segmentally arched bays by plain raised piers, and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required information

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

Primary # 19-189341
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 30 (LACO No. 1184)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The General Ward Buildings were begun under Superintendent Charles C. Manning's direction in 1912 and completed under Superintendent William R. Harriman's in the late 1920s. In 1912, Manning requested the plans drawn for the first two General Ward Buildings, later called Buildings 30 and 40 (LACO Nos. 1184 and 1185), to be constructed along the west side of Erickson Avenue south of the original Administration Building (no longer extant). The buildings were to be connected on their west (or rear) elevations by a one-story hyphen addition that provided a covered walkway and handicapped access between the two buildings. It was necessary to demolish the original pump house building and water tower for the construction of Building 30; a recording device was installed under the building to continue to record the local water table for the water district.[1] A new large steel water tower and tank were constructed to the rear of the original powerhouse (LACO No. 1302). Building 30 also housed the first receiving ward for the campus and became known as the Medical Offices and Pharmacy Building. Once the first two General Ward Buildings were completed in 1913, the old North Ward (no longer extant) reverted from a hospital ward back to its original use as a General Ward for male patients.

By 1917, the patient population had reached a new high of over 600, prompting Harriman to construct Building 50, the third General Ward Building (LACO No. 1186), directly south of Building 40.[2] To facilitate additional dining room space for the growing patient population created by these new ward buildings, as well as to provide additional employee housing, a dining room extension (south wing of LACO No. 1262) was constructed to the west (rear) of the General Ward Buildings and to the south of the Kitchen Wing circa 1920. A pedestrian bridge providing handicapped accessibility was constructed to connect the new Dining Room Wing to the rear of Buildings 30 and 40.

A fourth General Ward Building, known as Building 60 (LACO No. 1187), was constructed in the mid-1920s directly south of Building 50. The fifth and final General Ward Building, known as Building 70 (LACO No. 1188), was constructed circa 1928 south of Building 60. Building 70 was slightly separated from the first four buildings by Bonita Street. The five General Ward Buildings were positioned in a linear row facing Erickson Avenue, and the first four were connected by bridges. In later years, the use of the buildings changed from hospital wards to storage and general office space. Currently, the buildings are vacant, and in circa 2006, Building 30 (LACO No. 1184) suffered extensive fire damage to its second floor.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 74.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 89.

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

Primary # 19-189342
HRI# 160445
Trinomial

 ***Resource Name or #** (Assigned by recorder) *General Ward 40 (LACO NO. 1185)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1185* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of five nearly identical buildings, General Ward 40 (LACO No. 1185) is located on the west side of Erickson Avenue and is positioned centrally in a row of four General Ward Buildings that are sited northwest of the intersection of Erickson Avenue and Bonita Street. One additional building is located south of Bonita Street. Reflecting a stripped Classical Revival design, General Ward 40 is two-stories in height with a rectangular plan and a symmetrical east-facing façade. The building sits on a concrete foundation and has reinforced concrete exterior walls covered in painted, textured stucco. The flat roof is surmounted by a flat, monitor roof projection wrapped in a continuous linear band of metal, louver vents. At the top of the wall plate, a crown molding is topped by a plain, projecting cornice. A continuous blind arcade divides the east (primary) and west (rear) elevations into two bays, each bay containing two groups of four windows on each level. The blind arcade defines ten bays on the north and south elevations. Fenestration on these elevations is mostly single windows, two per bay. Windows are primarily wood-framed, one-over-one, double-hung sash topped by hopper type transoms. A bridge connects the west end of the building to General Ward 30 (LACO No. 1184) to the north, and a one-story hypen connects to General Ward 50 (LACO No.1186) to the south.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1913 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189342
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 40 (LACO NO. 1185)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Primary entrances are located at the east and west ends of the north and south elevations and are accessed by concrete ramps edged by pipe railings. Secondary entrances are located centrally on the north, south, and rear elevations. Both original, single and double wood doors and metal replacement doors are present. Existing landscaping surrounding the building consists of a sparse amount of mature shrubs and grass. Concrete sidewalks surround the building. The property is in deteriorated condition and its doors and windows have been boarded over.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the enclosing of the original screened porch areas with wood-framed double-hung windows, replacement metal doors, and the addition of a one-story rear projection.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of General Ward 40 (LACO No. 1185) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1913 to house patients of the County Poor Farm The building also housed the wheelchair repair shop for many years. The building continued to function as a ward building and wheelchair repair shop until its use changed in the late twentieth-century to office and storage space. The building is currently abandoned.

Although the building has been somewhat altered, it exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: the vertical division of the exterior walls into two-story segmentally arched bays by plain raised piers, and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required information

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

Primary # 19-189342
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *General Ward 40 (LACO No. 1185)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The General Ward Buildings were begun under Superintendent Charles C. Manning's direction in 1912 and completed under Superintendent William R. Harriman's in the late 1920s. In 1912, Manning requested the plans drawn for the first two General Ward Buildings, later called Buildings 30 and 40 (LACO Nos. 1184 and 1185), to be constructed along the west side of Erickson Avenue south of the original Administration Building (no longer extant). The buildings were to be connected on their west (or rear) elevations by a one-story hyphen addition that provided a covered walkway and handicapped access between the two buildings. It was necessary to demolish the original pump house building and water tower for the construction of Building 30; a recording device was installed under the building to continue to record the local water table for the water district.[1] A new large steel water tower and tank were constructed to the rear of the original powerhouse (LACO No. 1302). Building 30 also housed the first receiving ward for the campus and became known as the Medical Offices and Pharmacy Building. Once the first two General Ward Buildings were completed in 1913, the old North Ward (no longer extant) reverted from a hospital ward back to its original use as a General Ward for male patients.

By 1917, the patient population had reached a new high of over 600, prompting Harriman to construct Building 50, the third General Ward Building (LACO No. 1186), directly south of Building 40.[2] To facilitate additional dining room space for the growing patient population created by these new ward buildings, as well as to provide additional employee housing, a dining room extension (south wing of LACO No. 1262) was constructed to the west (rear) of the General Ward Buildings and to the south of the Kitchen Wing circa 1920. A pedestrian bridge providing handicapped accessibility was constructed to connect the new Dining Room Wing to the rear of Buildings 30 and 40.

A fourth General Ward Building, known as Building 60 (LACO No. 1187), was constructed in the mid-1920s directly south of Building 50. The fifth and final General Ward Building, known as Building 70 (LACO No. 1188), was constructed circa 1928 south of Building 60. Building 70 was slightly separated from the first four buildings by Bonita Street. The five General Ward Buildings were positioned in a linear row facing Erickson Avenue, and the first four were connected by bridges. In later years, the use of the buildings changed from hospital wards to storage and general office space. Currently, the buildings are vacant, and in circa 2006, Building 30 (LACO No. 1184) suffered extensive fire damage to its second floor.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 74.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 89.

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

Primary # 19-189343
HRI# 160456
Trinomial

 *Resource Name or # (Assigned by recorder) General Ward 50 (LACO NO. 1186)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

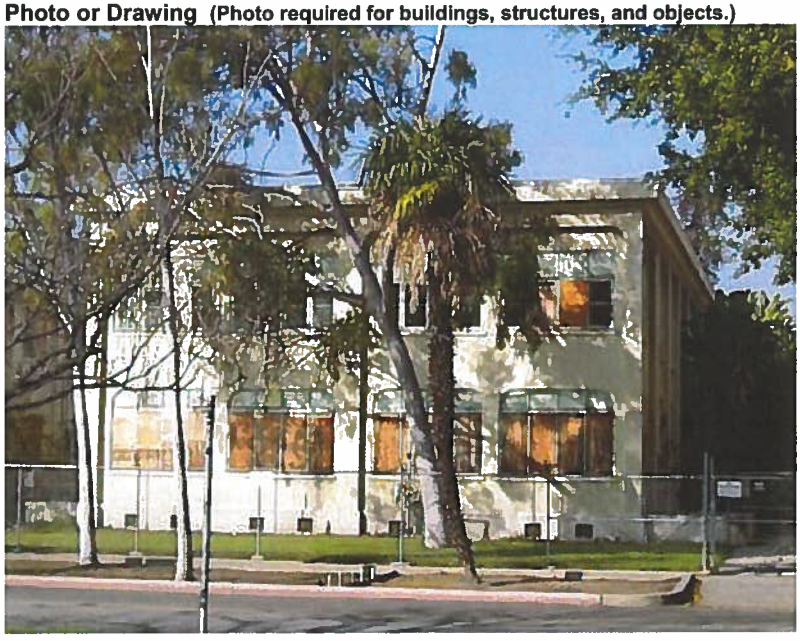
1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** LACO #1186 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of five nearly identical buildings, General Ward 50 (LACO No. 1186) is located on the west side of Erickson Avenue and is positioned centrally in a row of four General Ward Buildings that are sited northwest of the intersection of Erickson Avenue and Bonita Street. One additional building is located south of Bonita Street. Reflecting a stripped Classical Revival design, General Ward 50 is two-stories in height with a rectangular plan and a symmetrical east-facing façade. The building sits on a concrete foundation and has reinforced concrete exterior walls covered in painted, textured stucco. The flat roof is surmounted by a flat, monitor roof projection wrapped in a continuous linear band of metal, louver vents. At the top of the wall plate, a crown molding is topped by a plain, projecting cornice. A continuous blind arcade divides the east (primary) and west (rear) elevations into two bays, each bay containing two groups of four windows on each level. The blind arcade defines ten bays on the north and south elevations. Fenestration on these elevations is mostly single windows, two per bay. Windows are primarily wood-framed, one-over-one, double-hung sash topped by hopper type transoms. One-story hypens connect the west end of the building to General Ward 40 (LACO No.1185) to the north and General Ward 60 (LACO No. 1187) to the south. Entrances are located on the north, south, and west elevations and in the hypens and are accessed by concrete ramps edged by pipe railings. Both original, single and double wood doors and metal replacement doors are present. Existing landscaping surrounding the building consists of a sparse amount of mature shrubs and grass. Concrete sidewalks surround the building. The property is in deteriorated condition and its doors and windows have been boarded over.

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



P5b. Description of Photo: (View, date, accession #) Overview of East Façade, Facing West, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1916 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189343
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 50 (LACO NO. 1186)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include the enclosing of the original screened porch areas with wood-framed double-hung windows, replacement metal doors, and the addition of a one-story projection with a shed roof on the south side of the west elevation (rear).

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of General Ward 50 (LACO No. 1186) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 to serve as a ward building to house patients of the County Poor Farm. In later years, an addition to the west elevation functioned as a bakery. The building continued to function as a ward building and bakery until its use changed in the late twentieth-century to office and storage space. The building is currently abandoned.

Although the building has been somewhat altered, it exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: the vertical division of the exterior walls into two-story segmentally arched bays by plain raised piers, and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required Information

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

Primary # 19-189343
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *General Ward 50 (LACO No. 1186)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The General Ward Buildings were begun under Superintendent Charles C. Manning's direction in 1912 and completed under Superintendent William R. Harriman's in the late 1920s. In 1912, Manning requested the plans drawn for the first two General Ward Buildings, later called Buildings 30 and 40 (LACO Nos. 1184 and 1185), to be constructed along the west side of Erickson Avenue south of the original Administration Building (no longer extant). The buildings were to be connected on their west (or rear) elevations by a one-story hyphen addition that provided a covered walkway and handicapped access between the two buildings. It was necessary to demolish the original pump house building and water tower for the construction of Building 30; a recording device was installed under the building to continue to record the local water table for the water district.[1] A new large steel water tower and tank were constructed to the rear of the original powerhouse (LACO No. 1302). Building 30 also housed the first receiving ward for the campus and became known as the Medical Offices and Pharmacy Building. Once the first two General Ward Buildings were completed in 1913, the old North Ward (no longer extant) reverted from a hospital ward back to its original use as a General Ward for male patients.

By 1917, the patient population had reached a new high of over 600, prompting Harriman to construct Building 50, the third General Ward Building (LACO No. 1186), directly south of Building 40.[2] To facilitate additional dining room space for the growing patient population created by these new ward buildings, as well as to provide additional employee housing, a dining room extension (south wing of LACO No. 1262) was constructed to the west (rear) of the General Ward Buildings and to the south of the Kitchen Wing circa 1920. A pedestrian bridge providing handicapped accessibility was constructed to connect the new Dining Room Wing to the rear of Buildings 30 and 40.

A fourth General Ward Building, known as Building 60 (LACO No. 1187), was constructed in the mid-1920s directly south of Building 50. The fifth and final General Ward Building, known as Building 70 (LACO No. 1188), was constructed circa 1928 south of Building 60. Building 70 was slightly separated from the first four buildings by Bonita Street. The five General Ward Buildings were positioned in a linear row facing Erickson Avenue, and the first four were connected by bridges. In later years, the use of the buildings changed from hospital wards to storage and general office space. Currently, the buildings are vacant, and in circa 2006, Building 30 (LACO No. 1184) suffered extensive fire damage to its second floor.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 74.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 89.

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

Primary # 19-189344
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 60 (LACO NO. 1187)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

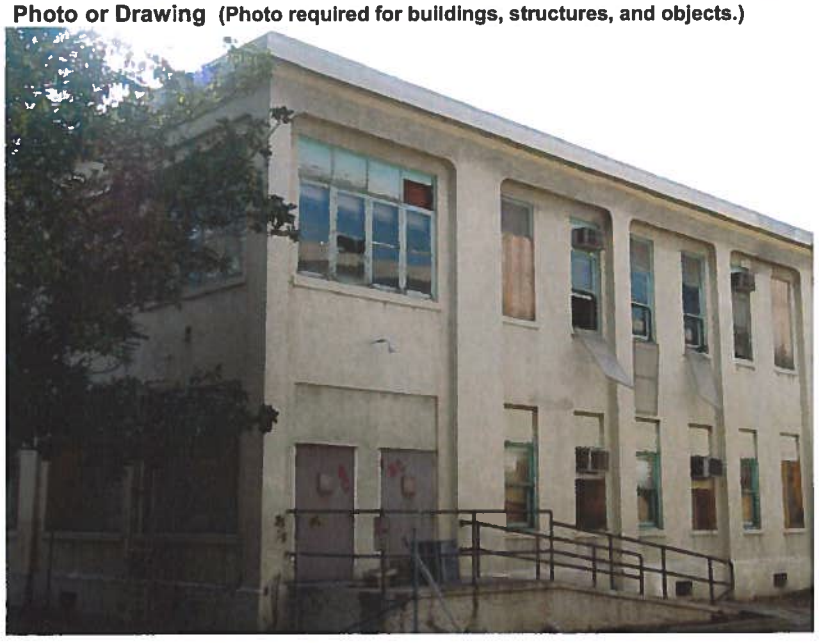
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1187* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of five nearly identical buildings, General Ward 60 (LACO No. 1187) is located on the west side of Erickson Avenue and is the southernmost in a row of four General Ward Buildings that are sited northwest of the intersection of Erickson Avenue and Bonita Street. One additional building is located south of Bonita Street. Reflecting a stripped Classical Revival design, General Ward 60 is two-stories in height with a rectangular plan and a symmetrical east-facing façade. The building sits on a concrete foundation and has reinforced concrete exterior walls covered in painted, textured stucco. The flat roof is surmounted by a flat, monitor roof projection wrapped in a continuous linear band of metal, louver vents. At the top of the wall plate, a crown molding is topped by a plain, projecting cornice. A continuous blind arcade divides the east (primary) and west (rear) elevations into two bays, each bay containing two groups of four windows on each level. The blind arcade defines ten bays on the north and south elevations. Fenestration on these elevations is mostly single windows, two per bay. Windows are primarily wood-framed, one-over-one, double-hung sash topped by hopper type transoms. A one-story hypen connects the west end of the building to General Ward 50 (LACO No.1186) to the north. Entrances are located on the north, south, and west elevations and in the hypens and are accessed by concrete ramps edged by pipe railings. Both original, single and double wood doors and metal replacement doors are present. Existing landscaping surrounding the building consists of a sparse amount of mature shrubs and grass. Concrete sidewalks surround the building. The property is in deteriorated condition and its doors and windows have been boarded over.

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



P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade and North Elevation, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189344
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 60 (LACO NO. 1187)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include the enclosing of original screened porch areas with wood-framed double-hung windows and replacement metal doors.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of General Ward 60 (LACO No. 1187) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 to house patients of the County Poor Farm and continued in this capacity until its use changed in the late twentieth-century to office and storage space. The building is currently abandoned.

Although the building has been somewhat altered, it exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: the vertical division of the exterior walls into two-story segmentally arched bays by plain raised piers, and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189344
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *General Ward 60 (LACO No. 1187)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The General Ward Buildings were begun under Superintendent Charles C. Manning's direction in 1912 and completed under Superintendent William R. Harriman's in the late 1920s. In 1912, Manning requested the plans drawn for the first two General Ward Buildings, later called Buildings 30 and 40 (LACO Nos. 1184 and 1185), to be constructed along the west side of Erickson Avenue south of the original Administration Building (no longer extant). The buildings were to be connected on their west (or rear) elevations by a one-story hyphen addition that provided a covered walkway and handicapped access between the two buildings. It was necessary to demolish the original pump house building and water tower for the construction of Building 30; a recording device was installed under the building to continue to record the local water table for the water district.[1] A new large steel water tower and tank were constructed to the rear of the original powerhouse (LACO No. 1302). Building 30 also housed the first receiving ward for the campus and became known as the Medical Offices and Pharmacy Building. Once the first two General Ward Buildings were completed in 1913, the old North Ward (no longer extant) reverted from a hospital ward back to its original use as a General Ward for male patients.

By 1917, the patient population had reached a new high of over 600, prompting Harriman to construct Building 50, the third General Ward Building (LACO No. 1186), directly south of Building 40.[2] To facilitate additional dining room space for the growing patient population created by these new ward buildings, as well as to provide additional employee housing, a dining room extension (south wing of LACO No. 1262) was constructed to the west (rear) of the General Ward Buildings and to the south of the Kitchen Wing circa 1920. A pedestrian bridge providing handicapped accessibility was constructed to connect the new Dining Room Wing to the rear of Buildings 30 and 40.

A fourth General Ward Building, known as Building 60 (LACO No. 1187), was constructed in the mid-1920s directly south of Building 50. The fifth and final General Ward Building, known as Building 70 (LACO No. 1188), was constructed circa 1928 south of Building 60. Building 70 was slightly separated from the first four buildings by Bonita Street. The five General Ward Buildings were positioned in a linear row facing Erickson Avenue, and the first four were connected by bridges. In later years, the use of the buildings changed from hospital wards to storage and general office space. Currently, the buildings are vacant, and in circa 2006, Building 30 (LACO No. 1184) suffered extensive fire damage to its second floor.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Rancho Los Amigos Medical Center. Downey, California: p. 74.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Rancho Los Amigos Medical Center. Downey, California: p. 89.

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

Primary # 19-189345
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 70 (LACO NO. 1188)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1188* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of five nearly identical buildings, General Ward 70 (LACO No. 1188) is located on the southwest corner of the intersection of Erickson Avenue and Bonita Street. Four additional General Ward Buildings are located north of the intersection. Reflecting a stripped Classical Revival design, General Ward 70 is two-stories in height with a rectangular plan and a symmetrical east-facing façade. The building sits on a concrete foundation and has reinforced concrete exterior walls covered in painted, textured stucco. A flat roof caps the building. At the top of the wall plate, a crown molding is topped by a plain, projecting cornice. A continuous blind arcade divides the east (primary) and west (rear) elevations into two bays, each bay containing two groups of four windows on each level. The blind arcade defines ten bays on the north and south elevations. Fenestration on these elevations is mostly single windows, two per bay. Windows are primarily wood-framed, one-over-one, double-hung sash topped by hopper type transoms. A one-story hypen connects the west end of the building to General Ward 50 (LACO No.1186) to the north. Entrances are located on the north, south, and west elevations. Both original, single and double wood doors and metal replacement doors are present. A shed-roofed, concrete loading dock is attached to the west elevation. Existing landscaping surrounding the building consists of a sparse amount of mature shrubs and grass. Concrete sidewalks surround the building. The property is in deteriorated condition and its doors and windows have been boarded over.

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91105

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189345
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *General Ward 70 (LACO NO. 1188)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include the sealing-up of window and door openings, the replacement of wood doors with metal doors, and the replacement of original screened porch areas with wood-framed double-hung windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of General Ward 60 (LACO No. 1187) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 to house patients of the County Poor Farm and continued in this capacity until its use changed in the late twentieth-century to office and storage space. The building is currently abandoned.

Although the building has been somewhat altered, it exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: the vertical division of the exterior walls into two-story segmentally arched bays by plain raised piers, and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required information

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

Primary # 19-189345
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *General Ward 70 (LACO No. 1188)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The General Ward Buildings were begun under Superintendent Charles C. Manning's direction in 1912 and completed under Superintendent William R. Harriman's in the late 1920s. In 1912, Manning requested the plans drawn for the first two General Ward Buildings, later called Buildings 30 and 40 (LACO Nos. 1184 and 1185), to be constructed along the west side of Erickson Avenue south of the original Administration Building (no longer extant). The buildings were to be connected on their west (or rear) elevations by a one-story hyphen addition that provided a covered walkway and handicapped access between the two buildings. It was necessary to demolish the original pump house building and water tower for the construction of Building 30; a recording device was installed under the building to continue to record the local water table for the water district.[1] A new large steel water tower and tank were constructed to the rear of the original powerhouse (LACO No. 1302). Building 30 also housed the first receiving ward for the campus and became known as the Medical Offices and Pharmacy Building. Once the first two General Ward Buildings were completed in 1913, the old North Ward (no longer extant) reverted from a hospital ward back to its original use as a General Ward for male patients.

By 1917, the patient population had reached a new high of over 600, prompting Harriman to construct Building 50, the third General Ward Building (LACO No. 1186), directly south of Building 40.[2] To facilitate additional dining room space for the growing patient population created by these new ward buildings, as well as to provide additional employee housing, a dining room extension (south wing of LACO No. 1262) was constructed to the west (rear) of the General Ward Buildings and to the south of the Kitchen Wing circa 1920. A pedestrian bridge providing handicapped accessibility was constructed to connect the new Dining Room Wing to the rear of Buildings 30 and 40.

A fourth General Ward Building, known as Building 60 (LACO No. 1187), was constructed in the mid-1920s directly south of Building 50. The fifth and final General Ward Building, known as Building 70 (LACO No. 1188), was constructed circa 1928 south of Building 60. Building 70 was slightly separated from the first four buildings by Bonita Street. The five General Ward Buildings were positioned in a linear row facing Erickson Avenue, and the first four were connected by bridges. In later years, the use of the buildings changed from hospital wards to storage and general office space. Currently, the buildings are vacant, and in circa 2006, Building 30 (LACO No. 1184) suffered extensive fire damage to its second floor.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 74.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988.* Rancho Los Amigos Medical Center. Downey, California: p. 89.

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

Primary # 19-189346
HRI# 160480
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 201 (LACO No. 1189)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1189* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 201 (LACO No. 1189) is located on the northwest corner of Descanso Street and Hawthorn Street and is the eastern anchor of a row of nine patient wards that spans the block between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 201 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of South Façade and West Elevation, Facing Northeast , January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1923 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189346
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Patient Ward 201 (LACO No. 1189)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door. A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; a one-story connecting addition added centrally to the west elevation connecting the building to Patient Ward/Building No. 202 (LACO No. 1190); and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 201 (LACO No. 1189) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1923 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189346
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Patient Ward 201 (LACO No. 1189)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189347
HRI# 160482
Trinomial

 *Resource Name or # (Assigned by recorder) Patient Ward 202 (LACO No. 1190)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1190 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 202 (LACO No. 1190) is located in the east half of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 202 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) Overview of South Façade and West Elevation, Facing Northeast , January 29, 2007

***P6. Date Constructed/Age and Sources:** 1923 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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

Primary # 19-189347
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 202 (LACO No. 1190)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; a one-story connecting addition added centrally to the east elevation connecting the building to Patient Ward/Building No. 201 (LACO No. 1189); and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 202 (LACO No. 1190) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1923 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # 19-189347 HRI# Trinomial

Page *3* **of** *3* ***Resource Name or #** (Assigned by recorder) *Patient Ward 202 (LACO No. 1190)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189348
HRI# 160484
Trinomial

Page *1* **of** *3* ***Resource Name or #** (Assigned by recorder) *Patient Ward 203 (LACO No. 1191)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1191* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 203 (LACO No. 1191) is located in the east half of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 203 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door. A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of South Façade and West Elevation, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1923 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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

Primary # 19-189348
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Patient Ward 203 (LACO No. 1191)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; added stucco to the screened porch located on the north (rear) elevation; and a one-story addition connecting this building to Patient Ward 204 (LACO No. 1192) centrally on its west elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 203 (LACO No. 1191) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1923 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI# Trinomial	19-189348

Page *3* **of** *3* ***Resource Name or #** (Assigned by recorder) *Patient Ward 203 (LACO No. 1191)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189349
HRI# 160485
Trinomial

Page 1 of 3 *Resource Name or # (Assigned by recorder) Patient Ward 204 (LACO No. 1192)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1192* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 204 (LACO No. 1192) is located in the east half of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 204 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1923 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189349
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 204 (LACO No. 1192)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-framed, one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; the addition of stucco to the screened porch located on the north (rear) elevation; and a one-story addition connecting this building centrally on its east elevation to Patient Ward 203 (LACO No. 1191).

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 204 (LACO No. 1192) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1923 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required information

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

Primary # 19-189349
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *Patient Ward 204 (LACO No. 1192)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189350
HRI# 160490
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 205 (LACO No. 1193)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1193* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 205 (LACO No. 1193) is located in the middle of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 205 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door. A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189350
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 205 (LACO No. 1193)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 205 (LACO No. 1193) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189350
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Patient Ward 205 (LACO No. 1193)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho.* Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times.* July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times.* August 5, p. 23.

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

Primary # 19-189351
HRI# 160492
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 206 (LACO No. 1194)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1194* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 206 (LACO No. 1194) is located in the west half of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 206 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and West Elevation, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:** (Name, affiliation, and address)
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189351
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 206 (LACO No. 1194)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 206 (LACO No. 1196) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189351
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Patient Ward 206 (LACO No. 1194)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189352
HRI# 160493
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 207 (LACO No. 1195)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1195* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 207 (LACO No. 1195) is located in the west half of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 207 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189352
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 207 (LACO No. 1195)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 207 (LACO No. 1195) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

*Required Information

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

Primary # 19-189352
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *Patient Ward 207 (LACO No. 1195)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189353
HRI# 160494
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 208 (LACO No. 1196)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1196* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 208 (LACO No. 1196) is located near the west end of a row of nine patient wards that spans the block of Descanso Street between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 208 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189353
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 208 (LACO No. 1196)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 208 (LACO No. 1196) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary #
HRI# 19-189353
Trinomial

***Resource Name or #** (Assigned by recorder) *Patient Ward 208 (LACO No. 1196)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189354
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 209 (LACO No. 1197)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1197* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 209 (LACO No. 1197) is located on the northeast corner of Descanso Street and Laurel Street and is the western anchor of a row of nine patient wards that spans the block between Hawthorn Street and Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the grouping. Two additional patient wards are located west of Laurel Street. Patient Ward 209 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundation, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

*Required information

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

Primary # 19-189354
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Patient Ward 209 (LACO No. 1197)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional ward space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement. Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railings provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 209 (LACO No. 1197) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary #
HRI#
Trinomial 19-189354

 *Resource Name or # (Assigned by recorder) *Patient Ward 209 (LACO No. 1197)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189355
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Patient Ward 210 (LACO No. 1198)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1198* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 210 (LACO No. 1198) is located on the northwest corner of Descanso Street and Laurel Street, and is one of two patient wards which are positioned directly northwest of a row of nine patient wards situated to the east of Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the two buildings. Patient Ward 210 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south and north end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundations, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door. A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional war space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

*Required information

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

Primary #
HRI#
Trinomial 19-189355

 *Resource Name or # (Assigned by recorder) *Patient Ward No. 210 (LACO No. 1198)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railing provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of some original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; the addition of a concrete ramp along the eastern end of the façade; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 210 (LACO No. 1198) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary #
HRI#
Trinomial 19-189355

Page 3 of 3 *Resource Name or # (Assigned by recorder) *Patient Ward 210 (LACO No. 1198)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189356
HRI#
Trinomial

Page *1* of *3* ***Resource Name or #** (Assigned by recorder) *Patient Ward 211 (LACO No. 1199)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1199* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of eleven nearly identical buildings, Patient Ward 211 (LACO No. 1199) is located adjacent to the northwest corner of Descanso Street and Laurel Street, and is one of two patient wards which are positioned directly northwest of a row of nine patient wards situated to the east of Laurel Street. A continuous veranda along the Descanso Street elevations is the focal point of the two buildings. Patient Ward 211 is one-story, asymmetrical in appearance, and vernacular in design. It is rectangular in plan and substantially longer than it is wide. The wood-framed building is capped by a high-pitched, front-gable-on-hip roof with moderately over-hanging eaves, exposed rafter tails, and triangular brace supports. Composition shingles cover the roof. A gable projection is located at the south and north end of the west elevation roof. Vents composed of horizontal louvers fill the upper portions of the gable ends. Triangular dormer vents and skylights are located on the east and west elevations. The building sits on a concrete slab foundation, and the exterior walls are reinforced concrete covered in smooth stucco. The primary entrance faces south onto the veranda, which is characterized by a raised concrete foundations, a shed roof with exposed beams and trusses, square wood posts, and iron pipe railings. Plain wood trim with extended lintels frames the entry, whose original door has been replaced by a non-original metal door. A full-length, wood-framed, screened porch on the east elevation, capped by a shed roof projection, was enclosed to provide additional war space. A secondary entrance, accessed by a concrete stoop, is located on the rear elevation; the rear door is also a metal replacement.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189356
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Patient Ward 211 (LACO No. 1199)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

Original fenestration on all elevations can generally be described as bands of original wood-frame, one-over-one, double-hung sash windows with transoms, irregularly arranged, whose plain wood casings are characterized by slightly extended lintels. Also present are wood-frame one-light hopper windows with transoms and double-casement windows. Wood slat awnings have been added to west-facing windows. Concrete ramps and staircases with iron pipe railing provide access to the building. Existing landscape features include mature trees, shrubs, grass and vestiges of the original flower gardens. Character-defining features include: horizontal massing and rectangular plan, continuous veranda on the south-facing façade, medium-pitched complex roof consisting of gable and hipped projections, linear bands of windows, and projecting screened porches. The property is in deteriorated condition and its windows and doors have been covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the removal of original windows; the replacement of original wood doors with metal doors; the replacement of original screens with boards; and added stucco to the screened porch located on the north (rear) elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Patient Ward 211 (LACO No. 1199) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Thirteen patient wards were constructed between 1923 and 1928 to treat chronically ill patients, marking the evolution of the mission of the County Farm from the housing and care of indigents to a long-term hospital facility. This building is one of the eleven extant examples of this property type in the Historic District.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. A vernacular style building, it retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features: horizontal-massing and rectangular plan; continuous veranda on a raised foundation; high-pitched complex roof consisting of gable and hipped projections; linear bands of windows; and projecting screened porches. Its setting has been altered through the loss of westernmost two of the original ward buildings in the late 1990s, and the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189356
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *Patient Ward 211 (LACO No. 1199)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

In 1922, Superintendent William R. Harriman began the construction of four Infirmary Ward buildings at the County Poor Farm. By 1923, the first four wards had been completed and an additional four were under construction. Approximately 130 bedridden patients were transported by ambulance from County Hospital to be housed in the new wards.[1] By 1926, 8 wards had been completed and a ninth ward was under construction. A total of 260 invalid patients were housed in the wards, with additional patients continuing to transferring from the County Hospital to the new wards at a steady rate.[2] By 1928, 13 wards had been completed, and all were filled to capacity with a waiting list of some 200 patients. In 1936, the sleeping porches on the wards were permanently enclosed and equipped to handle the care of 15 additional patients.

Although the Infirmary Wards were constructed over a period of several years, they adhered to a common design and thus display similar materials and character-defining features. Historic architectural plans for the buildings reveal two different ward styles, referred to in the plans as Type A and Type B, which varied slightly in appearance, floor plan, and roof configuration.3 Concurrent with the construction of the Infirmary Wards, a new road was laid out between the Power Plant (LACO No. 1300) and the Bathhouse/Ward Building (LACO No. 1260). Originally known as Infirmary Drive and now called Descanso Street, this east-west-running road served as a western continuation of Consuelo Street. An elevated, continuous veranda linked the south facades of the Infirmary Wards, facing the new road, and provided the fresh air and views for the patients that was believed to assist with their recovery and relieve their ailments. In addition, the gardens were planted around and between the buildings to provide a pleasant calming atmosphere for the patients, in keeping with the historic park-like landscape of the District.

During the 1930s, Harriman applied for additional funding from the Progressive Works Administration (PWA) to construct additional ward buildings. Harriman envisioned that the new wards would be located by the new Administration Building (LACO No. 1100). He wrote the following excerpt in the publication The Story of Rancho in 1934:

"Applications are now pending for Federal funds to erect a series of smaller ward buildings on this tract, as there is a very urgent need for additional accommodations for infirmary patients. These buildings are to be only one story high, of reinforced concrete, housing 50 to 60 persons each, and connected by means of a covered arcade with the Administration Building for the group. The construction of additional ward buildings in the infirmary group would permit a very considerable saving to the County as there are 524 persons who have qualified for entrance but are now maintained in private institutions all over the County because of lack of accommodations at the Rancho. The cost of care at these outside homes is higher than the cost here where facilities are so much better for care of the sick; also their wide distribution in rest homes makes supervision and control if they were concentrated at a County institution."[4]

According to a 1933 Los Angeles Times article, Harriman had applied for $300,000 to fund the new Infirmary Wards.[5] Construction bids for the new buildings began August 13, 1934; however, the additional ward buildings were never constructed, presumably due to the lack of allotment of PWA funding.[6]

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[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, p. 105. Downey, CA: Rancho Los Amigos Medical Center.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*, pp. 118–119. Downey, CA: Rancho Los Amigos Medical Center.

3 County of Los Angeles. 1922-1926. Architectural Plans, Patient Wards. On file at Sapphos Environmental, Inc.

[4] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

[5] "County Works List Complete." 1933. *Los Angeles Times*. July 24, p. A1.

[6] "Hum of Activity Marks Project Developments—Improvements Now Under Way and Definitely Planned Total More Than $8,000,000." 1934. *Los Angeles Times*. August 5, p. 23.

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

Primary # 19-189357
HRI#
Trinomial

Page *1* of *1* *Resource Name or # (Assigned by recorder) *Patient Ward 212 (LACO NO. 1200)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1200* **NR Status Code:** *Not Addressed*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Patient Ward 212 (LACO No. 1200) was originally located west of Laurel Street between Descanso and Esperanza Streets. Nearly identical in appearance to the eleven remaining Patient Wards to the east (LACO Nos. 1189-1199), the building was demolished some time in the late 20th century. Nothing remains of this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos south Campus Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Patient Ward 212 (LACO No. 1200) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

Photograph Not Available

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189358
HRI#
Trinomial

Page *1* of *1* *Resource Name or # (Assigned by recorder) *Patient Ward 214 (LACO NO. 1201)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO # 1201* **NR Status Code:** *Not addressed*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Patient Ward 214 (LACO No. 1201) was originally located west of Laurel Street between Descanso and Esperanza Streets. Nearly identical in appearance to the eleven remaining Patient Wards to the east (LACO Nos. 1189-1199), the building was demolished some time in the late 20th century. Nothing remains of this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos south Campus Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Patient Ward 214 (LACO No. 1201) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

Photograph Not Available

P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

19-189359

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

Primary #
HRI# 160501, 160465
Trinomial

 *Resource Name or # (Assigned by recorder) *Women's Psychiatric Wards (LACO NOS. 1202 and 1203)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1202, 1203* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Consisting of two buildings, the Women's Psychiatric Ward complex is located centrally in the block bounded by Golondrinas Street to the north, Erickson Avenue to the west, Dahila Avenue to the east, and Consuelo Street to the south. The complex consists of two one-story brick vernacular style buildings and was constructed in two stages; the first ward (LACO No. 1203) in 1919 and the second ward (LACO No. 1202) in 1924. The two buildings enclose a large, interior courtyard. Grassy setbacks flank the east and west sides of the complex. The overall quadrangle plan consists of two "H-shaped" ward buildings connected by one-story concrete block wall hyphens. The complex is symmetrical in appearance with horizontal massing. Projecting one-story wings are located on the north and south ends of the west-facing façade and east elevation (rear). One-story square projecting bathroom wings surmounted by a hipped roof are located on the north and south elevations, and partial-width enclosed porches project from interior courtyard elevations. The exterior walls of both buildings in the complex are clad in painted brick laid in common bond pattern, with the exception of the west and north elevation of LACO No. 1203, which has replacement horizontal metal siding over the original brick walls. The roof configuration incorporates multiple medium-pitched hips and gables-on-hips with overhanging eaves. It is sheathed in composition shingles. Exposed rafters and beams are visible underneath the eaves.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of West Façade, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1919 and 1924 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189359
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Women's Psychiatric Ward Complex (LACO NOS. 1202 and 1203)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

Gabled dormers with louvered vents project from the roof, and triangular vents are located in the gable ends. Galvanized iron skylights with wire glass are located just below the ridgeline on the north and south bathroom projections. Corbelled brick courses define the wall base and a cornice and frieze on the bathroom wings. All windows are set in segmental arched window openings with lintels of double and triple bands of header bricks. Original windows (where extant) include: four-over-four double-hung sash windows; one-over-one light double-hung sash windows; one-light fixed windows; and four-over-four fixed windows. All windows are flat-headed and trimmed by slightly projecting header brick window sills. The primary entrance is located centrally on the west façade and is defined by a partial-width porch with vertical posts supporting a front gabled roof and a raised concrete stoop. Additional entrances are located on all exterior elevations, and also on each interior courtyard elevation, accessed by raised concrete walkways. Entrances are defined by segmental arched door openings with triple header bands and flat-headed door openings trimmed by wide door moldings. Original wood doors include (where extant) paneled and glazed doors with and without transom. Replacement metal doors are located throughout the building. Existing landscaping consists of mature grass, shrubs, and trees. A series of outbuildings are located within the courtyard. Concrete sidewalks and ramps surround the building. The property is in good condition.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs include the addition of metal horizontal siding to the west façade and north and south elevations of LACO No. 1203, the replacement of the original split-wood shingled roof with composition shingles, and the replacing of original wood doors with metal doors.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Women's Psychiatric Wards (LACO Nos. 1202 and 1203) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The buildings were erected in 1919 and 1924 to house the mentally unstable female patients sent to the County Poor Farm by the Los Angeles County Hospital. The complex was built was during a large building imitative in the 1920s directed by the Poor Farm's most influential superintendent, William R. Harriman (1915-1931; 1933-1952). The first psychiatric facility at the Poor Farm was the Psychiatric Ward building, constructed in 1907 (now the Men's Psychiatric Ward (LACO No. 1205). This facility housed both males and females. The first ward exclusively for women mental patients was completed directly south of the men's ward in 1919. A second women's ward was completed in 1924, mirroring the original ward and enclosing a courtyard. The Women's Psychiatric Ward Complex was converted to office and storage space in the late-twentieth century. The buildings are no longer occupied but continue to be used for storage.

Although the buildings have been somewhat altered, their exterior appearance still reflects its period of construction. An example of brick vernacular construction, the Women's Psychiatric Ward complex retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, which include: one-story height, horizontal massing and double H-shaped, courtyard plan; medium-pitched, complex roof consisting of hipped and gable-on-hip sections, punctuated by gabled roof vents; rafters with rounded tails exposed in overhanging eaves; concrete foundation regularly pierced by vents; brick (painted) exterior walls laid in common bond; sill above the foundation composed of three raised brick courses; regular fenestration pattern of evenly spaced window openings with segmental arched heads; segmental arch door openings; attached porches at the entries on the west (primary) and east facades; projecting (enclosed) porch spaces facing the interior courtyard; and interior brick chimney on the east (rear).

(See Continuation Sheet 3 of 3.)

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

Primary # 19-189359
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Women's Psychiatric Wards (LACO Nos. 1202 and 1203)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

Beginning in the early 1900s, one of the most pressing issues for the County of Los Angeles was how to care for the growing numbers of mentally unstable patients. By 1901, the California state mental hospitals were suffering from overcrowding, resulting in many patients being sent to county hospitals. By 1905, Los Angeles County Hospital had exceeded its patient capacity and began calling upon the County Poor Farm to help with the patient overflow, including those with mental conditions.[1]

Until 1907, patients labeled as "harmlessly insane" were housed in the General Wards (no longer extant) with the other campus patients. When funds were made available for a dedicated facility, the original psychiatric ward at Rancho Los Amigos was constructed under the direction of Superintendent Clarke in 1907. It was a single-story brick building located at the intersection of Erickson Avenue and Golondrinas Street. In plan, the building consisted of two rows of rooms, each with a window, on either side of a central corridor. The men's section was on the north side of the corridor, and the women's was on the south side. The windows were barred and had heavy wire screens, and the doors were kept padlocked. The patients were locked outside of their rooms for a few hours each day to sit under shaded trees in a fenced yard to get fresh air and sunshine.

The psychiatric ward building (LACO No. 1205) was enlarged several times, beginning in 1909. The original single-story, bar shaped building was expanded to form a U shape enclosing a courtyard area by the addition of two parallel wings on its north and south elevations. These wings were elongated in 1916 for additional ward space, and a partial second story was added to house the resident attendants. Also at this time, a projecting cafeteria wing was constructed along the center of the east (rear) elevation of the original 1907 building.

By 1918, the Rancho Los Amigos insane population had risen to more than 160 patients, and Superintendent Harriman was forced to seek funding for a separate building to house the women psychiatric patients. The new ward (LACO No. 1203) was constructed in 1919 and was located directly south of the Men's Psychiatric Ward Building. It was designed in an H shape and accommodated centrally located matron's and administrative rooms; a wing to house the kitchen and dining room; a wing for the patient rooms; and a fenced inner courtyard with a lawn, trees, and flowers.

The numbers of insane patients continued to rise each year, reaching 257 in 1924.[2] *Plans were initiated by Harriman to begin the construction of two new ward buildings, for 156 men and 98 women, respectively, to be built directly east of the existing psychiatric ward buildings. The new men's ward (LACO No. 1204) opened in late 1924, followed by the new women's ward (LACO No. 1202) in the summer of 1925. Both buildings basically mirrored the design and configuration of the original wards. New, one-story wall hyphens connected the two men's ward buildings and the two women's ward buildings, each at their north and south elevations. These wall connectors created an enclosed courtyard space, which allowed the patients to roam in a confined area. Over the next several years, additional, freestanding, mostly brick vernacular style buildings (LACO Nos. 1239, 1240, 1241, 1243, 1244, 1245, 1249, and 1251) were constructed within the courtyard areas of the two psychiatric ward complexes. These buildings served several functions, including linen rooms, toilet buildings, and open shelters. In 1931, the Aviary, the sole remnant of the 19th-century Poor Farm, was moved to the courtyard of the Men's Psychiatric Ward Complex in hopes of bringing a sense of calmness to the patients.*

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center, 63.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center, 33.

State of California — The Resources Agency
RECREATION
CONTINUATION SHEET

Primary # DEPARTMENT OF PARKS AND
HRI# 160503, 160457
Trinomial

 *Resource Name or # (Assigned by recorder) *Men's Psychiatric Ward Complex (LACO NOS. 1204 & 1205)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *July 2, 2007* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1204, 1205* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Consisting of two "U-shaped" buildings that enclose a rectangular, central courtyard, the Men's Psychiatric Ward Complex (LACO No. 1204 & 1205)occupies the north half of the block bounded by Golondrinas Street to the north, Dahlia Avenue to the east, Consuelo Street to the south, and Erickson Avenue to the west. Mostly one-story in height, the wards present a nearly symmetrical appearance on their primary, west and east elevations. A medium-pitched, hipped and hip-on-gable roof, punctuated by front-gabled vents, caps the building. Rafters are exposed in the overhanging eaves. Galvanized iron skylights with wire glass and interior chimneys are located just below and on the roof ridgeline. Two-story, flat-roofed pavilions are offset to the west on the north and south elevations. The exterior walls are brick, laid in common bond pattern and painted. Horizontal metal siding has been installed over the brick on the west half of the complex. Attached, hip-roofed porches project towards the street on the west and east elevations and contain the primary entrances. Window and door openings are defined by segmental arch heads articulated by triple courses of header bricks. Original windows, where extant, are wood-framed and include: four-over-four double-hung sash windows; one-over-one double-hung sash windows; one-light fixed windows; and four-over-four fixed windows.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Elevation, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1907-1924 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
July 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189360
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Men's Psychiatric Ward Complex (LACO NOS. 1204 & 1205)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

All windows are flat-headed and trimmed by slightly raised header sills. Both original wood doors and replacement metal doors are present. Additional entrances are located within the interior courtyard. Courtyard projections contain sunrooms. Elevated concrete walkways and ramps provide access to the secondary and courtyard building entries. Segmental arched door openings with triple header bands frame extant original wood doors and replacement metal doors. Grassy set-backs are located at the east and west street frontage. The interior courtyard is characterized by trees and overgrown landscaping, and contains a number of accessory buildings. The complex is in fair condition and its windows and doors have been boarded over.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for these buildings. Alterations as they appear from historic photographs include the replacement of the original split-wood shingled roof with composition shingles, the replacement of original wood doors with metal doors, and the addition of metal horizontal siding on the west façade, and north and south elevations of LACO No. 1205.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The Men's Psychiatric Ward Complex was erected in several stages from 1907 to 1924. The oldest part of the complex, LACO No. 1205 on the west, initially housed both male and female "psychopathic wards." Initially constructed to house mentally unstable patients transferred from the County Hospital, the facility eventually was considered one of the outstanding psychiatric ward faculties in the State of California. It provided ward space and medical care for hundreds of Los Angeles County patients for many years until the facility was closed in the late twentieth-century, and the buildings converted to offices and storage. The buildings are currently abandoned.

Although the complex has been somewhat altered, its exterior appearance still reflects its period of construction. An example of brick vernacular styling, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, including: horizontal massing and overall symmetry of design; courtyard plan; one- and two-story height; brick exterior walls; hipped and gable-on-hip roof; segmental arched window and door openings with triple header bands; raised and corbelled brick courses defining belt courses; and attached entry porches. Its setting has been altered through the deterioration of the surrounding landscape.

(See Continuation Sheet 3 of 3.)

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI# Trinomial	19-189360

Page *3* **of** *3* ***Resource Name or #** (Assigned by recorder) *Men's Psychiatric Wards (LACO Nos. 1204 & 1205)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

Beginning in the early 1900s, one of the most pressing issues for the County of Los Angeles was how to care for the growing numbers of mentally unstable patients. By 1901, the California state mental hospitals were suffering from overcrowding, resulting in many patients being sent to county hospitals. By 1905, Los Angeles County Hospital had exceeded its patient capacity and began calling upon the County Poor Farm to help with the patient overflow, including those with mental conditions.[1]

Until 1907, patients labeled as "harmlessly insane" were housed in the General Wards (no longer extant) with the other campus patients. When funds were made available for a dedicated facility, the original psychiatric ward at Rancho Los Amigos was constructed under the direction of Superintendent Clarke in 1907. It was a single-story brick building located at the intersection of Erickson Avenue and Golondrinas Street. In plan, the building consisted of two rows of rooms, each with a window, on either side of a central corridor. The men's section was on the north side of the corridor, and the women's was on the south side. The windows were barred and had heavy wire screens, and the doors were kept padlocked. The patients were locked outside of their rooms for a few hours each day to sit under shaded trees in a fenced yard to get fresh air and sunshine.

The psychiatric ward building (LACO No. 1205) was enlarged several times, beginning in 1909. The original single-story, bar shaped building was expanded to form a U shape enclosing a courtyard area by the addition of two parallel wings on its north and south elevations. These wings were elongated in 1916 for additional ward space, and a partial second story was added to house the resident attendants. Also at this time, a projecting cafeteria wing was constructed along the center of the east (rear) elevation of the original 1907 building.

By 1918, the Rancho Los Amigos insane population had risen to more than 160 patients, and Superintendent Harriman was forced to seek funding for a separate building to house the women psychiatric patients. The new ward (LACO No. 1203) was constructed in 1919 and was located directly south of the Men's Psychiatric Ward Building. It was designed in an H shape and accommodated centrally located matron's and administrative rooms; a wing to house the kitchen and dining room; a wing for the patient rooms; and a fenced inner courtyard with a lawn, trees, and flowers.

The numbers of insane patients continued to rise each year, reaching 257 in 1924.[2] *Plans were initiated by Harriman to begin the construction of two new ward buildings, for 156 men and 98 women, respectively, to be built directly east of the existing psychiatric ward buildings. The new men's ward (LACO No. 1204) opened in late 1924, followed by the new women's ward (LACO No. 1202) in the summer of 1925. Both buildings basically mirrored the design and configuration of the original wards. New, one-story wall hyphens connected the two men's ward buildings and the two women's ward buildings, each at their north and south elevations. These wall connectors created an enclosed courtyard space, which allowed the patients to roam in a confined area. Over the next several years, additional, freestanding, mostly brick vernacular style buildings (LACO Nos. 1239, 1240, 1241, 1243, 1244, 1245, 1249, and 1251) were constructed within the courtyard areas of the two psychiatric ward complexes. These buildings served several functions, including linen rooms, toilet buildings, and open shelters. In 1931, the Aviary, the sole remnant of the 19th-century Poor Farm, was moved to the courtyard of the Men's Psychiatric Ward Complex in hopes of bringing a sense of calmness to the patients.*

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center, 63.

[2] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center, 33.

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

Primary # 19-189361
HRI# 160499
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Work Preparation Center No. 2 (LACO NO. 1207)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1207* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Work Preparation Center No. 2 (LACO No. 1207) is located in the block bounded by Descanso Street to the north, Juniper Street to the east, Bonita Street to the south, and Laurel Street to the west. Exhibiting a monitor roof, or raised roof, barn design, the rectangular building sits on a concrete foundation. Exterior walls are clad in panels of corrugated, metal siding. Windows are unevenly spaced around the exterior and consist of a series of original multi-light windows trimmed by raised wood sills. The west-facing façade is nearly symmetrical with a central entrance containing a wood paneled and glazed door flanked on either side by large, wood, sliding doors with X-patterned paneling. Hayloft doors are centered over the ground level entry. A secondary entrance is located on the east elevation (rear) and consists of a set of double wooden and glazed doors. Hayloft doors at the roof apex are also located on this elevation. A non-original open shed is attached to the north end of the east elevation, and a corrugated metal canopy links the east elevation to LACO No. 1259. The existing landscaping surrounding Work Preparation Center No. 2 consists of weeds and mature shrubs at the building's west facade. Concrete sidewalks and driveways flank the building to the north, east, and south. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of West façade and North Elevation, Facing Southeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1925 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189361
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Work Preparation Center No. 2 (LACO NO. 1207)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the addition of an open shed, and attached corrugated canopy and awnings to the building's east elevation.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Work Preparation Center No. 2 (LACO No. 1207) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1925, presumably in association with the agricultural activities at the Poor Farm. A 1930 aerial photograph of Rancho Los Amigos illustrates a monitor barn a little to the west of, and perpendicular to, LACO No. 1207's current location, raising the possibility that this building was either moved or resembled another barn that was subsequently removed.[1] During the Depression, this building had been converted into an ambulatory ward (Fliedner, p. 211). A World War II era photograph shows this building with signs indicating that it functioned both as Ward 104 and as a the Warco production office (Fliedner, pp. 200-201). Warco was an association of Rancho patients who contracted for piece work in the aircraft industry. Following the war, the building was taken over by the Rancho Crafters, patients who had learned crafts under the occupational therapy program who began making products for sale. Eventually the building became known as the Rehabilitation Center or Rehab Shop. In the last quarter of the 20th century, the building was used for steam fitting and the refrigeration shops. It is currently vacant.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. Utilitarian in style, the building retains integrity of feeling, association, design, materials, and workmanship. The building has retained most of its character-defining features, including monitor barn design, sliding x-paneled barn doors, and hayloft doors. Its setting has been altered through the deterioration of the surrounding landscape and its location may have been shifted slightly.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

[1] Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center. Inside Back Cover.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189362
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Casa Consuelo (LACO NO. 1238)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

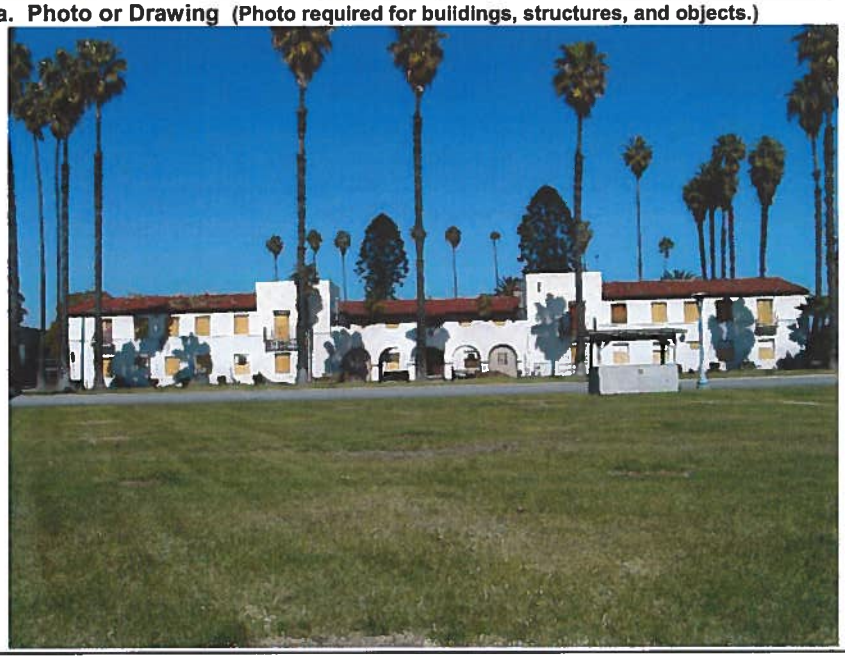
2. **Resource Identifier:** *LACO #1238* **NR Status Code:** *3[S]*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Casa Consuelo (LACO No. 1238) is located directly north of Consuelo Street at the intersection of Consuelo Street and Dahlia Avenue and faces the broad lawn located to the southwest of Consuelo Street. Designed in the Spanish Colonial Revival style, the two-story building has an irregular H-shaped plan with projecting wings and features. It horizontally massed beneath a complex hipped and gabled roof covered in red clay tiles. Casa Consuelo is constructed of board-form concrete painted white and sits on a concrete foundation. A stringcourse wraps the exterior walls beneath the second story. Courtyards set behind arcades are located on the south (primary), north and east elevations. Square, flat-roofed towers abut the arcade on either side on the south. A decoratively scalloped, wooden frieze board wraps the walls beneath shallow eaves, except in the courtyards where carved brackets support overhanging eaves. Scalloped parapets top each arcade. Impost moldings trim the piers. The east and west bays of the south arcade are blind and pierced by vents composed of twelve small square openings. Attic vents in the gable ends are small, rectangular openings filled with a zigzag design of clay tiles. Wrought iron balconies in the towers, end and middle bays, and courtyards are variously designed, with corbelled supports or wrought iron brackets; some are shaded by hoods that extend from the roof on wrought iron brackets.

(See Continuation Sheet 2 of 3.)

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



P5b. Description of Photo: (View, date, accession #) *Overview of South Façade, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1930 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189362
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Casa Consuelo (LACO NO. 1238)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued from page 1):**

Fenestration consists of wood-framed, flat-headed single and double casement windows recessed into the window openings with slightly projecting concrete sills. The primary south entrance and secondary east entrance are set within flattened arch recesses and contain paneled and glazed double doors and sidelights adorned with spindle grilles and topped by transoms. Additional entrances are located on both the north and west elevations and contain non-original double metal doors. At least one original wrought iron pendant light illuminates one entry.

Mature trees, shrubs, grass, and vestiges of the original Mediterranean landscaping provide the setting for Casa Consuelo. Concrete sidewalks surround the building and concrete driveways are located on north and west elevations. The property is in deteriorated condition and its windows and doors are covered with boards. The building retains sufficient integrity to convey its period of significance.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: replacement of some original doors and windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Casa Consuelo (LACO No. 1238) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. In addition, the building illustrates several of the distinctive characteristics of the Spanish Colonial Revival style, including its red clay tile roof, decorative use of wood and wrought iron, and incorporation of arcades, courtyards, and balconies into its design. Resembling a women's dormitory more than a hospital building, the Casa Consuelo also appears to be eligible to the National Register of Historic Places and California Register of Historical Resources under Criterion C/3. The building was erected in 1930 as the second women's ward for the County Poor Farm. Casa Consuelo provided a private and separate area for the women patients of the Poor Farm in a planned setting more conducive to their needs and comfort. The building served in this capacity until it was later converted to office and storage space. It is currently abandoned.

Although the building has suffered minor alterations, its exterior appearance still reflects its period of construction. An example of the Spanish Colonial Revival style, the building retains integrity of location, feeling, association, design, materials, and workmanship. The building has retained its Spanish Colonial Revival style character-defining features: horizontal massing; white-washed board form concrete exterior walls; arcades; courtyards; red-clay tile roof; decorative wooden frieze board and roof brackets; second-floor balconies with wrought iron railings; and architectural details, such as stringcourses and impost moldings. Its setting has been altered by the deterioration of the surrounding landscape.

(See Continuation Sheet 3 of 3.)

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI# Trinomial	19-189362

Page *3* **of** *3* ***Resource Name or #** (Assigned by recorder) *Casa Consuelo, LACO NO. 1238*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

In 1929, one of the most substantial constructions at the County Poor Farm was the Casa Consuelo Building (officially named in circa 1940), which opened to residents March 11, 1930, to serve as the new Women's Ward. The original 1897 Women's Ward located on the northeast corner of Consuelo Street and Main Drive, was converted to house ambulatory men, and later demolished. Superintendent William R. Harriman's wife, Elinor, was reportedly very involved in the design of the new Women's Ward.[1] According to the Los Amigos Rancho Annual Report of 1928-29, "The new building was planned to house approximately 200 women patients, with one-half of its rooms planned to accommodate two patients. . . . All of these are outside rooms well lighted and ventilated with steam heat and both hot and cold water in every room. There are three courtyards and sun porches on the second floor. Instead of attempting to provide a single large day room for these patients there are six parlor rooms on each floor."

[1] Fliedner, Colleen Adair. "Centennial, Rancho Los Amigos Medical Center, 1888-1988." Rancho Los Amigos Medical Center. Downey, California: 1990. p. 149.

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

Primary # 19-189363
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Toilet Building (LACO NO. 1239)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1239* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Toilet Building (LACO No. 1239) is one of several small support buildings located within the courtyard of the Women's Psychiatric Wards (LACO Nos. 1202 and 1203), which are located centrally within the block bounded by Golondrinas Street to the north, Dahlia Avenue to the east, Consuelo Street to the south, and Erickson Avenue to the west. The Toilet Building is one-story, symmetrical in appearance and square in plan. Of brick vernacular design, the building is capped by a medium-pitched hipped roof with overhanging eaves. The roof is covered by composition shingles. Exposed rafters are visible under the eaves. It sits on a raised concrete foundation. Exterior walls are brick laid in common bond and have been painted. Fenestration on all elevations consists of segmental arched openings with lintels composed of double rows of header bricks containing original, flat-headed, wood-framed, one-over-one, double-hung sash windows. The windows are trimmed by slightly projecting window sills of header bricks. The primary entrance to the building is located on the east-facing façade, with a secondary entrance on the north elevation. Both entrances contain original wood and glazed doors and are accessed by concrete ramps with iron railings. A concrete block hyphen wall is attached to both the north and south elevations of the building. The existing landscaping surrounding the Toilet Building consists of a weeds, and mature grass and shrubs. Concrete paving surrounds the building. Windows have been boarded over. The property is in fair condition.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1930 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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

Primary # 19-189363
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Toilet Building (LACO NO. 1239)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No permits or original architectural drawings could be found for this building. Other than general deterioration, boarding over of windows, and replacement roofing, no exterior elevations are apparent.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Toilet Building (LACO No. 1239) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1930 as a restroom serving patients using the interior courtyard of the Women's Psychiatric Wards. The patients were taken outside of their rooms for a few hours each day to sit under shade trees in a fenced yard to get fresh air and sunshine. The building is currently abandoned.

Substantially unaltered, the building still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include: brick walls in common bond pattern; corbelled brick courses defining brick belt course that wraps around building at the wall base; segmental arched door openings with double header brick bands; and hipped roof. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

*Required information

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

Primary # 19-189364
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Shelter (LACO NO. 1240)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1240 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Shelter (LACO No. 1240) is a one-story open structure located in the courtyard of the Women's Psychiatric Wards (LACO Nos. 1202 and 1203). Bar-shaped in plan, the structure consists of a flat roof supported by metal pipe columns. A scalloped fascia board trims the canopy. Exposed beams with tapered ends run lengthwise under the canopy. The shelter is paved with concrete. The immediate setting within the courtyard includes weeds, grass, and concrete walkways. The structure is in fair condition.

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

P5b. Description of Photo: (View, date, accession #) Overview Facing Southwest, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1930 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary #
HRI#
Trinomial
19-189364

 ***Resource Name or #** (Assigned by recorder) *Shelter (LACO NO. 1240)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this structure. There appear to be no alterations.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Shelter (LACO No. 1240) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1930 as a covered area within the interior courtyard of the Women's Psychiatric Ward complex. The patients were taken outside of their rooms for a few hours each day to sit under shade trees in a fenced yard to get fresh air and sunshine. The structure continued to be used in that capacity until the complex was converted to office and storage space in the late 20th century. The structure is currently not in use.

Substantially unaltered, the structure reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include: utilitarian design and materials; open corridor plan; flat wood roof with exposed beans; metal pole columns; and concrete paving. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189365
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Linen Room (LACO NO. 1241)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1241* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of several small service buildings located in the interior courtyard of the Women's Psychiatric Ward complex (LACO Nos. 1202 and 1203) east of Erickson Avenue and west of Dahlia Street, the Linen Room (LACO No. 1241) is one-story, simple in volume, and square in plan, with an asymmetrical east-facing façade. The brick vernacular building sits on a concrete foundation. Exterior walls are brick laid in common bond and have been painted. The building is capped by a medium-pitched, gable-on-hip roof with overhanging eaves sheathed in composition shingles. Exposed rafters are visible under the eaves. Window openings are located on the east and west elevations, and consist of flat-headed openings trimmed by slightly projecting sills of header bricks. All extant windows are original wood-framed, one-over-one, double-hung sash. The primary entrance to the building is located on the south façade and contains an original wood paneled door. A secondary entrance containing a non-original metal door is on the north (rear) elevation. A concrete block connector wall is attached to the east elevation of the building, and the roof canopy of the Shelter (LACO No. 1240) extends over the building's primary entrance. Existing landscaping surrounding the Linen Room consists of weeds and mature grass. Concrete walkways and sidewalks surround the building. The property is in fair condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189365
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Linen Room (LACO NO. 1241)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the replacement of the north elevation (rear) entrance wood door with a metal door.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Linen Room (LACO No. 1241) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952.The building was erected in 1932 and supported the function of the psychiatric ward complexes, to provide long-term housing and treatment to sufferers from mental illness in Los Angeles County. The building functioned as part of the laundry system until the psychiatric wards were converted to office and storage space in the late twentieth-century. The building is currently abandoned.

Although somewhat unaltered, the building still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include: brick walls in common bond pattern; corbelled brick courses defining brick belt course that wraps around building at the wall base; segmental arched door openings with double header brick bands; and hipped roof. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189366
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Toilet Building (LACO NO. 1242)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: July 2, 2007 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** N/A (Omitted from list of Contributors)
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1242 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Toilet Building (LACO No. 1242) is one of several small support buildings located within the courtyard of the Women's Psychiatric Wards (LACO Nos. 1202 and 1203), which are located centrally within the block bounded by Golondrinas Street to the north, Dahlia Avenue to the east, Consuelo Street to the south, and Erickson Avenue to the west. The Toilet Building is one-story, symmetrical in appearance and square in plan. Of brick vernacular design, the building is capped by a medium-pitched hipped roof with overhanging eaves. The roof is covered by composition shingles. Exposed rafters are visible under the eaves. It sits on a raised concrete foundation. Exterior walls are brick laid in common bond and have been painted. Fenestration on all elevations consists of segmental arched openings with lintels composed of double rows of header bricks containing original, flat-headed, wood-framed, one-over-one, double-hung sash windows. The windows are trimmed by slightly projecting window sills of header bricks. The primary entrance, set within a segmental arched opening, located on the south-facing façade, with a secondary entrance on the west elevation. Both entries contain replacement metal doors. Existing landscaping surrounding the Toilet Building consists of a weeds, and mature grass and shrubs. Concrete sidewalks and walkways surround the building. The property is in deteriorated condition and its windows and doors have been boarded over.

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

P5b. Description of Photo: (View, date, accession #) Overview of South Facade, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1920 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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

Primary # 19-189366
HRI#
Trinomial

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Toilet Building (LACO NO. 1242)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the replacement of the original wood doors with metal doors.

***B10. Updated Significance:**

This property is identical to, and similarly located as LACO 1239, which determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996 and also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed that Toilet Building (LACO No. 1242) should be considered to be a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history, with a recommended CHR status code of 3D. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1920 as a restroom serving patients using the interior courtyard of the Women's Psychiatric Wards. The patients were taken outside of their rooms for a few hours each day to sit under shaded trees in a fenced yard to get fresh air and sunshine. The building is currently abandoned.

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities. By the late 20th century, the facility was known as the Rancho Los Amigos National Rehabilitation Center.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact: brick walls in laid common bond pattern; segmental arched window and door openings with lintels of double header brick bands; slightly projecting window sills of header bricks, and hipped roof. Its setting has been altered through the deterioration of the surrounding landscape.

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DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189367
HRI# 160459
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Open Shelter (LACO NO. 1243)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1243* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Open Shelter (LACO No. 1243) is a one-story open structure located in the courtyard of the Women's Psychiatric Wards (LACO Nos. 1202 and 1203). Rectangular in plan, the structure consists of a flat roof supported by metal pipe columns. A scalloped fascia board trims the canopy. Exposed beams with tapered ends run lengthwise under the canopy. The shelter is paved with concrete. Immediate setting within the courtyard includes weeds, grass, and concrete walkways. A fire has destroyed at least half of the roof. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview Facing Southeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1916 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189367
HRI#
Trinomial

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) *Open Shelter (LACO NO. 1243)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this structure. The structure suffered a major alteration with the loss of much of the roof due to fire damage.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The survey update concluded that the Open Shelter (LACO No. 1243), constructed in 1916 within the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205)has lost integrity and can no longer be identified as a significant resource. It is missing 50 percent of one of its two character-defining features, the roof. Due to this extensive fire damage, the structure no longer reflects its period of construction. The structure no longer retains integrity of setting, design, materials, workmanship, and feeling. A revised CHR status code of 6Z is recommended.

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

Primary # 19-189368
HRI# 160460
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Toilet Room (LACO NO. 1244)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1244 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Toilet Room (LACO No. 1244) is one of several small support buildings located within the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205), which occupy the north half of the block bounded by Golondrinas Street to the north, Dahlia Avenue to the east, Consuelo Street to the south, and Erickson Avenue to the west. The Toilet Building is one-story, symmetrical in appearance and square in plan. Of brick vernacular design, the building is capped by a medium-pitched hipped roof with overhanging eaves. The roof is covered by composition shingles. Rafters are visible in the eaves. The building sits on a concrete slab foundation. Exterior walls are brick laid in common bond and have been painted. Fenestration on the north and south elevations consists of segmental arched openings with lintels composed of double rows of header bricks containing original, flat-headed, wood-framed, one-over-one, double-hung sash windows. The windows are trimmed by slightly projecting window sills of header bricks. Two entrances, accessed by concrete ramps with pipe railings, occupy most of the west façade. Secondary entrances are located on the north and south elevations and are characterized by segmental arched openings with lintels of double header brick bands. The north entrance still retains its original wood paneled door. Replacement metal doors are present on the west façade. Existing landscaping surrounding the Toilet Room consists of a weeds, and mature grass. Concrete paving surrounds the building bands, corbelled brick course defining brick belt course at the wall base, and slightly projecting windows sills of header bricks. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) Overview of West Façade, Facing East, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1916 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189368
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Toilet Room (LACO NO. 1244)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. The only alteration on the building appears to be the replacement of original wood doors with metal doors.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Toilet Room (LACO No. 1244) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1916 as a restroom serving patients using the interior courtyard of the Men's Psychiatric Wards. The patients were taken outside of their rooms for a few hours each day to sit under shade trees in a fenced yard to get fresh air and sunshine. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include: brick walls in common bond pattern; corbelled brick courses defining brick belt course that wraps around building at the wall base; segmental arched door openings with double header brick bands; and hipped roof. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage) in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189369
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Linen Room / Snack Bar No. 3 (LACO NO. 1245)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1245* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of several small service buildings located in the interior courtyard of the Men's Psychiatric Ward Complex (LACO Nos. 1204 and 1205), the Linen Room / Snack Bar No. 3 (LACO No. 1245) is one-story, asymmetrical in appearance and rectangular in plan. The brick vernacular building is capped by a medium-pitched, gable-on-hip roof with overhanging eaves, which is covered with rolled composition shingles. Non-original metal air handlers are visible on the south elevation of the roof. The building is sits on a concrete foundation. Exterior walls are brick in laid in common bond and painted. Fenestration on all elevations consists of flat-headed windows trimmed by slightly projecting sills of header brick bands. All extant windows are original wood-framed, one-over-one, double-hung sash. The primary entrance to the building is on the north façade, with a secondary entrance on the south (rear) elevation. Both entrances contain replacement metal doors. An addition attached to the east elevation appears to be an enclosed porch. It is topped by a nearly flat shed roof and clad with board and batten. The existing landscaping surrounding the Linen Room / Snack Bar No. 3 consists of weeds and mature grass. Concrete walkways surround the structure. The property is in deteriorated condition.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of North Façade, Facing South, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189369
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Linen Room / Snack Bar No. 3 (LACO NO. 1245)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations include the replacement of original wood doors with metal doors, the attachment of an enclosed porch serving as a snack bar, and the attachment of metal air handlers to the roof.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Linen Room / Snack Bar No. 3 (LACO No. 1245) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1932 to support the operations of the Men's Psychiatric Ward complex. At some point, an outdoor snack bar was attached, presumably to support the practice of ensuring that psychiatric patients enjoyed time outdoors on a regular basis. The building served as a linen room and snack bar until the psychiatric wards were converted to office and storage space in the late 20th century. The building is currently abandoned.

Although the building has been altered, its exterior appearance still reflects the period of significance. The building retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include brick exterior walls laid in common bond; slightly projecting window sills of header bricks; wood-framed double-hung windows; and gable-on-hip roof. Its setting has been altered through the deterioration of the surrounding landscape.

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Primary # 19-189370
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Canopy (LACO NO. 1246)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1246* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Canopy (LACO No. 1246) is located centrally in the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205), which are southeast of the intersection of Golondrinas Street and Dahlia Avenue. The Canopy is a one-story open structure, symmetrical in appearance, and rectangular in plan. Three rows of wood posts support a metal-framed canopy roof with an extremely low-pitched gable configuration. Beams with tapered ends are visible underneath the canopy. Concrete paves the space. The immediate setting includes weeds, mature grass, and concrete walkways. The property is in fair condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1930 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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Primary # 19-189370
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Canopy (LACO NO. 1246)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations to the structure include the replacement of the original wood roof with a metal roof.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Canopy (LACO No. 1246) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1930 as a covered area within the interior courtyard of the Men's Psychiatric Ward complex. The patients were taken outside of their rooms for a few hours each day to sit under shade trees in a fenced yard to get fresh air and sunshine. The structure continued to be used in that capacity until the complex was converted to office and storage space in the late twentieth-century. The structure is currently not in use.

The structure retains integrity of design and workmanship. The building retains most of its character-defining features, which include: location in courtyard, metal pipe columns, and open corridor plan. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189371
HRI# 160504
Trinomial

 *Resource Name or # (Assigned by recorder) *Toilet Building (LACO NO. 1247)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1247* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Toilet Building (LACO No. 1247) is one of several small support buildings located in the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205), which occupy the north half of the block bounded by Golondrinas Street to the north, Dahlia Avenue to the east, Consuelo Street to the south, and Erickson Avenue to the west. The Toilet Building is one-story, symmetrical in appearance and squared in plan. The building is capped by a medium-pitched gabled roof with overhanging eaves and exposed rafters. Composition shingles cover the roof. . It sits on a raised concrete foundation. Exterior walls are brick laid in common bond and have been painted. Fenestration on the north, east, and south elevations consists of segmental arched window openings with lintels of double header brick bands. All extant windows are original flat-headed, wood-framed, one-over-one, double-hung sash. Slightly projecting window sills of header bricks trim the openings. The primary entrances to the building are located on the north and south elevations, and contain two original wood paneled doors with transoms. Concrete ramps with iron railings provide access. Secondary entrances are also located on the north and south elevations and consist of segmental arched openings with lintels of double header brick bands, and original wood paneled doors with transoms. A wood sided shed addition is attached to the west (rear) elevation. Existing landscaping surrounding the Toilet Building consists of a weeds, and mature grass. Concrete paving surrounds the building. The property is in deteriorated condition with its windows and doors boarded over.

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1925 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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Primary # 19-189371
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Toilet Building (LACO NO. 1247)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. The only alteration to the building is the addition of the wood shed to the west (rear) elevation, and the boarding over of windows and doors.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Toilet Building (LACO No. 1247) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1925 as a restroom serving patients using the interior courtyard of the Women's Psychiatric Wards. The patients were taken outside of their rooms for a few hours each day to sit under shade trees in a fenced yard to get fresh air and sunshine. The building is currently abandoned.

Although somewhat altered by the rear addition, the building still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Intact character-defining features include: brick walls in common bond pattern; corbelled brick courses defining brick belt course that wraps around building at the wall base; segmental arched door openings with double header brick bands; and hipped roof. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189372
HRI#
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Page *1* of *1* ***Resource Name or #** (Assigned by recorder) *Pump House (LACO NO. 1249)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *Not addressed*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1249* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

This resource was previously identified as a Toilet Building. However, Los Angeles County records label LACO No. 1249 as a Pump House. As of 2007, no building was present and the site contained an installation of pipes leading underground. Concrete paving in the vicinity may be the remains of a foundation.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *ca. 1916 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

***B10. Updated Significance:**

The current study concluded that this resource, which was described in the 2004 survey as a building, is actually an installation of large pipes that run underground within the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205) and is not a contributor to the Historic District. A CHR status code of 6Z is recommended.

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Primary # 19-189373
HRI# 160461
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Shelter (LACO NO. 1251)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1251* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Shelter (LACO No. 1251) is located in an open grassy area in the courtyard of the Men's Psychiatric Complex (LACO Nos. 1204 & 1205) south of Golondrinas Street. The Shelter is one-story with a rectangular open corridor plan. The metal-framed structure is capped by a flat metal roof. Metal pipe columns support the roof. A chain link fence has been attached to all elevations of the Shelter. Concrete paves the space. The immediate setting is characterized by weeds, trees, dead grass and concrete walkways. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1916 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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Primary # 19-189373
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Shelter (LACO NO. 1251)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this structure.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The survey update concluded that the Shelter (LACO No. 1251), constructed in 1916 within the courtyard of the Men's Psychiatric Wards (LACO Nos. 1204 and 1205)has lost integrity and can no longer be identified as a significant resource. It was apparently partially or completely replaced circa 1960. The structure no longer reflects its period of construction and no longer retains integrity of setting, design, materials, workmanship, and feeling. A revised CHR status code of 6Z is recommended.

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Primary # 19-189374
HRI# 160437
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Chapel / Computer Center (LACO NO. 1254)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2007 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1254* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Chapel / Computer Center (LACO No. 1254) is located east of Erickson Avenue and directly southeast of the Women's Psychiatric Ward (LACO No. 1203). L-shaped in plan, the one-story building consists of an original north wing and a post-1955 recessed south wing. The wood-framed building is capped by a medium-pitched, cross-gabled roof. Exposed beams and rafters visible in older photographs of the north wing, which imparted a Craftsman influence, have been removed. The front-gabled north wing is symmetrical in design. Centered on its façade, an attached porch is elevated five steps above ground level and capped by a hipped roof. Square piers support the porch roof. A horizontal louver vent is centered in the gable end above the porch roof. Single windows to either side of the porch were originally round-headed; they appear to have been replaced. Widely spaced single windows define six bays on the north elevation, with a seventh bay containing a secondary entrance. Four bays remain on the south elevation, west of the attached newer wing. The building sits on a concrete slab foundation and is clad in non-original horizontal metal siding. The side-gabled south wing has fewer openings and its south and east elevations are sheathed with stucco. Existing landscaping surrounding the Chapel / Computer Center consists of mature grass, shrubs, and trees. Concrete ramps with metal handrails lead to the building's entrances. A paved parking lot is located to the south and east. The property is in fair condition and its windows and doors have been boarded over.

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

P5b. Description of Photo: (View, date, accession #) *Overview of West Façade, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1907 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
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CONTINUATION SHEET

Primary # 19-189374
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Chapel / Computer Center (LACO NO. 1254)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include a south wing addition; replacement of the original roof with composition shingles; removal of exposed beams and rafters and substitution of boxed eaves; removal of original window openings on the façade; and replacement of the original wood siding with metal siding. A rose window over the pulpit at the east end of the building and a belfry, described in historic accounts, have also been removed.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Chapel / Computer Center (LACO No. 1254) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1907 and was the first chapel constructed at the County Poor Farm. The building is currently abandoned.

Although the building has been altered, its exterior appearance still recalls its original function. Extant character-defining features include: horizontal massing, medium-pitched gabled roof with overhanging eaves, original wood cladding in situ under later metal siding, attached elevated entry porch with hipped roof and square porch supports, and original wood paneled and glazed doors.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

Prior to 1907, religious services were held in the inmate dining room. The chapel seated 125 people in wooden pews. In 1919, the building was moved south 88 feet from its original location immediately south of the original Psychopathic Ward (the Men's Psychiatric Ward, LACO No. 1205) to accommodate the construction of the new Women's Psychiatric Ward (LACO No. 1203). The building served the religious needs of the institution until 1955, when a new chapel was constructed on Dahlia Street. The 1907 building was converted into a library for several years and the south wing was added. By 1988, the building housed the Building Crafts Planning Division. Sometime in the late 20th century the building was converted into a computer center.

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Primary # 19-189375
HRI#
Trinomial

Page *1* of *2* ***Resource Name or #** (Assigned by recorder) *Toilet Building (LACO NO. 1256)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

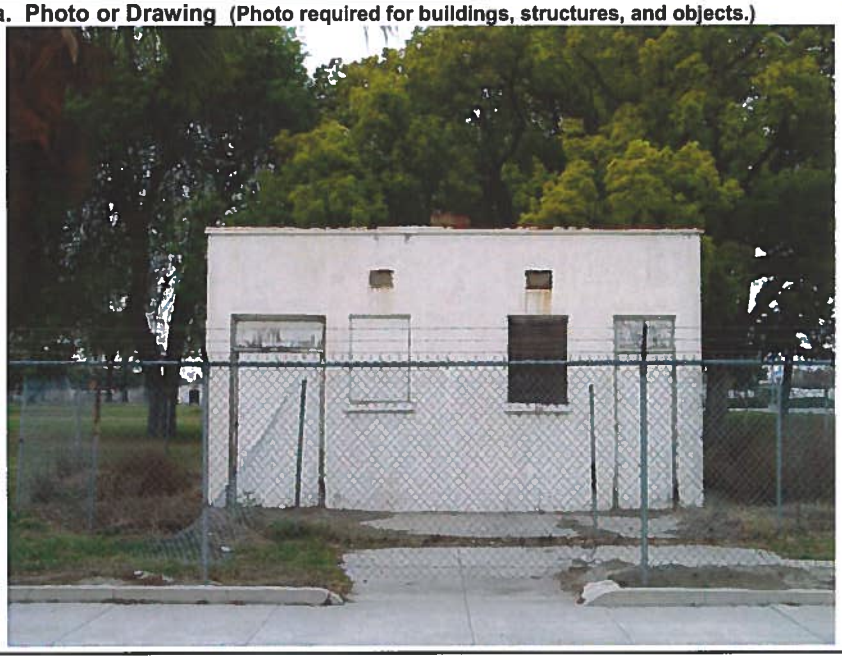
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1256* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Toilet Building (LACO No. 1256) is located directly west of Erickson Avenue, northwest of the intersection of Erickson Avenue and Aliso Street. The Toilet Building is one-story, flat-roofed, symmetrical in appearance and square in plan. The building sits on a concrete foundation, and its exterior walls are concrete covered in stucco. The east façade contains the two primary entrances, which are unevenly sized and located at either end with two windows set between the doors. Transom windows top the doors. The remaining elevations are divided into three bays primarily by the fenestration. Three evenly spaced windows are located on the north and south elevations while a shallow central projection on the west elevation contains a secondary entrance with a wood-paneled door. Fenestration consists of wood-framed four-light pivot windows. Existing landscaping surrounding the Toilet Building consists of mature grass, shrubs and trees. Concrete walkways are located to the east and west of the building. The property is in deteriorated condition.

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



P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1925 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189375
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Toilet Building (LACO NO. 1256)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. There appear to be no alterations to the exterior of the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Toilet Building (LACO No. 1256) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1925 as an outdoor restroom facility for the staff and working patients of the County Poor Farm. The building served in this capacity until the late twentieth-century with the institution officially moved their operations to the North Campus area and the farm no longer existed. The building is currently abandoned.

The building's exterior appearance still reflects its period of construction. As an example of a simple utilitarian building, it retains integrity of location, feeling, association, design, materials and workmanship. The building has retained most of its character-defining features: simplicity in design and materials; flat roof; and concrete exterior walls covered in stucco. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189376
HRI#
Trinomial

Page *1* of *2* ***Resource Name or #** (Assigned by recorder) *Wheelchair Repair (LACO NO. 1259)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1259* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Wheelchair Repair (LACO No. 1259) is located in the block bounded by Descanso Street to the north, Juniper Street to the east, Laurel Street to the west, and Bonita Street to the south. The Wheelchair Repair is one-story, asymmetrical in appearance and rectangular in plan. The vernacular style building is wood-framed and capped by a low-pitched side-gabled roof with slightly overhanging eaves which is sheathed in composition shingles. A horizontal louver vent is located beneath the gable on the west elevation. Board-and-batten siding covers the exterior walls. Fenestration on all elevations consists of a combination of aluminum sash sliding windows and wood sash hopper windows; several window openings have been boarded over with plywood. The primary entrance (south façade) is offset slightly to the east where an iron security door has been added. Two additional entries are located on the north and west elevations and they consist of wood doors. The area surrounding the building is paved with asphalt paving. Character-defining features include: wood-framed structural system; board-and-batten siding; exposed rafter tails; and wood-framed windows. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189376
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Wheelchair Repair (LACO NO. 1259)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. The only alteration appears to be the replacement of the north elevation (rear) entrance wood door with a metal door.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Wheelchair Repair (LACO No. 1259) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1932 as a service building for the wheelchair supply of the Poor Farm. The building served in that capacity until the operations of the institution were relocated to the North Campus area and the building was no longer needed. The building is currently abandoned.

The building's exterior appearance still reflects its period of construction. The building retains integrity of location, feeling, association, design, materials, and workmanship. Its character-defining features include: wood-framed structural system; board-and batten siding; exposed rafter tails; and wood-framed windows. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189377
HRI# 160487
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Bathhouse and Ward (LACO NO. 1260)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

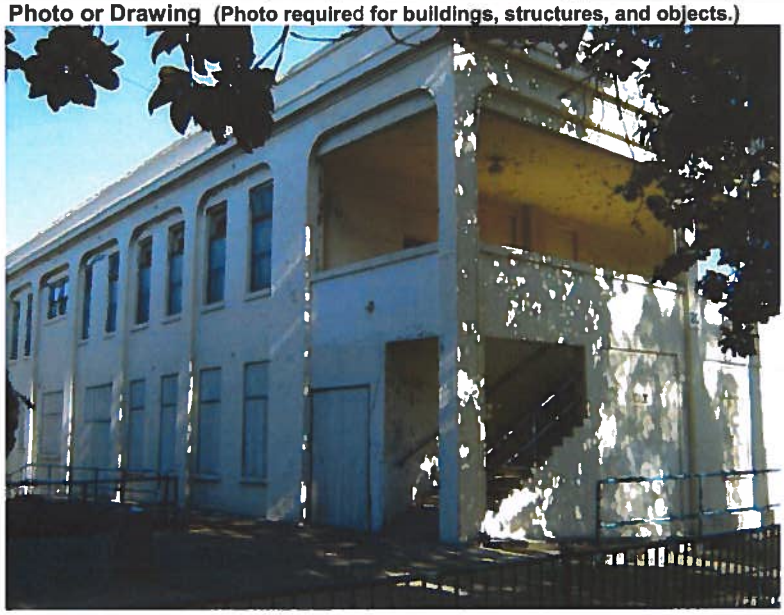
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1260* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Bathhouse and Ward (LACO No. 1260) is located on the south side of Descanso Street between Erickson Avenue and Juniper Street, at the southern terminus of Hawthorne Avenue. Reflecting the influence of the Classical Revival, the Bathhouse and Ward is two stories, regular if not symmetrical in appearance and rectangular in plan. A flat roof caps the building. The roof is hidden by a parapet, which rises from a slightly projecting cornice. The building sits on a concrete slab foundation and its exterior walls are reinforced concrete covered in textured, painted stucco. A blind arcade defines two bays on the east and west elevations and eight bays on the north and south elevations. Fenestration generally consists of two windows in each bay on each level on the north and south elevations. The east façade is distinguished by a covered balcony accessed by a lateral staircase. The corresponding balcony on the west elevation was enclosed by windows at an early date. Window types include original one-over-one, double-hung sash with and without transoms and non-original metal casements. Some window openings have been enclosed and an air conditioning unit installed. Due to the interior spatial divisions of the Bathhouse and Ward, there is no defined primary entrance. Instead, entrances are located on the north and south elevations and are accessed by a raised concrete ramp with metal pipe railings. Original wood doors include (where extant): single veneered, glazed doors with and without transoms and double veneered and glazed doors with and without transoms. Replacement metal doors are located throughout the building. The existing landscaping surrounding the Bathhouse and Ward consists of a grassy setback punctuated by mature trees, shrubs and grass directly east of the building's facade. The property is in deteriorated condition with its doors and windows boarded over.

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



P5b. Description of Photo: (View, date, accession #) *Overview of East Façade and South Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1922 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189377
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Bathhouse and Ward (LACO NO. 1260)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2007* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from original architectural drawings and historic photographs include: the sealing-up of window and door openings; the replacement of wood doors with metal doors; and the replacement of original window screens with wood-framed double-hung windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Bathhouse and Ward 30 (LACO No. 1260) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1922 during a large building initiative in the 1920s under the Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). Constructed as a bathhouse and restroom facility for the male patients at the County Poor Farm, the building was converted to storage for the Los Angeles County Material Management Department in the late 20th century.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. An example of stripped Classicism, the building retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact, including the vertical division of the exterior walls into two-story, segmental arched bays by plain raised piers and the horizontal division of the exterior into three parts by a simple cornice topped by a parapet and raised wall base. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

Among the first of the buildings to be constructed by Superintendent William R. Harriman in the 1920s was the Bath and Ward for male ambulatory patients. The male patients were required to take at least one bath per week and were issued a bath card, which had to be punched each time a bath was taken. Those who failed to have their card punched had certain privileges revoked. The first floor consisted of 22 bath areas with tubs, a restroom area with eight toilets and three sinks, a barber shop for a full-time barber, and a laundry distributing room or linen room. The second floor contained an additional four wards of 11 beds each for ambulatory male patients, locker rooms, and two additional restrooms with toilets and sinks. A sewing room was added later to mend issued clothing.[1]

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Rancho Los Amigos Medical Center. Downey, California: p. 143.

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

Primary # 19-189378
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Auditorium (LACO NO. 1261)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1261* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Auditorium (LACO No. 1261) faces Erickson Avenue, southwest of the intersection with Descanso Street, and is the visual terminus of Consuelo Street to the east. A deep grassy setback separates the building from Erickson Avenue. Originally a Spanish Colonial Revival design with Art Deco influences, the two-story building is rectangular in plan. The flat roof was originally surmounted by a hipped clay tile roof that extended across the facade (east) with partial returns on the north and south elevations. A plain metal coping marks the roofline currently. The building is constructed of unreinforced masonry with smooth painted stucco exterior walls and a composition roof. It sits on a concrete foundation. The east-facing façade is organized into three equally sized bays. A raised center bay contains the main entrance, consisting of three pairs of slightly recessed non-original doors topped by transoms. Pyramid-capped piers flank the entrance opening. An over-scaled voussoir tops the entrance, with a lintel below it containing the word "AUDITORIUM" in metal letters. The piers and voussoir create a "pinched arch" opening. The ground floor side bays each feature a single window opening with a pair of six-light, steel-framed pivot sash windows set below a wood lintel within a pinched arch opening. Three equally spaced, identical six-light, steel-framed original pivot windows are centered on the second floor above the entry. Wrought iron grilles over these windows, illustrated in historic photographs, have been removed.

(See Continuation Sheet 2 of 2.)

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing West , January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial
19-189378

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Auditorium (LACO NO. 1261)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued from page 1):**

Fenestration on the north, south, and west (rear) elevations is sparse and includes original steel-framed sash windows; some of the openings are also characterized by pinched arches. Secondary entrances open off of each of these elevations, as well. One door on the north elevation also has a pinched arch cap; another, at the top of an attached staircase, contains a pair of original, wood-paneled doors. The staircase is supported by heavy concrete brackets and edged by a wrought-iron railing. The west entry has been enclosed. Concrete ramps circle the building. Mature trees, shrubs and grass complement the façade, while the rear overlooks a paved area. The property is in deteriorated condition and many of its windows and doors are covered with boards.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. By the mid-1950s, the exposed brick walls of the Spanish style building had been whitewashed, according to a photograph taken at the time. Subsequent modifications made in 1972 had the effect of changing the Spanish Colonial Revival appearance of the building to a style influenced by the Art Deco, which was experiencing a new appreciation during the period. Alterations as they appear from original building plans and historic photographs include: painted stucco applied to the building's once exposed brick exterior walls and over the concrete lintels of the first-floor windows and doors; the removal of the tile roof; and the removal of original wrought-iron grilles attached to the three windows on the second-story façade.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Auditorium (LACO No. 1261) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 Superintendent William R. Harriman as an entertainment venue for the patients and staff. It continued to be used for special events even towards the end of the 20th century. It was subsequently converted to storage space.

Although the building's exterior has been altered, the building still overall reflects the District's period of significance. While somewhat compromised by removal of the tile roof and other Spanish Colonial Revival features, the building retains some integrity of design, materials, and workmanship, and substantial integrity of location, feeling, and association. It setting was altered during the period of significance by the removal of the original North and South Wards, which framed it, and the reflecting pool and courtyard, which fronted it. Intact character-defining features include: symmetrical, three-bay façade composition whose slightly projecting central bay has a battered profile; pinched arch over the entry, side doors, and some windows; pyramid-topped piers flanking the entry; and voussoirs that define the entry arch.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

In 1928, Superintendent William R. Harriman constructed an 850-seat Auditorium, to provide a place of recreation and entertainment for the expanding patient population. After years of planning, Harriman selected the site of the old Refectory Building, which was demolished to make way for an Auditorium designed in the Spanish Colonial Revival style. In addition to the Auditorium space, which was used to screen movies and mount programs of music and other entertainments sponsored by various county civic organizations, the building also housed the County Farm branch of the Los Angeles County Library and a small smoking room equipped with games and a radio. It was equipped with a movie projector and sound equipment in 1929 and was in use on a weekly basis for the next 30 years.

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

Primary # 19-189379
HRI# 160440, 160447
Trinomial

 *Resource Name or # *Dining Room, Kitchen, Staff Room/Commissary and Receiving Room Complex (LACO NOS. 1262 & 1263)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1262, 1263* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

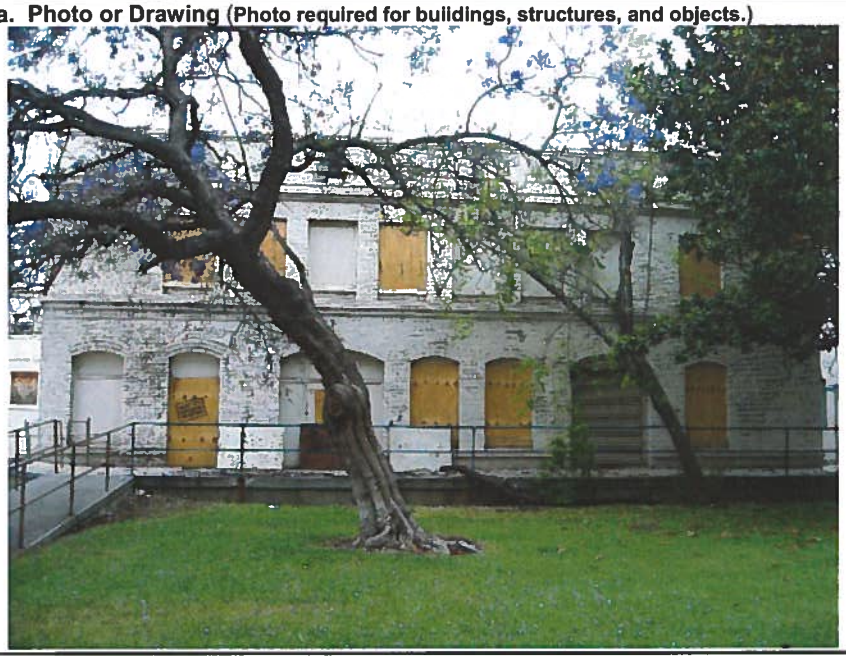
***P3a. Updated Description:**

Comprised of six attached building wings and additions, the Dining Room, Kitchen, Staff Room / Commissary and Receiving Room (Complex) is set back from Erickson Avenue by a grassy area, north and west of the General Wards (LACO Nos. 1184-1188). The rear (west) of the Complex faces Juniper Street. Constructed in stages between 1912 and 1926, the Complex is a large, asymmetrically massed building whose L-shaped floor plan resembles a pistol. The brick vernacular Complex consists of the two-story circa 1912 Commissary and Receiving Building (LACO No. 1263); the two-story 1913 Dining, Game, and Staff Building; the one-story circa 1917 Kitchen Wing; the two-story circa 1920 Dining Room Wing; the two-story 1924 Dining Room Expansion Wing; and the one-story circa 1926 Wing linking the Kitchen Wing to the Commissary Building (the later five wings collectively referred to as LACO No. 1262). A bridge extends east over a walkway and connects the Complex to General Wards 30 and 40 (LACO Nos. 1184 and 1185).

Above a concrete foundation, the exterior walls of the complex are unreinforced brick laid in common bond and currently painted. The flat roof is hidden by a parapet; the roof of the Kitchen Wings is distinguished by a large skylight.

(See Continuation Sheet 2 of 3.)

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



P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1912-1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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

Primary # 19-189379
HRI#
Trinomial

 *Resource Name or # *Dining Room, Kitchen, Staff Room / Commissary and Receiving Room Complex (LACO NOS. 1262 & 1263)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***P3a. Updated Description (continued from page 1):**

Corbelled and raised brick courses wrap the building and define the cornice and frieze, separate the first and second stories, and delineate the base of the wall plate. Brick dentils accent the frieze on the Commissary building. The fenestration can generally be described as rows of large, evenly spaced, segmentally arched openings containing wood-framed, one-over-one, double-hung sash windows. Triple courses of header bricks define the arches. Windows are flat-headed; some are topped with transoms. Raised brick sills are provided when the windows do not sit directly on the sbringcourses atop the wall base or separating the levels. Numerous entries, located on nearly all elevations, provide access to the building, including some second story entrances reached via attached metal staircases. A receiving dock is located on the west. Some original wood doors, both single- and double-leaved, are in situ.

Mature trees, shrubs, and a large grassy set-back area provide the setting for the Complex on the northeast and trees, shrubs, grass and a paved parking area are on the west; the other elevations are hemmed in by the General Wards on the east and the Auditorium (LACO No. 1261) on the north. Concrete ramps with pipe railings surround much of the building. The complex is in deteriorated condition and its windows and doors are covered with boards. A fire in 2005 extensively damaged the northeast wing of the building, destroying the roof and the interior of the second story.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Architectural drawings for the 1913 additions and alterations are on file with the County of Los Angeles and were drawn by Hudson and Munsell, Architects, Los Angeles. Alterations as they appear from historic photographs include: fire damage to the second floor and roof of the 1913 Dining, Game, and Staff Building and the removal of some original wood-framed windows and doors.

B9a. Architect: *Hudson and Munsell (1913 additions and alterations)*

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Dining Room, Kitchen, Staff Room / Commissary and Receiving Room Complex (LACO Nos. 1262 & 1263) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected from 1912 to 1926 as the primary dining room and kitchen for the County Poor Farm. By the mid 1920s, growth of the County Farm prompted the construction of "Kitchen #2" (now the Kitchen and Dining Building, LACO No. 1295) to relieve the burden on this earlier facility. The Complex continued to be used for food preparation and dining, as well as for housing and other functions, until Rancho Los Amigos began relocating all medical activities to the North Campus area across East Imperial Highway. The Complex is currently abandoned.

Although the building has suffered minor alterations and fire damage, its exterior appearance still reflects its extended period of construction. The Complex retains substantial integrity of location, setting, design, materials, workmanship, feeling, and association. Extant character-defining features include: brick exterior walls; flat roofs; and architectural detailing such as cornices, frieze, stringcourses, brick dentils, base moldings, and arched window and door openings.

(See Continuation Sheet 3 of 3.)

State of California — The Resources Agency
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Primary #
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19-189379

Page *3* of *3* *Resource Name or # *Dining Room, Kitchen, Staff Room / Commissary and Receiving Room Complex (LACO NOS. 1262 & 1263)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance:**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

The Dining Room, Kitchen, Staff Room / Commissary and Receiving Room complex evolved over a period of approximately 14 years in response to the expanding capacity and functions of the County Farm. The earliest portion of the Complex, the Commissary Building (LACO No. 1263), was built circa 1912 and was among the first buildings constructed at the institution during Superintendent Charles C. Manning's tenure. Known as the Old Rancho Store, the building later was used for shipping and receiving. In 1913, the north wing of the Complex (LACO No. 1262) was constructed to house dining, game, and staff rooms (sometime later, the first-floor dining room was converted into a reading room). In the following years, Superintendent William R. Harriman made several additions to the complex, including the addition of a one-story Kitchen Wing (circa 1917) to the southwest corner of the 1913 building and a two-story Dining Room Wing (circa 1920) south of the new Kitchen Wing. In 1924, dining room space was expanded by a two-story addition to the west elevation of the circa 1920 Dining Room Wing (in later years, this building was used as the Print Shop for the campus). The last addition to the Complex occurred circa 1926, when a one-story extension linked the Kitchen Wing to the Commissary Building. At least one of the additions to the complex, the 1913 north wing, was designed by the prominent Los Angeles architectural firm, Hudson and Munsell, according to the original architectural drawings. The kitchen and dining room served both staff and ambulatory patients, and was known as the "dormitory kitchen" because of its proximity to the General Wards. In addition, meals were prepared for patients in the psychiatric wards and delivered by cart. Diet had been emphasized as a critical component of health, recovery, and well-being at the County Farm since its beginnings, and in 1924 a professional dietitian was added to the staff.

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Primary # 19-189380
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Bonita Hall (LACO NO. 1264)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1264* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Bonita Hall (LACO No. 1264) is located on the northeast corner of Juniper and Bonita Streets, west of the General Ward buildings. It is one-story in height, originally symmetrical in appearance with a basilica-like rectangular plan. Constructed of brick, the building has been partially stuccoed. A low-pitched, side gable roof with exposed brackets in overhanging eaves tops the building. Spanning most of the south (primary) elevation, a covered loggia, now partially enclosed, is topped by a shed roof attached to the south wall. A corresponding shed roof tops a lower one-story wing that extends the length of the north elevation. Another shed roofed wing is attached to the west elevation. Rolled asphalt and gravel cover the roof, which was originally tiled. Square vents adorned with wrought iron grilles are located in the gable ends. Rows of small, clerestory-level windows are located above the shed roofs and below the eaves on the north and south elevations. Centered on the east elevation, a large, multi-light window features a segmental arch head. A smaller opening, also topped by a segmental arch, is located at the east end of the south elevation. Some original wood casement windows are extant. A window in the east end of the north wing is adorned with a wrought iron grille. Entrances to the building are located along the south and north elevations and generally consist of doors with half glazing. Mexican sautillo tiles pave the loggia area and the walkway leading to it. No original landscaping is extant. The property is in deteriorated condition and its doors and windows have been boarded over.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade and South Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
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Primary #
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19-189380

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Bonita Hall (LACO NO. 1264)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations as they appear from historic photographs include: removal of the tile roof; enclosure of window and door openings; partial enclosure of the loggia and addition of stucco walls; replacement of wood doors with metal doors; and addition of a metal shed to the northwest corner of the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Bonita Hall (LACO No. 1264) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1932 to serve as a recreational venue for the County Poor Farm. The building was originally constructed in the Spanish Colonial Revival style, but underwent alterations when it was converted to office space in the 1970s. The building is currently abandoned.

Although the building's exterior has been altered, the building still overall reflects the District's period of significance. While somewhat compromised by removal of the tile roof and modification of the loggia, the building retains some integrity of design, materials, and workmanship, and substantial integrity of location, feeling, and association. Intact character-defining features include: basilica like plan incorporating a loggia; prominent east window defined by segmental arched opening; low-pitched side-gabled roof with moderately overhanging eaves and exposed brackets; and tile pavement. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

One of the few buildings constructed at the County Poor Farm during the Depression Era of the 1930s was Bonita Hall. Harriman had set aside funds for the construction of this recreational building before the 1929 stock market crash.[1] The opening of Bonita Hall in 1932 provided the patients and staff with much-needed entertainment and socialization. Patients could purchase food in the canteen area of the building and enjoy games and live music in the recreation hall. A utility office and the patients' employment office were located on the west end of Bonita Hall. An area to the south of the building provided space for the patients and staff to pitch horseshoes and play croquet.

In later years, Bonita Hall became part of the Receiving Department, and it was renovated substantially in 1975. Period photographs indicate that at this time, the original Spanish red clay tile roof was removed, the east-facing facade was covered in stucco, concrete and stucco was in-filled between some of the south elevation gallery piers to create enclosed spaces, original wooden doors were replaced with metal doors, and metal-framed sliding windows were placed in the infilled sections.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Rancho Los Amigos Medical Center. Downey, California: pp. 178–79.

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Primary # 19-189381
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Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Shelter (LACO NO. 1265)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** July 2, 2007* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1265* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Shelter (LACO No. 1265) is located directly west of the Erickson Avenue traffic circle in an ornamental grassy courtyard area. The Shelter is an 18' by 12' wrought-iron metal canopy designed in a Regency-influenced style. The structure consists of a bellcast, hipped roof with prominent ridges, and flared eaves which is supported by four decorative wrought-iron posts. The posts have starbursts and oval designs. A molded and scalloped cornice wraps the eaves. Set into the concrete pavement, the structure is flanked by sidewalks and lawns. The boughs of the nearby Moreton Bay fig tree shade the area. . The Shelter is in good condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of Shelter, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *Circa 1933 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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Primary # 19-189381
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Page 2 of 2 *Resource Name or # (Assigned by recorder) *Shelter (LACO NO. 1265)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. There are no alterations.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Shelter (LACO No. 1265) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure, which at the time of its construction served a commemorative function associated with the 1933 Long Beach earthquake, was erected in circa 1933.

The structure has suffered no alterations and its exterior appearance still reflects its period of construction. Influenced by the Regency style, the structure retains integrity of location, feeling, association, design, materials, and workmanship. The structure has retained its character-defining features including: low-pitched, bell cast, hipped metal roof with prominent ridges; lacy, wrought-iron construction; four L-shaped corner supports with slender posts and geometric motifs; and molded and scalloped cornice. Its setting has been altered through the deterioration of the surrounding landscape.
History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

The structure was erected in 1933 when the original Administration Building for the County Poor Farm was demolished after the Long Beach earthquake. At this time, an ornamental courtyard was created between the original North and South Wards which extended out to Erickson Avenue. A large 51 foot long fishpond was put in at the same time as this 18 foot by twelve foot wrought iron gazebo. The structure lost its ceremonial significance as a marker of the original Administration Building when the surrounding buildings were abandoned in the late twentieth-century and the ornamental courtyard deteriorated.

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Page 1 of 2 *Resource Name or # (Assigned by recorder) *Storage (LACO NO. 1268)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

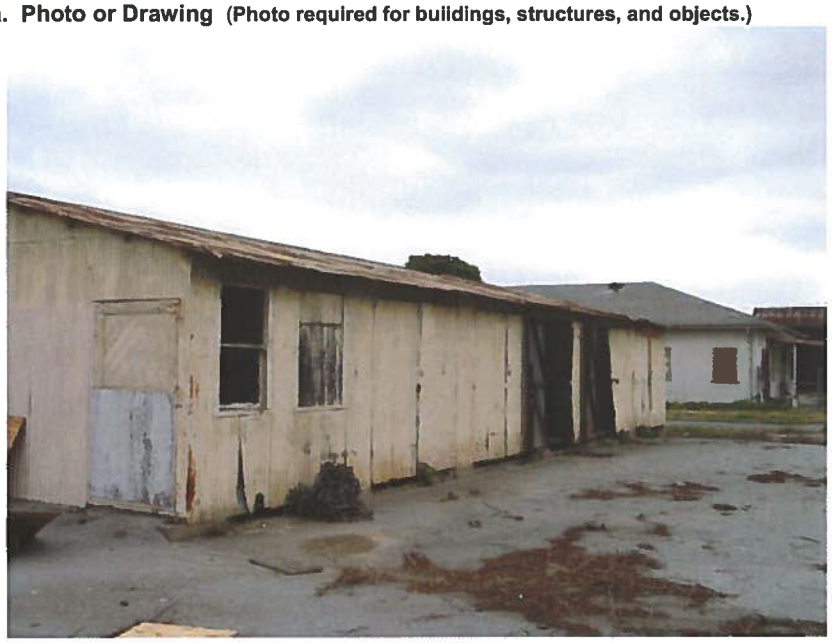
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1268* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Storage building (LACO No. 1268) is located directly north of Bonita Street, northeast of the intersection of Bonita and Laurel Streets. It is one-story, asymmetrical in appearance and rectangular in plan. The wood-framed building is capped by a low-pitched, side-gabled roof with exposed rafters. Both the roof and exterior walls are sheathed in corrugated metal sheets. The building sits on a concrete slab foundation. Fenestration on all elevations consists primarily of an irregular arrangement of wood-framed, one-over-one, double-hung sash windows, with plain wood casings. Wooden Dutch doors are located on the north elevation; double metal doors are located on the west and east elevations. The area surrounding the building is paved in asphalt. The property is in deteriorated condition.

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



P5b. Description of Photo: **(View, date, accession #)** *Overview of West Elevation, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos History District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
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Primary # 19-189382
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Storage (LACO NO. 1268)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the removal of original windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Storage (LACO No. 1268) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1932 as a storage and service building for the County Poor Farm. It served in this capacity until the late 20th century when the operations of the institution relocated to the North Campus area. The building is currently abandoned.

The building's exterior appearance still reflects the District's period of significance. As an example of a simple utilitarian building, it retains integrity of location, feeling, association, design, materials and workmanship. The building has retained most of its character-defining features that reflect simplicity of design and materials and lack of ornamentation, use of corrugated metal, and wood-framed structure. Its setting has been altered through the deterioration of the surrounding landscape.
History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Garage (LACO NO. 1270)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

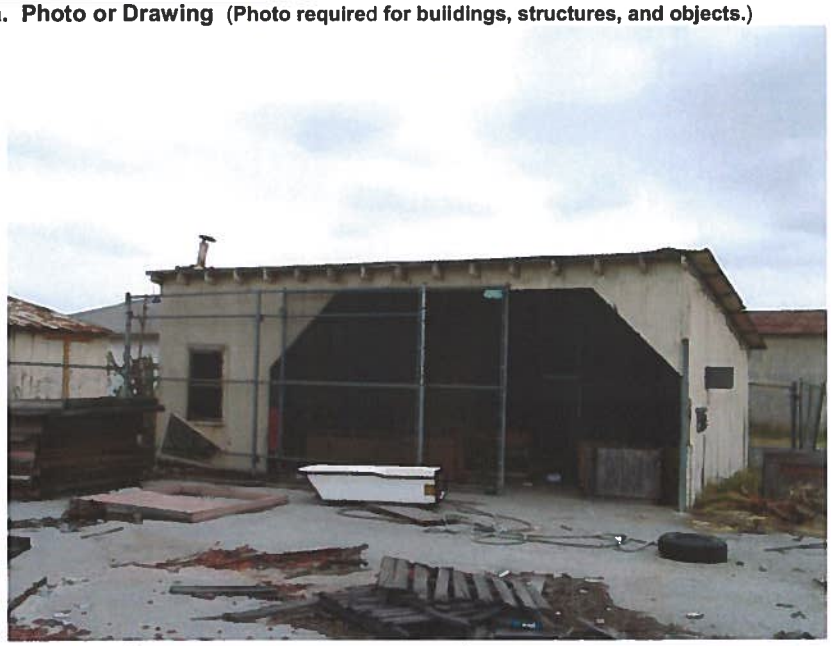
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1270* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage (LACO No. 1270) is located northeast of the intersection of Laurel and Bonita Streets. The Garage is one-story, asymmetrical in appearance and rectangular in plan. The wood framed building is capped by a shed roof with exposed rafters. The building sits on a concrete foundation. Both the roof and exterior walls consist of corrugated metal sheets. Fenestration is limited to one wood sash double-hung window on the north elevation and a wood sash casement window on the south elevation. The primary entrance is offset to the west and is a large opening that extends the height of the building and occupies about three quarters of the elevation. The area north of the building is paved with asphalt. A tall chain link fence with a sliding gate is located immediately in front of the north façade. The property is in deteriorated condition.

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



P5b. Description of Photo: (View, date, accession #) *Overview of North Façade, Facing South, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1932 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189383
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Garage (LACO NO. 1270)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. The only alteration to the building is the removal of original windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage (LACO No. 1270) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1932 as a storage area for the large vehicles servicing the County Poor Farm. The building continued to be used as a general storage and service building until it was abandoned in the late twentieth-century.

The building's exterior appearance still reflects its period of construction. As an example of a simple utilitarian building, it retains integrity of location, feeling, association, design, materials and workmanship. The building has retained most of its character-defining features: a large, open bay on north façade; shed roof of corrugated metal; and corrugated metal siding. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189384
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Shed (LACO NO. 1272)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1272* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Shed (LACO No. 1272) was originally located directly east of Laurel Street, south of Descanso Street and north of Bonita Street, in the area initially designated for farming buildings. The building was demolished sometime in the late 20th century. Concrete slab foundation and paving is all that remains of this building.

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

P5b. Description of Photo: (View, date, accession #) *Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1930 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189384
HRI#
Trinomial

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Shed (LACO NO. 1272)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos south Campus Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed the demolition of Shed (LACO NO. 1272) and its loss of significance and integrity. Therefore, the building is no longer a contributor to the Historic District under Criterion 1.

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Primary # 19-189385
HRI# 160464
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Workshop (LACO NO. 1275)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1275* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Workshop (LACO No. 1275) is occupies the northwest corner of the intersection of Juniper and Bonita Streets. A long, narrow building, it extends north along the west side of Juniper Street two-thirds of the block. The one-story, brick vernacular Workshop is capped by a flat roof screened by stepped brick parapet with coping of header bricks. The building sits on concrete slab foundation and has common bond brick exterior walls. Linear fenestration of original wood-framed, primarily four-over-four, double-hung windows, recessed with slightly projecting sills of header bricks and heavy, flushed, concrete lintels, line all four elevations. Metal awnings are located above the two windows on the east elevation. The façade (east) has several storefront-like entrances containing wood paneled and glazed doors topped by transoms. Each of the three storefronts on the south end of the east façade is flanked by a pair of wood-framed, four-over-four, double-hung sash windows. A shed-roofed leanto is attached to the north elevation. Alterations include a flat-roofed, stucco-clad addition and a corrugated metal canopy at the north end of the west elevation and the enclosure of some openings on the east. Metal awnings have been added to the pair of windows that occupy the south elevation. The building is bordered by sidewalk on the east, shrubbery on the south and asphalt paving on the north and west. The Garage (LACO No. 1277) is attached to the south end of the west elevation. The property is in fair condition.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1917according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial
19-189385

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Workshop (LACO NO. 1275)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations to this building include additions on the west elevation and the replacement or enclosure of some original wood doors and windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Workshop (LACO No. 1275) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1917 to serve as a work service building for the farm and construction programs of the County Poor Farm and functioned in this capacity until the late 20th century. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. It retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building has retained most of its character-defining features, including: flat roof screened by stepped parapet with coping of header bricks; brick exterior walls; corbelled brick cornice which separates the parapet from the wall plate; repetitive "storefront" composition of central entries flanked by paired windows in south three bays of east elevation; double-hung windows recessed with slightly projecting sills of header bricks and heavy, flush concrete lintels; and original wood-paneled and glazed doors with transoms.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

The Workshop, dating to 1917, played an important role in the self-sufficiency that characterized the County Poor Farm. A 1917 plot plan simply labels the building "General Utility." It first appears on Sanborn maps of the institution in 1924, when individual rooms were labeled, south to north: Carpenter, Paints, Repair Shop, Storage, Painting, Storage, Cobbler, Storage, and Furnishing.

State of California — The Resources Agency
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CONTINUATION SHEET

Primary # 19-189386
HRI# 160449
Trinomial

 *Resource Name or # (Assigned by recorder) *Lock Shop (LACO NO. 1276)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1276* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Lock Shop (LACO No. 1276) is located directly southwest of the intersection of Descanso and Juniper Streets. The Lock Shop is one-story, symmetrical is appearance, and rectangular in plan. The brick vernacular building is capped by a flat roof screened by a brick parapet with raised coping. The building sits on a concrete foundation and its exterior walls are brick laid in common bond. A stucco-clad addition was made to the west (rear) elevation of the original building. All windows have been boarded over except for those on the façade which consist of three-light fixed sash. The windows have slightly projecting window sills of header bricks and heavy, flush, concrete lintels. The primary entrance is located centrally on the façade and is topped by a transom window. Both the door and window have been boarded over. Secondary entrances are found on the western section of the south and north elevations and they consist of wood doors; the door on the north elevation is glazed and has been boarded over. The area immediately surrounding the Lock Shop is paved in asphalt. Character-defining features include: flat roof screened by brick parapet with raised coping; brick exterior walls in common bond pattern; corbelled brick cornice which separates parapet from wall plate; and slightly projecting window sills of header bricks. The property is in fair condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of East Façade, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1913 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189386
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Lock Shop (LACO NO. 1276)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs include the rear stucco addition.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Lock Shop (LACO No. 1276) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1913 as a gas station. Underground gas tanks were located to the north of the building. The rear room served as paint and fuel oil storage. The rear room was also used to store pipe fittings, and eventually was converted into a lock shop. In later years, the lock shop was replaced by master mechanic offices. The building is currently abandoned.

The building's exterior appearance still reflects its period of construction. As an example of a simple utilitarian building, it retains integrity of location, feeling, association, design, materials and workmanship. The building has retained most of its character-defining features: flat roof screened by brick parapet with raised coping; brick exterior walls in common bond pattern; corbelled brick cornice which separates the parapet from the wall plate; and slightly projecting window sills of header bricks. Its setting has been altered through deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189387
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Garage (LACO NO. 1277)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1270* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage (LACO No. 1277) is located on the north side of Bonita Street, immediately west of and attached to the south end of the Workshop (LACO No. 1275). One-story and rectangular in plan, the building consists of a symmetrical, front-gabled, main section on the east and a shed-roofed, leanto attached to west elevation. Of utilitarian design, the wood-framed building is clad in corrugated metal sheets. Composite shingles cover the roof. Vents composed of horizontal louvers are located in the gable ends. The building sits on a concrete slab foundation. Both the façade (south) and north elevation are nearly completely glazed, with a continuous band of multi-light windows flanking a central entry containing a pair of similarly fenestrated sliding doors. The openings on the façade have been boarded over. A row of square, awning windows are located clerestory level on the west elevation of the main section of the building. The west wing is an irregular assemblage of spaces, some of which have windows, while others are storage areas enclosed by hinged doors. This wing appears to be constructed of recycled materials. A cement driveway provides access to the building on the south and paved areas are located on the west and north. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1925 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

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

Primary # 19-189387
HRI#
Trinomial

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Garage (LACO NO. 1277)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations to this building are the addition of boards over windows and doors and possibly portions of the west wing.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage (LACO No. 1277) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1925 as a carpenter's shop and office. The building served as tool and materials storage, as well as dressing rooms and toilets for the workers. The building continued to function as a service building until the late 20th century when it was abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. It retains integrity of location, setting, design, materials, workmanship, feeling, and association. Its character-defining features include: wood-framed structural system; corrugated metal siding; front-gabled roof; extensive glazing on the north and south elevations incorporating multi-light windows and sliding vehicle doors; and lack of ornamentation.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

P5a. Photo: *North elevation, facing south, Facing North, January 29, 2007*

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

Primary # 19-189388
HRI# 160498
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Garage and Storage (LACO NO. 1278)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1278* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage and Storage building (LACO No. 1278) is located in the block bounded by Descanso Street to the north, Juniper Street to the east, Laurel Street to the west, and Bonita Street to the south. It is one-story with a two-story wing at the south end, asymmetrical in appearance and rectangular in plan. The wood-framed, utilitarian building is capped by a moderately-pitched cross-gabled roof with overhanging eaves and exposed rafters. The roof is covered by a combination of rolled asphalt sheets and corrugated metal sheets. The building sits directly on concrete pavement and its exterior walls are clad in corrugated metal sheets. Large doors made of corrugated metal line the west and east elevation. West elevation doors have glazing. The two-story wing has a large corrugated metal sliding door. The Garage and Storage is surrounded by asphalt paving. The property is in deteriorated condition.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview of West Façade, Facing Northeast, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1924 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189388
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Garage and Storage (LACO NO. 1278)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs indicate that the two-story central portion of the building was added at a later undetermined time.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage and Storage (LACO No. 1278) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1924 to serve as a storage area for several of the County Farm workshops. A second-story was added to the central portion of the building to accommodate taller vehicles and trucks at a later time. The building continued to serve as a service and storage bulling for the operations of the County Poor Farm until it was abandoned in the late 20th century.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. The building retains integrity of location, feeling, association, design, materials, and workmanship. Its character-defining features Include: metal corrugated roof; wood-framed; exterior walls of corrugated metal siding; and minimal ornamentation. The setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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

Primary # 19-189389
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Garage (LACO NO. 1279)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2007* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1279* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage (LACO No. 1279) is located centrally in the block bounded by Laurel Street to the west, Descanso Street to the north, Juniper Street to the east, and Bonita Street to the south. The Garage is one-story, asymmetrical in appearance and rectangular in plan. The wood-framed building is capped by a low-pitched front gabled roof with shallow eaves and exposed rafters, covered in corrugated metal sheets. The building is sited directly on concrete paving and its exterior walls are clad in plywood. One window is located on the west façade and it consists of a vinyl sash single hung window with wood surrounds. The primary entrance is located off center towards the north and contains a non-original metal door. An east elevation second entry consists of a set of double doors (east door is original wood door and west door is a replacement metal door) located centrally on the elevation. Concrete pavement surrounds the building. The property is in fair condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of West Façade, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1925 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189389
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Garage (LACO NO. 1279)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The survey update concluded that the Garage (LACO No. 1279), determined eligible for the NRHP in 1996 and listed in the CRHR as a District contributor, has lost integrity and can no longer be identified as a significant resource. The building was erected in 1925 to serve as a paint spray booth and storage area for the County Poor Farm. The building continued to serve as a service building for the operations of the institution until it was abandoned in the late twentieth century.

Due to many alterations over the years, including the loss of its original window and door on the primary (west) elevation, the building's exterior appearance no longer reflects its period of construction. A revised CHR status code of 6Z is recommended.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189390
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Garage Storage (LACO NO. 1280)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1280* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage Storage building (LACO No. 1280) is located within the block bounded by Descanso Street to the north, Laurel Street to the west, Juniper Street to the east, and Bonita Street to the south. It is one-story, asymmetrical in appearance and rectangular in plan. The wood-framed utilitarian building is capped by a low-pitched side-gabled roof covered in rolled composition sheets with overhanging eaves and exposed rafters. The building sits directly on concrete pavement and its exterior walls consist of corrugated metal sheets. A series of large double doors made of corrugated metal are located along the east, west, and south elevations. The building is surrounded by asphalt paving. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1928 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
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Primary # 19-189390
HRI#
Trinomial

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Garage Storage (LACO NO. 1280)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. There are no alterations to the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage Storage building (LACO No. 1280) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1928 to serve as a service and storage area for the general operations of the County Poor Farm. For many years the building housed small equipment and supplies. The building was abandoned in the late twentieth-century when the operations of South Campus were officially closed.

The exterior appearance of this building still reflects the District's period of significance. Character-defining features include side-gabled roof, corrugated metal sheet siding, and bands of doors faced with corrugated metal on the east, west, and south elevations.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189391
HRI# 160489
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Trunk Storage (LACO NO. 1283)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

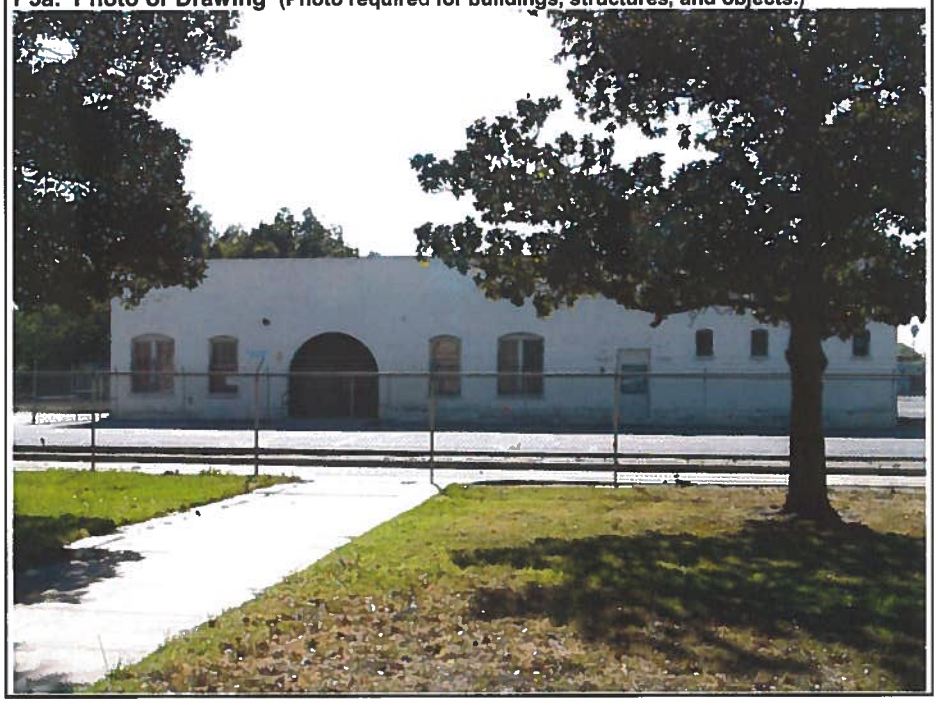
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1283* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Trunk Storage building (LACO No. 1283) is located on the east side of Erickson Avenue, opposite General Ward 70 (LACO No. 1188). The building is one-story, asymmetrical in appearance, with an L-shaped plan. The brick vernacular building is capped by a flat roof with a parapet that is flush with the exterior walls. The building sits on a concrete slab foundation and its exterior walls are brick laid in common bond and painted. The northern two-thirds of the façade (west) consists of five bays and is symmetrically arranged. A large, semi-circular archway in the center bay is flanked by single windows in the penultimate bays and double windows in the end bays. Five rows of header bricks outline the arch. Deeply recessed within a vestibule behind the arch, the primary entry is a wide, wood door with glazing. Other entrances, which contain metal roll-up doors set within segmental arched openings, are located on the south and east elevations. Fenestration on all elevations consists primarily of a linear arrangement of multi-light, flat-headed windows (six-over-six and four-over-four) located within segmental arched window openings. A flat-roofed metal-sided room addition is attached to the east elevation and a flat-roofed metal canopy projects from the south elevation. The building is mostly surrounded by asphalt, with a remnant of a garden bed on the north. It is in fair condition.

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



P5b. Description of Photo: (View, date, accession #) *Overview of the West Façade, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1923 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

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Primary # 19-189361
HRI#
Trinomial

Page *2* **of** *2* ***Resource Name or #** (Assigned by recorder) *Trunk Storage (LACO NO. 1283)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs include the removal of a second-story after the 1933 Long Beach earthquake.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Trunk Storage building (LACO No. 1283) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. Originally two stories in height, the building was erected in 1923 as a horse stable and hay barn. After an outbreak of hoof and mouth disease in 1924 decimated the livestock at the County Farm, the building was re-purposed for storage of patient belongings (or trunks) on the first floor and a male patient ward on the second floor. After the 1933 Long Beach earthquake extensively damaged the upper story, it was removed. Other uses of the building included a barber shop, and a room for scale house records located off the main entrance. In 1984, the building was converted to offices for medical equipment repairs and some workshop space. The building was abandoned by the end of the 20th century.

Although the building has been somewhat altered, its exterior appearance today still reflects its appearance after 1933 and still conveys its original function as a horse barn. The building retains integrity of location, design, materials, workmanship, feeling, and association. Extant character-defining features include: brick exterior walls laid in common bond; segmental arched window and door openings; use of multiple rows of header bricks to define arched openings; slightly projecting window sills of header bricks; broad arched entries clearly intended to accommodate horses; fenestration pattern that suggests former stable divisions; and original windows. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189392
HRI# 160467
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Garage / Storage (LACO No. 1286)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2007 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1286 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage / Storage building (LACO No. 1286) is located in an open area directly south of Bonita Street and east of Erickson Avenue. It is one-story, asymmetrical in appearance and L-shaped in plan. The wood-framed, utilitarian building is capped by a low-pitched, cross-gabled roof covered in rolled asphalt sheets, with rafters exposed in overhanging eaves. The building sits on a concrete slab foundation and is clad in a combination of board-and batten, horizontal wood siding and corrugated, metal siding. Fenestration on all elevations consists of a linear arrangement of variously sized aluminum sash sliding windows and wood sash, two-over-two casement windows with wide wood surrounds. Vehicular garage doors are located on the west elevation and on the west and north elevations of the projecting wing. A chain-link fence is located along the east elevation of the garage and an asphalt parking lot extends out along the west elevation. The property is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) Overview of West Façade, Facing East, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1920 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189392
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Garage / Storage (LACO No. 1286)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this building. Alterations include replacement roofing material and plywood sheeting on exterior walls.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage / Storage building (LACO No. 1286) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1920 as a service building for dairy operations of the County Farm. The building originally housed a blacksmith shop in its central portion, and the north portion was used as a bus garage. For many years the southeast section was used by pest control operations, and a lawnmower repair shop was also located in the building. The building continued to be used as a service building for the County Farm until farming operations ceased by the end of the 1950s. The building was subsequently used for various storage and service uses. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. The building has retained most of its character-defining features: wood-framed structural system; board-and-batten siding; and minimal ornamentation.

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CONTINUATION SHEET

Primary # 19-189393
HRI# 160438
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Oil and Storage (LACO NO. 1287)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1287* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Oil and Storage building (LACO No. 1287) is located in the block bounded by Bonita Street to the north, Erickson Avenue to the west, and Gardendale Street to the south. Resembling a farmhouse in appearance, it is two stories, asymmetrical in appearance and rectangular in plan. The wood-framed vernacular building sits on a brick foundation and is clad in horizontal lapped wood siding. A steeply-pitched, front-gabled roof with overhanging eaves and exposed rafters hidden by a molded fascia caps the building. The façade contains a large entrance offset to the east, a single, one-over-one double-hung sash window on the west, and an identical double-hung sash centered in the upper story gable end. Three similar windows, unevenly spaced, are located on each level of the side elevations; the lower story windows are taller than those on the upper story. Plain wood casings with slightly projecting sills frame the openings. Concrete steps and a landing bordered by iron pipe railings provide access to the front entrance. A small shed for the water heater has been attached to the south elevation. Asphalt paving surrounds the building. The property is in deteriorated condition and its windows and doors have been boarded over.

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

P5b. Description of Photo: (View, date, accession #) *Overview of North Façade, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1909 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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Primary # 19-189393
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Oil and Storage (LACO NO. 1287)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations and alteration dates as they appear from historic photographs include the replacement of roofing material and the boarding-up of windows.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Oil and Storage Building (LACO No. 1287) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1909 as a support building for the County Farm dairy operations. After the outbreak of hoof and mouth disease in 1924, the building was used by the pest control operations. For a time in the 1950s and 1960s the upstairs was used by the Downey Radio Club a few evenings a month. The building continued to be used as the headquarters for the pest control operations until 1979 when the supervisor retired. After that time, the building was used for general storage and service needs until it was abandoned in the late twentieth-century.

Although the building has experienced minor alterations, its exterior appearance still reflects its period of construction. It retains integrity of location, design, materials, workmanship, feeling, and association. Its character-defining features include: steeply pitched, front-gabled roof with overhanging eaves; wood-framed structural system; narrow clapboard siding; fenestration of original, wood-framed, one-over-one double-hung sash windows; and wide window and door casings with slightly projecting wooden sills. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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Primary # 19-189394
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) *Kitchen & Dining Room (LACO NO. 1295)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1295* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004 .

***P3a. Updated Description:**

The Kitchen and Dining Room (LACO NO. 1295) is located in the western section of the block bounded by Flores Street to the north, Hawthorne Avenue to the east, Esperanza Street to the south, and Laurel Street to the west. The one-story building has a central roof projection, and is asymmetrical in appearance and irregular in plan. Of reinforced concrete construction, the building displays the influence of classical revival styling. A flat, steel truss roof of composition material is shielded from view by concrete parapet walls. A central, one-story projection over the kitchen is surmounted by a flat roof covered in composition panels with a slight slope on its north and south elevations below the ridgeline, and projecting parapets on its east and west elevations.

(See Continuation Sheet 2 of 3.)

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

P5b. Description of Photo: (View, date, accession #) *North Elevation, Facing Southwest, January 29, 2008*

***P6. Date Constructed/Age and Sources:** *1927 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date Recorded:**
June 2, 2007

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189394
HRI#
Trinomial

 *Resource Name or # (Assigned by recorder) Kitchen & Dining Room (LACO NO. 1295)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

***P3a. Updated Description (continued):**

The building sits on a concrete foundation and the exterior walls are clad in stucco. A raised concrete Tuscan-style cornice wraps the building below the roof parapet and above a concrete plain frieze and architrave. Small rectangular screened vents punctuate the frieze of the building. Concrete stringcourses band the building above the windows. Fenestration on all elevations consists primarily of a linear arrangement of original wood-framed three-over-three double-hung sash windows with transoms and slightly projecting sills. Additional windows include: three-light hopper windows; three-over-three double-hung sash windows without transoms; and large, steel sash three-over-three pivot windows. Non-original metal sliding windows are located on the north elevation. The primary east façade entrance and secondary north elevation entrance are characterized by partial-width porches sheltered by projecting flat concrete hoods suspended by steel cables. Paired glazed and paneled one-over-one wood-paneled doors topped by two, two-light transoms are recessed within the entries. The entrances are accessed by concrete steps with ramps and metal pipe handrails. A loading dock and metal roll-up loading doors are located on the west elevation, and non-original metal sheds on a raised concrete deck are located on the south elevation. Existing landscaping surrounding the Kitchen and Dining Room consists of mature trees, shrubs and grass. A concrete parking lot lies to the east and another parking lot to the west. Concrete sidewalks and ramps surround the building. The property is in fair condition.

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits were found for this building. Alterations as they appear from historic architectural drawings and photographs include: the replacement of original double-hung windows with metal sliding windows on the north elevation, and the addition of a metal shed to both the building's west and south elevations.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Kitchen and Dining Building (LACO No. 1295)as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1927 during a large building initiative in the 1920s under the Los Angeles County Poor Farm's most influential superintendent, William Ruddy Harriman (1915-1931; 1933-1952). The building was constructed as a secondary kitchen and dining hall to support the additional staff hired to work in the patient ward buildings, which were built nearby during the same time period. The Kitchen and Dining Building also supported the dining needs of a large grouping of staff residential buildings, which included staff cottages, small bungalows, and dormitory buildings. All of these residences except for two staff cottages were demolished in the early 1990s when Flores Street was constructed.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction and retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact: regular fenestration, flat roof; and spare classical detailing including cornices, frieze, stringcourses, and base moldings. Its setting has been altered by the loss of the residential buildings that the building provided support for and the overall deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District. Still in use, the Kitchen and Dining Building is one of the few exceptions to the abandonment of the South Campus of Rancho Los Amigos.

(See Continuation Sheet 3 of 3.)

State of California — The Resources Agency
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CONTINUATION SHEET

Primary # 19-189394
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Kitchen & Dining Room (LACO NO. 1295)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):**

The construction of the Kitchen and Employee Dining Room was a result of Superintendent William R. Harriman's effort to improve the dietetics program of the expanding County Poor Farm. He was aware of the growing popularity of the science of dietetics in the 1920s and saw the value of proper nutrition planning for the patients. In 1923, Harriman hired the farm's first dietitian, Otto Jardon, to oversee the kitchen and dietary needs of the campus patients.[1] Otto supervised the second kitchen constructed for the campus located in the Dining Room/Staff Rooms/Kitchen/Commissary Complex (LACO Nos. 1262 and 1263), which served the substantial needs of the General Ward Buildings (LACO Nos. 1184–1188), as well as the rest of the campus. The first campus kitchen and dining room had been located in the Rectory Building, which was demolished in 1927 for the construction of the Auditorium.

After the opening and expansion of the Infirmary Wards in 1926, the number of campus employees had increased to over 500, creating a need for additional kitchen and dining space. In 1927, plans were drawn for a new Kitchen and Employee Dining Building (originally called Kitchen No. 2 or the Service Building) to be located close to the Infirmary Wards for easy access by the employees. The building was designed to have two kitchens and six dining areas, which included a dining area for campus guests and one for the cooks. Harriman wrote the following description of the building in 1934 in the publication The Story of the Rancho: The new Service Building provides one of the finest kitchens in the state—spacious, light and airy under all conditions. Even on the hottest summer day this buildings is cool and comfortable to work in because of a row of 6-foot steel sash around three sides of the top of the wall. This sash may be swung to any position by chain controls from the kitchen floor. Electrically operated meat slicers and mixing equipment, automatic toasters, and other economy and labor saving devices are in constant use.[2] Over the years, the building has been altered to meet the needs of the campus. The Kitchen and Employee Dining Room was one of the few buildings to continue to be used for its original purpose well after the rest of the buildings on South Campus had been closed.

[1] Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Rancho Los Amigos Medical Center. Downey, California: p. 145.

[2] Harriman, William R. 1934. *The Story of Rancho*. Los Angles: University of Southern California Archives, Box 22, Folder 13.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI# 160441 19-189395
Trinomial

 *Resource Name or # (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1300 and 1302* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

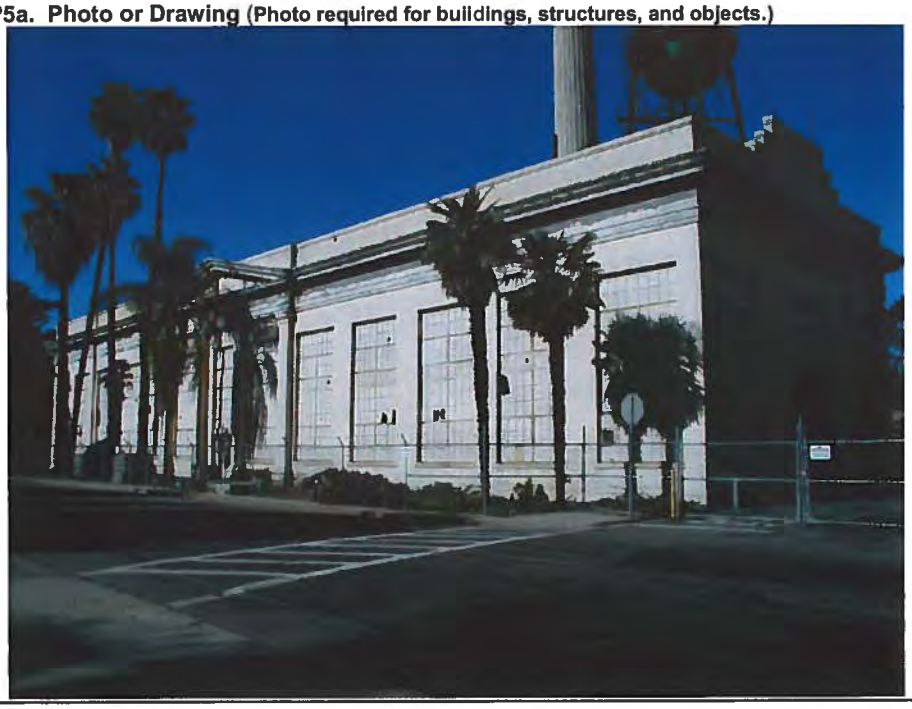
***P3a. Updated Description:**

An assemblage of three connected buildings, the Historic Power Plant (LACO Nos. 1300 & 1302) is located on the northwest corner of Erickson Avenue and Descanso Street. The building is composed of three cubic volumes (1909 Shop, Laundry, Ice Plant, the 1911 Addition, and 1925 Power Plant), which loosely define an L-shaped plan. The 1909 Shop, Laundry, Ice Plant and 1911 Addition, both one-story in height and designed in the Brick Vernacular style, comprise the longer, western leg of the "L." The 1925 Power Plant building, the equivalent of two-stories in height and designed in the Classical Revival style, forms the shorter leg. All three buildings are constructed of brick, which is currently painted. A freestanding concrete chimney, constructed in association with the 1925 Power Plant, is located within the courtyard formed by the L. Rising 140 feet, the chimney tapers toward the top and is finished with vertical fluting. Also in the courtyard, a steel water tower (LACO No. 1301) is documented on separate inventory form.

Flat roofs hidden by parapets top the 1909 and 1911 buildings. Steel-framed skylights illuminate the interior of each space. A circa 1933 wooden water cooling tower sits on the roof of the 1909 Shop, Laundry, Ice Plant.

(See Continuation Sheet 2 of 3.)

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



P5b. Description of Photo: (View, date, accession #) *East and North Elevations, Facing Southwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1909 Shop, Laundry, Ice Plant, 1911 Addition, 1925 Power Plant, according to historic aerial photographs, and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.*

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

Primary # 19-189395
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***P3a. Updated Description (continued):**

Both the parapets and a frieze are defined by raised and corbelled brick courses. Fenestration on these two buildings consists primarily of single and paired, wood- framed, six-over-six double hung sash windows. Flat-headed, the windows are set into segmental arched openings, with lintels defined by three rows of header bricks and sills by single rows of raised bricks. Original entries located on the south elevation also have segmented arched heads and contain single and double wood doors topped by transoms. A flat-headed metal rollup door on the south elevation of the 1909 wing does not appear to be original. The secondary north elevation of these two buildings are spanned by an attached canopy that shades a band of windows. On the northwest corner, a non-original steel shed has been attached to the complex.

Symmetry characterizes the Classical Revival design of the 1925 Power Plant, with nearly identical three-bay facades facing north and south and thirteen bays spanning the east (Erickson Avenue) elevation. Wrapped by a continuous parapet, the flat roof is bisected by a monitor roof wrapped in a continuous band of steel-framed multi-light windows. Stepped parapets terminate the north and south ends of the monitor. Beneath the parapets, a projecting and tops a molded frieze. The central three bays of the east elevation are given a temple-front treatment, with four raised pilasters carrying a pediment whose tympanum is incised with the year of construction, 1925. Double-door entries are located in the central bays on the east, north and south elevations. The remaining bays are occupied by large, flat-headed, multi-light industrial sash windows. The west elevation is partially adjoined by the 1909 Shop, Laundry, Ice Plant; openings on this elevation are limited to four large, steel-framed multi-light windows that appear at the northern end of the wing, an additional window set high-up at the south end of the wing, and two double doors onto the courtyard.

Vestiges of landscaping remain along the east elevation and include strategically placed palm trees. The other street elevations are set directly on the sidewalk, with no planting areas. Weeds and bushes, by design or by accident, are located near the base of the water tower in the paved courtyard. The property is in deteriorated condition.

B6. Updated Construction History: (Construction date, alterations, and date of alterations)

No building permits were found for this building. Only the architectural drawings for the 1925 Power Plant building were located. Alterations and alteration dates as they can be derived from examination of historic photographs and architectural drawings include: the removal or breakage of original windows; the replacement of original wood doors with metal doors; the addition of a metal clad enclosure on the northwest corner of the 1911 Addition; and the addition of an awning attached to the north elevation (rear) of the 1909 Shop, Laundry, Ice Plant.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of Historic Power Plant (LACO Nos. 1300 and 1302) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The buildings were erected from 1909 to 1925 to provide power for the medical and agricultural activities of the Los Angeles County Poor Farm. The original 1909 Shop, Laundry, Ice Plant was an extension of the City of Downey Power Plant and was constructed and opened at the same time. The evolution and expansion of the facility are indicative of the growth of the Los Angeles County Poor Farm over time and its increased need for more self-sustaining power.

Exterior alterations to the buildings are relatively minor. An interpretation of the Brick Vernacular and Classical Revival Styles, the Historic Power Plant retains integrity of location, feeling, association, design, materials, and workmanship. Most of its character-defining features are intact, including: brick construction and architectural trim; flat roofs with encircling parapets; segmental arched openings; Classical Revival treatment of the north, south, and east elevations of the 1925 building; rooftop features including skylights, cooling tower, and monitor; original double-hung and industrial sash windows; original wood doors and transoms (where extant); and freestanding chimney.

(See Continuation Sheet 3 of 3.)

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Primary # 19-189395
HRI#
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) *Historic Power Plant (LACO NOS. 1300 and 1302)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance (continued):.**

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

Several buildings on the South Campus as it exists today date back to the first decade of the 20th century. The first portion of the Power Plant Complex, built in 1909, was among the numerous buildings constructed during that period. A one-story brick building displaying the utilitarian vernacular typical of commercial and industrial architecture of the time, the original powerhouse comprises the east wing of LACO No. 1300. Two years later, in 1911, a one-story addition in the same brick vernacular style was constructed west of the original powerhouse; this is the west wing of LACO No. 1302. The addition housed the campus laundry. A freestanding Water Tower (LACO No. 1301) was erected north of the building in 1913; the tower and tank of are of steel construction and have a capacity of 100,000 gallons.

The County Poor Farm continued to expand, with new buildings that marked a shift in its mission from poor farm to hospital, during the 1910s and 1920s. By 1925, additional power generation capabilities were needed, and a new, larger power plant was built to accommodate expected growth over the next quarter century. Two-stories in height, with monumental Classical Revival detailing, the new building was attached to the east end of the 1909 Original Building, which then was converted into an ice house and machine shop. The freestanding Chimney, located next to the Water Tower, was built concurrently with the new power plant. Sometime between 1933 and 1936, a large wooden Water Cooling Tower was built on the roof of the ice house. In 1966, the steam transfer building (LACO No. 5548) was constructed north of the Complex, which, as in most buildings on the South Campus by that time, was relegated to a secondary role of support facility and storage.

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CONTINUATION SHEET

Primary #
HRI#
Trinomial 19-189396

*Resource Name or # (Assigned by recorder) *Water Tower (LACO NO. 1301)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1301* **NR Status Code:** *3*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

One of three vertical projections that characterize the Historic Power Plant complex, the Water Tower (LACO No.1301) is located in the courtyard formed by the 1909-1911 Shop, Laundry, and Ice Plant (LACO No. 1302) and the 1925 Power Plant (LACO No. 1300). The Water Tower is a freestanding steel trellis structure, standing 125 feet tall and crowned by a 100,000-gallon capacity, bullet shaped, metal holding tank. Currently not in use, the structure is in fair condition.

(See Continuation Sheet 2 of 2.)

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

P5b. Description of Photo: **(View, date, accession #)** *View of Water Tower from the south, January 29. 2007*

***P6. Date Constructed/Age and Sources:** *Circa 1913, according to historic aerial photographs, and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

***P9. Date recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary #
HRI#
Trinomial

19-189396

*Resource Name or # (Assigned by recorder) *Water Tower (LACO NO. 1301)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or architectural drawings were found for this structure. Comparison of historic photographs with the current appearance of the Water Tower suggest that there have not been any alterations to the structure.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Water Tower (LACO No. 1301) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1933 to provide a water holding tank for the Power Plant of the Los Angeles County Poor Farm. The structure continued to serve in that capacity until the Power Plant was no longer operating. Visible from the surrounding community, the Water Tower also serves a placemarker in the urban landscape.

The Water Tower has no alterations and still reflects its period of construction. It retains integrity of location, feeling, association, design, materials, and workmanship. The structure has retained the character-defining features of a water holding tank, which include the bullet-shaped tank and freestanding steel trellis support structure. Its setting has been altered through the deterioration of the Historic Power Plant and the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

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Primary # 19-189397
HRI# 160402
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Aviary (LACO NO. 1312)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO No. Unknown* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Aviary (LACO No. 1312) is located in the courtyard of the Men's Psychiatric Wards. The small structure is one-story in height and symmetrical in appearance. A rectangular structure that is longer than it is wide, it sits on a raised circular concrete slab foundation. The wood-framed structure consists of a central, enclosed space with screened-in spaces at each end. A front-gabled roof with moderately overhanging eaves caps the structure. Composition shingles cover the roof and plywood sheets cover the exterior walls. Two screen gates in succession, creating an entry cage, are located at the south end of the structure. Existing landscaping surrounding the Aviary consists of mature shrubs, trees and grass. The resource is in deteriorated condition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of South Façade and East Elevation, Facing Northwest, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1888 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
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Primary # 19-189397
HRI#
Trinomial

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) *Aviary (LACO NO. 1312)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations as they appear from historic photographs include: replacement roofing material and plywood sheeting.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Aviary (LACO No. 1312) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The structure was erected in 1888 in the central court of the original buildings at the County Poor Farm. This courtyard was located in the grassy setback that now occupies the space between the Auditorium (LACO No. 1261) and Erickson Avenue. Consistent with the institution's emphasis on the benefits of exposing inmates of the Poor Farm to nature and the outdoors, the aviary was thought to have a therapeutic effect. In 1929, when the original Administration Building was demolished, the Aviary was replaced by a reflecting pond in the courtyard. By 1932, the Aviary was apparently located on the corner of Consuelo and Erickson, where it briefly became the home of two monkeys. When additional animals were purchased and a small zoo created, new cages were required. Sometime afterwards, the Aviary was moved to its present location in the interior courtyard area of the 1907 Psychiatric Ward Building (LACO No. 1205). It was thought to provide a calming influence for the patients. The structure is currently unoccupied.

Although altered by relocation and reconstruction, the structure reflects the District's period of significance. Intact character-defining features include; medium-pitched roof, screened viewing areas, and utilitarian appearance.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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Primary # 19-189398
HRI#
Trinomial

Page *1* **of** *1* ***Resource Name or #** (Assigned by recorder) *Shed (LACO NO. 1333)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1333* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Shed (LACO No. 1333) was originally located directly southwest of the intersection of Juniper and Laurel Streets. The building was demolished some time in the late 20th century. Concrete slab flooring and foundation are the only things that remain from this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos south Campus Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Shed (LACO No. 1333) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

P5b. Description of Photo: **(View, date, accession #)** *Overview Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1931 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189399
HRI#
Trinomial

Page 1 of 1 *Resource Name or # (Assigned by recorder) Vivarium (LACO NO. 1334)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1334* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Vivarium (LACO No. 1334) was originally located in the small block bounded by Laurel Street to the north and west, Juniper Street to the east, and Aliso Street to the south. The Vivarium has been demolished. Concrete slab foundation and paving is all that remains of this building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos South Campus Historic District on September 30, 1996. It is therefore also listed in the California register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that Viviarium (LACO No. 1334) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

P5b. Description of Photo: (View, date, accession #) *Overview of North Elevation, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189400
HRI#
Trinomial

Page *1* of *2* *Resource Name or # (Assigned by recorder) *Brooder House/Vivarium Annex (LACO No. 1335)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

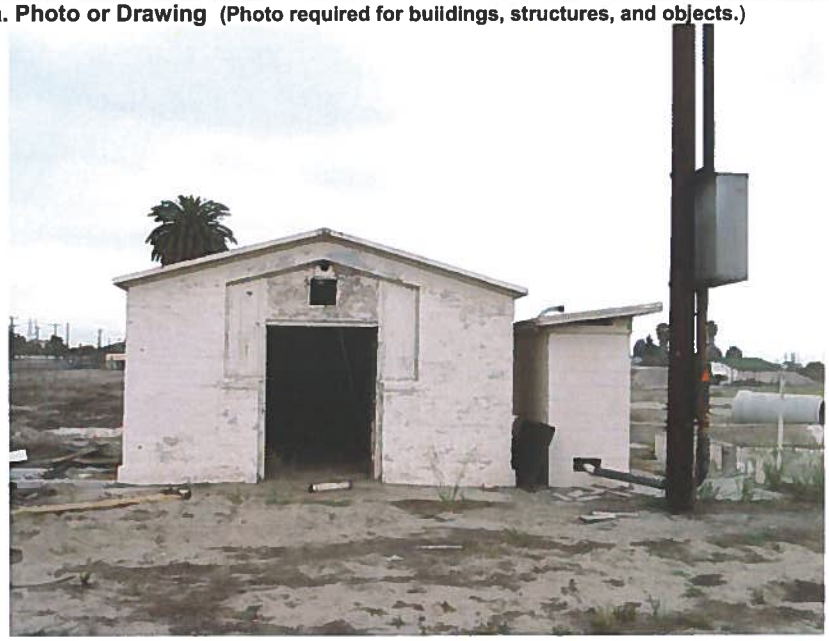
1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995.

2. **Resource Identifier:** *LACO #1335* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for The South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Brooder House/Vivarium Annex (LACO No. 1335) is located in an open area west of Juniper Street and north of Aliso Street. Utilitarian in style, the Brooder House is one story, symmetrical in appearance and rectangular in plan. It is capped by a low-pitched front gabled roof with slightly overhanging eaves. Rolled asphalt sheets cover the roof. The building sits on a concrete slab foundation and its exterior walls consist of painted unreinforced brick masonry. A band of concrete at the top of the wall plate forms a sort of frieze. The primary entrance is centered on the east façade and consists of a wide wood door set between two boarded up, half-sized sidelights and beneath a boarded up transom. The triangular head of this "surround" echoes the pitch of the roof. Rectangular screened vent openings are located in a linear arrangement high up on the side and rear elevations below the eaves. A series of large, rectangular openings set nearly at ground level on the side elevations indicate that they were intended for the building's original occupants, hens. A shed is located directly north of the structure and it has a concrete block structural system and wood paneled doors. The areas immediately north and west of the structure are paved with concrete. The property is in deteriorated condition and has shows evidence of fire damage.

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



P5b. Description of Photo: **(View, date, accession #)** *Overview of East Elevation facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1929 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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

Primary # 19-189400
HRI#
Trinomial

*Resource Name or # (Assigned by recorder) *Brooder House/Vivarium Annex (LACO No. 1335)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings could be found for this building. Alterations to this building appear to be limited to replacement roofing material and enclosure of some original openings .

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Brooder House / Vivarium Annex (LACO No. 1335) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1929 as a chicken coop and to house the egg incubator for the County Farm poultry yard. The building continued to be used in that capacity until the farming operations were phased out in the late 1950s. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects its period of construction. It retains integrity of location, design, materials, workmanship, feeling, and association. Extant character-defining features include: front-gabled roof, masonry construction, distinctive primary entrance configuration, and fenestration indicative of its function. Its setting has been altered through the modification of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District .

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Primary # 19-189401
HRI# 160436
Trinomial

Page *1* of *1* *Resource Name or # (Assigned by recorder) *Train Station, Warehouse (LACO No. 1352)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1352* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Train Station, Warehouse (LACO No. 1352) was originally located west of Laurel Street at its southern curve into Aliso Street. The Train Station, Warehouse has been demolished. Nothing exists of the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos South Campus Historic District on September 30, 1996. It is therefore also listed in the California register of Historical Resources (CRHR) (under Criterion 1). The current study confirmed that the Train Station, Warehouse (LACO No. 1352) is no longer a contributor to the Historic District under Criterion 1 due to its demolition.

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

P5b. Description of Photo: **(View, date, accession #)** *Facing south, December 3, 2007.*

***P6. Date Constructed/Age and Sources:** *1907according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

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CONTINUATION SHEET

Primary # 19-189402
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Tool House* (LACO NO. 1356)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1356* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Tool House (LACO No. 1356) is located almost centrally in the block bounded by Consuelo Street to the north and east, Erickson Avenue to the west, and Bonita Street to the south. It is one-story, nearly symmetrical in appearance and rectangular in plan. The wood-framed, vernacular building is capped by a low-pitched, front-gabled roof with exposed rafters underneath the overhanging eaves. Small square vents with wide wood casings are located in the gable ends. The building sits on a concrete slab foundation and is clad in board-and-batten siding. Fenestration on all elevations consists of two-over-one wood-framed double-hung windows. The primary entrance is offset to the north on the west façade and contains a wide, wood slab door. Both windows and front door are defined by plain wood surrounds. A shed has been attached to the south elevation. The area surrounding the property is paved in concrete and asphalt.. The property is in deteriorated condition.

P5a. Photo or Drawing **(Photo required for buildings, structures, and objects.)**

P5b. Description of Photo: **(View, date, accession #)** *Overview of West Façade, Facing East, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1926 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

***P10. Survey Type:** (Describe)
Intensive Survey Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189402
HRI#
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 *Resource Name or # (Assigned by recorder) *Tool House (LACO NO. 1356)*

*Recorded by: *Rebecca L. Silva, Sapphos Environmental, Inc.* *Date: *June 2, 2008* ☐ Continuation ☒ Update

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. There do not appear to be any alterations to the building.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Tool House (LACO No. 1356) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1926 as a service and support building for the operations of the County Farm. The building continued to be used as a tool storage area until it was abandoned in the late 20th century.

The exterior appearance of the building still reflects the District's period of significance. The building retains integrity of location, feeling, association, design, materials, and workmanship. Character-defining features include: low-pitched, front-gabled roof with slightly projecting eaves; wood-framing and board-and-batten siding; exposed rafters; wood sash windows; and wide window and door surrounds with slightly projecting wooden sills. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

*Required information

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Primary # 19-189403
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) *Landscape Office (LACO NO. 1357)*

***Recorded by:** Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** June 2, 2008* ☐ Continuation ☒ Update

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #1357* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Landscape Office (LACO No. 1357) is located in the southwest portion of a large, open, grassy area bounded by Consuelo Street to the north, Erickson Avenue to the east, Bonita Street to the south, and Dahlia Street to the west. A one-story, vernacular building, the Landscape Office is asymmetrical in appearance and rectangular in plan. A shed roof that slopes down towards the west tops the building, while a full-width, attached porch is covered by a lower shed roof which slopes the opposite direction. Composition shingles cover the roofs. Both the exterior walls and the foundation skirting are sheathed with board-and-batten siding. The porch is elevated a few steps above ground level. Wood posts support the porch roof. No railing encloses the porch space. The entry is located at the north end of the façade (east); the only other opening on this elevation is a small window at the south end. Fenestration on the remaining elevations is similarly sparse and consists of variously sized aluminum sash sliders. Two detached wood sheds nearly abut the west (rear) elevation. Existing landscaping surrounding the Landscape Office consists of mature trees and patchy grass. The property is in deteriorated condition.

P5a. Photo or Drawing **(Photo required for buildings, structures, and objects.)**

P5b. Description of Photo: **(View, date, accession #)** *Overview of East Façade, Facing West, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *1938 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

***P10. Survey Type:** (Describe)
Intensive Survey Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # 19-189403
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Landscape Office (LACO NO. 1357)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations include the replacement of the original wood framed windows with metal sliding windows and the replacement of the roofing material with rolled composition shingles.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Landscape Office (LACO No. 1357) as a contributor to the Historic District under Criterion A/1, association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected in 1938 to serve as the landscaping office for the grounds supervisor of the County Poor Farm. Landscaping had been integral to the overall design of the Poor Farm since its founding in 1888. The landscaping was carefully crafted over the years to create a beautiful, lush welcoming environment for the patients, staff, and visitors. This building served as the landscaping administrative office for many years until the deterioration of the grounds in the late 20th century. The building is currently abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. It retains integrity of location, feeling, association, design, materials, and workmanship. Extant character-defining features include: shed roof, full-width porch with wooden floors and posts, wood structural system, and board-and-batten siding. Its setting has been altered through the deterioration of the surrounding landscape.

History:

Established in 1888, the Los Angeles County Poor Farm is an important institution in the public welfare and health care history of the County of Los Angeles. The County Poor Farm was built to provide a publicly-funded facility to house indigents with the Los Angeles County hospital system. In its role as a farm, the County Poor Farm supplied agricultural products to other Los Angeles County institutional facilities during the first half of the 20th century. Beginning in 1907 with the construction of the psychiatric wards, the County Poor Farm began to transition away from the provision of indigent care and focus instead on the treatment of patients with chronic medical and/or psychiatric conditions. By 1952, the former County Poor Farm, renamed Rancho Los Amigos in 1932, had evolved into a medical hospital that specialized in the rehabilitative care of persons with physical disabilities, and was especially associated with the treatment of polio. By the end of 20th century, the Historic District had been largely vacated (except for storage), in favor of newer hospital buildings built north of the Historic District.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189404
HRI#
Trinomial

Page 1 of 2 *Resource Name or # (Assigned by recorder) Garage (LACO Nos. 1379 and 4121)

*Recorded by: Rebecca L. Silva, Sapphos Environmental, Inc. *Date: June 2, 2008 ☐ Continuation ☒ Update

This is an update to two previous surveys:

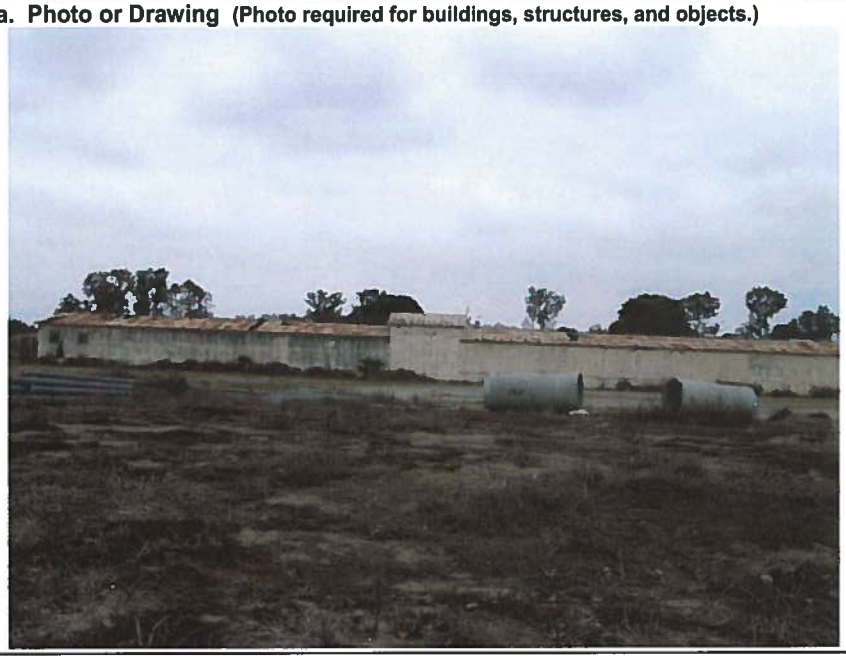
1 **Resource Identifier:** Rancho Los Amigos Medical Center **CHR Status Code:** 2D2
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** LACO #1379, 4121 **NR Status Code:** 6Z
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

Composed of two attached buildings, the Garage (LACO Nos. 1379 and 4121) is located in an open area directly southeast of the intersection of Laurel and Bonita Streets and west of Juniper Street. The Garage is one-story, with a central roof projection, asymmetrical in appearance and rectangular in plan. Long and linear, the wood-framed, utilitarian building is capped by a shed roof with a front overhang and shallow eaves. The building sits on a concrete slab foundation. Both the roof and the exterior walls are covered with corrugated metal sheets. Windows are located on the south and west elevation of LACO No. 1379 only and Include two windows that have been boarded up and one wood sash two-over-two casement window with safety glass. The north façade consists of an open loggia supported by wood posts. The ground north of the garage is paved with asphalt whereas the area south of the building is dirt with patchy grass and weeds. The property is in deteriorated condition.

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Overview of South elevation, Facing North, January 29, 2007

***P6. Date Constructed/Age and Sources:** 1926-1929 according to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial, Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

***P10. Survey Type:** (Describe)
Intensive Survey Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report. Prepared for the County of Los Angeles.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial 19-189464

 ***Resource Name or #** (Assigned by recorder) *Garage (LACO Nos. 1379 and 4121)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ **Continuation** ☒ **Update**

***B6. Updated Construction History:** (Construction date, alterations, and date of alterations)

No building permits or original architectural drawings were found for this building. Alterations to the building include the removal of the original windows and the replacement of the loggia wood posts on the north façade.

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. The current study confirmed the significance of the Garage (LACO Nos. 1379 and 4121) as a contributor to the Historic District under Criterion A/1,association with events that have made a significant contribution to the broad patterns of local or regional history. The property is significant for its association with the development of the Los Angeles County Poor Farm, which had a period of significance from 1888 to 1952. The building was erected from 1926 to 1929 as a storage area for large vehicles and building materials for the County Poor Farm. The building continued to serve in this capacity until the late 20th century when it was abandoned.

Although the building has been somewhat altered, its exterior appearance still reflects the District's period of significance. The building has retained most of its character-defining features including; a series of large, open bays; wood framed structural system; minimal window openings; and exterior walls and roof clad in corrugated metal sheets.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189405
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) *Garage, Shed (LACO NO. 4118)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2007* ☐ **Continuation** ☒ **Update**

This is an update to two previous surveys:

1 **Resource Identifier:** *Rancho Los Amigos Medical Center* **CHR Status Code:** *2D2*
McAvoy, Christy J. 1994 Northridge Earthquake Project Review: Rancho Los Amigos Medical Center: Survey of Earthquake Damaged Properties for Purposes of Section 106 Review. Historic Resources Group. 26 July 1995

2. **Resource Identifier:** *LACO #4118* **NR Status Code:** *6Z*
Post/Hazeltine Associates. Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California. 19 March 2004.

***P3a. Updated Description:**

The Garage, Shed (LACO No. 4118) is located directly southeast of the intersection of Laurel and Bonita Streets. The Garage, Shed is one-story, symmetrical in appearance and rectangular in plan. The wood-framed building is capped by a shed roof with sloping front overhang and shallow eaves, and is covered by corrugated metal sheets. The building sits on a raised concrete foundation and its exterior walls consist of corrugated metal sheets. The south façade consists of an open loggia supported by wood posts. The ground surrounding the garage is paved with asphalt. The property is in deteriorated condition.

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) *Overview of South elevation, Facing North, January 29, 2007*

***P6. Date Constructed/Age and Sources:** *circa 1965 according to historic aerial photographs*

***P8. Recorded by:**
Rebecca L. Silva
Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:**
June 2, 2008

***P10. Survey Type:** (Describe)
Intensive Survey Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Sapphos Environmental, Inc., June 2010. Rancho Los Amigos Historic District Update Report, Prepared for the County of Los Angeles.*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-189405
HRI#
Trinomial

Page 2 of 2 *Resource Name or # (Assigned by recorder) *Garage, Shed (LACO NO. 4118)*

***Recorded by:** *Rebecca L. Silva, Sapphos Environmental, Inc.* ***Date:** *June 2, 2008* ☐ Continuation ☒ Update

***B10. Updated Significance:**

This property was determined eligible for listing in the National Register of Historic Places under Criterion A as a contributor to the Rancho Los Amigos Historic District on September 30, 1996. It is therefore also listed in the California Register of Historical Resources under Criterion 1. However, the current study confirmed that Garage, Shed (LACO No. 4118) is no longer a contributor to the significance of the Historic District due to a date of construction that post-dates the 1888-1952 period of significance of the Historic District. According to historic aerials, the building was erected in circa 1965. A revised CHR status code of 6Z is recommended.

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 #:** 11518 Center Street (Map Reference No. 19-014)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** Township 3S, Range 12W, Section 8 S.B. **B.M.**

c. Address: 11518 Center Street City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-021-016

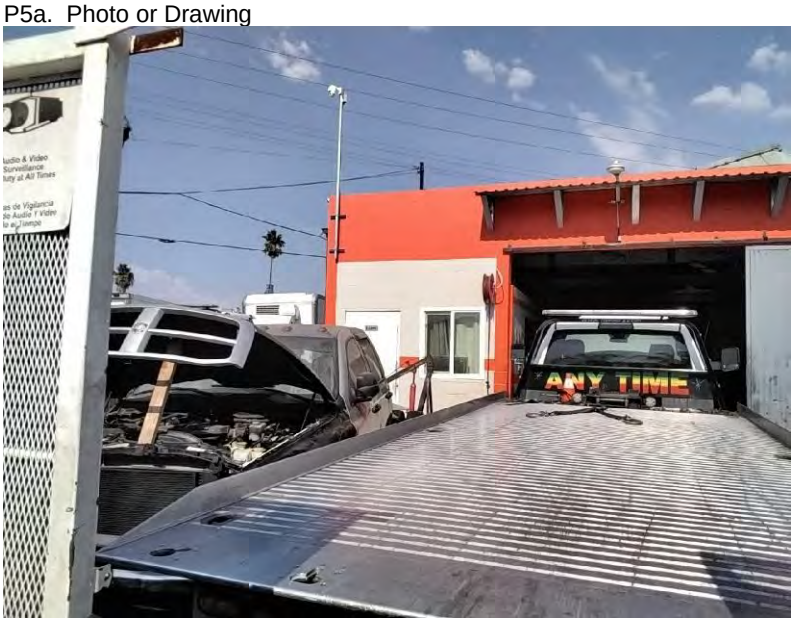
***P3a. Description:**

The subject property is a one-story commercial automotive services building situated between Dakota Avenue and Center Street along Gardendale Street with its primary, or southwest elevation, fronting Center Street. The property, which currently houses Rosa's Truck & Auto Repair rests on a square concrete foundation and features a painted concrete block exterior with a principally gabled roof that is hipped on the northern elevation and has a stepped facade. The building's main entrance is comprised of a solid aluminum-framed door with an adjacent single sash window. The primary elevation is characterized by a large garage bay with an aluminum framed sliding door that is topped with an aluminum sheet awning. The opposite, eastern elevation, generally repeats the same pattern has a large garage bay with an aluminum framed sliding door and is also topped with an aluminum sheet awning. The north elevation, which fronts Gardendale Street, is also comprised of a garage bay opening with metal framed sliding barn doors. The south elevation is devoid of openings except for two modern sliding windows. The property's commercial landscape consists of asphalt concrete and surface parking areas enclosed by a barbed wire fence.

***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
1968 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Shelby Stepper
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
September 7, 2022

***P10. Survey Type:**
Intensive

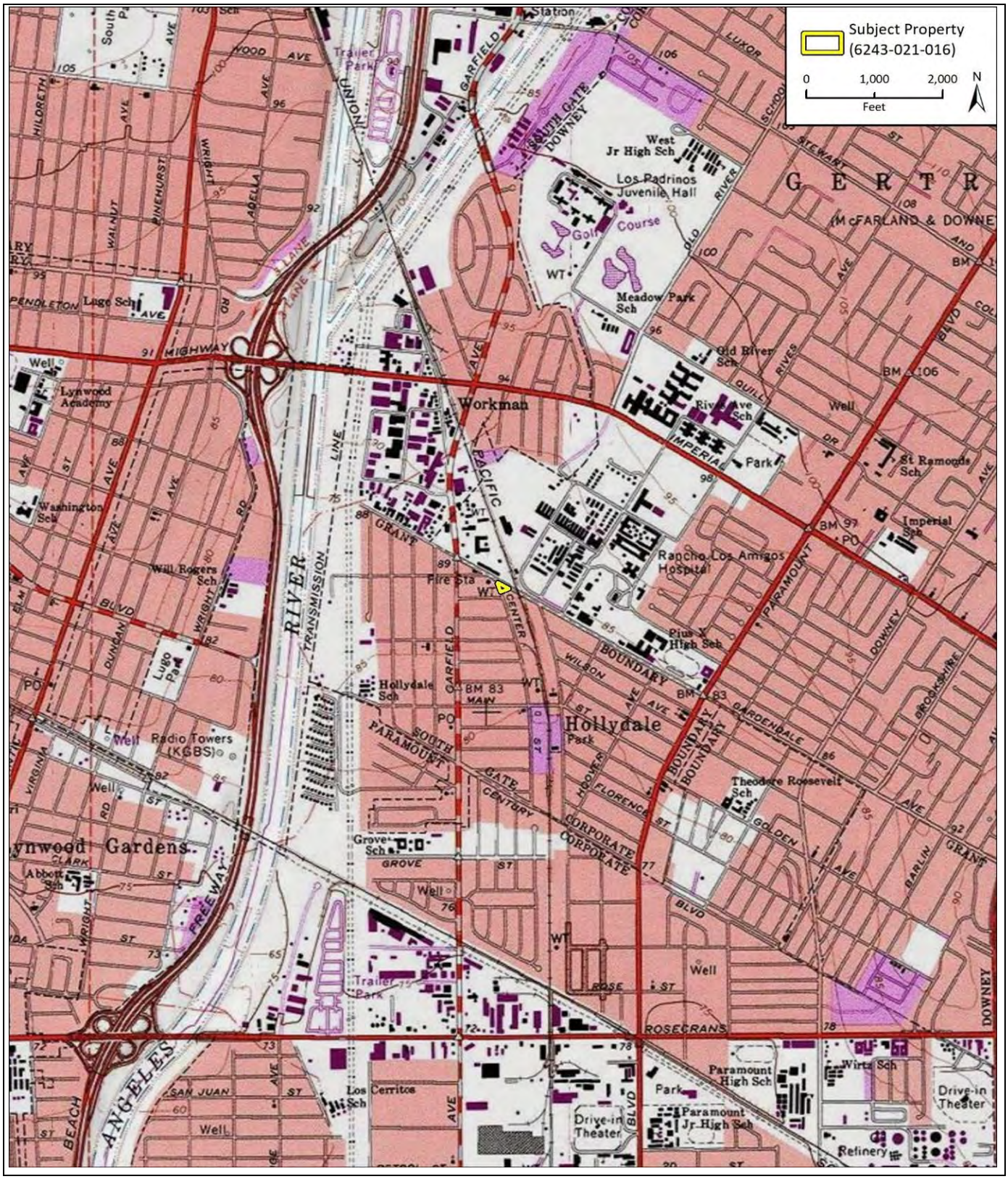
***P11. Report Citation:**

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 — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 2 **of** 3 ***Resource Name or #:** 11518 Center Street (Map Reference No. 19-014)
***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 #** 11518 Center Street (Map Reference No. 19-014)

B1. Historic Name: N/A
B2. Common Name: 11518 Center St
B3. Original Use: Automotive services
B4. Present Use: Automotive services
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

According to assessor data, the property was developed in 1968 (Los Angeles County Assessor 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

Assessor data indicates the subject property was constructed in 1968 (Los Angeles County Assessor 2022). Historic aerial photographs from 1968 confirm the commercial building reached its present form by that time and has remained largely unchanged (UCSB 1968). Archival research did not identify early occupants of the property. The current occupant, Rosa's Truck & Auto Repair has operated from this location since 2016. A review of Sanborn Maps, Ancestry.com, newspapers.com, California Digital Newspaper Collection, and Los Angeles city directories, uncovered no additional information of consequence pertaining to the subject property or its previous owners and occupants.

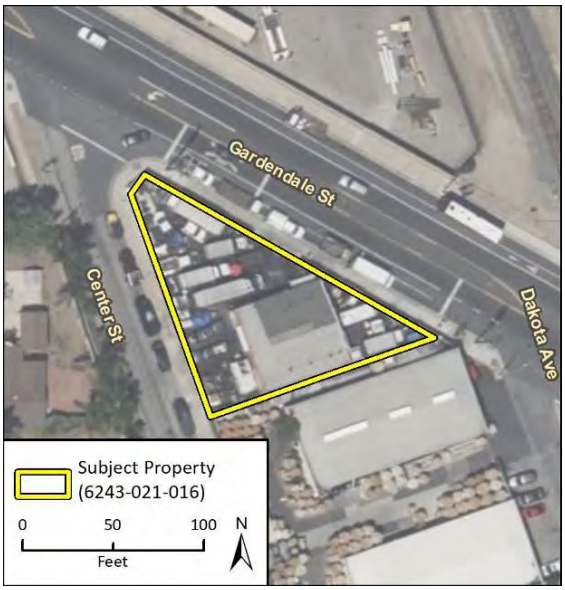
The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. The property is not strongly associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a 1960s automotive shop 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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].. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed August 2022.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). SurveyLA-Los Angeles Citywide Historic Context Statement. August 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022.
Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn Maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed August 2022
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed August 2022.
Newspapers.com, Historical Newspapers from 1700s-2000s - Newspapers.com Accessed August 2022.
FrameFinderUCSB Library FrameFinder (ucsb.edu). Accessed September 2022.
California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed August 2022.

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** September 13, 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 #:** 5798 Lincoln Avenue (Map Reference No. 21-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B.**B.M.**

c. Address: 5798 Lincoln Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-012-020

***P3a. Description:**

The subject property is a one-story residence with some elements of the Ranch House style. The roughly rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system, except at the front porch, where the cladding consists of vertical wood planks. Windows are non-original vinyl sashes. The front door is located on the elevation but is obscured by a metal security door. A gable-roof, stucco-clad detached garage is located at the rear of the property, fronting Center Street. The property is on a level corner parcel and is landscaped with ornamental plants and trees. Alterations include the replacement of original window and an apparent rear addition. The property is in good condition overall.

***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

1942 (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

***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):

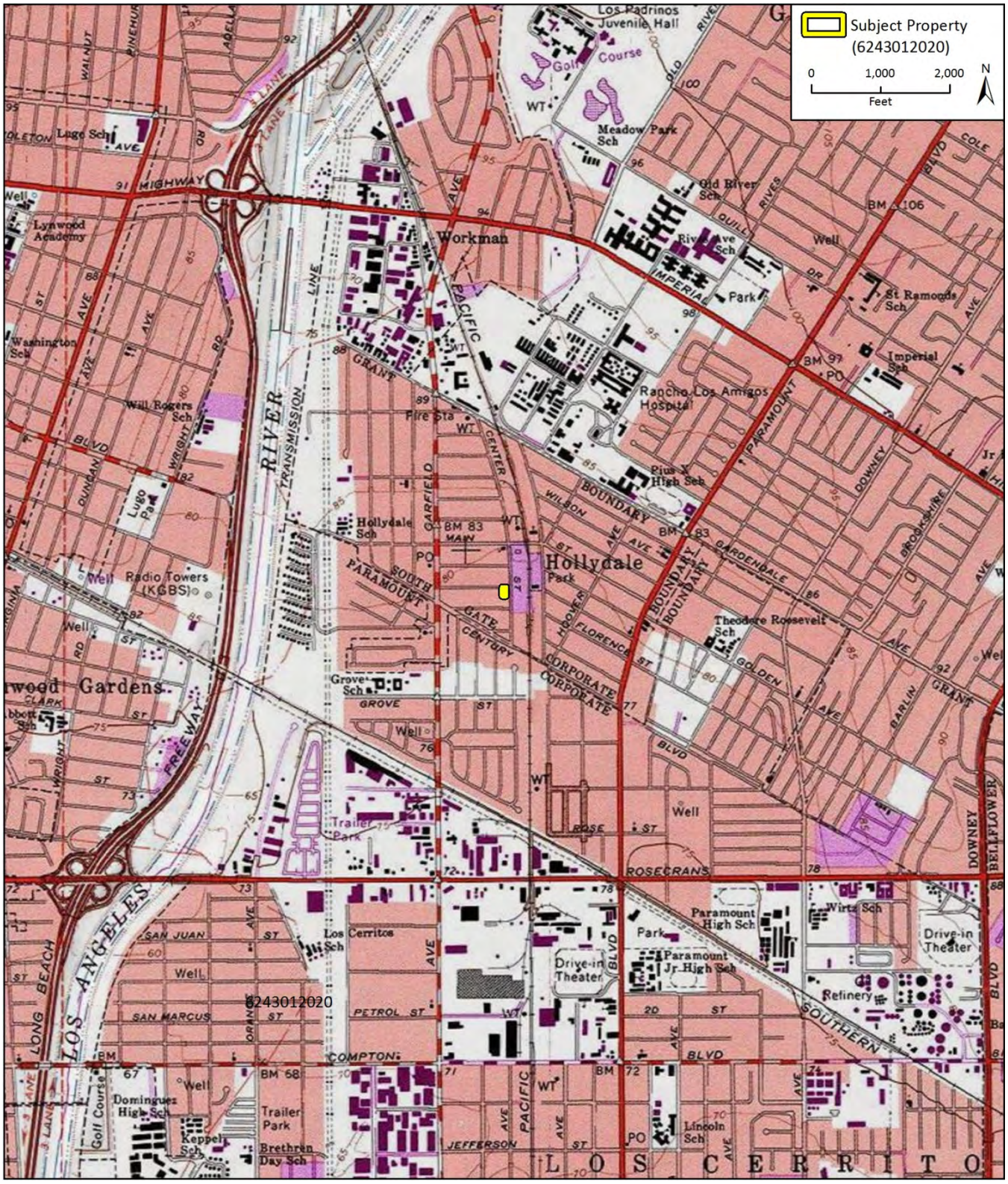
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 5798 Lincoln Avenue (Map Reference No. 21-001)

***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 #** 5798 Lincoln Avenue (Map Reference No. 21-001) ***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:** Ranch House-style influenced
***B6. Construction History:**
The subject building was constructed in 1942, according to parcel data. The windows were subsequently 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 single-family residence constructed in 1942. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. 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 an extremely common example of a Ranch House-style influenced 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.

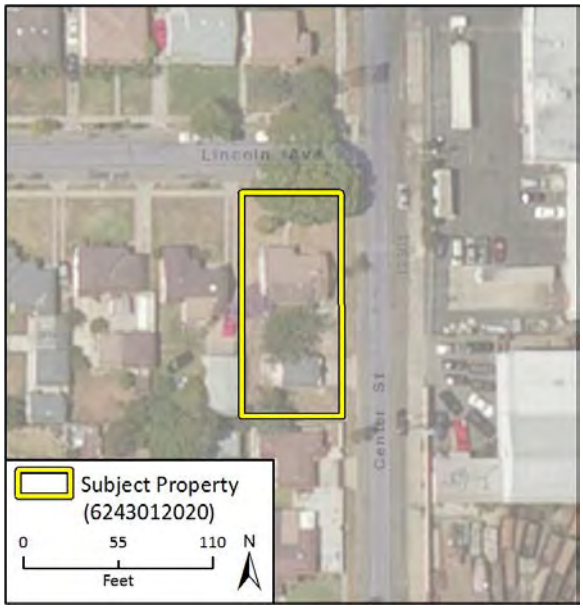
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: 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: 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.

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 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 #:** 12340 Center Street (Map Reference No. 21-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B.**B.M.**

c. Address: 12340 Center Street City: South Gate Zip: 90280

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-025-028

***P3a. Description:**

The subject property is a square parcel occupied by two buildings, a warehouse and offices, both of no discernable architectural style. Building #1 is a one-story warehouse. Rectangular in plan, the building sits on a concrete foundation and is capped by a metal-clad roof that is flat at its north end and gabled at the south. Standing seam metal sheathes its structural system. Fenestration is limited to several large bays located on the north and west elevations.

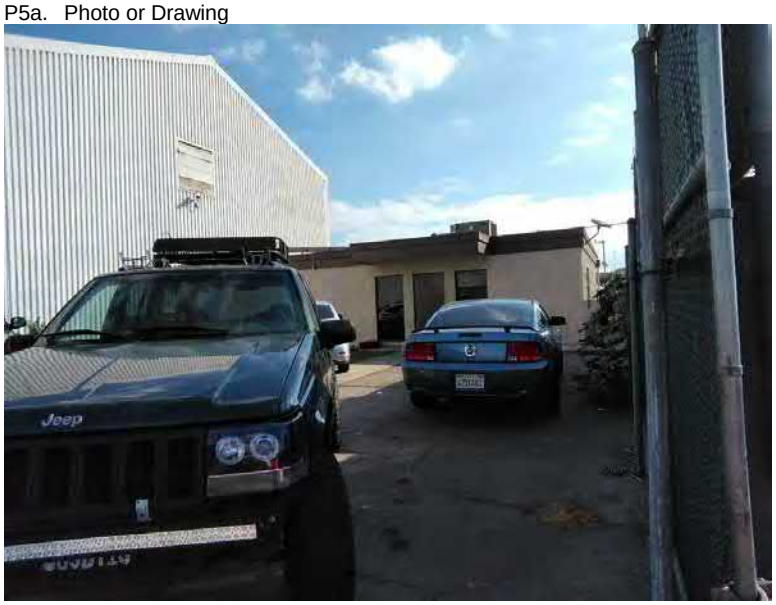
Building #2 is a one-story office building. The rectangular plan building sits on a concrete foundation and is capped by a flat roof. Smooth stucco sheathes its wood frame structural system. Windows are fixed pane, aluminum sash. The entrance is located on the south elevation and features a solid door of undetermined construction material. There are no apparent significant alterations to the building.

All open space on the parcel is paved. The property is secured with a concrete-block wall topped with chain-link fencing and razor wire. The property is in good 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:
West facade of building #1 (left) and south and west façades of building #2; camera facing northeast.

***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:**
Rachel Perzel & Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 26, 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):

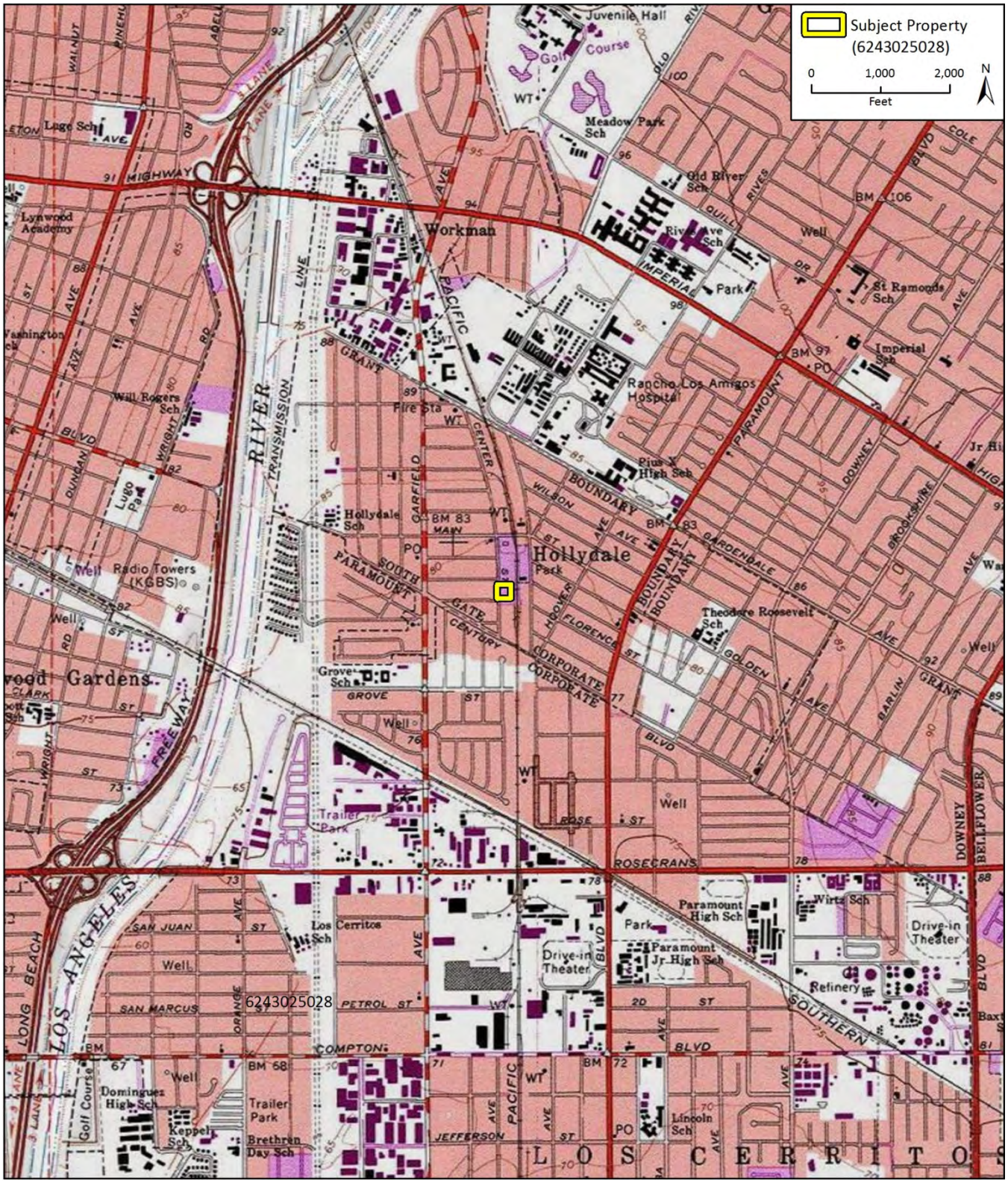
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 12340 Center Street (Map Reference No. 21-002)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12340 Center Street (Map Reference No. 21-002) ***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 discernable style
***B6. Construction History:**
According to County assessor data, the subject buildings date from 1974. There are no apparent significant alterations to either building.

***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 1948. It was developed in 1974, likely for industrial purposes. By 2006, United Steel Corporation operated at the site (Newspapers.com 2018). 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: 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.

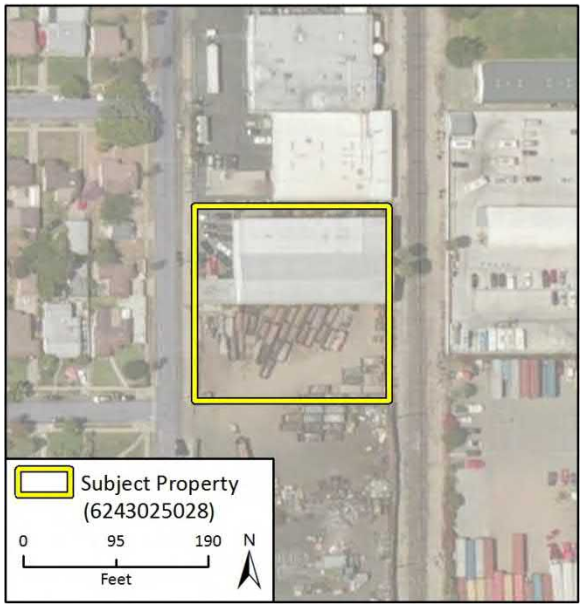
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** October 22, 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 #:** 5783 Florence Avenue (Map Reference No. 21-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B.**B.M.**

c. Address: 5783 Florence Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-012-037

***P3a. Description:**

The subject property is a one-story residence designed in no discernable style. The L-plan building sits on a concrete foundation and is capped by a complex hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Fenestration consists primarily of nonoriginal vinyl-frame windows in a variety of configurations. The front door is located on the south elevation but is obscured by a metal security door. The property is located on a level corner lot and is landscaped with a lawn, ornamental plants, and a mature tree. Alterations include the replacement of original window and roofing materials. The property is in good condition overall.

***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

1942 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Carolyn Neer & James Williams
Rincon Consultants
250 E. First 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.

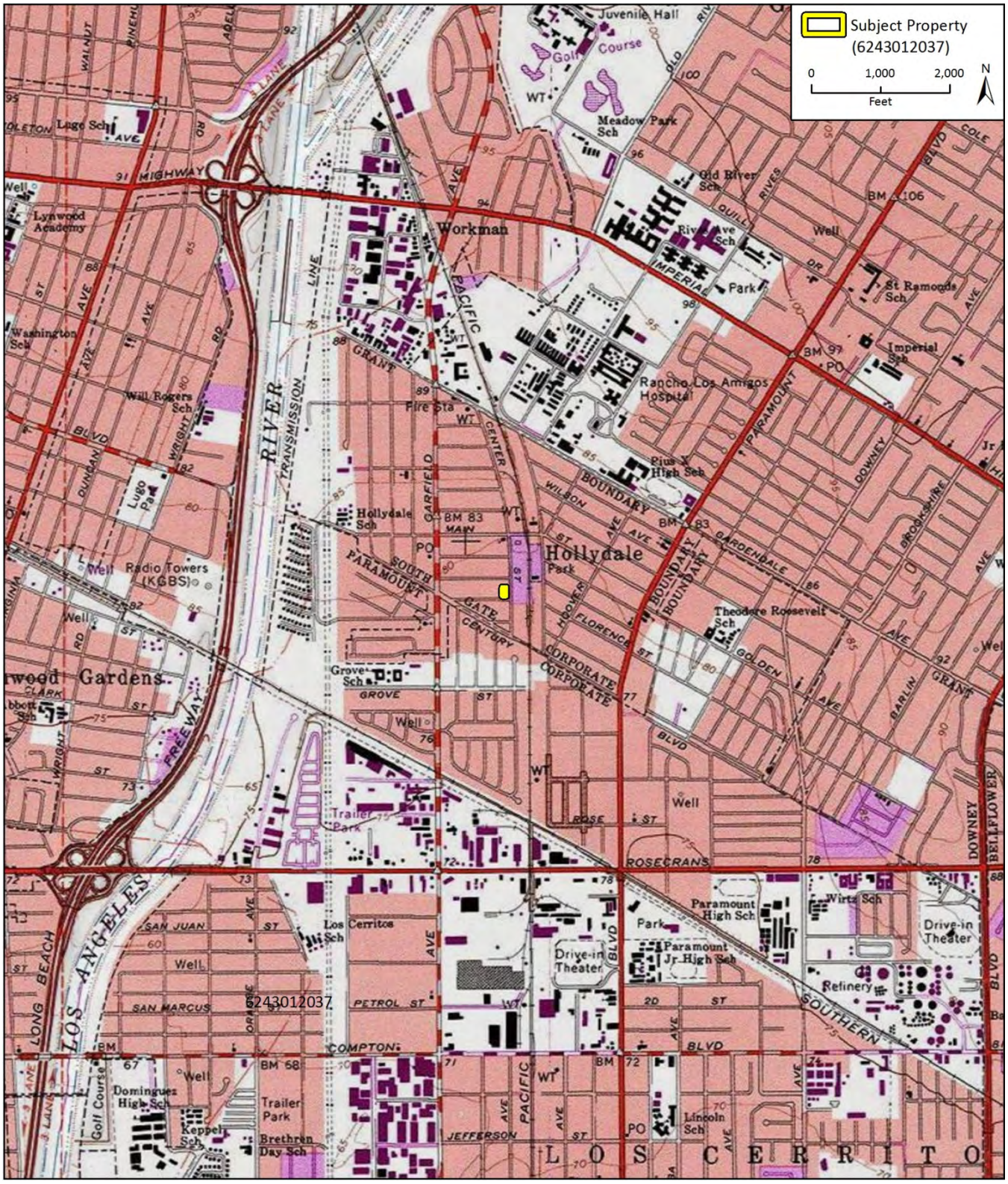
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5783 Florence Avenue (Map Reference No. 21-003)
***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 #** 5783 Florence Avenue (Map Reference No. 21-003) ***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:** No discernable style
***B6. Construction History:**
According to parcel data, the subject residence was constructed in 1942. The windows were subsequently 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 single-family residence constructed in 1942. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. 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 an ordinary single-family residence designed in 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). 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.

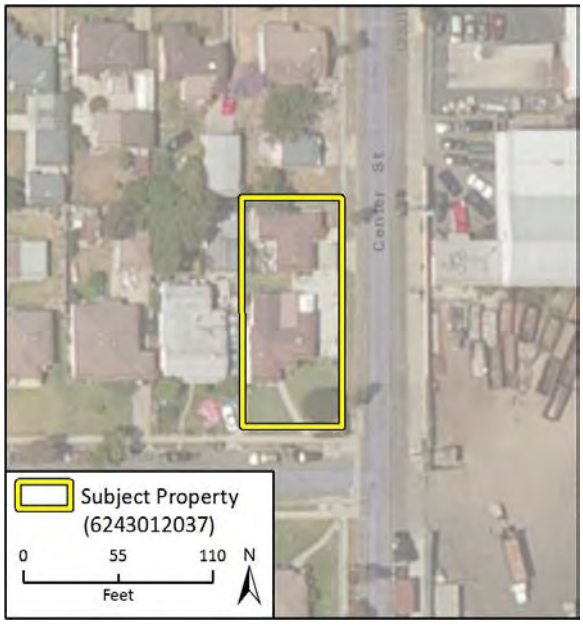
B11. Additional Resource Attributes: N/A
***B12. References:**

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 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.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 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 #:** 12318 Industrial Avenue (Map Reference No. 21-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 12318 Industrial Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6243-027-011

***P3a. Description:**

The subject property is a one-story residential triplex designed in no discernible style. The irregular plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood-frame structural system. Windows are vinyl replacement sashes. Entrances to the building are located on the south elevation, their door types obscured by metal security doors. Three metal roll-up replacement garage doors face the west. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building is in good repair. Alterations include the replacement of original 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:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1950 (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.

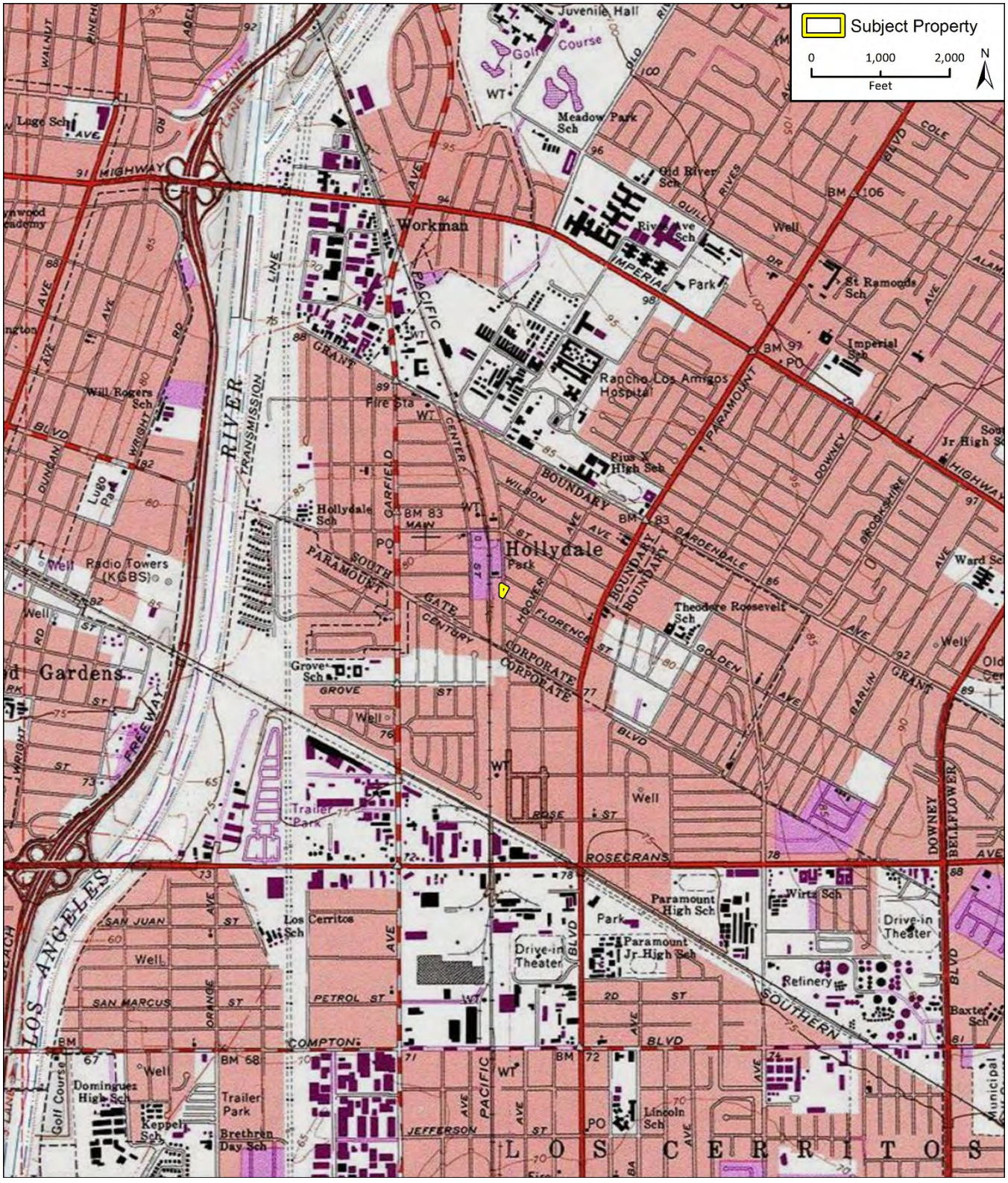
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 12318 Industrial Avenue (Map Reference No. 21-004)
***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 #** 12318 Industrial Avenue (Map Reference No. 21-004) ***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:** No discernible style
***B6. Construction History:**
According to parcel data, the subject building was completed in 1950. Visual inspection suggests the windows and garage doors 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 a multi-family residential building constructed in 1950. Historic aerial photographs indicate that, by 1954, properties adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a residential triplex constructed after World War II 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 19, 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 #:** 5780 Florence Avenue (Map Reference No. 21-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B.**B.M.**

c. Address: 5780 Florence Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 62430-11-013

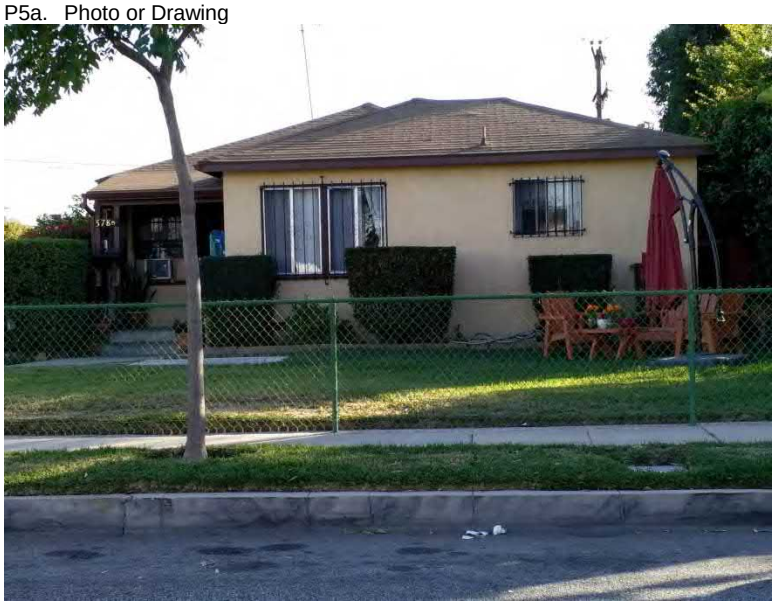
***P3a. Description:**

The subject property is a one-story residential building designed in a Minimal Traditional style. The property integrates the following character-defining features of the Minimal Traditional Style: one-story configuration, rectangular plan, low-pitched hipped roof, stucco wall cladding, shallow entry porch with slender wood supports, and lack of exterior decorative detailing. The building sits on a concrete foundation; its roof is sheathed in asphalt shingles and aluminum sliding windows. Entrances to the building are located on the north and south elevations and feature solid wood doors. Located immediately behind the residence is a detached garage with stucco cladding, a hipped roof, and a metal roll-up garage door. The property is located near the intersection of Florence Avenue and Center Street on a level parcel and is landscaped with a lawn, ornamental trees, and shrubs. Alterations include the replacement of the garage door. The property is in good condition overall.

***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 (primary façade); camera facing south

***P6. Date Constructed/Age and Sources:**

■ Historic ☐ Prehistoric ☐ Both

1948 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Carolyn Neer & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

November 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.

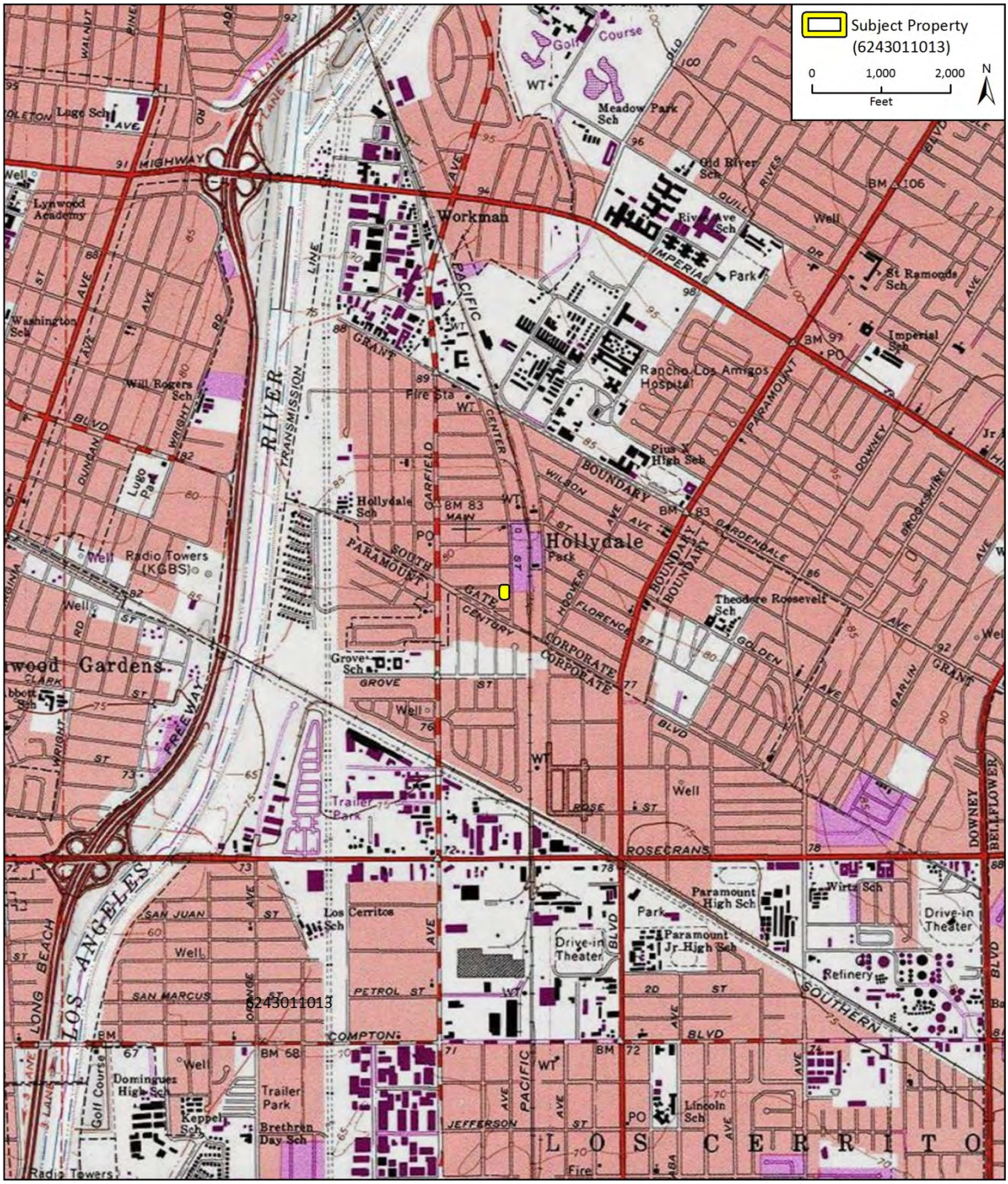
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5780 Florence Avenue (Map Reference No. 21-005)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5780 Florence Avenue (Map Reference No. 21-005) ***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:** Minimal Traditional
***B6. Construction History:**
According to parcel data the subject residence was constructed in 1948. Alterations include the replacement of the garage door.

***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 1948. Aerial photographs indicate that, since at least as early as 1954, the property's surroundings have been characterized by single-family homes west of Center Street and industrial development to the east. 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 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). 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 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 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 #:** 6010 Florence Avenue (Map Reference No. 21-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 8 S.B.**B.M.**

c. Address: 6010 Florence Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6243-027-020

***P3a. Description:**

The subject property is a one-story single-family residence designed in no discernible style. The irregular plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood-frame structural system. Windows are generally vinyl replacement sashes in various configurations, but also include the original multi-pane focal window. Entrances to the building are located on the north and west elevations and feature a front door obscured by a metal security screen and a metal swing-up garage door. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building is in good repair. Alterations include the replacement of original windows and a rear addition that adjoined the formerly detached garage to the house.

***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; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1950 (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):

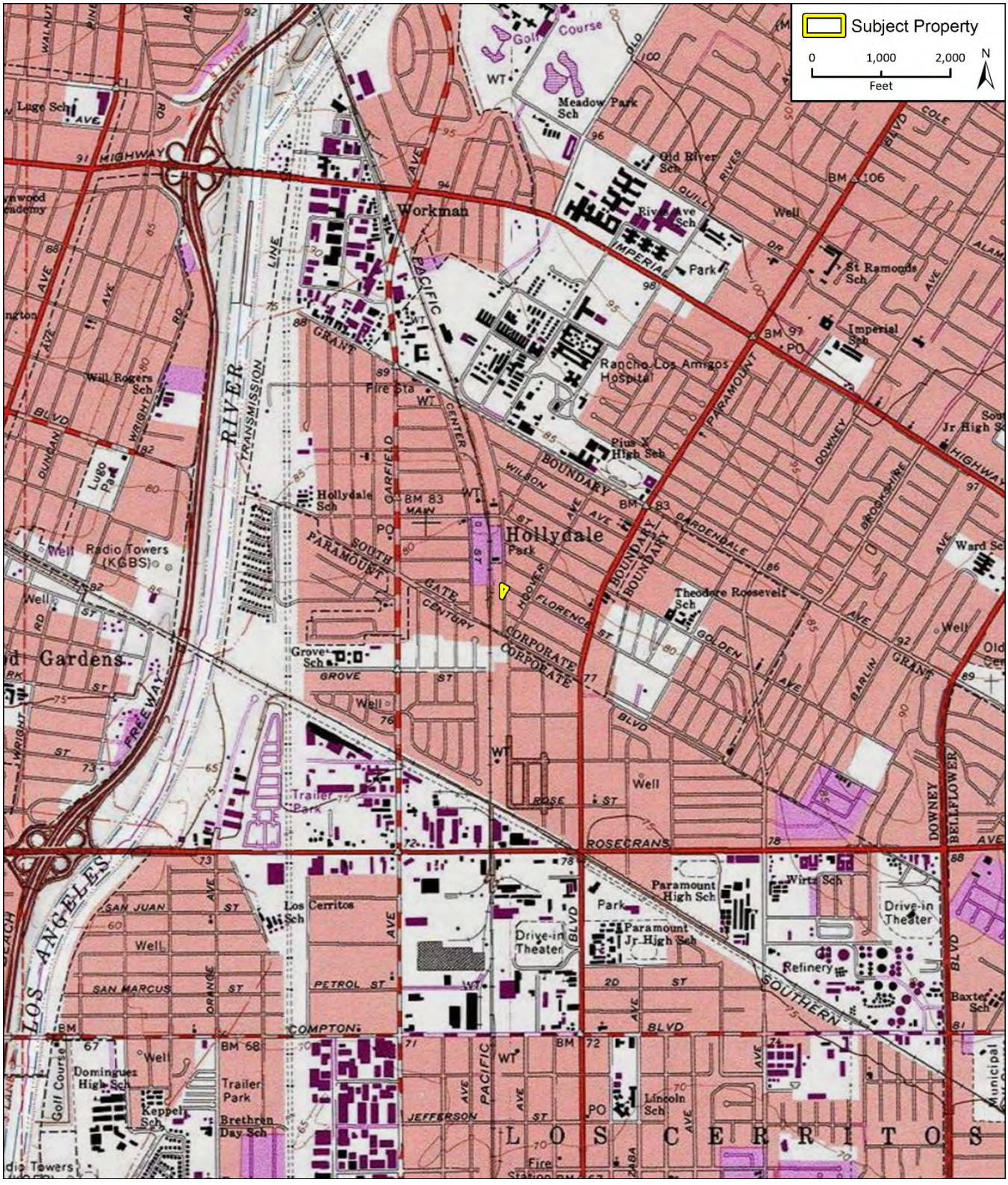
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 6010 Florence Avenue (Map Reference No. 21-006)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 6010 Florence Avenue (Map Reference No. 21-006) ***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 building was completed in 1950. Visual inspection suggests the windows and garage door were replaced in recent years. The rear addition was completed sometime between 1972 and 2004 (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 single-family residence constructed in 1950. Historic aerial photographs indicate that, by 1954, properties immediately adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a single-family residence constructed after World War II 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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]. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 19, 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 #:** 5728-5730 Nevada Avenue (Map Reference No. 21-007)

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 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 5728-5730 Nevada Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-011-024

***P3a. Description:**

The subject property is a duplex residence dating to 1929. The residence is constructed in the Spanish Revival style and includes a concrete foundation, stucco clad exterior, and flat roof with decorative red clay tiles along the minimally crenelated parapet. The primary façade of the building is situated facing Nevada Avenue to the north. This symmetrical façade features a projecting entry porch with a Mission-style roof, paired arch entryways, and red clay scuppers below the parapet. A low stucco-clad wing wall slightly projects from both sides of the entry porch. Shed-style overhangs project above the two windows that flank the main entrance.

Fenestration is comprised of unoriginal aluminum sliding windows which were installed at an unknown date. Windows retain their original wood surrounds. Metal drainpipes and rear entrances with wood doors are located on the east and southern façade. 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.)

P5b. Description of Photo:
North façade; camera facing south.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

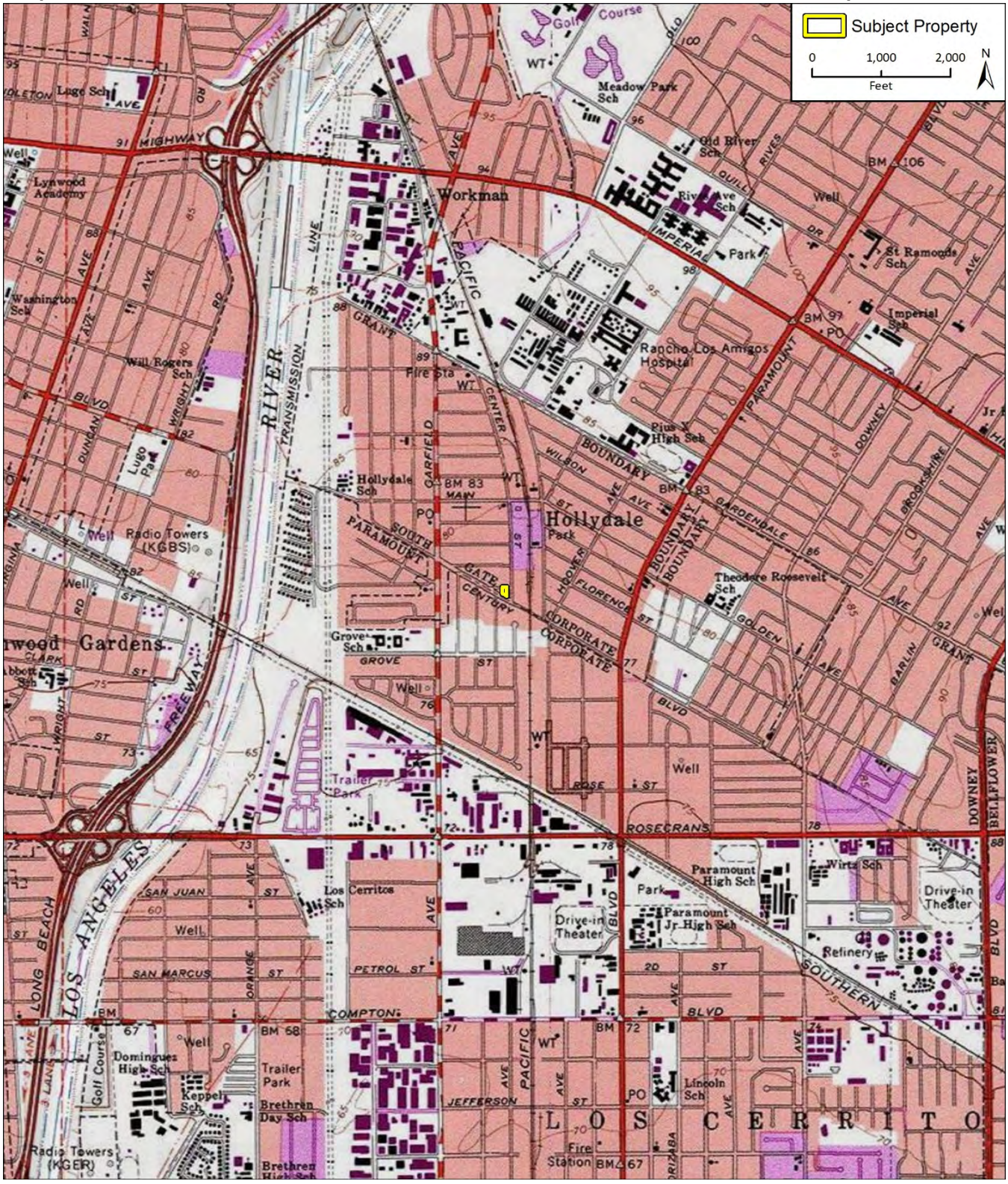
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 5728-5730 Nevada Avenue (Map Reference No. 21-007)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5728-5730 Nevada Avenue (Map Reference No. 21-007) ***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:** Mission Revival
***B6. Construction History:**
According to County assessor data, the residence was constructed in 1929. All windows on the building appear to have been replaced with aluminum sliding windows at an unknown date. Archival research failed to ascertain the identities of the buildings' architect or contractor.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
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 Mission Revival-style residence constructed in 1929. Limited information was identified about its original architect and owner, or subsequent occupants. According to a review of available Paramount-Hollydale City Directories, in 1956, Duval G. and June L. Pawley were residing at 5728 Nevada Avenue and Howard H. Wilson was living at 5730 Nevada Avenue. Duval Pawley was listed as an employee of the Glass Container store. Howard H. Wilson was listed as retired.

The property is not eligible for listing in the National or California Registers or for local designation 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The building is a relatively ordinary example of a Mission Revival-style residence; 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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.

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.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** May 24, 2019

(This space reserved for official comments.)

In 2006, the subject property was evaluated and recorded for listing in the National Register of Historic Places (NRHP). The property was found ineligible for listing in the NRHP.

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 concurs with the 2006 determination of ineligibility for the NRHP. In addition, although the 2006 study did not evaluate the resource for listing in the California Register of Historical Resources (CRHR), the present study concludes that the 2006 findings support the recommendation that the property is also ineligible for CRHR listing.

12508 Center Street, west elevation. Camera facing southeast.

References:

Taniguchi, Ben and Rebecca Smith
2006 Department of Parks and Recreation 523: 12508 Center Street, South Gate (Reference No. 8500131). Prepared by Ben Tanaguchi and Rebecca Smith/Galvin Preservation Associates, Inc. August 21.

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 19-187868
HRI 1064282
Trinomial #
NRHP Status Code
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, CA 90280

P1. Other Identifier: 1384 Kentucky Avenue (to 1929), 1384 Center Street (from 1930 to circa 1940)

*P2. Location: ☐ Not for Publication ☐ Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad South Gate Date ____ T ____ ;R ____ ; ____ ¼of ____ ¼ of Sec ____ ; ____ B.M.

c. Address 12508 Center Street City South Gate Zip 90280

d. UTM: (Give more than one for large and/or linear resources) Zone ____ ; ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 6243-025-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The evaluated building is located at 12508 Center Street in the Hollydale district of the City of South Gate, Los Angeles County. It is located on the east side of Center Street approximately 0.75 miles east of the Long Beach Freeway (I-710) and 0.25 miles north of the Century Freeway (I-105). The property is bordered to the south by Century Boulevard which is the northern most border of the City of Paramount. The Union Pacific Railroad runs parallel with Center Street just east of the evaluated building. The site vicinity consists of an industrial corridor on the east side of Center Street that was developed starting in the 1970s, an industrial area just east of the Union Pacific Railroad track that was constructed after 1970, and single-family residences to the immediate west and east of the railroad tracks constructed during 1941-42. There are single-family residences located to the south along Century Boulevard constructed in 1998; these homes are located in the City of Paramount. The evaluated property itself consists of an industrial building originally constructed in 1926. The topography of the area is generally flat.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8 Industrial building; HP4 Ancillary building

*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (view, date, accession #) View looking northwest at the south elevation. View taken on August 9, 2006.

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
1926, Los Angeles County Assessor
1932, 1937, 1941, 1947 & 1991 (additions)

*P7. Owner and Address:
Rosecrans Land Incorporated
12508 Center Street
South Gate, CA 90280

*P8. Recorded by: Name, affiliation, and address)
Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: August 10, 2006

*P10. Survey Type: (Describe)
☒ Intensive
☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Section 106 compliance report for Royal Street Communications LLC candidate lease facility LA0563B (Harbor House).

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linear Feature Record ☐ Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photographic Record ☐ Other (List)

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code

B1. Historic Name: California Church Furniture Company
Harbor Furniture Manufacturing Company (from 1936), Harbor House Furniture Manufacturing Incorporated (from circa 1980)
B2. Common Name:
B3. Original Use: Industrial B4. Present Use: same
*B5. Architectural Style Vernacular with no style
*B6. Construction History: (Construction date, alterations, and date of alterations)
(see page 7)
*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features:
Incinerator and sawdust collector near southeast side of property.
B9a. Architect: likely none b. Builder: unknown
*B10. Significance: Theme The residential and industrial development of Hollydale Area South Gate
Property Type: industrial Applicable Criteria: N/A
Period of Significance: 1926-1961
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The primary building being assessed was constructed in 1926 when the property was originally established as a furniture company. The building was assessed under the four criteria of the National Register of Historic Places (NRHP): Criterion A for its association with events that have made a significant contribution to the broad patterns of local history, regional history or history of the United States; Criterion B for its association with the lives of persons important to local, California, or national history; Criterion C for embodying the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values; and Criterion D for having yielded, or having the potential to yield, information important to the prehistory or history of the local area, California, or the nation. **The building does not appear to qualify for the NRHP** (see evaluation on page 6).

(continued page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP4 Ancillary building (incinerator)
*B12. References: (see page 7)

B13. Remarks:

*B14. Evaluator: Ben Taniguchi/Rebecca Smith
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

*Date of Evaluation: August 21, 2006

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

The red box indicates evaluated property as shown on 2006 aerial map of South Gate. (map courtesy of Google Earth)

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

***P3a. Description:** (continued from page 1)

The evaluated property consists of a building which was originally constructed as a brick industrial building in 1926. Over time, additions have been made to all four sides of the building. Workshop additions were made to three sides (the north, south and east elevations) of the original core brick building in 1932, 1937, 1941 and 1946. The addition to the east appears to be the 1932 addition. A two-story office addition made to the west elevation replaced a circa 1926 two-story building in 1991. It is unlikely that, due to the additions, very little of the original 1926 building remains except for a south facing brick wall. Thus, the main core building was essentially replaced by a newer building completed by circa 1946. Overall, the building does not exude a specific architectural style, but retains an overall industrial appearance. The evaluated building is one and two-stories with an irregular floor plan. The façade, which is essentially located on the 1991 two-story addition, is symmetrical and the building sits on a concrete foundation. The building has a wood structural system clad in ribbed metal siding on the south and west elevations, corrugated metal siding on the east elevation and red brick cladding on the 1991 addition. The building is covered by a mansard roof clad in hot mop asphalt and red clay tiles. The 1932 east elevation addition has a stepped roof. There are no eaves.

The primary entrance is located on the south facing side of the 1991 addition. It consists of an entrance that is sheltered by a fabric awing and the entry door is a glass door with a metal handle. Other entrances consist of large freight entrances located throughout the building. They are as follows: an entrance on the west elevation of the 1946 south elevation addition with a roll-up metal door and a concrete ramp, an entrance with a metal roll-up door and a concrete driveway on the "left" side of the west elevation, an entrance with a metal roll-up door on the "right" side of the south elevation and an entrance on the "right" side of the 1932 east elevation addition with corrugated metal sliding door. A metal staircase near the north facing side of the 1991 addition leads to a second-story entrance that consists of a plain metal door.

There are multiple window sets on the upper portion of the south elevation of the 1946 addition. They are symmetrically spaced and consist mainly of bands of three wood sash windows with multiple panes and a center hopper window. Other windows throughout the building consist of windows on the west elevation similar to those on the south elevation of the 1946 addition and a vinyl sash sliding window on the 1991 addition. There are multiple narrow east facing rectangular wood sash hopper windows on the upper part of the stepped roof of the 1932 east elevation addition.

Other decorative elements of this building include concrete pilasters on the 1991 addition.

Landscaping elements include several brick planters near the south elevation of the 1946 addition with relatively young vines attached to wood lattices, a relatively young tree near the main entrance to the 1991 addition and a mature tree near the north elevation addition.

Other features include an incinerator which was installed near the southeast corner of the property in 1957. In the circa 1970s, a new incinerator was installed and the existing incinerator was converted into a sawdust collector which is also located near the southeast side of the property. The south side of the property is bordered by a cast iron fence and the metal staircase leading to the 1991 addition is also surrounded by an iron fence.

The condition of the building is good.

Alterations to the building include workshop additions to the north, south and east elevations in 1932, 1937, 1941 and 1946 to the original core brick building. It is likely that little remains of the original 1926 core building except for a south facing brick wall. It also appears that the exterior cladding of the north and south elevations have been replaced with a ribbed metal siding and a mansard roof was added to the building. A two-story office building was added to the west elevation which replaced a circa 1926 two-story office building.

***B10. Significance:** (continued from page 2)

The evaluated property is located in the Hollydale district of South Gate. Hollydale consists of a narrow southern extension of the city that is approximately two square miles in size. It is bordered by Gardendale Street to the north, Century Boulevard to the south and the Los Angeles River to the west. Hollydale is also bordered by two cities, Downey to the north and Paramount to the south; a short narrow section of Hollydale extends southward into Paramount.

Prior to 1870, the area which would eventually become South Gate consisted mainly of cattle ranches. During the 1870s, the local industry had shifted to sheep raising, agriculture and dairy due to the fertile soil and the available water source from nearby artesian wells. By around 1880, the local sheep were transferred to Arizona and the agricultural industry began to expand in the area. The transformation from a mainly agricultural area, which consisted primarily of cauliflower fields, to residential began with an announcement on September 23, 1917 of the availability of 268 half acre lots that were once part of the Cudahy Ranch. The sale of the lots was handled by realtor Charles B. Hooper who, on the day of the announcement, offered free bus rides and lunches to prospective buyers who were transported from downtown Los Angeles to the town site. The first home was constructed on one of the lots by December of 1917 and by September of 1918, 32 homes were completed. By 1919, 125 homes had been constructed. By the end of the decade the population of South Gate had reached nearly 500.

Although the subdivision of the approximately 130 acres of the Cudahy Ranch land signaled the transition from agricultural to residential, truck farms and orchards was still the dominant industry of South Gate. On January 20, 1923 South Gate became incorporated. Just prior to incorporation, six different unincorporated communities, which included Hollydale, had been created as a result of the subdivision of land. Immediately after the incorporation, the city made efforts to annex these communities. In 1928, the communities of Magnolia Park, Home Gardens and Hollydale were annexed by the city. By 1930, the population of the city had exceeded 20,000.

Prior to annexation, Hollydale had consisted mainly of truck farms, but the district began to evolve as industrial plants were being constructed in the late 1920s along Kentucky Avenue (now Center Street) which is adjacent to the Southern Pacific (now Union Pacific) railroad tracks. The rest of Hollydale consisted mainly of vacant land as there were only around twenty residents living in the district. The residential development of Hollydale was delayed by ten years as a result of the Great Depression. During the late 1930s, the Works Progress Administration (WPA), which was a program created in 1935 by the U.S. government to employ unskilled blue collar workers, came to Hollydale to utilize the vacant land to raise tomatoes, potatoes and corn.

The construction of a church in Hollydale in 1939 signaled the start of the residential building boom that had been delayed for the past decade. Numerous tract homes were constructed to the immediate west of the evaluated property and areas east of the Southern Pacific railroad tracks during 1941-42. More than 9,000 homes were built in South Gate between 1940 through 1945. Also during this period, the Los Angeles River was lined with concrete in 1939 as a direct result of a devastating flood that hit Southern California the previous year. During World War II, numerous manufacturing plants in South Gate converted their operations to help in the war effort. For example a headlight manufacturing plant adjacent to the evaluated property manufactured aircraft parts during the war.

Following the end of World War II, South Gate, and much of California in general, experienced a postwar boom in construction and population. By 1947, there were 75 industries located in the city and the population of the city was 45,801. The population growth was due in part to the general shift of the population westward to areas that had a high concentration of industries. The population grew to 51,116 by the end of the decade. During the height of the postwar period, approximately 7,000 homes were constructed in the city. Around 1960, State Route 7, which was renumbered to Interstate 710 in 1984, was completed through South Gate. The freeway runs parallel along the east side of the Los Angeles River and crosses the river prior to crossing Imperial Hwy. It is likely that manufacturing plants in the city benefited from the freeway because by the late 1960s transporting goods by truck was fast becoming a popular choice as it was more cost effective and faster than transporting by train. Thus during the 1970s and 1980s, numerous manufacturing plants sprung up along Center Street, which was most likely a direct result of the freeway. Therefore, the freeway caused a resurgence of the industrial corridor of the city during this period.

The evaluated building was constructed in 1926 as a warehouse/workshop for the California Church Furniture Company (CCFC). The CCFC was one of five manufacturing plants located on what was then Kentucky Avenue (now Center Street) in Hollydale and was likely the only company in the area at the time that manufactured furniture. The company operated until 1937, when the Harbor Furniture Manufacturing Company purchased the property. The company, founded by Alfred L. Tuttleton and his son Malcolm, specialized in the

(continued to page 5)

***B10. Significance:** (continued from page 4)

manufacture of residential wood furniture. The company was originally located south of its current location in Hynes California, which is now the city of Paramount.

The company was ready to expand by 1942 when they purchased an adjacent property to the east near the corner of Center Avenue and Century Boulevard, which contained a single-family residence. Likely due to the war, expansion was delayed and construction of a workshop addition on the newly acquired land did not occur until 1946. However by 1945, the company had opened another plant in South Gate at 8670 Atlantic Boulevard. The postwar building boom may likely have benefited the company as approximately 7,000 new homes were constructed just in the city alone between 1950 through 1964. And since the new homes were largely unfurnished, there was more than likely an increased demand for new furniture. In 1969, Alfred Tuttleton passed away and his son Malcolm became the company president. By the late 1970s, the company had changed its name to Harbor House Furniture Manufacturing Incorporated. In 1991, a new two-story office building replaced an existing two-story building. The company thrived throughout the 1990s despite the fact that numerous furniture stores were closing throughout California. After the death of Malcolm in 2001, his son Malcolm Jr. became the company president. Currently, The Rosecrans Land Incorporation occupies the evaluated property.

Integrity Statement

The subject building was evaluated against the seven aspects of integrity as outlined in National Register Bulletin 15. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling and association.

The evaluated building retains its original location; it has not been moved.

The evaluated building was constructed in the Hollydale district of the City of South Gate in 1926. At the time of construction the area consisted primarily of farmland and was sparsely developed with a few manufacturing plants near the vicinity of the evaluated building. Residential development of Hollydale started in 1941 with the construction of residential tracts to the immediate west and east of the building. Manufacturing plants were constructed on the east side of Center Street and just east of the Union Pacific Railroad tracks starting in the 1970s. Thus the setting, feeling and association of the area have changed.

The evaluated building consists of an original core brick workshop building constructed in 1926 with additions to all four sides of the building. Overall, the building does not exude a specific architectural style. It is likely that, due to the additions, not much of the original 1926 building remains except for a south facing brick wall. Thus, the original building was essentially replaced through multiple alterations in circa 1946. Therefore, the design and material of the building have significantly changed.

The integrity of the evaluated building is poor. The condition of the evaluated building is good.

(continued to page 6)

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280
Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

***B10. Significance:** (continued from page 5)

National Register of Historic Places Evaluation

The evaluated property was assessed under the four criteria of the National Register of Historic Places (NRHP). The property was found to not qualify as a significant property under the criteria. The following is a discussion of how that determination was made:

The property was assessed under Criterion A for its potential significance as a part of an historic trend that may have made a significant contribution to the broad patterns of our history. The evaluated building was constructed in 1926 as a warehouse/workshop for the California Church Furniture Company (CCFC). The CCFC was one of five manufacturing plants located on what was then Kentucky Avenue (now Center Street) in Hollydale and was likely the only company in the area at the time that manufactured furniture. The company operated until 1937, when the Harbor Furniture Manufacturing purchased the property. The company, founded by Alfred L. Tuttleton and his son Malcolm, specialized in the manufacture of residential wood furniture. The company was originally located south of its current location in Hynes California, which is now the city of Paramount. As the company began to grow and thrive, the surrounding area began to evolve from an agricultural district to a residential district. The construction of a church in Hollydale in 1939 signaled the start of the residential building boom that had been delayed for the past decade. Numerous tract homes were constructed to the immediate west of the evaluated property and areas east of the Southern Pacific railroad tracks during 1941-42. More than 9,000 homes were built in South Gate between 1940 through 1945. The company began to outgrow its facilities and in 1942 an adjacent property to the east near the corner of Center Avenue and Century Boulevard, which contained a single-family residence, was purchased. Likely due to the war, expansion was delayed and construction of a workshop addition on the newly acquired land did not occur until 1946. However by 1945, the company had opened another plant in South Gate at 8670 Atlantic Boulevard. The postwar building boom may likely have benefited the company as approximately 7,000 new homes were constructed just in the city alone between 1950 through 1964. And since the new homes were largely unfurnished, there was more than likely an increased demand for new furniture. However, no documentation could be found to show that the company played an important role in the development of Hollydale or the city of South Gate in that they were one of many manufacturing plants in the city and one of a few in Hollydale that provided jobs for those migrating westward prior to and after World War II. **Therefore, it does not appear to qualify for the NRHP under Criterion A.**

The property was considered under Criterion B for its association with the lives of persons significant in our past. At the time of its construction in 1926, the property was owned by the Mercantile Investment Company. In 1934, the property was purchased by E.A. Parkford, and in 1936, Mutual Building and Loan Association of Redondo Beach purchased the property. From 1937 to 1939, Harbor Furniture Manufacturing Company was the owner and from 1939 to 1940, Alfred L. Tuttleton was the sole owner. During the period that Guy Witter owned the property from 1940 to 1944, Alfred L. Tuttleton purchased an adjacent lot south of the property in 1942. From 1944 to 1954, Frank E. Dayton owned the property and for a four year period from 1954 to 1958, Alfred L. and Malcolm Tuttleton owned the property. Since then the property has been owned by Rosecrans Land Incorporated. Tuttleton, Parkford and Witter were associated with the property during the period of significance. However they were not significant in terms of the development of the industrial corridor of the Hollydale district. Also, no research could be found which identified one individual associated with the building to be significant to local, state or national history. **Therefore, it does not appear to qualify for the NRHP under Criterion B.**

The property was evaluated under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components lack individual distinction. The evaluated property was originally constructed as a brick workshop building in 1926. Over

(continued to page 7)

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

***B10. Significance:** (continued from page 6)

time, many additions and modifications have been made to all four sides of the building. It appears, due to the additions, that none of the original 1926 building is left except for a south facing brick wall. Thus, the current building is essentially a building constructed in many stages by circa 1946. As it now stands, the building does not exude a specific architectural style and does not possess high artistic values. It is also very unlikely that an architect designed the original brick building on the site or was involved in any of its alterations and modifications. The builder of the evaluated building is unknown. Thus, this building does not appear to be the work of a master. The building also does not appear to be a contributor to a district, since the surrounding area has changed significantly since the construction of the building. **Therefore, it does not appear to qualify for the NRHP under Criterion C**.

The property was considered for Criterion D for the potential to yield or likelihood to yield information to prehistory or history. In order for buildings, structures, and objects to be eligible for 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, it does not appear to qualify for the NRHP under Criterion D.**

In summary, the evaluated building does not appear to qualify for the NRHP. Therefore, this building is not a historic property for the purposes of Section 106. The property was not assessed for California Register of Historic Resources or local designation eligibility.

***B6. Construction History:** (continued from page 2)

The original building permit for the evaluated building could not be located. According to the Los Angeles County Assessor, the evaluated building was constructed in 1926. Additions to the original building began in 1932 and continued through 1991. The following building permits were obtained from the city of South Gate Division of Building and Safety.

1932: "Addition to factory."
1937: "Re-roof factory building."
1937: "Storage garage."
1941: "Storage building and stock saw room."
1945: "Balcony for manufacturing plant."
1946: "Type V manufacturing building."
1946: "Joining two buildings together with cover."
1957: "Multiple chamber incinerator."
1967: "2-2hr. walls to separate building."
1980: "Hot mop roof on shop."
1982: "40' high block wall 8' high 6" block solid grout...footing with 2 #4 bars along tracks on east."
1990: "Re-roof."
1990: "Demolish 2-story brick building."
1991: "Replace (brick building) with conventional construction."
2000: "Tear out and re-roof south 45 squares of building."
2002: "Tear out and re-roof partial commercial building. 25 squares."

***B12. References:** (continued from page 2)

Beaudry, Barbara, *Hollydale*. unpublished, 1987.
Bicentennial Heritage Committee, *South Gate 1776-1976*. South Gate, CA: South Gate Press, 1976.
City of South Gate Division of Building and Safety (building permits).
County of Los Angeles Public Library Hollydale branch (history paper on Hollydale).
County of Los Angeles Public Library Leyland Weaver (South Gate) branch (1942-43, 1949, 1953, 1961 South Gate city directories and 1970, 1980 and 1989-90 South Gate telephone books).
Lefson, Elizabeth V., Senior Planner city of South Gate Community Development Department, personal interview, August 10, 2006. (history of Hollydale, Los Angeles River and I-710).
Los Angeles County Office of the Assessor (Property information).

***B12. References:** (continued from page 7)

Los Angeles Public Library Central branch (1928, 1929, 1930, 1940-41 and 1945-46 South Gate city directories).

"The Times' Home Hunter." *Los Angeles Times*, 1 March 1942.

Tuttleton, Brent. Vice President of Harbor House Furniture Manufacturing Incorporated, personal interview, August 9, 2006. (company history)

"Workman Beaten by Strikers." *Los Angeles Times*, 26 April 1936.

www.earth.google.com (2006 South Gate aerial map).

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

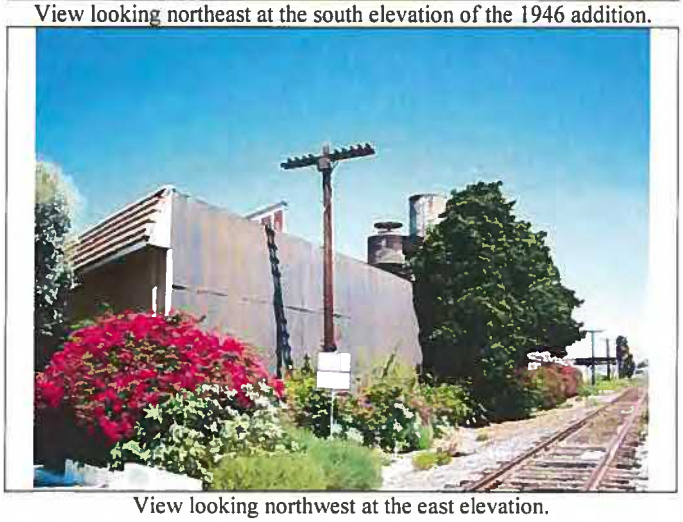
Primary # _____
HRI _____

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

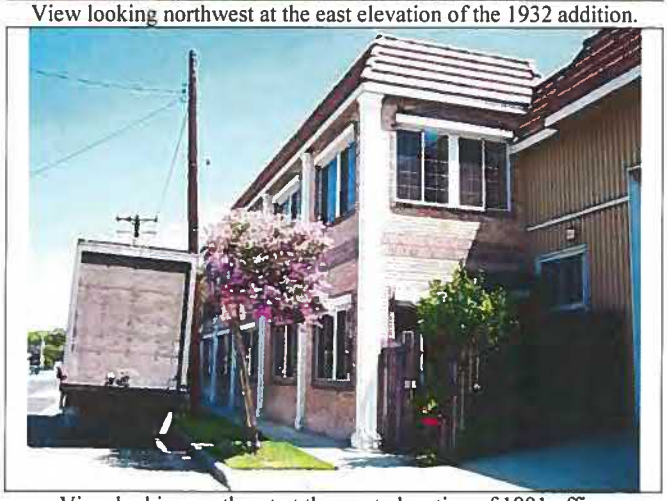
Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

View looking northeast at the south elevation of the 1946 addition.

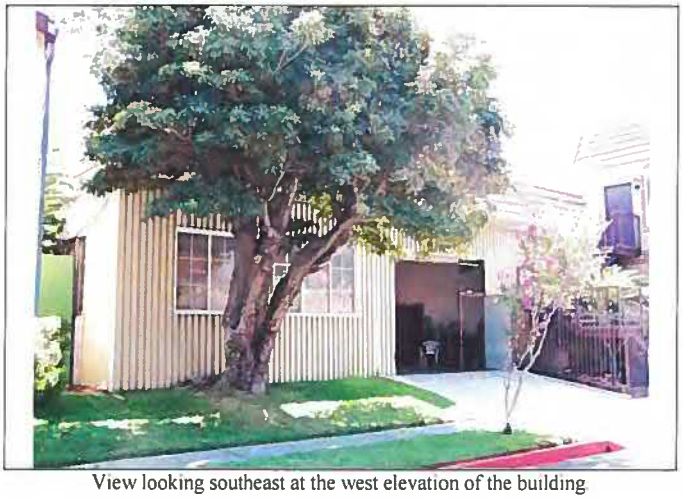
View looking northwest at the east elevation of the 1932 addition.



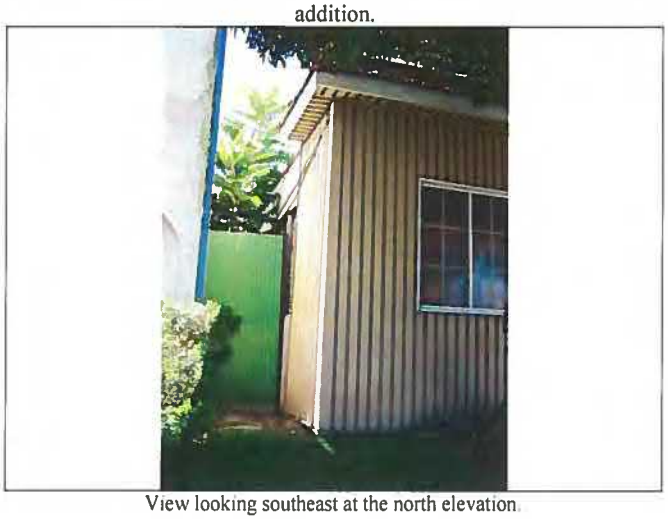
View looking northwest at the east elevation.



View looking northeast at the west elevation of 1991 office addition.



View looking southeast at the west elevation of the building



View looking southeast at the north elevation.

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

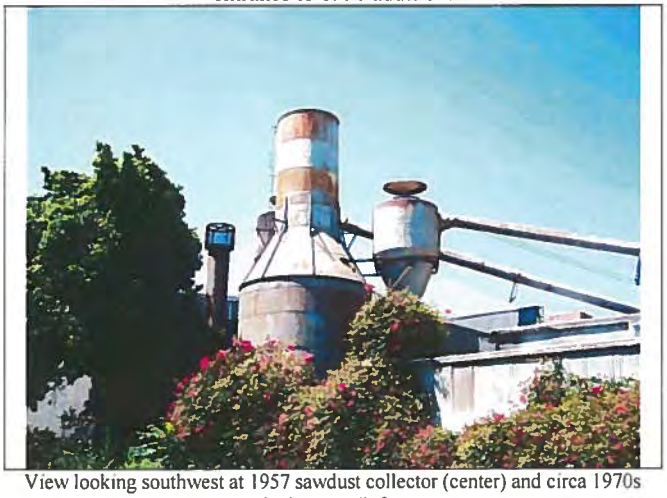
View looking northeast at the entrance to the 1946 addition.

View looking northwest at the south facing entrance to the 1946 elevation addition.

View looking southwest at the entrance to the east elevation entrance to the 1932 addition.

View looking southeast at metal staircase leading to second story entrance to 1991 addition.

View looking northeast at the south elevation of the original 1926 core building.



View looking southwest at 1957 sawdust collector (center) and circa 1970s incinerator (left).

*Resource Name or # (Assigned by recorder) 12508 Center Street, South Gate, 90280

Recorded By: Ben Taniguchi/Rebecca Smith Date: August 10, 2006 ☒ Continuation ☐ Update

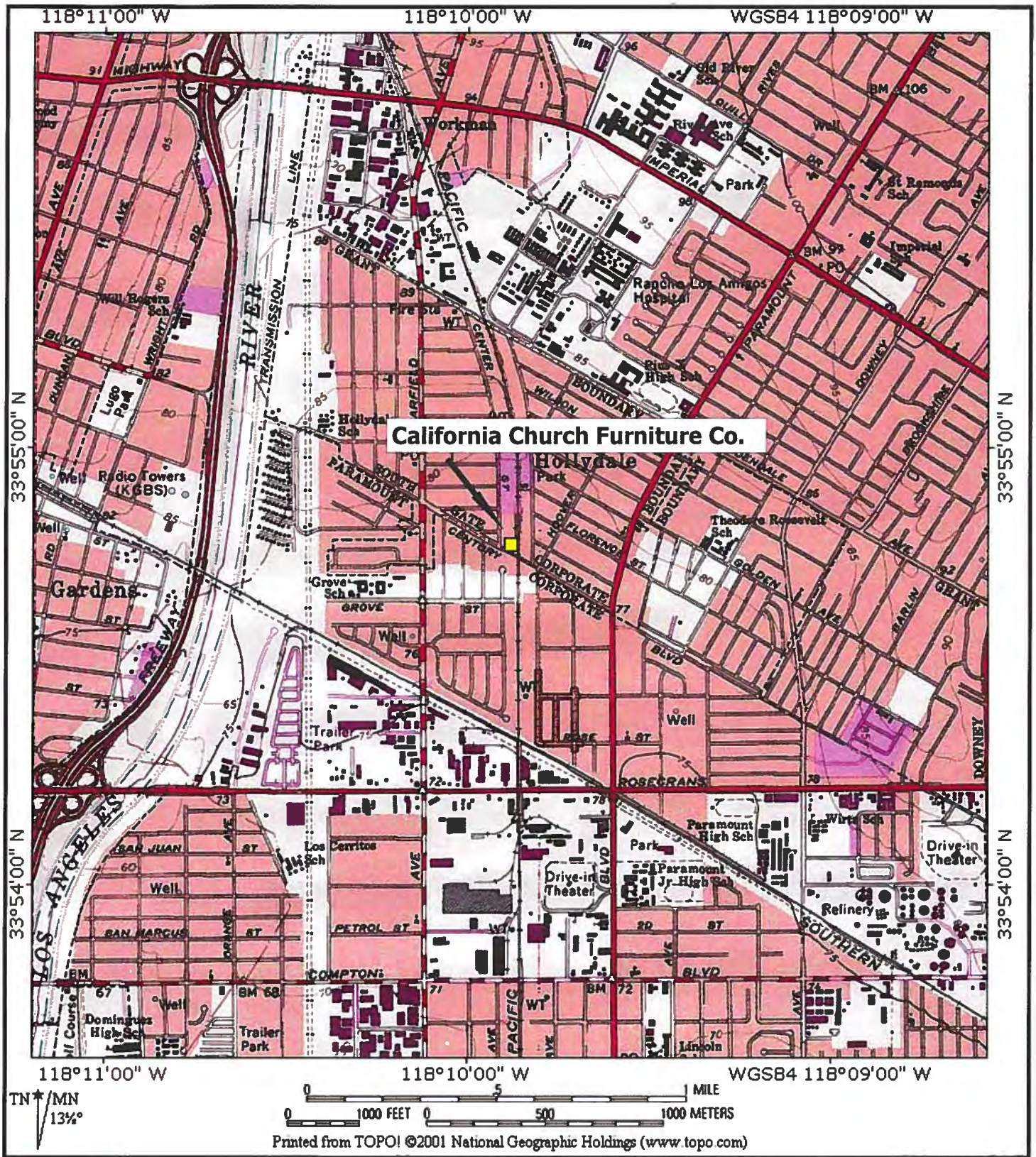
View looking northeast at attached vacuum units attached to 1957 sawdust collector.

View looking east at the base of the 1957 sawdust collector.

View looking east at the base of the circa 1970s incinerator.

Red box indicates evaluated property. Numbers indicates the following: 1) Main core circa 1946 building, 2) 1932 addition, 3) 1946 addition, 4) 1991 two story office, 5) location of 1957 sawdust collector and circa 1970s incinerator. (2006 South Gate aerial map courtesy of Google Earth).

19-187868



TN / MN 13½°

0 5 MILE
0 1000 FEET 0 500 1000 METERS

Topographic Map
(Site Location)

EarthTouch, Inc.
3135 North Fairfield Road
Layton, Utah 84041
Tel: 801.771.2800
Fax: 801.771.2838

California Church Furniture Company
12508 Center Street
South Gate (Los Angeles Co), CA 90280
T3S R12W Section 17

Project: RS-LA-0563B / Harbor House

Source: USGS 7.5-minute quadrangle South Gate, CA

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 #:** 6006 Nevada Avenue (Map Reference No. 21-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B.**B.M.**

c. Address: 6006 Nevada Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6243-027-032

***P3a. Description:**

The subject property is a one-story, multi-family residential building designed in no discernible style. The roughly U-plan building sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Stucco sheathes its wood frame structural system. Windows are generally horizontally sliding aluminum sashes but include at least one vinyl replacement sash. Entrances face the courtyard on the building's north side, their door types obscured by metal security screens. A rectangular-plan, hipped-roof, stucco-clad detached garage is located south of the residence. Its four wood-plank swing-up garage doors face the west. The property is located on a level corner parcel and is landscaped with a small lawn, mature trees, and various decorative plants. The building 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:
North elevation; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1954 (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.

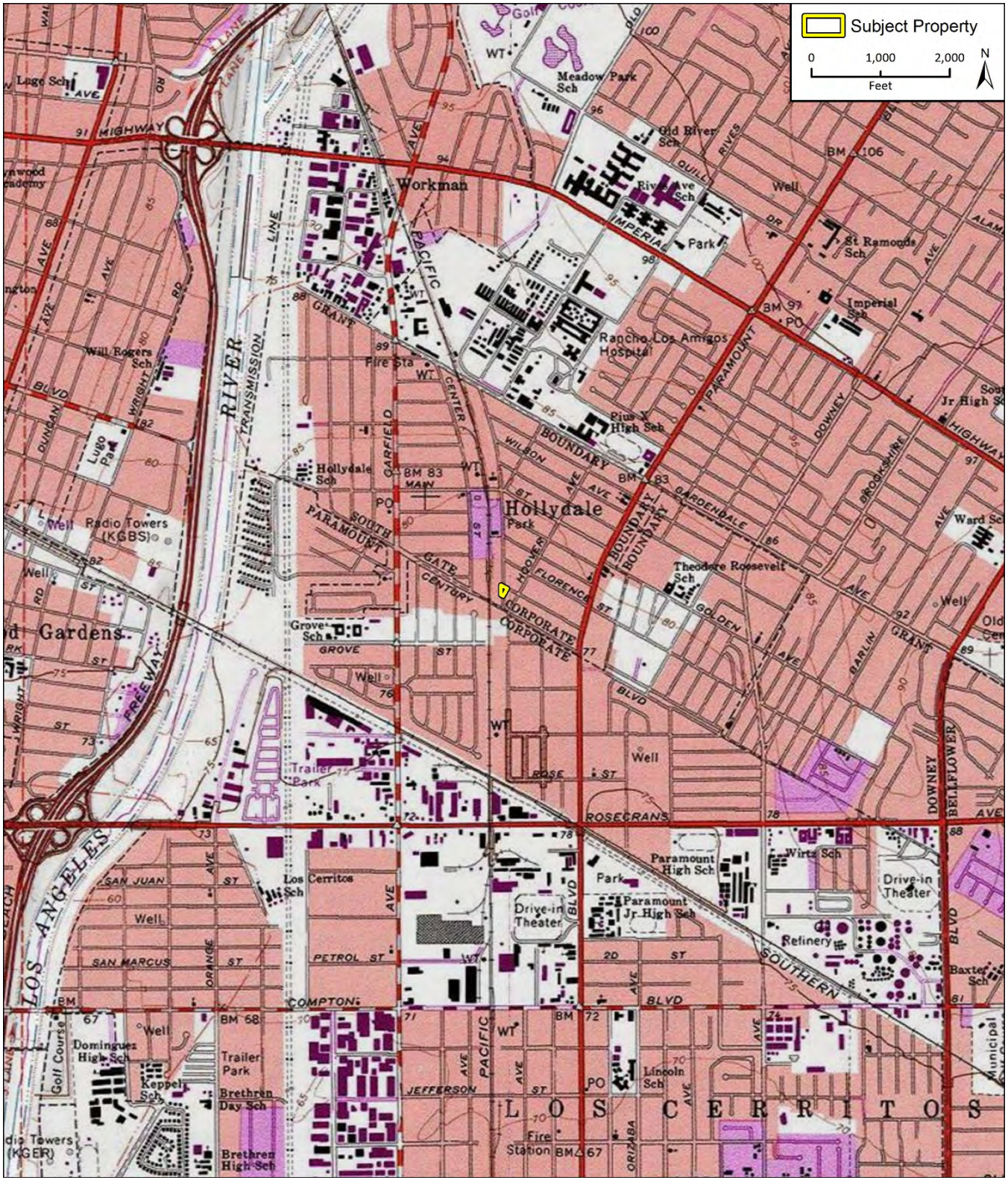
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 6010 Nevada Avenue (Map Reference No. 21-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12318 Industrial Avenue (Map Reference No. 21-009) ***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 Los Angeles County Office of the Assessor parcel data, the subject building was completed in 1954.

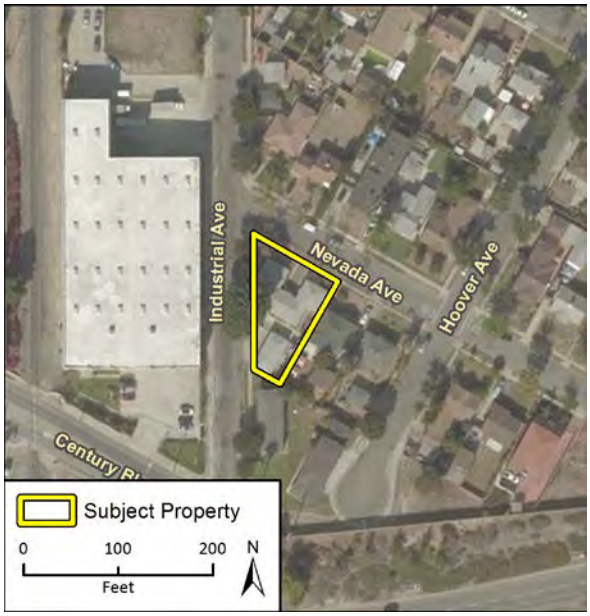
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family residential building constructed in 1954. Historic aerial photographs indicate that, by 1954, properties adjacent to the nearby railroad line were developed for industrial purposes and areas on either side of that corridor were fully built for residential use (Netronline 2019). Newspaper items reveal that former occupants include Phyllis Jean and Norman Sorenson and Sara and James Cloyd (*Los Angeles Times* 9/18/1955; *Long Beach Independent* 2/5/1962). 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 and California Registers and for local designation by the City of South Gate 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of a multi-family residential building constructed in the post-World War II era 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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:**

Long Beach Independent. 1962. "Head-On collision Injures 5 Persons." February 5. https://www.newspapers.com/. Accessed June 2019.
Los Angeles, City of: Public Library. "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.
Los Angeles Times. 1955. "Wilson-Sorenson." September 18. https://www.newspapers.com/. 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.



B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 19, 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 #:** 12515 Hoover Avenue (Map Reference No. 21-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 12515 Hoover Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-027-039

***P3a. Description:**

The subject property is a multi-family residential property on an irregularly-shaped parcel with street frontage on both Hoover Avenue and Industrial Avenue. The parcel contains two multi-family residential buildings separated by a grass lawn. The easternmost building fronts Hoover Avenue and features a rectangular footprint, hipped roofs clad with composition shingles, and a symmetrical design. The building is composed of a two-story element flanked by one-story elements. It is clad with rough stucco and showcases a decorative element on the second story of the façade, acting like a modern interpretation of a corbel. Fenestration consists of vinyl-framed sliding windows. The primary entrances to the building are located on the eastern façade. An opening leading to a staircase is centered on the ground level of the two-story section of the building. This entrance is flanked by two wooden tilt-up doors on each side. Each of the one-story sections has a single door entry accessed via a set of concrete steps. The entry doors are obscured from view by metal security doors. The western elevation features an exterior wooden staircase with a simple railing leading to a second story landing sheltered by a roof overhang and stuccoed posts supported by a half-wall. At least one additional entrance is located on the ground floor, recessed beneath the upper story.

Fronting Industrial Avenue, the westernmost building on the property is a one-story duplex with a rectangular footprint, a hipped roof and stucco cladding. Its western façade is very similar in design to the aforementioned building, featuring two wooden tilt-up doors at center, two single door entries accessed via concrete steps, and vinyl sliding windows.

***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:
Southeast elevation; camera facing northwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 23, 2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

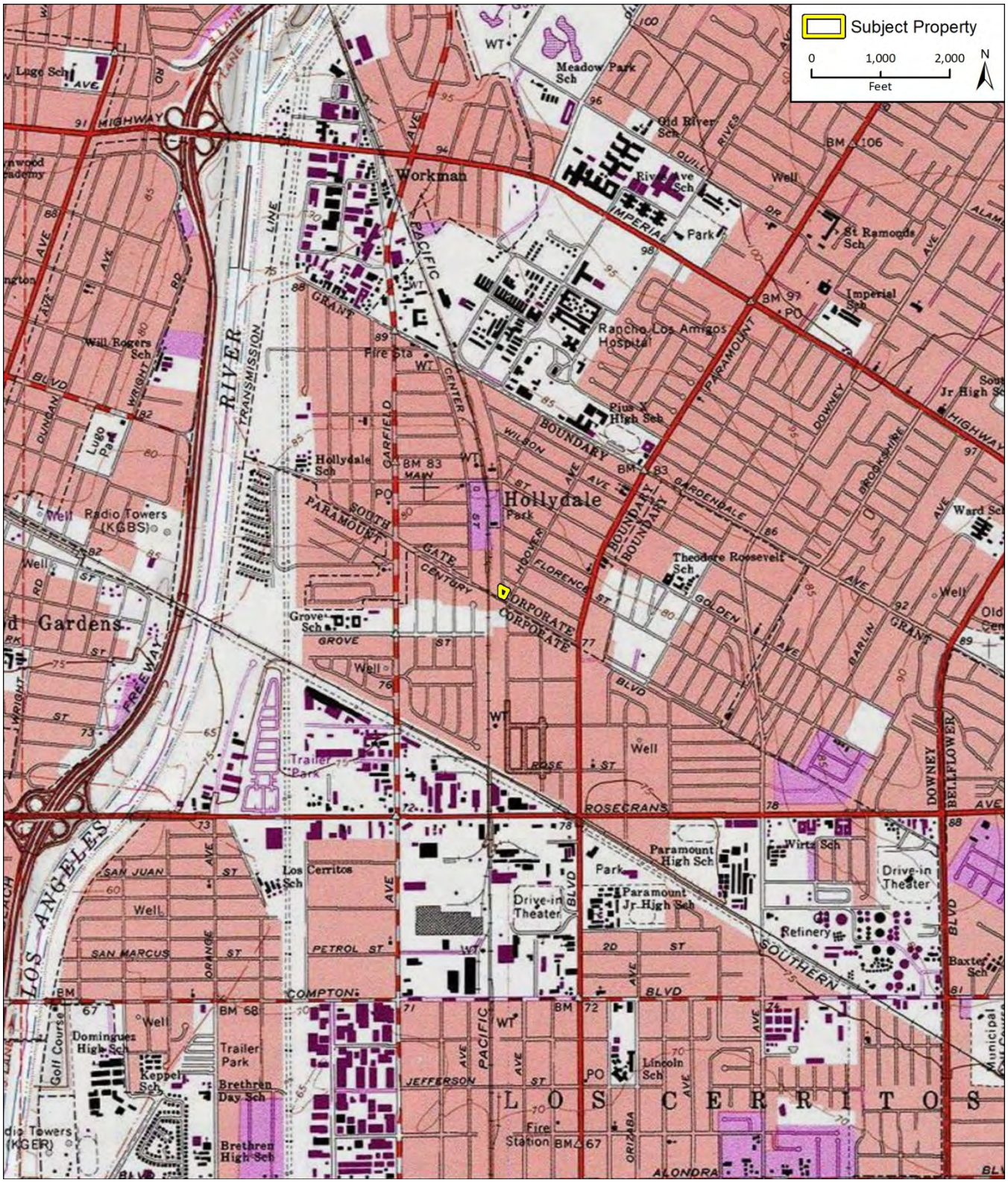
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 12515 Hoover Avenue (Map Reference No. 21-010)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12515 Hoover Avenue (Map Reference No. 21-010) ***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:** No discernable style
***B6. Construction History:**
Both buildings were constructed in 1949 per the L.A. County Assessor. Original windows were replaced with vinyl sliders at an unknown date, and the stucco is also likely not 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 was developed in 1949 with two multi-family residential buildings. Aerial photographs indicate that in the mid-century the property's surroundings were generally characterized by single-family homes to the north, east and south, and industrial development to the west/northwest. Archival research failed to identify the original owner, architect or contractor. Limited occupant information was available based on city directories and other sources. No consequential information was discovered on former owners or occupants.

Interstate 105 was constructed during the 1980s to early 1990s, a portion of which was built through South Gate and dramatically changed the setting immediately south of the subject property. This included dead-ending Hoover Avenue so that the easternmost building is now located in a cul-de-sac.

The property is not eligible for listing in the National or California Registers or for local designation 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 (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F.). The buildings are relatively ordinary and altered examples of multi-family residences; 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, the property is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). The property is also not eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

K.I. Strand & Dean S. Woodbury. 1955. South Gate City Directory. Accessed December 2018 at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 2018.

Newspaperarchive.com. "Home". [digitized archive]. Newspaper articles, various by location and date. https://www.newspaperarchive.com/. Accessed December 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 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 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 13811-13815 Arthur Avenue (Map Reference No. 21-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 13811 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-022-001

***P3a. Description:**

The subject property is a rectangular, multi-family parcel that contains a single-family residence and two apartment buildings. Due to a large setback the apartments are not clearly visible from the public ROW. At the front (east end) of the parcel is a one-story single-family residence with no discernible style. It has a nearly square footprint and is topped by what appears to be a hipped roof covered with composite shingles. Its exterior is clad primarily with stucco although the façade features stone veneer on the lower walls. Fenestration includes vinyl-framed windows. Located on the eastern façade, the primary entry door is obscured by a metal security door.

The two apartment buildings at the rear of the parcel share a similar design. Each is a two-story building with a rectangular footprint, topped with a gable-on-hipped roof covered with composite shingles. The gable faces are covered with vertical wood siding, and at least one of the apartment buildings features vertical wood siding on the second story. The southern apartment building has a small one-story section projecting from the eastern end of the building, which is also covered with a gable-on-hipped roof. Although not clearly visible from the public ROW, the primary entrances appear to face inward to the walkway between the buildings. Entry doors on the ground floor are each sheltered by a small roof; doors are obscured by metal security doors. Window materials could not be determined.

Landscaping in front of the single-family residence includes a grass lawn, palm and other trees, as well as ivy growing on the façade. A black iron rail fence surrounds the residence. Ground plantings were noted between entry doors to the apartment buildings. Hardscaping includes a driveway along the southern edge of the property and a parking area between the apartments and the front home. 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.)

P5b. Description of Photo:
Overview of property; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Single-family residence: 1958
Apartment buildings: 1963 (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:**
January 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):

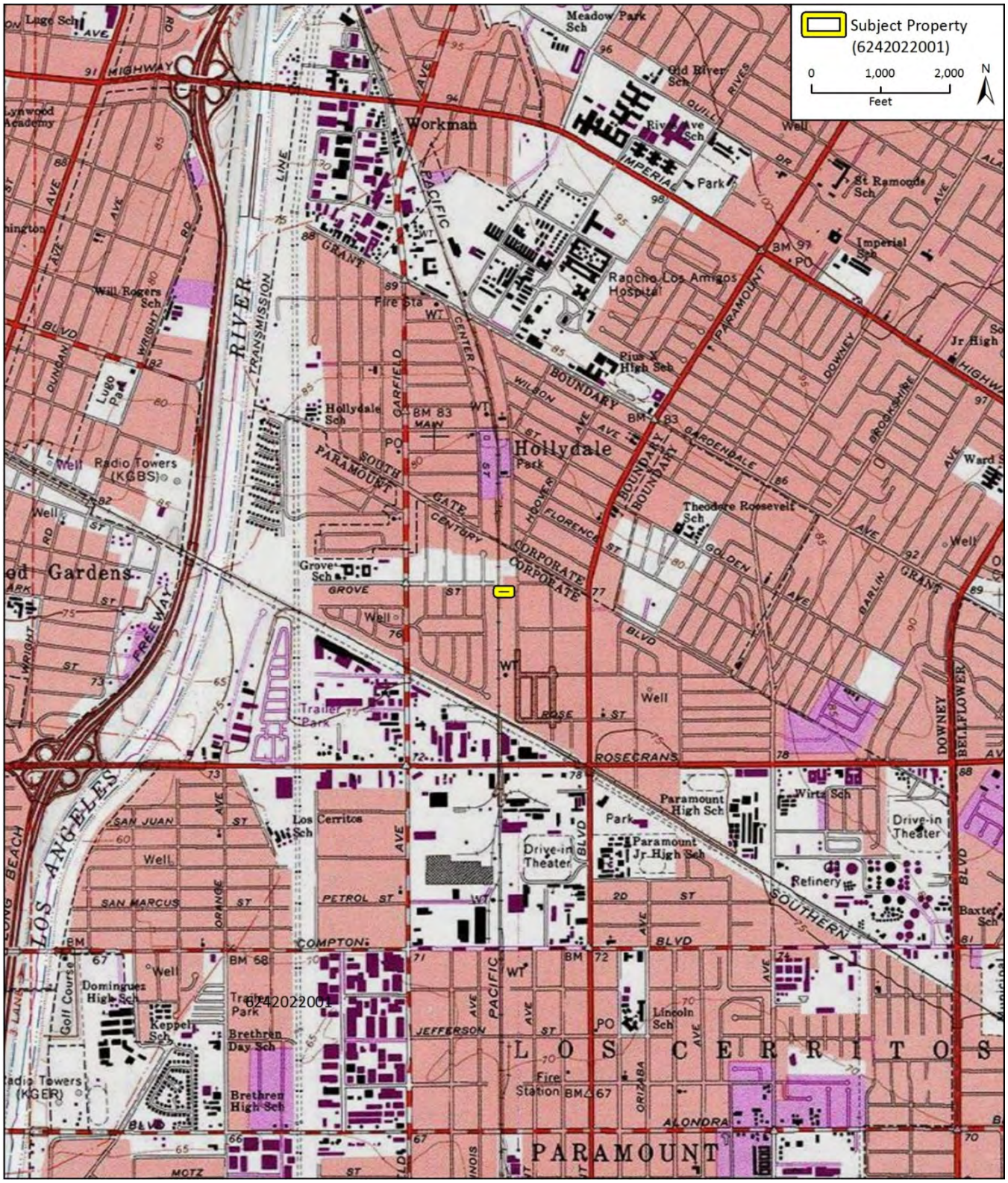
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 13811-13815 Arthur Avenue (Map Reference No. 21-011)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 13811-13815 Arthur Avenue (Map Reference No. 21-011) ***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:** No discernible style
***B6. Construction History:**
Single-family residence built in 1958 and apartment buildings built in 1963 per L.A. County Assessor data. Alterations include non-original vinyl windows in the single-family 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 multi-family property containing a single-family residence built in 1958 and two apartment buildings built in 1963.

City directories do not show 13811 or 13815 Arthur Ave in either 1960 or 1964 but show that a house at 13813 Arthur Ave (the current address for the northern apartment building) was moved by 1964. It is possible that this residence may have been behind the primary single-family residence located at the front of the parcel and may have been moved in order to construct the apartment buildings.

Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by adding secondary residential buildings on one parcel. Noted alterations include the replacement of original windows with vinyl windows on the single-family residence. Archival research failed to ascertain the original owner, architect, or contractor.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.

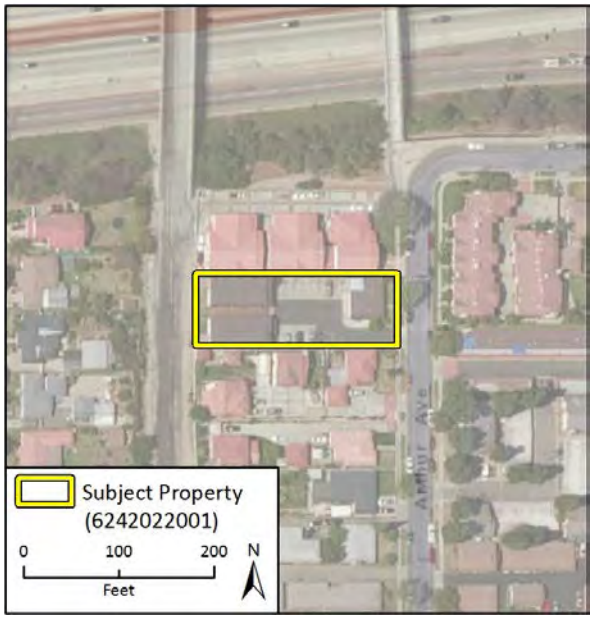
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

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.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory.

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 13841-13843 Arthur Avenue (Map Reference No. 21-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 13841 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-023-012

***P3a. Description:**

The subject property is a rectangular, multi-family parcel that contains six single-story residential buildings. The six Minimal Traditional-style buildings are sited in a group of four on the northern half of the parcel, and a grouping of two at the southern edge of the parcel. A paved driveway separates the two groupings. The six buildings are similar in design and materials although the three on the western half (rear) of the parcel have L-shaped footprints while the remainder have slight U-shaped footprints. They are topped by gable-on-hipped roofs which are covered with composition shingles and have moderately overhanging eaves. Exterior cladding is stucco and fenestration includes aluminum sliding windows and vinyl-framed windows. Entrances are not clearly visible from the public ROW and are obscured by metal security doors. Landscaping includes grass lawns at the front of the property and lawns flanking the driveway, mature trees and shrubs. 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.)

P5b. Description of Photo:
Overview of property; camera facing west, January 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

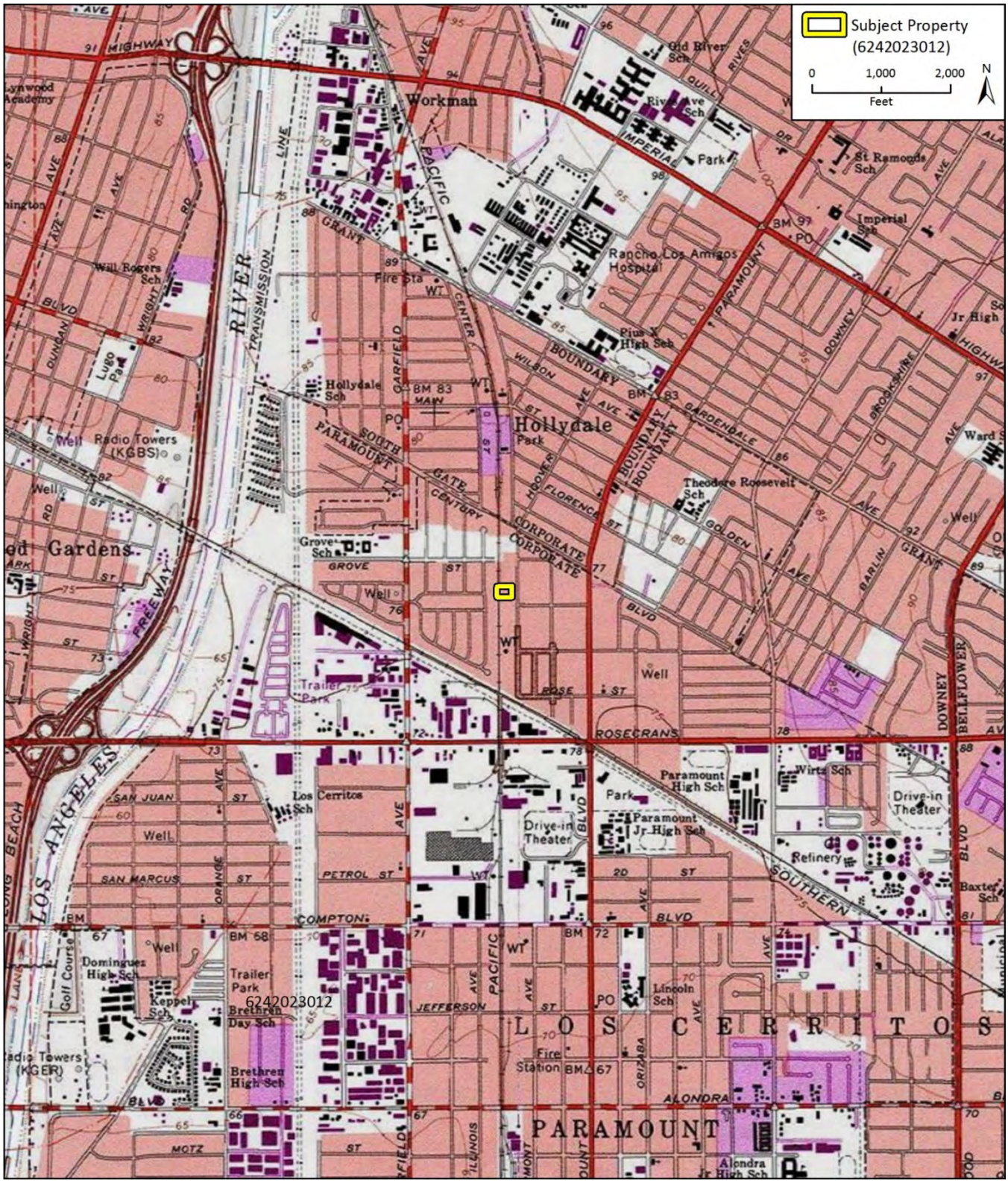
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 13841-13843 Arthur Avenue (Map Reference No. 21-012)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



 * Required information

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 13841-13843 Arthur Avenue (Map Reference No. 21-012) ***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:** Minimal Traditional
***B6. Construction History:**
Built in 1963 per L.A. County Assessor data. Several of the buildings have non-original vinyl-framed 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 property containing six residential buildings constructed in 1963. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by assembling multiple residential buildings on one parcel. Although not all of the buildings were visible from the public ROW, noted alterations include the replacement of original windows with vinyl windows. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The multi-family residences are modest examples of Minimal Traditional-style homes 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

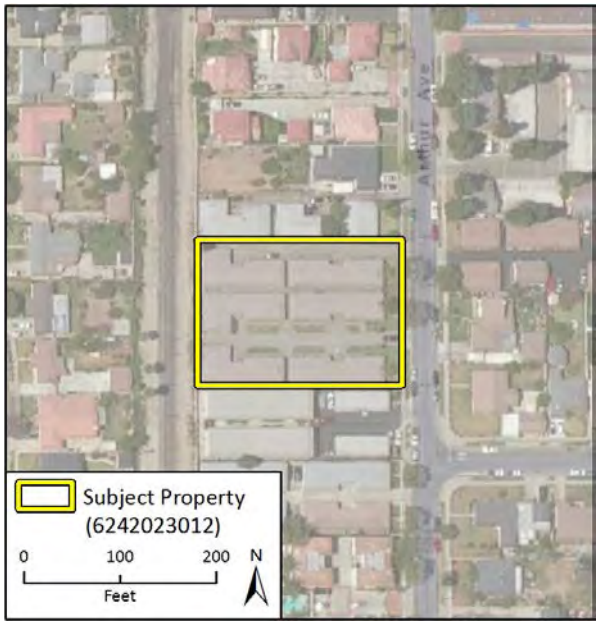
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

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:** Susan Zamudio-Gurrola, 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 #:** 13901, 13903, 13905 Arthur Avenue (Map Reference No. 21-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B. **B.M.**

c. Address: 13901-13905 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-023-004

***P3a. Description:**

The subject property is a rectangular multi-family parcel that includes four residential buildings. The vernacular residences are organized into two rows divided by a wide, paved drive. The buildings share a common overall design, characterized by a single-story height, U-shaped plan, hipped roofs covered with asphalt shingles, and predominantly stucco wall cladding. Buildings at the front (east end) of the parcel feature brick veneer on the façade and brick planters. Fenestration includes aluminum slider windows; entry doors were obscured by metal security doors. Landscaping consists of a pair of front lawns behind low, concrete-block walls that line the eastern edge 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:
Overview of property; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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:**
January 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):

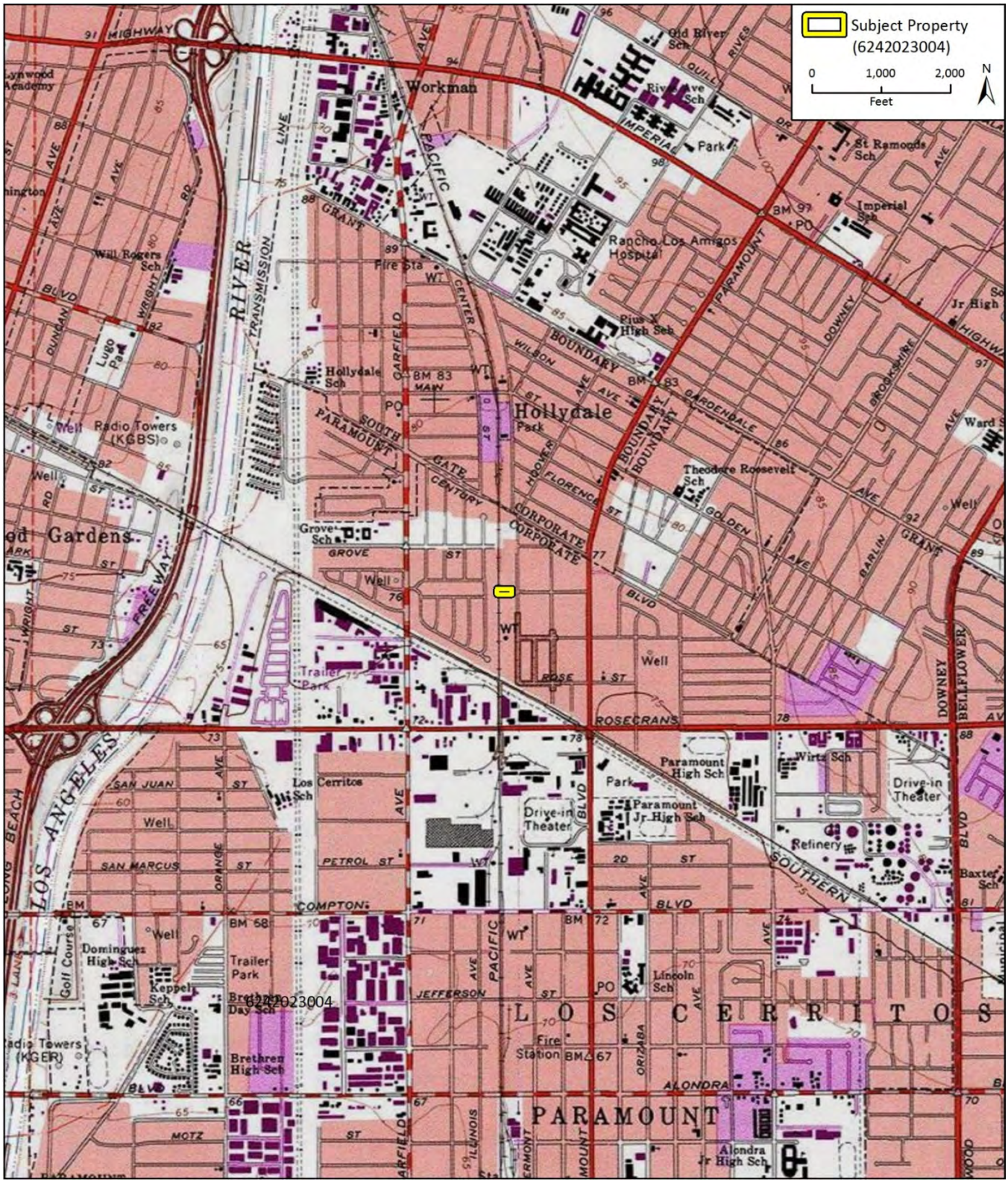
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 13901-13905 Arthur Avenue (Map Reference No. 21-013)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 13901-13905 Arthur Avenue (Map Reference No. 21-013) ***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:** Vernacular/Utilitarian
***B6. Construction History:**
Built in 1963 per L.A. County Assessor data. No notable alterations were observed.

***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

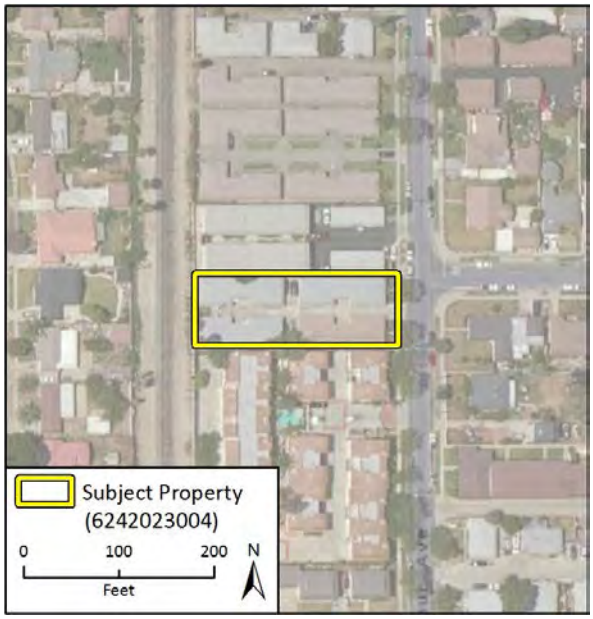
The subject property is a multi-family property containing four residential buildings constructed in 1963. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by assembling multiple residential buildings on one parcel. Although not all of the buildings were visible from the public ROW, no significant alterations were noted. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

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 vernacular/utilitarian 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 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.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 13933-13937 Arthur Avenue (Map Reference No. 21-014)

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: 12W, Section: 17 S.B.**B.M.**

c. Address: 13933-13937 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-023-002

***P3a. Description:**

The subject property is a multi-family property on a rectangular parcel that includes three residential buildings. Although not all are clearly visible from the public ROW, it appears that there are two two-story apartment buildings on the eastern half of the parcel and a two-story residence at the rear (western edge) of the parcel. The apartment buildings are similar in design, featuring two stories, square plans, and gable-on-hipped roofs covered with composite shingles. Their exteriors are stuccoed and they both appear to retain original aluminum sliding windows. Each story has a slightly recessed single door entry located on the south elevation. An exterior concrete stairway with metal rails provides access to the second story entries. To the rear of the central apartment building is a one-story garage.

At the rear (western edge) of the property is a two-story residential building with an irregular plan. It is covered by a cross-gabled roof covered with composite shingles and has stucco exterior. A one-story element with a flat roof on the south end of the building appears to be an addition. The primary entrance, located on the east elevation, is recessed under a flat roof which projects from the façade. Fenestration is not clearly visible from the public ROW but appears to include aluminum sliders and vinyl-framed windows. One window on the second story of the east elevation appears to have been enclosed to install an air conditioning unit.

Landscaping includes grass lawns and potted plants. Hardscaping includes a driveway running along the southern edge of the parcel, parking areas and walkways. The property is in good condition.

***P3b. Resource Attributes:** HP3. Multi Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Overview of property; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1944-1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:** N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
January 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):

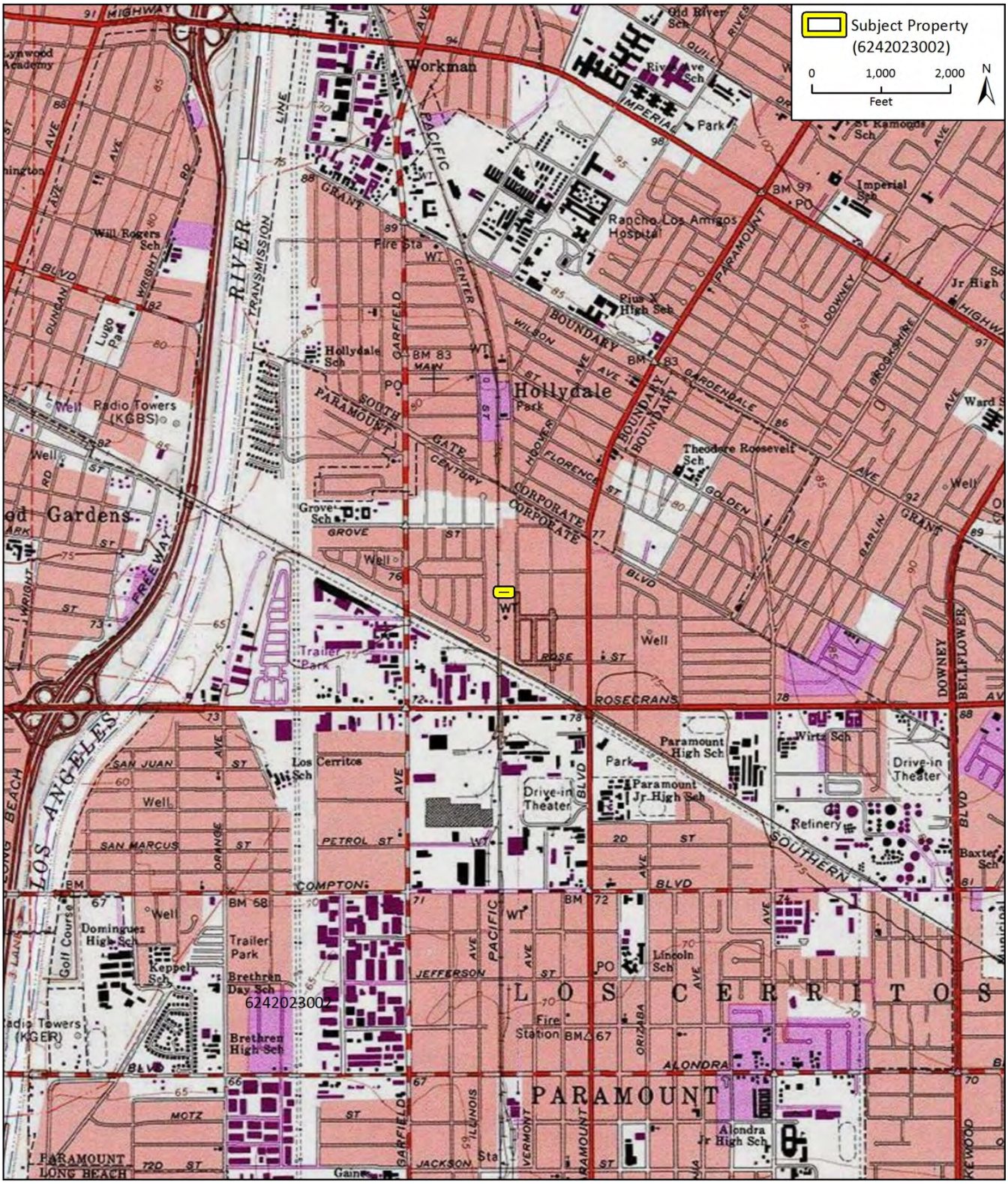
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 13933-13937 Arthur Avenue (Map Reference No. 21-014)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 13933-13937 Arthur Avenue (Map Reference No. 21-014) ***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:** No discernible style
***B6. Construction History:**
The Los Angeles County Assessor lists construction dates of 1944 for one building and 1963 for two buildings, therefore the residence at the rear of the property appears to have been built first. Visible alterations on this residence include a non-original vinyl-framed window and an enclosed window, and the one-story, flat-roofed portion on its south end may constitute a later addition.

***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 property containing three residential buildings of which two are apartment-style buildings and one appears to be an altered single-family residence. Assessor's data lists construction dates of 1944 for one building and 1963 for two buildings; thus, it appears that the residence at the rear of the property was constructed earlier than the apartments. Archival research failed to ascertain the original owner, architect, or contractor. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by adding secondary residential buildings to one parcel. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. Although not all of the buildings were clearly visible from the public ROW, noted alterations to the residence at the rear of the property include non-original vinyl windows, an enclosed window, and likely an addition in the form of the flat-roofed one-story section of the building.

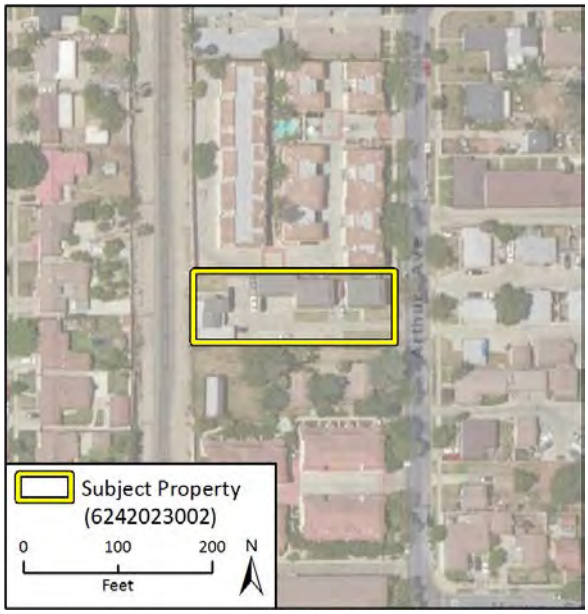
The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings have no discernible 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 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.
UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 19, 2018

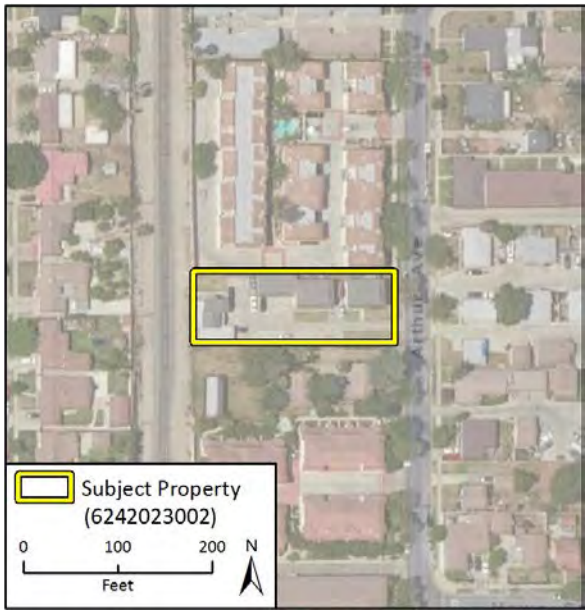
(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 13933-13937 Arthur Avenue (Map Reference No. 21-014) ***NRHP Status Code** 6Z

(This space reserved for official comments.)



D1. Historic Name: Tract Nos. 12562 and 11402

D2. Common Name: Tract Nos. 12562 and 11402

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tract Nos. 12562 and 11402. The 33 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract Nos. 12562 and 11402 are residential tracts, containing a total of 217 lots, that were developed between 1939 and 1941 (County of Los Angeles Miscellaneous Records Book 247, Page 299; Los Angeles County Office of the Assessor). The tracts were platted adjacent to and west of the railroad right-of-way, and are bordered on the north by Interstate 105, on the south by Pacific Electric right-of-way, and on the west by Garfield Avenue. Circulation within the tract includes rectilinear and curvilinear streets bisecting grids of residential parcels, and a few cul-de-sacs. Landscaping appears limited to street trees. The buildings located within this tract include residences with minor elements of the Minimal Traditional style, and residences with no discernible architectural style. There does not appear to be a significantly planned landscape design.

The following addresses, located along the eastern edge of the tract, are included in this district record: 13808, 13814, 13820, 13826, 13832, 13838, 13846, 13852, 13858, 13864, 13870, 13902, 13910, 13916, 13922, 13928, 13934, 13940, 13946, 13952, 13958, 13964, 13968, 13976 and 13809 Façade Avenue; 7638, 7644, 7650, 7656, 7659, 7660, 7664 and 7665 Racine Avenue.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the north by I-105, on the south and east by railroad right-of-way, and on the west by Garfield Ave.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** Residential architecture **Area:** Paramount
Period of Significance: 1939-1941 **Applicable Criteria:** N/A (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.)

The land which was subdivided as Tract Nos. 12562 and 11402 appears to have been mostly undeveloped through the 1930s with the exception of a homestead located at the southwest corner of the property. The land was subdivided in 1939 and 1940 as residential parcels by a number of individuals who had joint ownership, including: Charles and Bessie Flagg, Robert and Florence Holman, Foster and Ruth Grantham, and Ed Krist (Los Angeles County Tract Map book 215, page 45, book 237, page 11). The subdivision appears to have been developed by the Ed Krist Co., which was one of the signatories on the tract maps. Based on newspaper advertisements it appears that the tracts were part of a larger development called "Happy Homes Vista", which was comprised of various tracts, and included the homes on the west side of Garfield Avenue. Ads touted two-bedroom homes selling for $2,850 (*Long Beach Independent* 1942a, 1942b, 1942c).

Real estate developer Ed Krist was a native of Connecticut who relocated to California in 1920. Between 1923 and 1953 he constructed over 6,000 homes in Los Angeles County, including developments in Norwalk, Artesia, Bellflower and Compton. Krist's budget-minded, family-friendly developments were branded with the moniker "Happy Homes". Described as "Krist's low-cost home building program", it appears that his approach focused on producing homes with a low overall price point, low down payment, and low maintenance (*Long Beach Independent* 1939 and 1954; *Independent Press-Telegram* 1952 and 1953). Krist resided in both Los Angeles and Palm Springs with his wife Florine; he died in 1956 (*Desert Sun* 1956).

Built out between 1939 and 1941, the subdivision was developed in the culminating years of the Great Depression, as it affected California. Its development may have been in response to the United States Congress' amendment in 1938 of the Federal Housing Administration's mortgage insurance program, which reduced required down payments and increased the length of loan terms. These types of improvements to access to mortgage financing for a larger number of Americans led to a slight increase in housing construction in the late 1930s (Caltrans 2011). Several decades later, in the 1970s, many homes in the subdivision were demolished for the construction of Interstate 105 which bisected the neighborhood (NETROnline, various).

The tracts were evaluated as a historic district in order to better understand their potential significance in the suburbanization of Los Angeles County, and in the growth of the community of Paramount, which was officially formed in 1948 and incorporated in 1957. Though the subdivision is associated with these real estate development trends in Los Angeles County and Paramount, the subdivision does not appear to be significant in either of these contexts (Criteria A/1). In addition, it has lost integrity due to the demolition of numerous homes and construction of I-105 through the subdivision. See continuation sheet, p. 2.

D6. Significance, continued:

Archival research uncovered numerous announcements and ads targeting buyers, but besides this marketing, a lack of press coverage of the firm's projects indicates that the Ed Krist Co., although a successful and prolific builder, did not make a historically significant contribution to the real estate development of Paramount or Los Angeles County. The homes' designs do not appear to possess technical or aesthetic achievements. Archival research failed to ascertain an architect or contractor and does not indicate that the district is associated with any persons significant in the history of the city, region, state, or nation. (Criteria B/2).

Additionally, the buildings in the subdivision are modest and undistinguished examples single-family homes with minor elements of the Minimal Traditional style, and are a type that is commonly found in Paramount. They do not exhibit high artistic value, nor do they represent the work of a master (Criteria C/3). Nearly every home in the subdivision has been altered in some manner, ranging from the replacement of original windows to varying degrees of alteration which have further diminished the district's integrity. Records search results and archival research did not indicate that the property on which the subdivision was developed has the potential to yield information important to history or prehistory (Criteria D/4). In summary, the buildings in Tract Nos. 12562 and 11402 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resource individually or as a historic district.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Caltrans. 2011. Tract Housing in California, 1945-1973: A Context for National Register Evaluation. Caltrans, Sacramento, CA.

Desert Sun. 1956. "Ed Krist Left $3,000,000 Estate", Palm Springs Desert Sun, vol. XXIX, no. 187, June 14, 1956. Accessed on November 28, 2018 on the California Digital Newspaper Collection, University of California, Riverside. https://cdnc.ucr.edu/

Independent Press-Telegram.
1952 "Ed Krist's Happy Homes Preview Set for Today", 27 April. Accessed on newspapers.com
1953 "New Happy Home Development Opened Today in Norwalk", 21 June. Accessed on newspapers.com
1953 "New Tract Now Open in Artesia", 1 March. Accessed on newspapers.com

Long Beach Independent
1939 Ad for Ed Krist Company "Happy Homes", 13 October. Accessed at newspapers.com
1942a Ad for Ed Krist Co. "Happy Homes", 11 January. Accessed at newspapers.com
1942b "Krist Reports Bonus Checks Converted Into Home Payment", 13 January. Accessed at newspapers.com
1942c "Community Spirit Reigns at Krist Tract", 9 August. Accessed at newspapers.com
1954 Ad for Ed Krist "Happy Homes", 9 November. Accessed at newspaperarchive.com

Los Angeles, County of. 1939. Tract Maps: Book 215, Page 45 and 46; Book 237, Pages 11 and 12.

Los Angeles County Office of the Assessor. "Property Assessment Information System". Parcel data. Accessed November 2018 at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

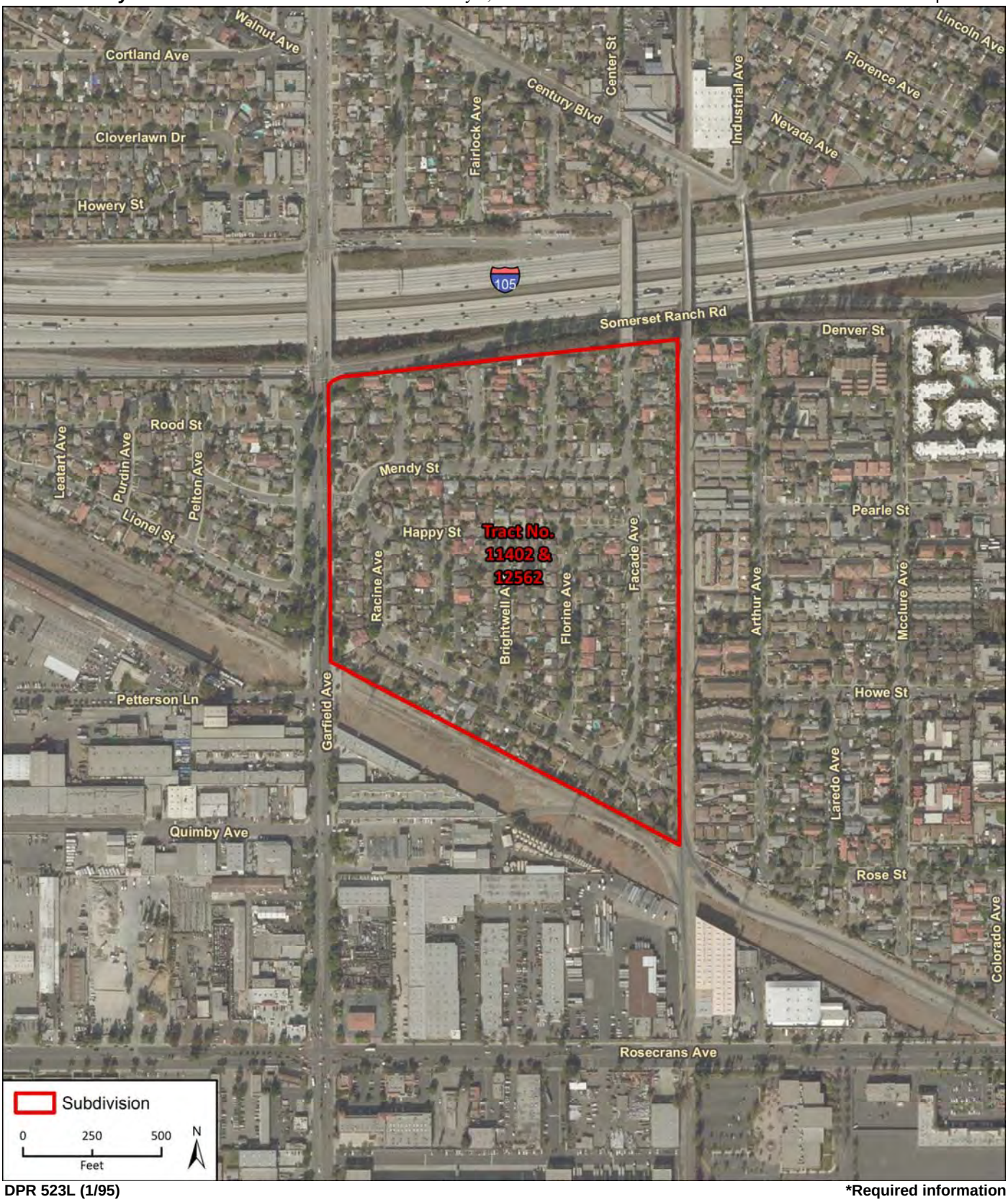
NETROnline. Various. "Historic Aerials". [digital photograph database]. Images of the Project Area viewed online. Accessed November 21, 2018 at https://www.historicaerials.com/viewer

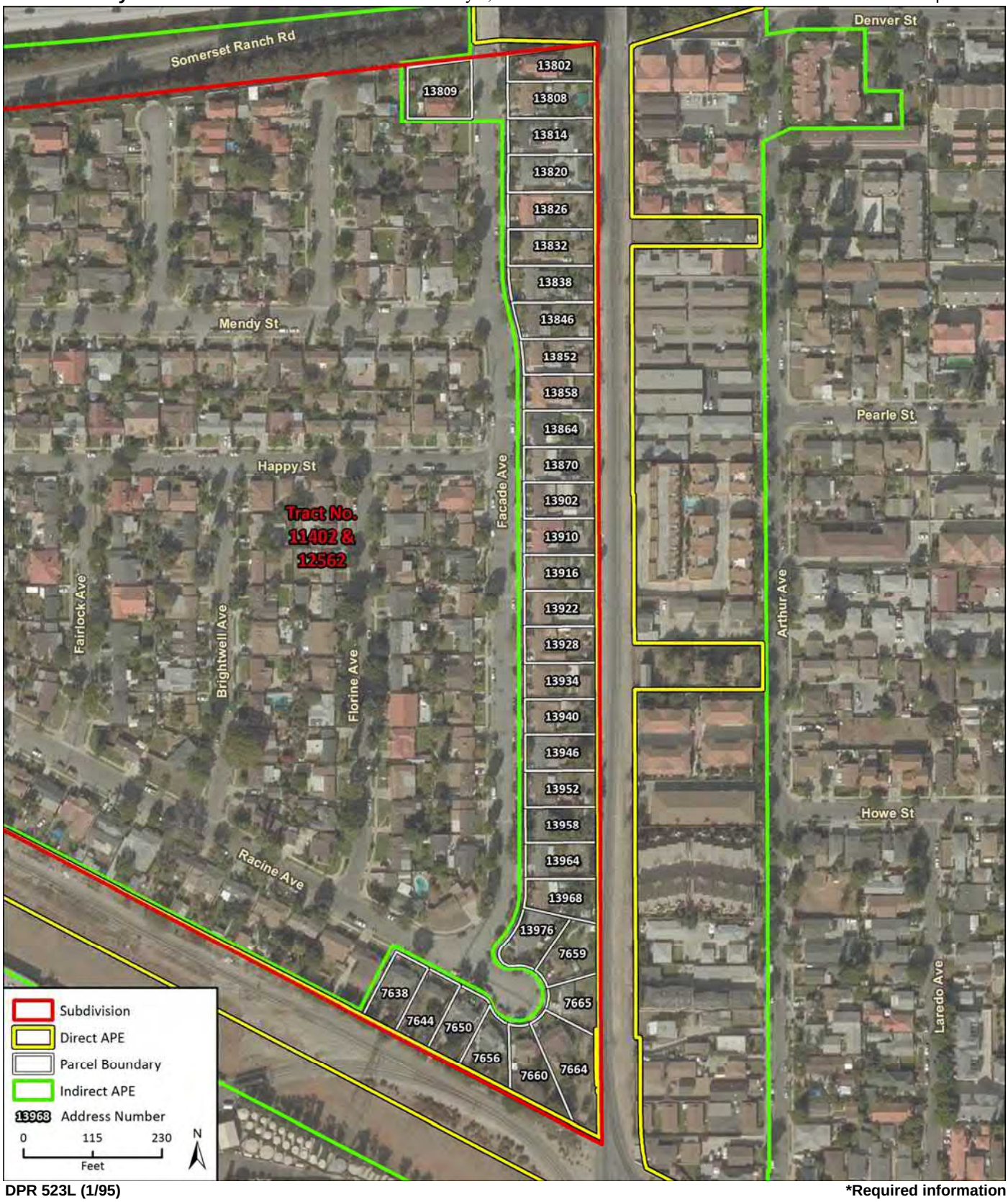
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/ Accessed November 2018.

Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspaperarchive.com/ Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** July 8, 2019
Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street Suite 1400, Los Angeles, CA 90012


Walnut Ave
Cortland Ave
Cloverlawn Dr
Howery St
Century Blvd
Center St
Fairlock Ave
Industrial Ave
Florence Ave
Lincoln Ave
Nevada Ave
105
Somerset Ranch Rd
Denver St
Rood St
Leatart Ave
Purdin Ave
Peiton Ave
Lionel St
Mendy St
Happy St
Tract No. 11402 & 12562
Racine Ave
Brightwell Ave
Florine Ave
Facade Ave
Pearle St
Arthur Ave
Mcclure Ave
Howe St
Laredo Ave
Rose St
Colorado Ave
Petterson Ln
Garfield Ave
Quimby Ave
Rosecrans Ave
Subdivision
0
250
500
Feet
N


Somerset Ranch Rd
Denver St
Mendy St
Happy St
Pearle St
Howe St
Racine Ave
Facade Ave
Arthur Ave
Laredo Ave
Fairlock Ave
Brightwell Ave
Florine Ave
Tract No. 11402 & 12562
13809
13802
13808
13814
13820
13826
13832
13838
13846
13852
13858
13864
13870
13902
13910
13916
13922
13928
13934
13940
13946
13952
13958
13964
13968
13976
7659
7665
7664
7660
7656
7650
7644
7638
Subdivision
Direct APE
Parcel Boundary
Indirect APE
13968 Address Number
0 115 230
Feet
N

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; **B.M.**
c. Address: City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: Elevation:
The district is bounded by railroad right-of-way to the east and south, by Interstate 105 to the north, and Garfield Avenue to the west.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 33 parcels of Tracts 12562 and 11402 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View of an example of Minimal Traditional-style architecture found in this district.

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1939-1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018 and 4/9/2019.

***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 — 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 #:** 13808 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13808 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-002. Legal description: TRACT # 11402 LOT 2 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage at its southern end which faces the street. Both sections of the building are covered with side-gabled roofs covered with composite shingles. Exterior cladding is stucco and fenestration consists of metal multi-paned casements. One window on the façade is flanked by shutters and is covered by a slanted awning. The primary entrance, on the western façade, is sheltered under a porch created by a roof overhang and supported by square wooden posts with a simple railing. The primary entry door is obscured from view by a screen door, and the garage door is a contemporary sectional roll-up. Landscaping includes a grass lawn in front of the home and small trees and rose bushes in an at-grade planter area across the façade. Hardscaping includes a two-car driveway in front of the garage.

Alterations include the replacement of the original garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to southeast, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1940 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13814 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-003. Legal description: TRACT # 11402 LOT 3 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint. The home is capped by hipped and gabled roofs covered with composition shingles. Located on the western façade, its primary entrance is sheltered beneath an arcaded entry porch which is covered by a shed roof covered with composition shingles. The entry door was obscured from view by a security or screen door. Fenestration appears to be aluminum-framed windows. Alongside the southern edge of the property is a paved concrete driveway which leads to what appears to be a gabled-roofed garage at the southeastern corner of the parcel. A wooden gate across the driveway obscures view of this building from the public ROW. Landscaping includes a grass lawn, shrubs and two palm tree-shaped fountains in front of the home. Hardscaping includes the paved concrete driveway and a walkway through the lawn leading to the entrance.

Suspected alterations include non-original stucco cladding and, based on the surrounding homes, the conversion of an attached garage (on the south end of the home) into habitable space. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13820 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13820 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-004. Legal description: TRACT # 11402 LOT 4 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage located at its southern end which faces the street. The living area is topped by a hipped roof and the garage is topped by a shed roof; both are covered with composition shingles. Exterior cladding is stucco and fenestration includes steel sash multi-paned windows, some flanked by shutters. The primary entrance, on the western façade, is sheltered under a small dropped roof. The primary entry door is obscured from view by a metal security door. The garage door, which may be original, appears to be wooden and contains a small square window surrounded by casing. Landscaping includes a grass lawn in front of the home, palm trees and low plantings within an at-grade planter area across the façade. Hardscaping includes a narrow driveway in front of the garage.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1940 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13826 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-005. Legal description: TRACT # 11402 LOT 5 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it features an irregular footprint and has an attached garage at its southern end which faces the street. The living area is topped by a gable-on-hipped roof and the garage is topped by a gabled roof; both are covered with what appears to be synthetic barrel tile. Exterior cladding is rough stucco as well as stone veneer flanking the entrance. Fenestration consists of vinyl sash multi-paned windows. The primary entrance, on the western façade, is sheltered under a shed roof which extends from the main roof and is supported by iron posts with decorative cubic designs. The primary entry door is a wooden paneled door with a fanlight. The garage door features horizontal grooves; its construction material was not determined. Landscaping includes a grass lawn in front of the home, palm trees and low plantings. Hardscaping includes a driveway in front of the garage.

Alterations include the replacement of the original windows, entry door, roofing material, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to southeast, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:__ 13832 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13832 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-006. Legal description: TRACT # 11402 LOT 6 BLK F Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. It does not showcase any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and quoins decorate each end of the façade. Fenestration includes vinyl sash multi-paned windows surrounded by molding. A bay window projects from the southern end of the façade, in a section of the home that may have originally been the garage, but appears to have been converted into habitable space. The primary entrance, on the western façade, is sheltered under a shed roof that extends from the main roof and is supported by classical fluted columns. The primary entry door is a wooden, paneled door with an arched light. It is surrounded by wide molding. The property is landscaped with a grass lawn, palm trees and low plantings within brick planters in front of the home. Hardscaping includes a paved concrete driveway and concrete walkway edged with brick.

Alterations include the replacement of original windows and entry door, the addition of molding around the windows and door, quoins, classical porch columns, a bay window, stone veneer on the entry step, and brick planters in front of the home. Based on the appearance of the surrounding homes, it is also suspected that an attached garage on the south end of the home was converted into habitable space. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1940 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13838 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13838 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-007. Legal description: TRACT # 12562 LOT 40 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by wide casing. The primary entrance, on the western façade, is sheltered under a shed roof that extends from the main roof and is supported by classical doric columns. The primary entry door is a wooden, paneled door with an oval light, and the garage door is a contemporary sectional roll-up door. The property is landscaped with a grass lawn, palm trees and at-grade planters in front of the home. Hardscaping includes a paved concrete driveway, a stamped concrete walkway, and paved areas in front of the façade.

Alterations include the replacement of original windows, entry door and garage door, and the addition of doric columns, stone veneer on the entry step, and planters in front of the home. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13846 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-008. Legal description: TRACT # 12562 LOT 41 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. Featuring an irregular footprint, the home has an attached garage at its southern end which faces the street. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows. The primary entrance, on the western façade, is sheltered under porch created by a roof overhang that is supported by square wooden posts. The primary entry door is obscured from view by a metal security door, and the garage door is a contemporary sectional roll-up door. The property is landscaped with a grass lawn, a tree and low plantings along the edge of the driveway and in front of the porch. Hardscaping includes a paved concrete driveway and concrete walkway edged with brick.

Alterations include the replacement of original windows and garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to southeast, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

***Resource Name or #:** 13852 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13852 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-009. Legal description: TRACT # 12562 LOT 42 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a nearly rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by hipped and gabled roofs covered with synthetic tile. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by molding. The primary entrance, on the western façade, is sheltered under a small porch created by a shed roof that extends from the main roof and is supported by two slender posts with a slight arch between them. The primary entry door was obscured from view by a metal security door. The property is landscaped with a grass lawn, small trees and plantings within brick planters in front of the home. Hardscaping includes a paved concrete driveway and a walkway covered with pavers. A concrete block wall topped with a metal railing lines the western and northern edges of the property.

Alterations include the replacement of original windows, roofing material and likely the stucco cladding, and the addition of molding around the windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

***Resource Name or #:** 13858 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13858 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-010. Legal description: TRACT # 12562 LOT 43 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by hipped and gabled roofs covered with barrel tile. It is unclear if the tile is clay or synthetic. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by molding. The primary entrance, on the western façade, is sheltered under a gabled porch that is supported by doric columns. Surrounded by wide molding, the entry consists of a wooden paneled door which features an oval light and is flanked by side-lights. A fountain is located within the grass lawn in front of the home. Hardscaping includes a paved concrete driveway and a brick walkway. A stucco and brick wall lines the western and northern edges of the property.

Alterations include the replacement of original windows, primary entry door, garage door and roofing material, the molding around the windows and door, and likely the stuccoed wall and brick walkway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13864 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13864 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-011. Legal description: TRACT # 12562 LOT 44 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is topped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl sash sliding windows. The primary entrance, on the western façade, is sheltered under a gabled roof porch supported by square, stuccoed piers. The primary entry door is a contemporary wooden door featuring metal hardware; it is surrounded by wooden casing. The attached garage at the south end of the home features a contemporary sectional roll-up door. Landscaped consists of a grass lawn and low plantings within a brick planter in front of the home. Hardscaping includes a paved concrete driveway and a stepped walkway covered with pavers that leads to the entry.

Alterations include the replacement of original windows, entry door and garage door, and the paving of the stepped walkway and entry porch. The stucco cladding appears non-original, and the porch configuration and supports are likely a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #: 13870 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13870 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-012. Legal description: TRACT # 12562 LOT 45 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage which faces the street. The home is capped by gabled and shed roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, the primary entrance is sheltered beneath an arcaded entry porch which is covered by a shed roof covered with composition shingles. The entry door was obscured from view by a metal security door. Fenestration consists of various types of vinyl sash windows. The attached garage at the south end of the residence is covered by a shed roof and contains a wooden tilt-up door which may be original. Two ancillary structures at the rear of the property are visible on aerial photos, but not from the public ROW. Landscaping includes a grass lawn, trees, and low plantings within at-grade planters in front of the home. Hardscaping includes the paved concrete driveway, walkway, and a concrete border at the edges of the front yard.

Alterations include the replacement of the original windows and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13902 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13902 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-013. Legal description: TRACT # 12562 LOT 46 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint with an attached garage that faces the street. The home is capped by hipped and gabled roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a flat-roofed porch which is supported with square wooden posts. The entry door was obscured from view by a wood-framed screen door. Fenestration appears to be vinyl sash sliding windows surrounded by casing. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and shrubs. Hardscaping includes the paved concrete driveway, walkway, and a flat stone border at the western edge of the front yard.

Alterations include the replacement of the original windows, garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to northeast, 11/12/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:__ 13910 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13910 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-014. Legal description: TRACT # 12562 LOT 47 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence with an irregular footprint and an attached garage. Originally built as a Minimal Traditional home, it no longer showcases any particular architectural style. The home is capped by gabled roofs covered with synthetic tile. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a gable-roofed porch which is supported with square stuccoed posts with an arch between them. The porch extends further to the south under a shed roof that extends from the main roof. The entry doors are wood, paneled double doors each with arched glazing. Fenestration consists of vinyl sash sliding and double-hung windows surrounded by wide molding. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and palm trees. Hardscaping includes a concrete driveway edged with brick and a paved walkway.

Alterations include the replacement of the original roof material, windows, primary entry door, garage door, and likely the stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13916 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-014. Legal description: TRACT # 12562 LOT 48 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Its exterior cladding is rough stucco. Located on the western façade, its primary entrance is sheltered beneath a shed-roofed porch which is supported by scrolled iron posts resting on square piers painted the same color as the house. The entry door is a wooden, paneled door with an oval light. Fenestration consists of vinyl sash multi-paned windows. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. Landscaping includes a grass lawn and shrubs. Hardscaping includes the paved concrete driveway, walkway, a concrete border at the western edge of the front yard, and stepped walls on the northern and southern property lines.

Alterations include the replacement of the original windows, primary entry door, garage door, and likely the stucco cladding. The porch posts appear to have been altered as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Eastern façade, view to the southwest, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13922 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13922 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-016. Legal description: TRACT # 12562 LOT 49 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built as a minimal Traditional home, it has an irregular footprint with an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes steel multi-paned casement windows and fixed square windows. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by scrolled iron posts with an iron railing between them. The entry door was obscured from view by a metal security door. The attached garage at the south end of the residence contains a contemporary sectional roll-up door. It appears to have been altered, perhaps to convert a portion into habitable space. Landscaping includes a grass lawn, palm tree, and rose bushes. Hardscaping includes the paved concrete driveway, stepped concrete block walls at the northern and southern edges of the property, and a low concrete block border around the front yard.

Alterations include the replacement of the garage door, and likely the insertion of a window into the garage wall. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the southeast, 1/23/2019

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 1/23/2019

***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 — 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 #:** 13928 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13928 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-017. Legal description: TRACT # 12562 LOT 50 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco and brick, and fenestration consists of vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by slender square posts. The entry door is a wood paneled door with an oval light. The attached garage at the south end of the residence features a small cross gable, and contains a contemporary sectional roll-up door. Solar panels are located on the western side of the roof. Landscaping includes a grass lawn and ornamental trees. Hardscaping includes the paved concrete driveway and walkway.

Alterations include the installation of solar panels on the roof, and the replacement of the original windows, primary entry door, garage door, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 11/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 1/12/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13934 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-018. Legal description: TRACT # 12562 LOT 51 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built in a Minimal Traditional style, it has an irregular footprint and an attached garage. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash sliding windows surrounded by casing. Located on the western façade, the primary entrance is sheltered beneath a shed-roofed porch which is supported by square stuccoed posts. The entry door was obscured from view by a security or screened door. The garage door features horizontal grooves and may be original. Landscaping is sparse and consists of a grass lawn and two boulders. Hardscaping includes the paved concrete driveway and walkway covered with pavers.

Alterations include the replacement of the original windows and likely stucco cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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 — 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 #:__ 13940 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13940 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-019. Legal description: TRACT # 12562 LOT 52 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash sliding windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a shed roof extending from the main roof, and is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, palm trees, and ornamental trees within a concrete block planter. Hardscaping includes the paved concrete driveway and a wall at western and southern property lines made of concrete block and iron railing.

Alterations include the replacement of the original windows, garage door, and likely stucco cladding. Other likely alterations include the block wall at the edge of the property and the tile on the step leading up to the entry. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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 — 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 #:** 13946 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13946 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-020. Legal description: TRACT # 12562 LOT 53 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence. Built in the Minimal Traditional style, the home has an irregular footprint and an attached garage. It features a side-gabled roof with narrowly overhanging eaves and exposed rafter tails, and is covered with composite shingles. Exterior cladding is stucco. The asymmetrical western façade features the primary entrance sheltered under a partial-width porch created by a roof overhang supported by square wooden posts. Decorative corner brackets appear to be wooden lattice. A metal security door obscures view of the primary entry door. Fenestration appears to be original steel-framed, multi-light windows which are flanked by wooden shutters. An attached garage at the south end of the building faces the street. The garage door, likely original, appears to be wooden and features horizontal boards with two vertical battens near the center. A chimney is visible near the center of the home at the roof ridge. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway in front of the garage. A block wall lines the northern edge of the property.

No major visible alterations were noted. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to southeast, 1/19/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:** 13952 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13952 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-021. Legal description: TRACT # 12562 LOT 54 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. It features hipped and gabled roofs that are covered with composition shingles. Exterior cladding is stucco. The primary entrance is sheltered under a porch created by a roof overhang that is supported by scrolled metal posts. A metal security door obscures view of the primary entry door. Fenestration consists of aluminum-framed sliding windows. Seams in the wall surface indicate that the former attached garage at the south end of the building has been converted into habitable space. Landscaping includes a grass lawn, various mature trees, and low plantings in front of the house. Hardscaping includes a paved concrete driveway in front of the garage and a stepped block wall at the southern edge of the property.

Alterations include the enclosure of the garage door opening. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to southeast, 1/19/2018

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 13958 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-008-022. Legal description: TRACT # 12562 LOT 55 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang that is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, various trees and low plantings. Hardscaping includes the paved concrete driveway, a concrete and brick walkway, and concrete block walls.

Alterations include the replacement of the original windows and garage door, alteration of the walkway, and likely the construction of the block wall. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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 — 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 #:** 13964 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13964 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-023. Legal description: TRACT # 12562 LOT 56 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a rectangular parcel containing a one-story single-family residence built in the Minimal Traditional style. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a shed roof extending from the main roof, and is supported by square wooden posts with Y bracing. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, hedge, and low plantings in front of the home. Hardscaping includes the paved concrete driveway and concrete block walls at northern and southern property lines.

Alterations include the replacement of the original windows and garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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 — 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 #:** 13968 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13968 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-024. Legal description: TRACT # 12562 LOT 57 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the western façade, the primary entrance is sheltered beneath a slight roof overhang that is supported by square wooden posts. The entry door was obscured from view by a metal security door. The attached garage's door appears to be a solid wood tilt-up door. Landscaping consists of a grass lawn, trees and shrubs. Hardscaping includes the paved concrete driveway and walkway, and concrete block walls and iron gates at the property lines (the wall at the western property line is painted and topped with a baluster). A wooden trellis frames the gated entry to the walkway from the street. The property is in good condition.

Alterations include the replacement of the original windows and likely the porch posts, and the addition of the walls, gates and trellis. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 7659 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-026. Legal description: TRACT # 12562 LOT 59 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl-frame windows. Located on the southwestern façade, the primary entrance is sheltered beneath a partial width porch created by a shed roof that extends from the main roof, and is supported by square wooden posts. The entry door was obscured from view by a metal security door. The attached garage's door features horizontal grooves. Landscaping consists of a grass lawn, palm trees and shrubs. Hardscaping includes a paved concrete driveway decorated with inlaid cobbles, stone block walls at the northern and southern property lines, and a cobble stone wall at the western property line. The property is in good condition.

Alterations include the replacement of the original windows and likely the stucco cladding, and the addition of the cobble stone walls. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view to northeast, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 7665 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-027. Legal description: TRACT # 12562 LOT 60 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence. Originally built as a Minimal Traditional home, it has an irregular footprint and an attached garage. The home is capped by hipped and shed roofs covered with composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl-frame windows, including sliding windows. Located on the western elevation, the primary entrance consists of a single door entry. A chimney rises from the roof line near the center of the home. Landscaping consists of a grass lawn and various trees shrubs. Hardscaping includes a paved concrete driveway and a low concrete block wall at the western property line. The property is in good condition.

Alterations include the replacement of the original windows and likely the stucco cladding. In addition, based on the appearance of the surrounding homes in the neighborhood, it is suspected that an entry porch may have been removed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view to northeast, 1/12/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/30/2018

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 7664 Racine Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-018-021. Legal description: TRACT # 12562 LOT 162 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence built in the Minimal Traditional style. The building has an irregular footprint and an attached garage. It is capped with a side-gabled roof with narrow overhanging eaves, exposed rafter tails, and composition shingles. Exterior cladding is stucco. Located on the northwestern façade, the primary entrance is sheltered under a partial-width porch created by a roof overhang supported by square wooden posts. A metal security door obscures view of the primary entry door. Fenestration appears to include aluminum-framed sliders and vinyl-frame double-hung windows. An attached garage at the south end of the building faces the street. The garage door appears to be nonoriginal. Landscaping includes a grass lawn, trees and shrubs; hardscaping includes a paved concrete driveway in front of the garage. A block wall with black metal railing lines the north and west edges of the property. The property is in good condition.

Alterations include the replacement of original windows and garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northwestern façade, view to southeast, 1/19/2018

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 11/27/2018

***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 — 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 #:__ 13809 Façade Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**
c. Address: 13809 Façade Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-009-018. Legal description: TRACT # 11402 E 106.25 FT OF LOT 11 AND E 106.25 EX OF ST OF LOT 12 BLK E Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is an irregularly shaped parcel containing a one-story single-family residence with an irregular footprint. It does not showcase any particular architectural style. The home is topped by gabled, hipped, and gable-on-hipped roofs that are covered with barrel tile. It is unclear whether the tile is clay or synthetic. Exterior cladding is stucco, and fenestration consists of vinyl sash multi-paned windows surrounded by wide molding. The primary entrance, on the eastern façade, is sheltered under a small porch that is supported by classical doric columns. A step covered with stone veneer leads to the entry door which is a contemporary wooden, paneled door flanked by sidelights and surrounded by wide molding. The attached garage features a contemporary sectional roll-up door. The property is landscaped with a grass lawn and palm trees. Hardscaping includes a paved concrete driveway and a stuccoed wall at the northern end of the property.

Alterations include the replacement of original windows and entry door, the addition of molding around the windows and door, classical porch columns, stone veneer on the entry step, and likely the roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Eastern façade, view to the west, 1/23/2019

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1941 (L.A. County Assessor)

***P7. Owner and Address:** N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 1/23/2019

***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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 13976 Façade Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-008-025. Legal description: TRACT # 12562 LOT 58 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence with no discernible style due to multiple alterations. It has an irregular footprint and an attached garage. The home is capped by gabled roofs covered with what appear to be grey concrete S-tiles. Exterior cladding is stucco, and fenestration includes various sizes of vinyl sash windows with surrounds that are likely non-original. Located on the western façade, the primary entrance is sheltered beneath a partial-width porch that is created by a broad roof overhang and is supported by unique posts comprised of triangular forms resting on doric columns. The entry door appears to be a contemporary wooden paneled door. A second prominent entrance is located slightly to the south, also on the façade, and consists of contemporary French doors under a similar but smaller porch. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of grass lawn, small trees, and low plantings in front of the home. Hardscaping includes a concrete walkway, a large concrete parking area, and concrete block walls at the west and south parcel boundaries.

Alterations include the replacement of the original windows and doors, roofing material, exterior cladding and porch support posts. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the east, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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 — 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 #:** 7638 Racine Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 7638 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-018-016. Legal description: TRACT # 12562 LOT 157 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. It has an attached garage which faces the street, and its L-shaped footprint appears to be the result of an addition constructed at the rear of the home extending south. The home is capped by hipped and gabled roofs covered with composition shingles. Exterior cladding is stucco, and fenestration includes various vinyl sash windows. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch created by a roof overhang that is supported by square wooden posts. The porch posts likely once had Y bracing; however, most of the diagonal members have been removed. The entry door was obscured from view by a metal security door. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of a grass lawn, small trees and low plantings. Hardscaping includes the paved concrete driveway and concrete block walls along most of the perimeter of the parcel.

Alterations include the replacement of the original windows and garage door, construction of an addition at the rear of the home, and likely the removal of some of the porch posts' Y bracing The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view to southeast, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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 — 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 #:** 7644 Racine Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 7644 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-018-017. Legal description: TRACT # 12562 LOT 158 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. It has a rectangular footprint and an attached garage which faces the street. The home is capped by gabled roofs, with exposed rafter tails, that is covered with composition shingles. Exterior cladding is stucco, and fenestration includes vinyl sash, single-pane windows with wooden surrounds. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch created by a roof overhang that is supported by square wooden posts. The entry door is a paneled wooden door. The attached garage contains a wooden tilt-up door. Landscaping consists of a grass lawn, a hedge and low plantings. Hardscaping includes the paved concrete driveway and concrete block walls on along most of the perimeter of the parcel.

Alterations include the replacement of the original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view to southeast, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 7650 Racine Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: 6242-018-018. Legal description: TRACT # 12562 LOT 159 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a generally rectangular parcel containing a one-story single-family residence with no discernible style. It has an attached garage, and an irregular footprint that is the result of a large addition constructed at the rear of the home as well as a large patio roof attached to the home's southwest corner. The home is capped by gabled roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes vinyl sash multi-pane windows with surrounds that are likely non-original. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a broad roof overhang and is supported by an arcade with doric columns. The entry consists of a contemporary wooden door with panels below glazing which is flanked by narrow sidelights. A quatrefoil is mounted on the façade to one side of the entrance. The attached garage contains a contemporary sectional roll-up door. Landscaping consists of grass lawn, a variety of trees, and low plantings in front of the home. Hardscaping includes a paved concrete driveway, brick planter areas, and a stucco and brick wall at the northern parcel boundary. Additional decorative elements include a concrete fountain whose base is covered with blue ceramic tile, a decorative light standard with four lanterns, and statuary.

Alterations include the replacement of the original windows and doors, roofing material, exterior cladding and porch support posts. Various landscaping features and likely the brick planters are non-original. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view southwest, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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 — 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 #:** 7656 Racine Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 7656 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-018-019. Legal description: TRACT # 12562 LOT 160 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. Sited at a skewed angle on the parcel, the home has a rectangular footprint and appears to have a patio attached at the rear. A shed-roofed structure, likely an addition, is located on southeast side of the building. The home is capped by a hipped roof which has exposed rafter tails and is covered with composite shingles. A roof element may be a vent or an altered chimney. Exterior cladding is stucco, and fenestration includes vinyl sash multi-pane windows with surrounds of an unknown material. Located on the northeastern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang and is supported by square wooden posts. The entry door was obscured from view by a metal security door. Landscaping consists of grass lawn, palm trees and small plants. Hardscaping includes a paved concrete driveway and a concrete block wall topped by a chain link fence lining the front yard. A large detached garage with a front-gabled roof is located at the southwest edge of the property. Although not clearly visible from the public right-of-way, it appears to have stucco cladding and a sectional roll-up door.

Alterations include: the replacement of the original windows, exterior cladding and roofing material and construction of the shed-roofed addition. The large detached garage is also likely not original. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view southwest, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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 — 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 #:** 7660 Racine Avenue (Map Reference No. 21-015)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: 7660 Racine Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: 6242-018-020. Legal description: TRACT # 12562 LOT 161 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a one-story single-family residence built in the Minimal Traditional style. The home has roughly a T-shaped footprint, likely the result of a narrow addition constructed at the rear of the home that projects south. The home is capped by hipped roofs which are covered with composite shingles. Exterior cladding is stucco, and fenestration includes vinyl sash double-hung and sliding windows with surrounds of an unknown material. Located on the northern façade, the primary entrance is sheltered beneath a partial-width porch that is created by a roof overhang and is supported by paired wooden posts. Wooden lattice panels span between some of the porch posts. The entry door was partially obscured from view by a metal security door but appears to have a fanlight. Landscaping consists of grass lawn, trees and shrubs. Hardscaping includes a paved concrete driveway and a concrete block wall topped by a metal railing lining the front yard. In addition, an iron gate spans across the driveway. A detached garage located at the southwest edge of the property has a hipped roof with exposed rafter tails. Although not clearly visible from the public right-of-way, it appears to have stucco cladding and a wooden tilt-up door.

Alterations include: the replacement of the original windows and primary entry door, exterior cladding and roofing material; construction of the narrow addition at the rear of the home. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore, the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view south, 4/9/2019.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** April 9, 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 – 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 #:** 14039-14041 Arthur Avenue (Map Reference No. 21-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B. **B.M.**

c. Address: 14039-14041 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-024-005

***P3a. Description:**

The subject property is a rectangular parcel containing three residences. Located at the eastern end of the parcel, the original single-family residence is capped with gable and hipped roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes wood-frame double-hung windows with aluminum-frame screens. Located on the eastern façade, the primary entrance is sheltered under a partial-width porch that is supported by a simple wooden post. The entry door is obscured from view by a metal security door.

The two residences at the rear of the property are not visible from the public right-of-way. Based on aerial photographs, they both have rectangular plans and gable-on-hipped roofs covered with composite shingles.

A block wall and planter bed lines the eastern edge of the property, separating the original home's front lawn from the street. A wooden gate closes off the home's front porch from the driveway. Landscaping includes grass lawn and shrubs; hardscaping includes a paved concrete driveway at the northern edge of the property, and a parking area near the center of the parcel. 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.)

P5b. Description of Photo:
Eastern edge of property, camera facing west, January 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Front residence: 1952 (L.A. County Assessor)
Rear secondary residences: built between 1963-1968 (UCSB Map & Imagery Lab, var.; NETROnline, var.)

***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:**
January 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.

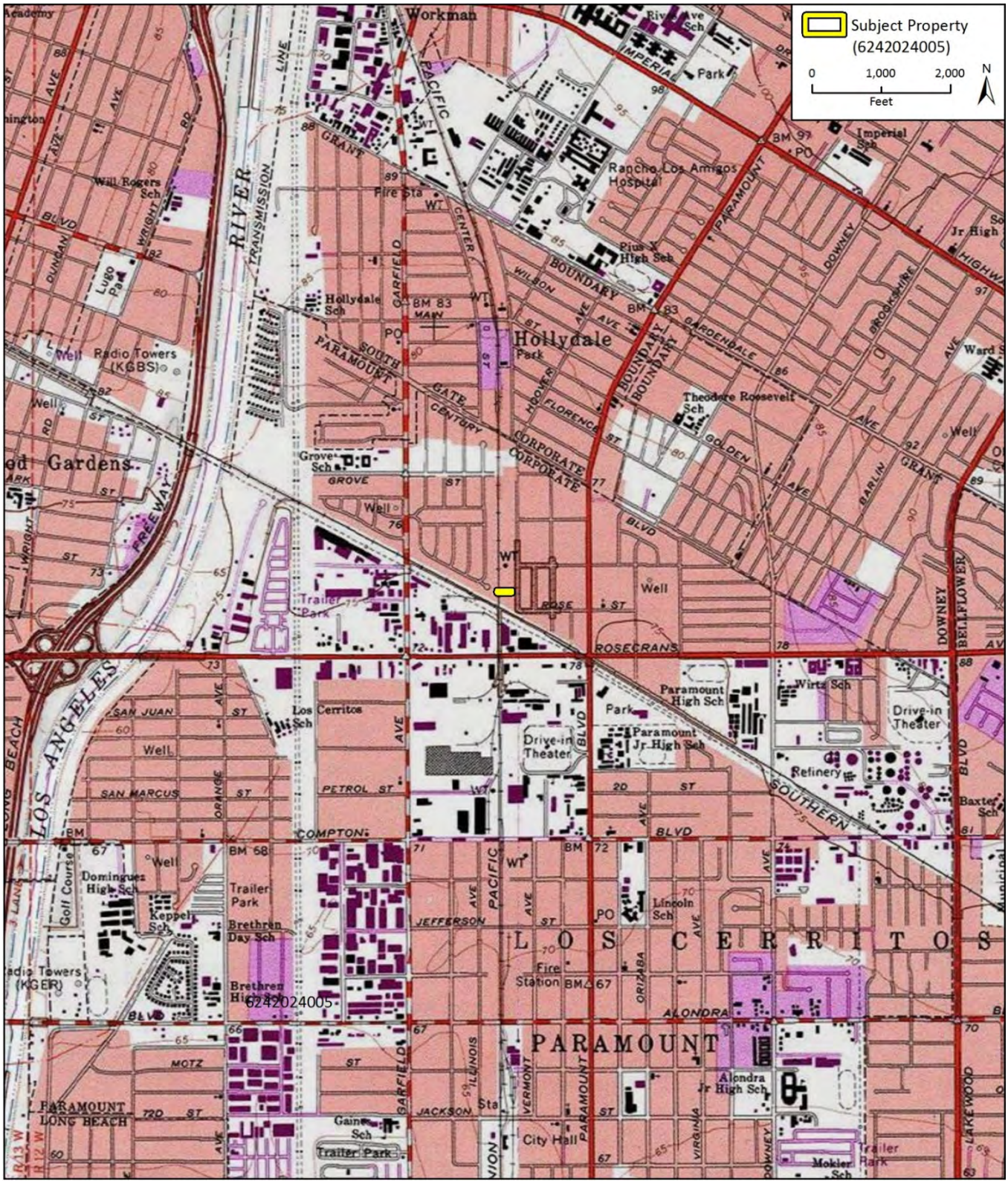
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 14039-14041 Arthur Avenue (Map Reference No. 21-016)
***Map Name:** USGS 7.5' Quad: *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 #** 14039-14041 Arthur Avenue (Map Reference No. 21-016) ***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: Multi-Family Residence
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
Original residence built 1952 (Los Angeles Co. Assessor). Two secondary residences at rear built between 1963-1968 (NETROnline, various; UCSB Map & Imagery Lab, various). No obvious additions or alterations based on limited visibility from public right-of-way and aerial photos.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 property containing three residential buildings; the first was constructed in 1952 and the secondary residences were built between 1963-1968. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. The two secondary residences at the rear were not clearly visible from the public ROW. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings have no discernible 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Available at: https://www.historicaerials.com/viewer. Accessed October 2018.

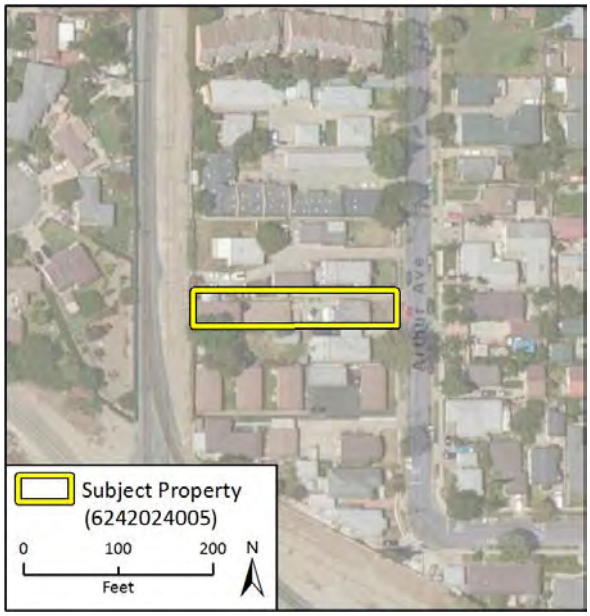
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

Newspaperarchives.com. [digitized archive]. Newspaper articles, various, by location and date. www.newspaperarchives.com. Accessed November 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

UCSB Map & Imagery Lab. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap indexes/FrameFinder/

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 14047-14049 Arthur Avenue (Map Reference No. 21-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B. **B.M.**

c. Address: 14049 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-024-003

***P3a. Description:**

The subject property is a rectangular parcel containing a multi-family residential complex comprised of four one-story buildings and a carport. The buildings are sited uniformly and symmetrically on the parcel. Three of them are located on the western half (rear) of the property; the fourth is located at the front (eastern edge) of the property. Displaying rectangular floor plans, the four residential buildings are largely identical in design composition. The buildings feature gable-on-hipped roofs covered with composite shingles. Exterior cladding is stucco, and fenestration includes aluminum slider windows, which appear to be original. Grass lawns are located on the eastern side of each building. Hardscaping includes a paved driveway leading to a parking area near the center of the property. A white picket fence lines the eastern edge of the property, and a concrete block wall lines the southern edge. 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.)

P5b. Description of Photo:
Eastern edge of property; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (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:**
January 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):

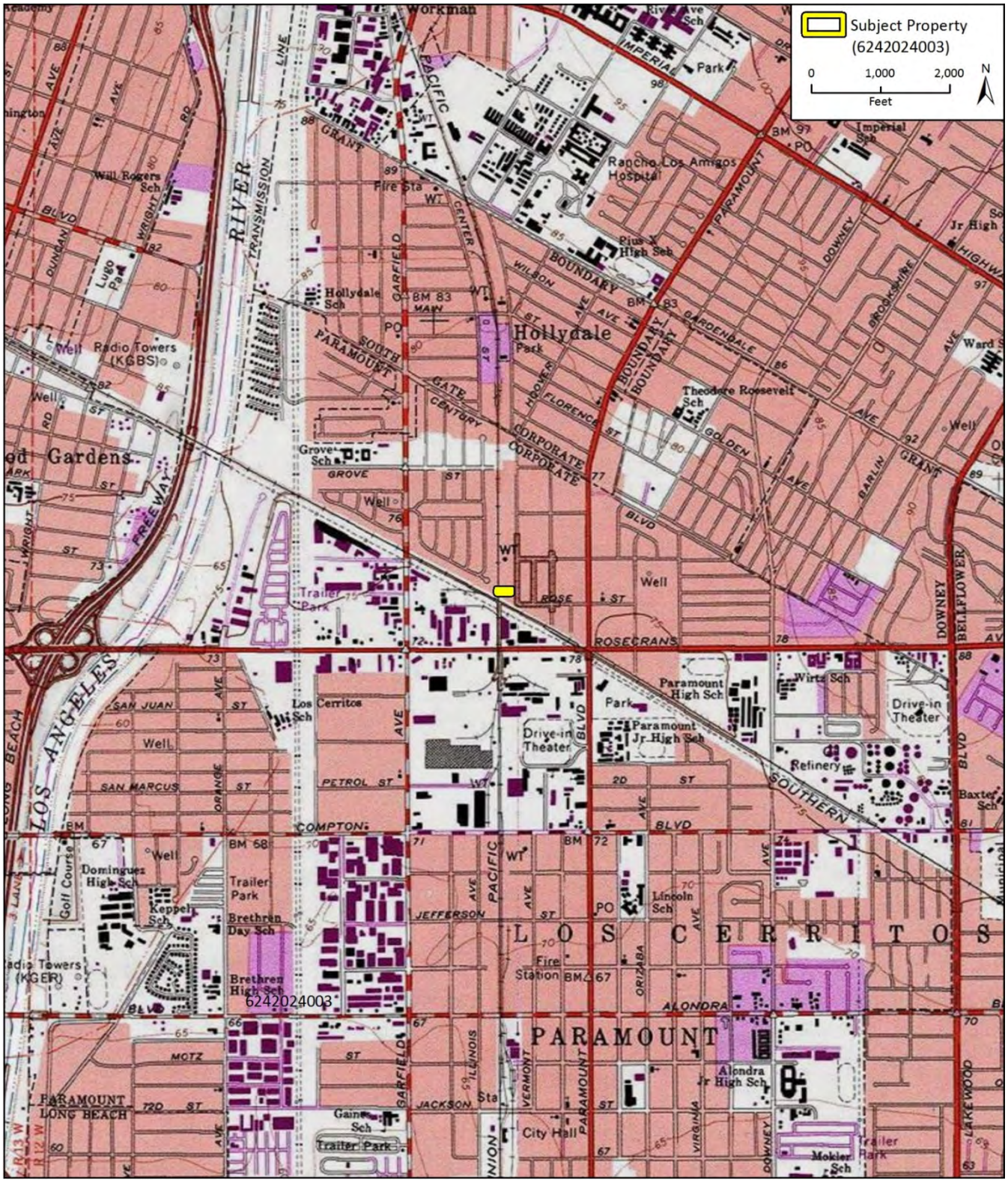
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 14047-14049 Arthur Avenue (Map Reference No. 21-017)

***Map Name:** USGS 7.5' Quad: *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 #** 14047-14049 Arthur Avenue (Map Reference No. 21-017) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

Built 1964 (Los Angeles Co. Assessor). No obvious additions or alterations based on visibility from public right-of-way and aerial photos.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 property containing four residential buildings constructed in 1964, relatively late in the development of the community of Paramount. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. No obvious alterations were noted based on visual observation and aerial photographs; however, visibility of all four buildings from the public ROW is limited.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.

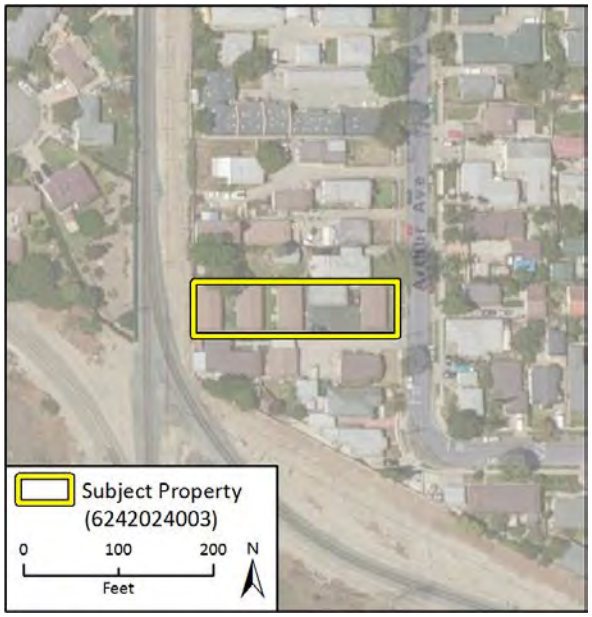
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

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.

University of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B. **B.M.**

c. Address: 14053-14053 ½ Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-024-002

***P3a. Description:**

The subject property is a roughly rectangular parcel containing a multi-family residential complex. Three one-story residential buildings occupy the parcel. The front building at the eastern end of the parcel has a rectangular plan and a side-gabled roof covered with composite shingles. The building is clad in stucco and has aluminum- and vinyl-framed windows with wood surrounds. The primary entrance, a single, wood-paneled door, is on the north elevation. An attached garage at the east end of the building features a single tilt-up door, which appears to be original.

A similar residence is located beyond a paved parking area, near the center of the parcel. Its primary entrance is on the east elevation. An open carport is attached to its north elevation. At the rear of the parcel is a duplex with an L-shaped plan and capped with hipped roofs. The duplex is not fully visible from the public right-of-way. A majority of the property is paved and includes a parking area near the center of the parcel. Landscaping appears to be minimal and consists of strips of lawn around the homes and shrubs. 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.)

P5b. Description of Photo: Overview of property, view to the southwest, January 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Built circa 1960

***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:**
January 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):

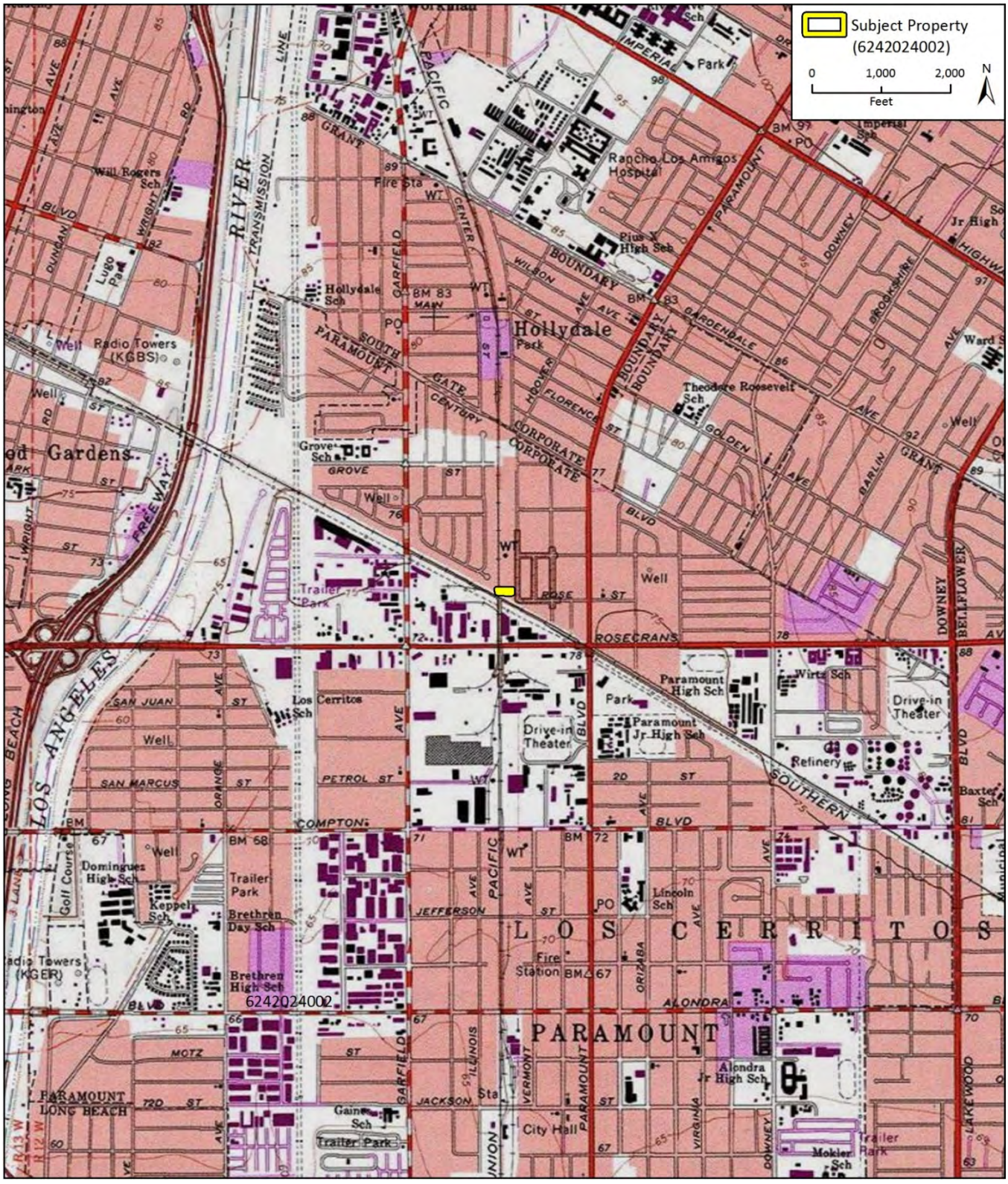
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 *Resource Name or # 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018)

***Map Name:** USGS 7.5' Quad: *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 #** 14053-14053 ½ Arthur Avenue (Map Reference No. 21-018) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:**
L.A. Co. Assessor's records list a construction date of 1962, which corresponds to the duplex at the rear of the property. Based on historic aerial photos, the front and central residences were built in the late 1950s. Noted alterations, based on limited visibility from public ROW, include vinyl-frame replacement windows.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 property containing three residential buildings constructed between the late 1950s and 1962. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. Although not all of the buildings were visible from the public ROW, noted alterations include the replacement of original windows with vinyl windows. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

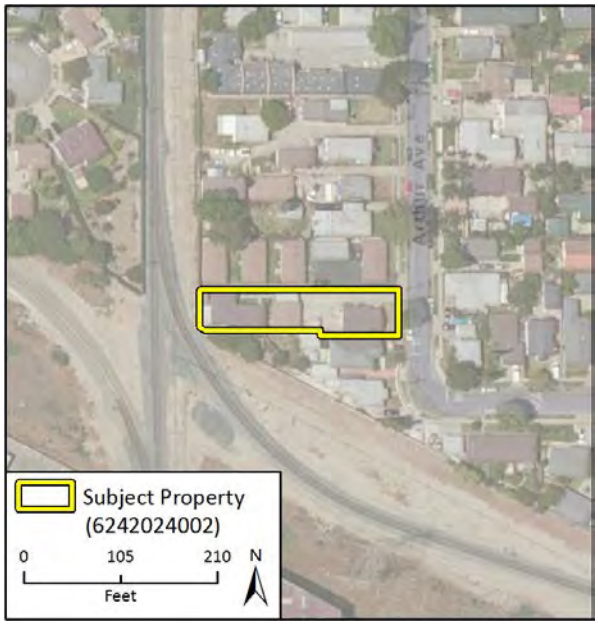
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 14057 Arthur Avenue (Map Reference No. 21-019)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S Range: 12W Section: 17 S.B. **B.M.**

c. Address: 14057 Arthur Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-024-015

***P3a. Description:**

The subject property is a single-family residence built in 1907 and two ancillary buildings at the rear of the property. The home has generally an L-shaped footprint with a front porch that projects towards Arthur Avenue. While the porch features a front-facing gabled roof, the remainder of the home is covered by a hipped roof. Clad with composite shingles, the roof also displays overhanging eaves, exposed rafter tails, knee brackets under the gable, and a slatted vent on the gable face. The home's exterior is clad with a variety of materials including brick and horizontal wooden siding, as well as wooden shingles on the gable face. The porch supports consist of square wooden posts that rest on a low brick wall and feature decorative capitals. Located on the eastern façade, the primary entrance is under the porch and is accessed via a set of brick steps flanked by metal railings. The entry consists of a single door which was obscured from view by a metal security door. Fenestration includes what appear to be wood-sash double-hung windows and a fixed picture window on the façade within a projecting bay. An ancillary building southwest of the home is not clearly visible from the public ROW, but appears to be wood-frame with a horizontal footprint and a flat roof. No fenestration was observed besides a single entry door surrounded by wooden casing on its eastern elevation. The ancillary building northwest of the home was not visible from the public right-of-way. Landscaping includes a grass lawn, small trees and shrubs. Hardscaping includes an area covered with pavers in the front yard and a paved driveway running along the length of the southern edge of the parcel. The property is lined with a wooden picket fence with concrete block piers and base. The property is in good condition. Alterations appear to include the application of brick to portions of the façade and front porch, addition of a metal railing, the paving of a portion of the front yard, and construction of the concrete block and wood picket fence.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Eastern façade and north elevation, view southwest, January 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 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):

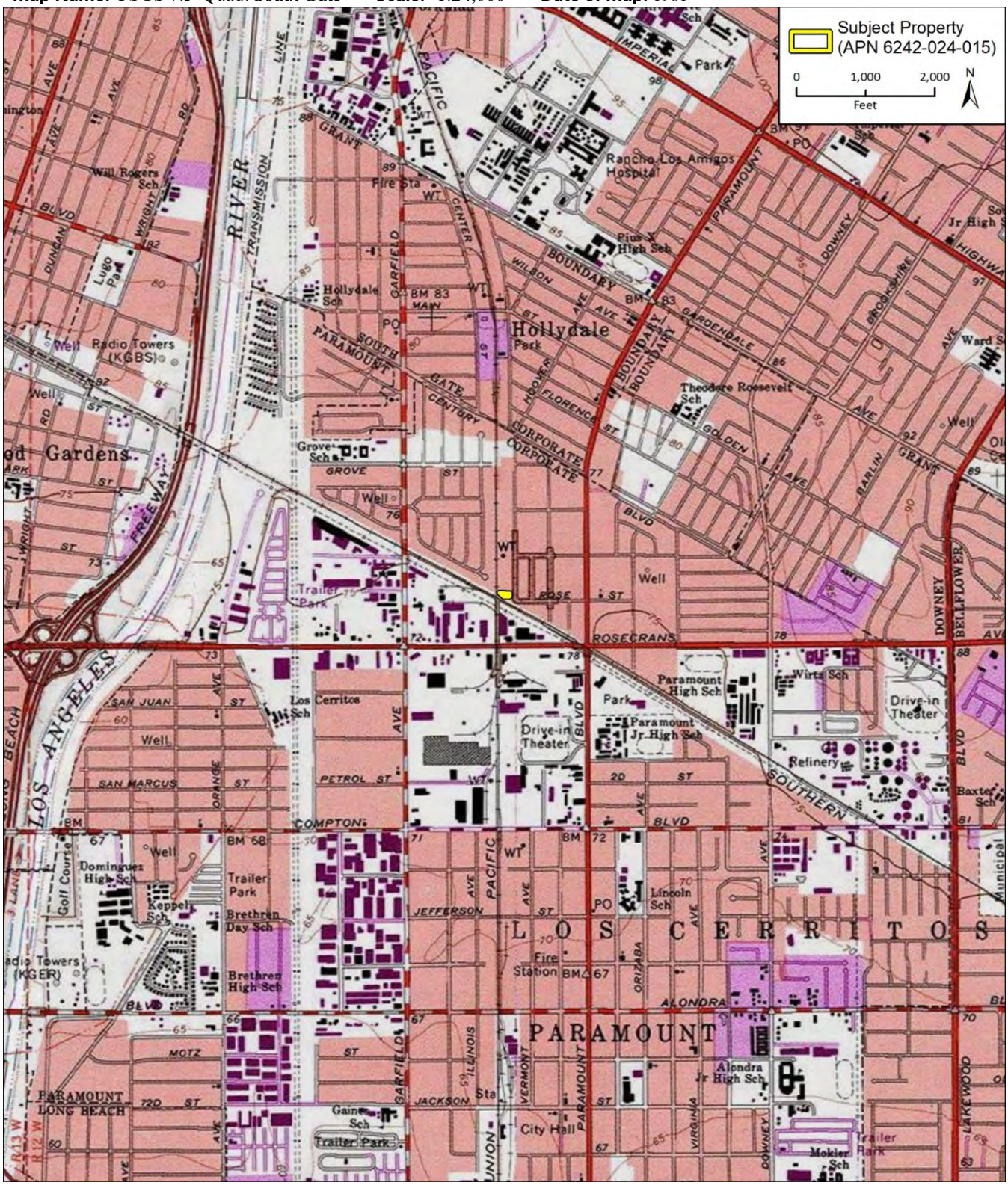
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 14057 Arthur Avenue (Map Reference No. 21-019)

***Map Name:** USGS 7.5' Quad: *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14057 Arthur Avenue (Map Reference No. 21-019) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

Built 1907 per L.A. County Assessor but appears to have been moved onto subject property between 1927 & 1954 based on aerial photos (UCSB Map & Imagery Lab 1927, 1954). Ancillary building northwest of home built by 1954, and ancillary building southwest of the home was built between 1954 & 1963 based on aerial photos (NETRonline, various). Based on visual observation, alterations appear to include the application of brick to the façade/porch, metal railing, paving of a portion of the front yard, and construction of the concrete block and wood picket fence.

***B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**

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 single-family home built in 1907 at an undetermined location and moved onto this property between 1927 and 1954 (UCSB Map & Imagery Lab 1927, 1954). In the early 1950s several parcels near the intersection of Arthur Ave and Rose Street (adjacent to and near the railroad ROW) remained vacant. However, by the following decade the area was completely built out (NETROnline, various). Development of the subject property is consistent with the mid-century development trend in the area which was part of the maximization of land use in response to post-war population growth. Archival research failed to ascertain the home's original owner, architect, or contractor, or its original location. Limited information was found on property owners/tenants through available city directories. Two occupants were identified between 1956 and 1964: R. Jeffery Bradfield, a mechanic, and his wife Jermina. No consequential information was uncovered on these individuals. Noted alterations to the property include the application of brick to the façade and porch, non-original metal railing, paving of a portion of the front yard, and the concrete block and picket fence.

The subject property, being a moved and altered building, 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 property is associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The vernacular buildings are vernacular 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 any of the properties 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:**

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 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. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

T.L.M. Publishing Co 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** May 1, 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 #:** 7806 Rose Street (Map Reference No. 21-020)

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 3S; Range 12W; Section 17 S.B. **B.M.**

c. Address: 7806 Rose Street City: Paramount Zip: 90723

d. UTM: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-026-011

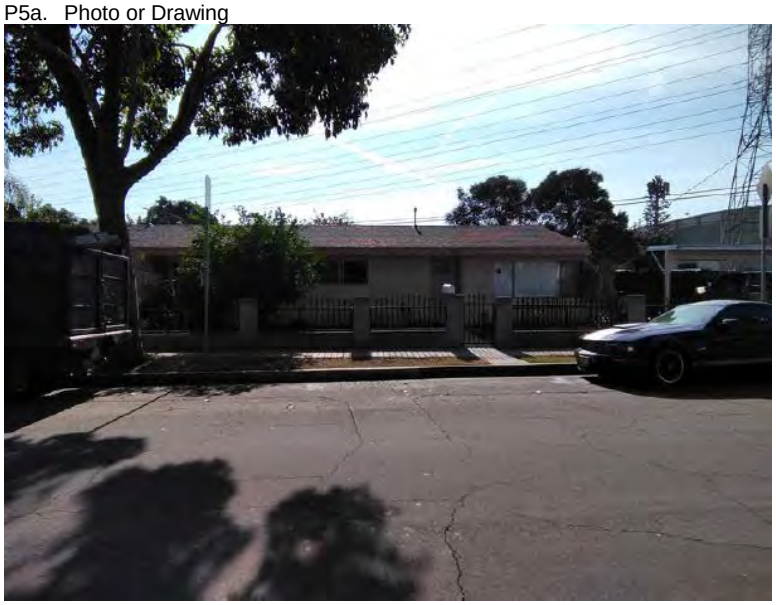
***P3a. Description:**

The subject property is a one-story residence with no discernible style. Although it reads as a single-family residence, assessor's records show it is a duplex. The building has a rectangular plan and is capped by a gable-on-hipped roof which is sheathed with composite shingles. Exterior cladding is stucco, and fenestration includes aluminum and vinyl-framed windows. The primary entrance is located on the north elevation and consists of a wood panel door with a fanlight. A paved parking area to the west of the home contains a flat-roofed carport. The property is located mid-block on a level parcel and is landscaped with a grass lawn, trees and shrubs. Visible alterations include the aforementioned vinyl framed windows. The property is in good condition overall.

***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 façade; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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:**
January 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):

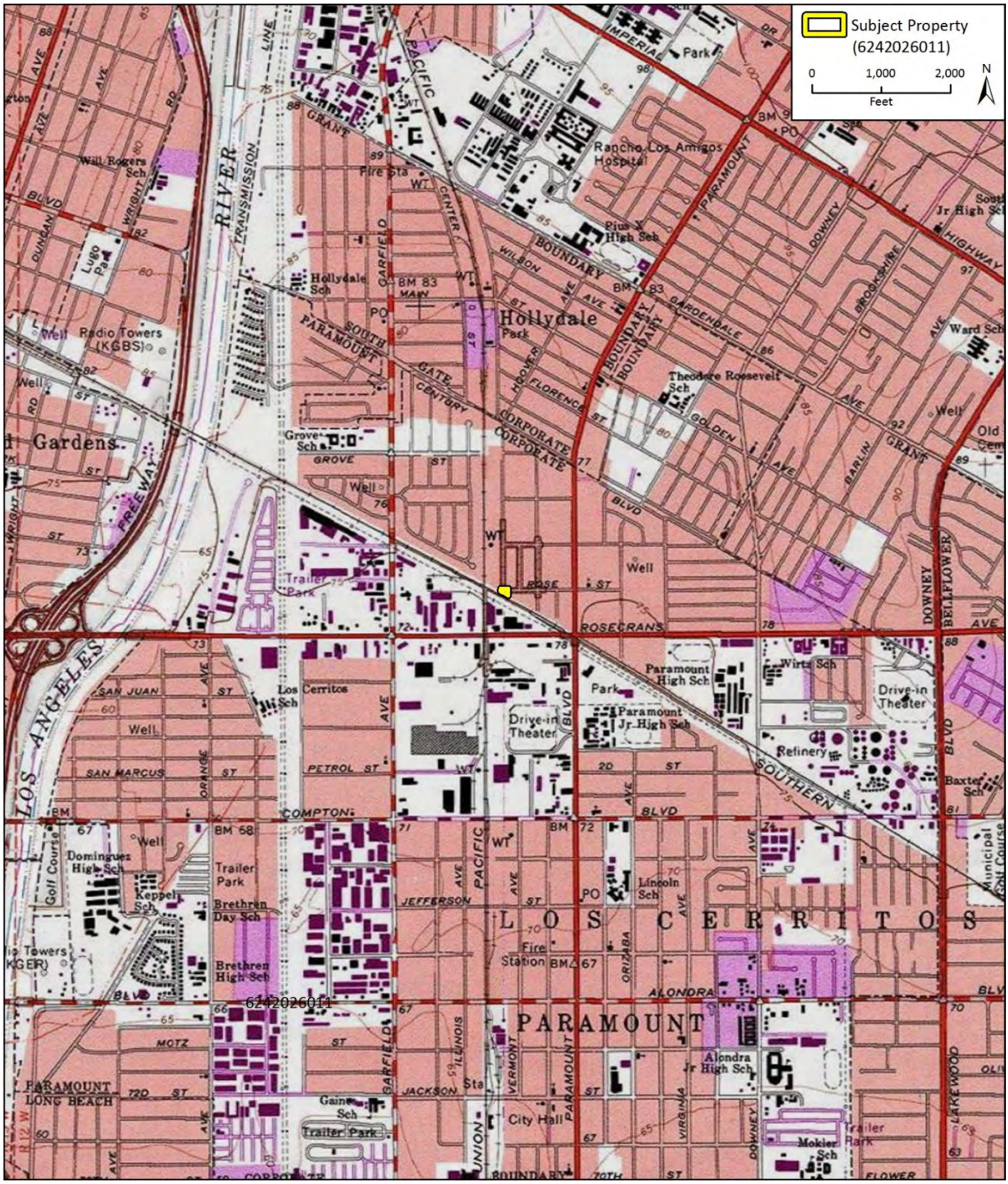
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 7806 Rose Street (Map Reference No. 21-020)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7806 Rose Street (Map Reference No. 21-020) ***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:**
The residence was built in 1962 (Los Angeles County Office of the Assessor). Some of the aluminum-framed windows appear to 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** 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 1962; it has no discernible style. Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants.

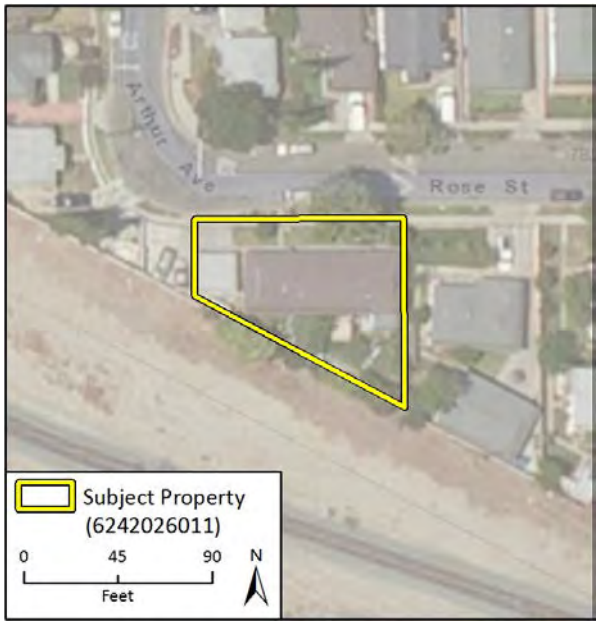
The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is an extremely common example of a 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 7812-7814 Rose Street (Map Reference No. 21-021)

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 3S; Range 12W; Section 17 S.B. **B.M.**

c. Address: 7812-7814 Rose Street City: Paramount Zip: 90723

d. UTM: mE/ mN (G.P.S.)

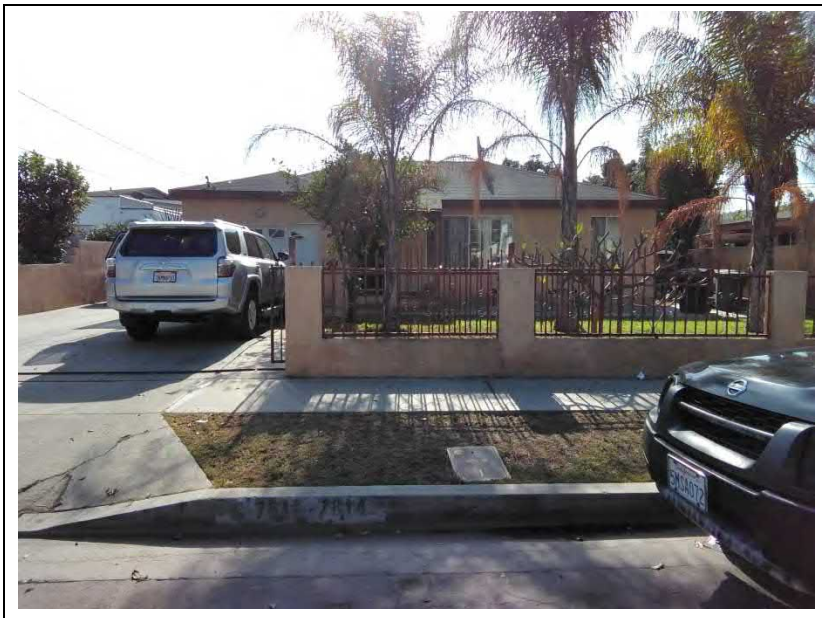
e. Other Locational Data: **APN:** 6242-026-012

***P3a. Description:**

The subject property contains two one-story residences, although the secondary residence at the rear of the lot is not visible from the public right-of-way. The residence at the front of the lot has a roughly rectangular plan, with the garage projecting slightly forward towards the street. Its hipped roof is covered with composite shingles. Exterior cladding is stucco, and fenestration consists of vinyl-framed multi-light windows. The primary entrance, located on the north elevation, is sheltered under a small flat-roofed porch. The entry door is obscured by a security door, and the garage door looks nonoriginal. The property is located mid-block on a level parcel and is landscaped with a grass lawn and palm trees. A stuccoed wall with metal railings lines the northern perimeter of the property. The property is in good condition overall.

***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:
North façade of primary residence; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1950 (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:**
January 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):

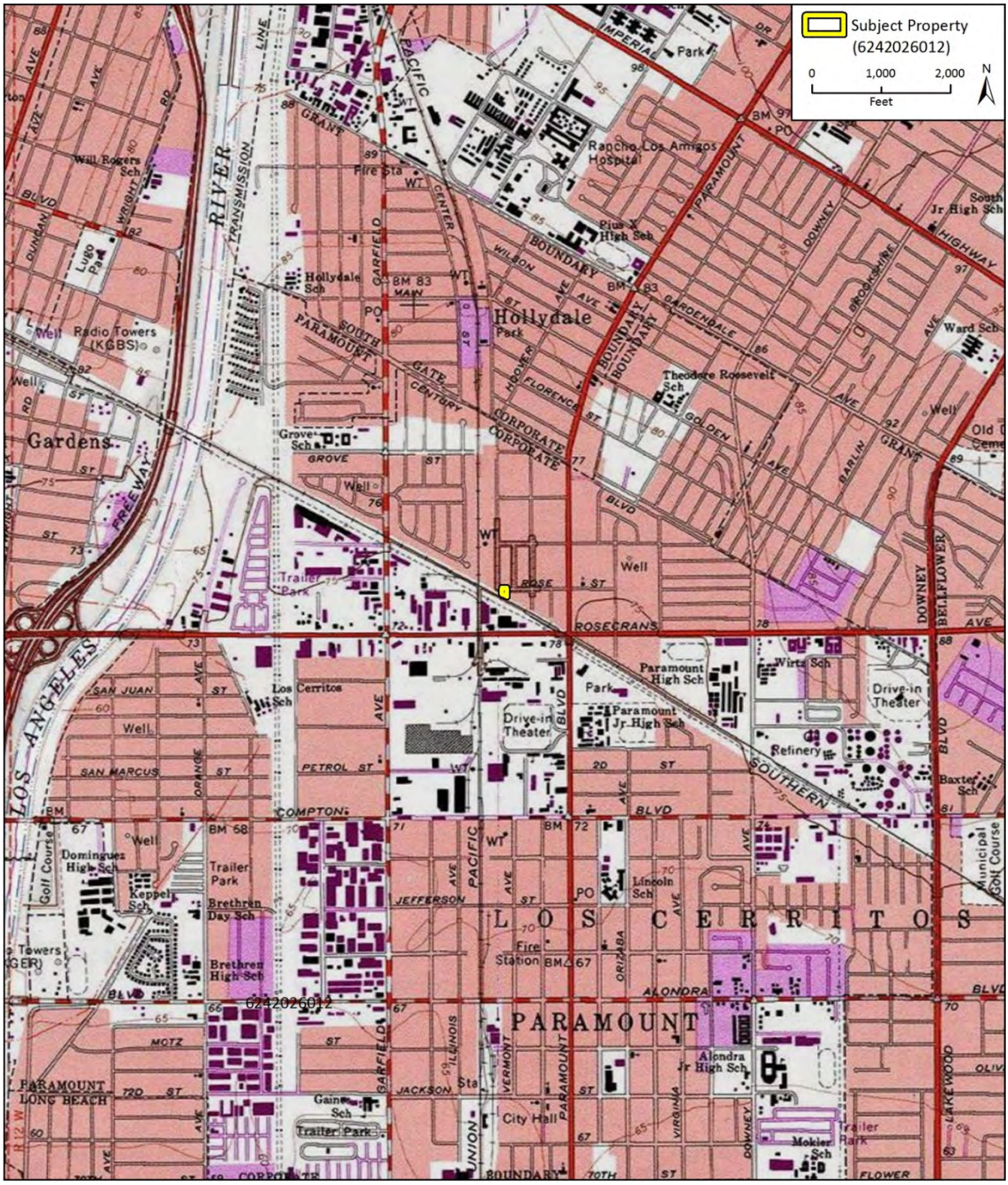
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 7812-7814 Rose Street (Map Reference No. 21-021)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7812-7814 Rose Street (Map Reference No. 21-021) ***NRHP Status Code 6Z**
Page 3 **of** 3

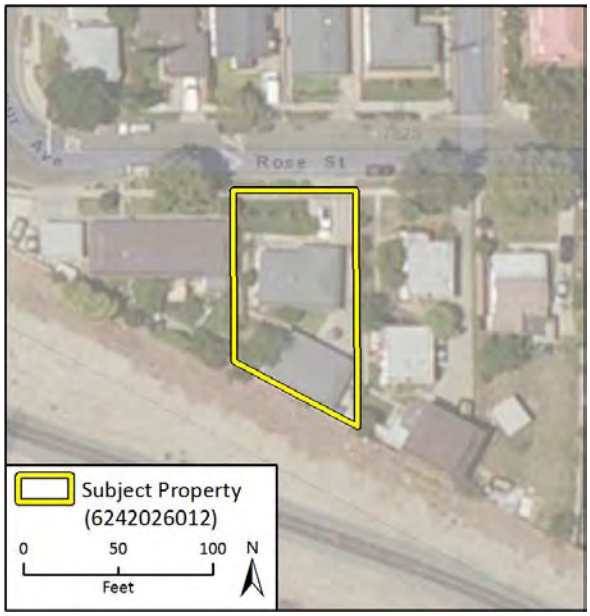
B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The residence at the front of the lot was built in 1950 (Los Angeles County Office of the Assessor). The secondary residence was built between 1954-1963 (NETROnline, various). Original windows appear to have been replaced with vinyl. Garage door appears to 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 contains two residences, of which only the residence at the front of the lot is visible from the public right-of-way. This residence was constructed in 1950 and has no discernible style. The secondary residence was built between 1954-1963 (NETROnline, various). Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about 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 buildings are relatively ordinary examples of single-family residences 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com



B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 7816-7818 Rose Street (Map Reference No. 21-022)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B. **B.M.**

c. Address: 7818 Rose Street City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-026-010

***P3a. Description:**

The subject property is an irregularly shaped parcel with three residential buildings. Near the front (north) end of the parcel are two single-story, bungalows that display limited elements of the Spanish Colonial Revival-style. They each display generally rectangular plans and smooth stucco cladding. Their flat roofs include parapets lined with red roofing tiles. Each residence features an asymmetrical façade in which the primary entrance is sheltered beneath a small porch with arched openings. Windows appear to include aluminum sliders and vinyl-framed double-hung windows, some of which are surrounded by wooden casings.

At the rear (south end) of the parcel is a two-story apartment building with a rectangular plan and a gable-on-hip roof covered with composite shingles. The ground story is composed of single-car garages and the second story contains residential units. Exterior cladding is stuccoed and windows appear to be aluminum-framed sliders. Landscaping consists of grass lawns and mature trees. Hardscaping includes paved walkways and a driveway at the eastern edge of the property leading to the rear building. 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.)

P5b. Description of Photo:

North & west elevations of cottages; camera facing southeast.

***P6. Date Constructed/Age and Sources:**

■ Historic ☐ Prehistoric ☐ Both

L.A. Co. Assessor lists 1931 and 1962. Based on historic aerials the SFR in the center of the parcel may date to 1931; the front SFR and apartment building at rear date to 1962 (L.A. Co. Assessor; NETROnline).

***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:**

January 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):

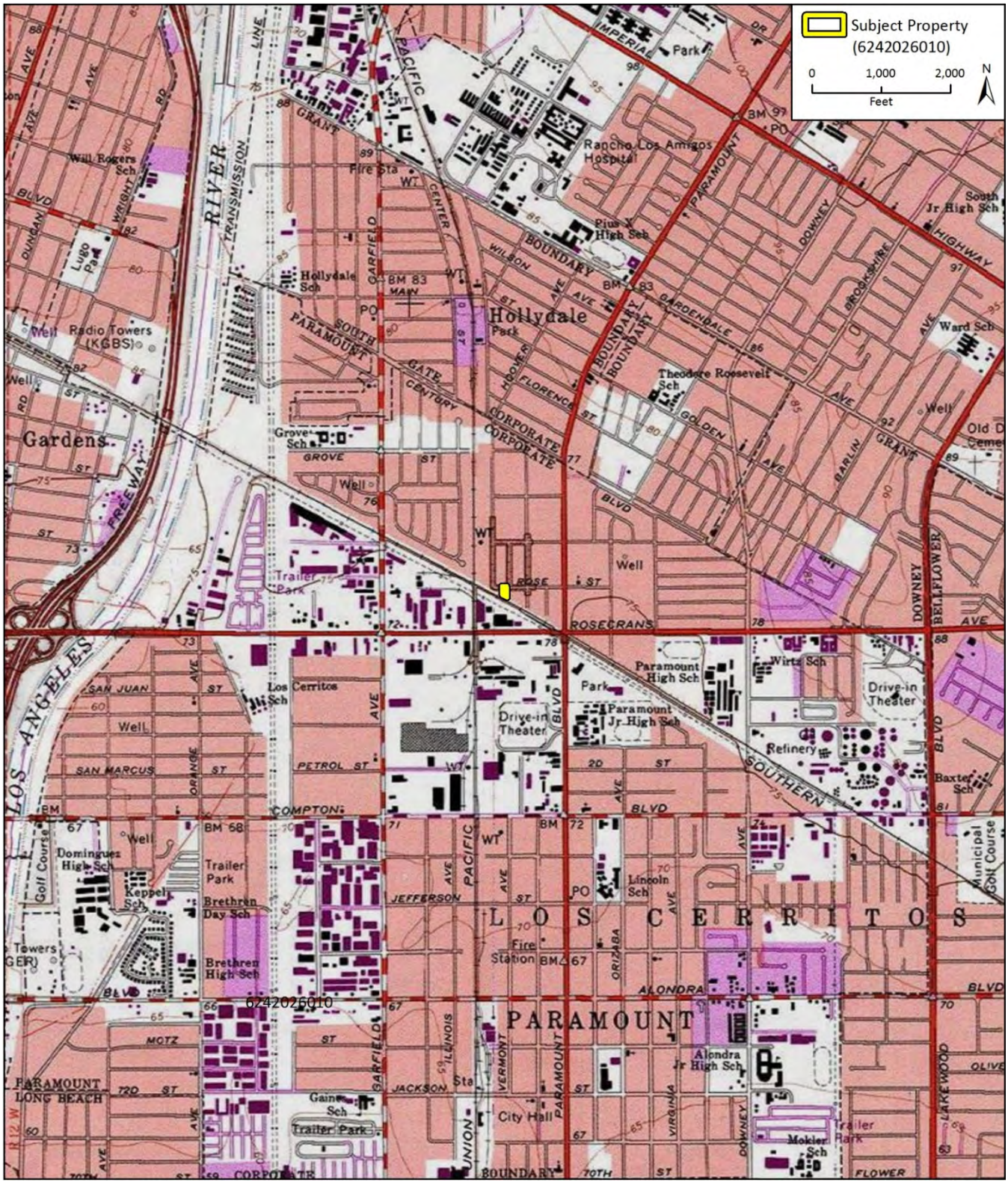
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 7816-7818 Rose Avenue (Map Reference No. 21-022)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7816-7818 Rose Street (Map Reference No. 21-022) ***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 style (cottages); No Discernible Style (apartment building)
***B6. Construction History:**
Based on L.A. Co. Assessor records and historic aerials, the central single-family residence appears to have been built in 1931. The front single-family residence and apartment building at the rear were built by 1960 (L.A. Co. Assessor; NETROnline, various; UCSB Map & Imagery Lab, various). Some windows in the cottages appear to be non-original vinyl.

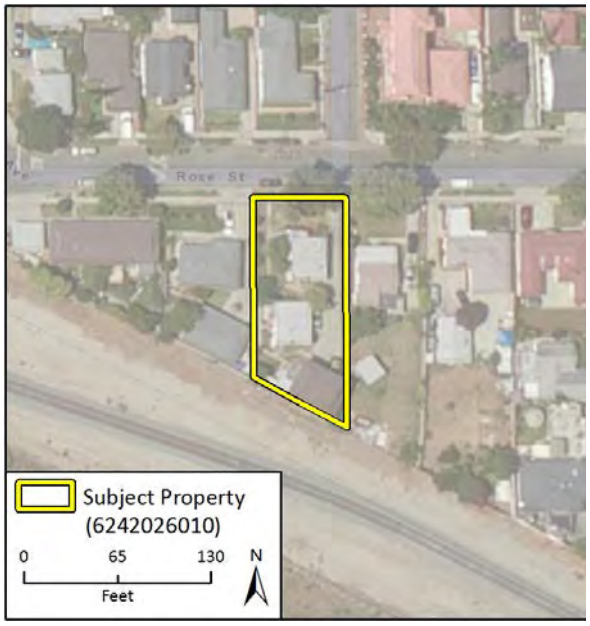
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a multi-family property containing two single-family residences and an apartment building. Although county assessor's records show construction dates of 1931 and 1962, the Paramount city directory lists 7816 Rose as being under construction in 1956. (T.L.M. 1956). Historic aerial photographs demonstrate one building present near the center of the property by 1947, and three buildings existed on the site by 1960 (UCSB Map & Imagery Lab, various; NETROnline, various). Visible alterations include the replacement of original windows with vinyl windows, and the apparent removal of some of the window casings. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com
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.
T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com
UCSB Map & Imagery Lab. Various . "FrameFinder" [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/



B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 7830 Rose Street (Map Reference No. 21-023)

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 3S; Range 12W; Section 17 S.B. **B.M.**

c. Address: 7830 Rose Street City: Paramount Zip: 90723

d. UTM: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-026-006

***P3a. Description:**

The subject property is a nearly rectangular parcel improved with a one-story single-family residence and a detached garage. The residence has a L-shaped plan and is covered by intersecting hipped roofs sheathed in composition shingles. Exterior cladding is stucco, and fenestration consists of vinyl-framed multi-light windows. The primary entrance, located on the north elevation, is sheltered under a small entry porch. The entry door appears to be solid wood and is set within a wood frame. At the western edge of the property, a driveway leads to the garage. The garage has a rectangular plan and a front-gabled roof. Exterior cladding is stucco, and the garage door looks nonoriginal. The property is located mid-block on a level parcel and is landscaped with a grass lawn, shrubs and palm trees. A metal rail fence lines the northern perimeter of the property. The property is in good condition overall.

***P3b. Resource Attributes:** HP1. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North façade and west elevation with garage at rear; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1952 (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:**
January 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):

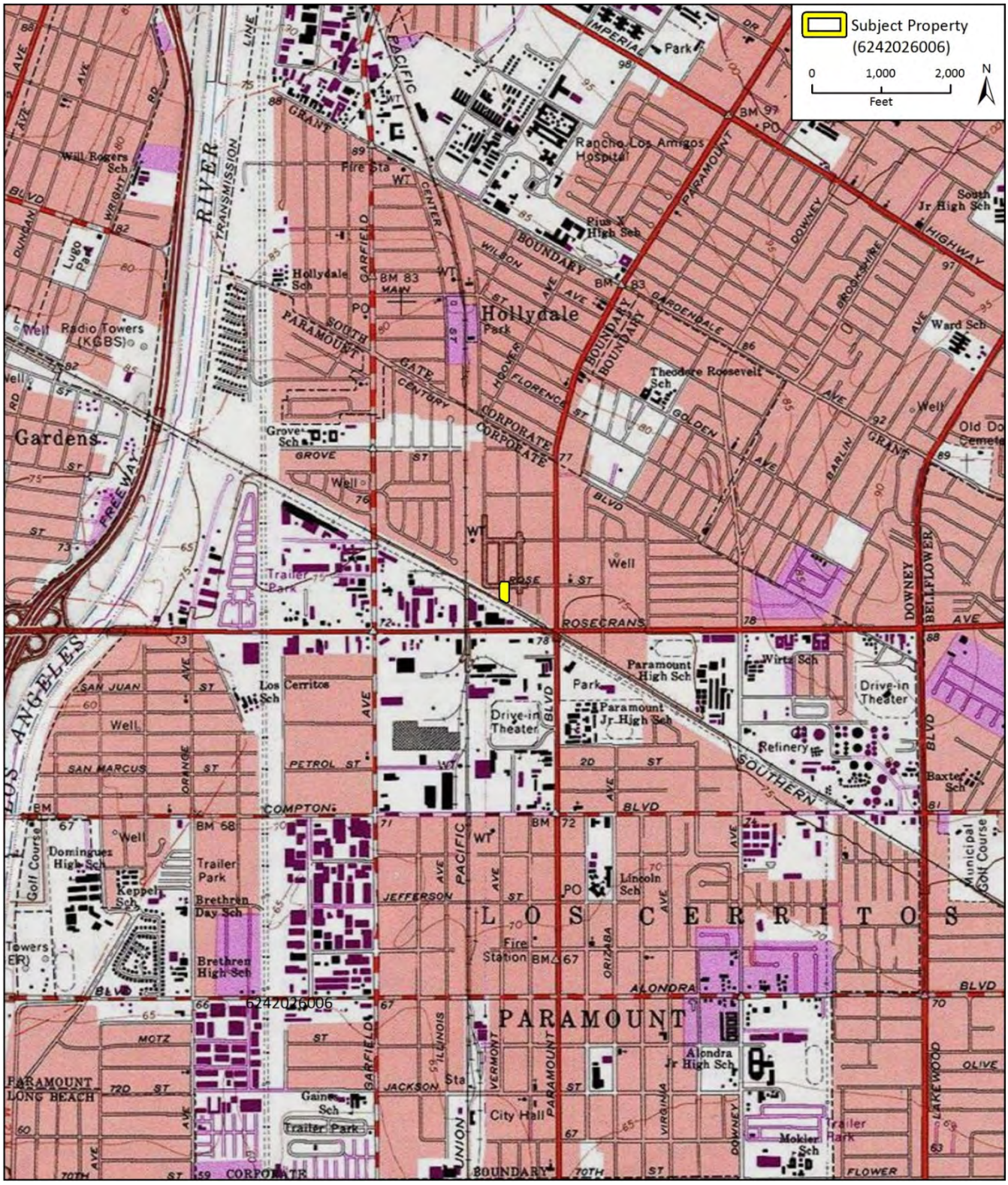
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 7830 Rose Street (Map Reference No. 21-023)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7830 Rose Street (Map Reference No. 21-023) ***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:**
The residence was built in 1952 (Los Angeles County Office of the Assessor). Original windows appear to have been replaced with vinyl. Doors appear to be non-original.

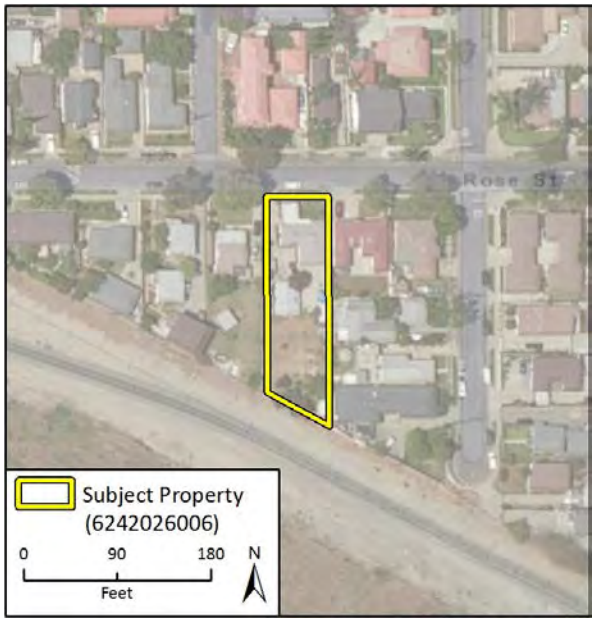
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property contains a Minimal Traditional-style residence and a detached garage constructed in 1952. Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about 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 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). 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 7701 Rosecrans Avenue (Map Reference No. 21-024)

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 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 7701 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-020-051

***P3a. Description:**

The subject property consists of two industrial buildings on a large nearly rectangular parcel. The large, 32,430-square-foot industrial building facing Rosecrans Avenue and was constructed in 1963; the smaller 4,500-square-foot building is relatively set back from the street in the northwestern region of the parcel and was constructed in 1956. The smaller of these buildings was not visible from the public-right-of-way due to shipping containers and other industrial goods blocking visibility. However, the building appears to have a metal gable roof and is industrial in nature per satellite imagery.

The larger, one-story industrial building features a concrete foundation, flat roof, and is constructed of concrete masonry units. This building has aluminum sliding windows; the front entrance features a slightly projecting flat roof over the glazed aluminum-framed commercial door. This front of the building serves as the office or commercial component to the larger, warehouse/industrial-dedicated rear body of the building. The rear region of the building features corrugated metal siding and includes a loading zone for industrial trucks. The primary entrance to the building has a glazed aluminum-framed commercial door. The property is in good 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.)

P5b. Description of Photo:
South façade; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1956 and 1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 E. 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

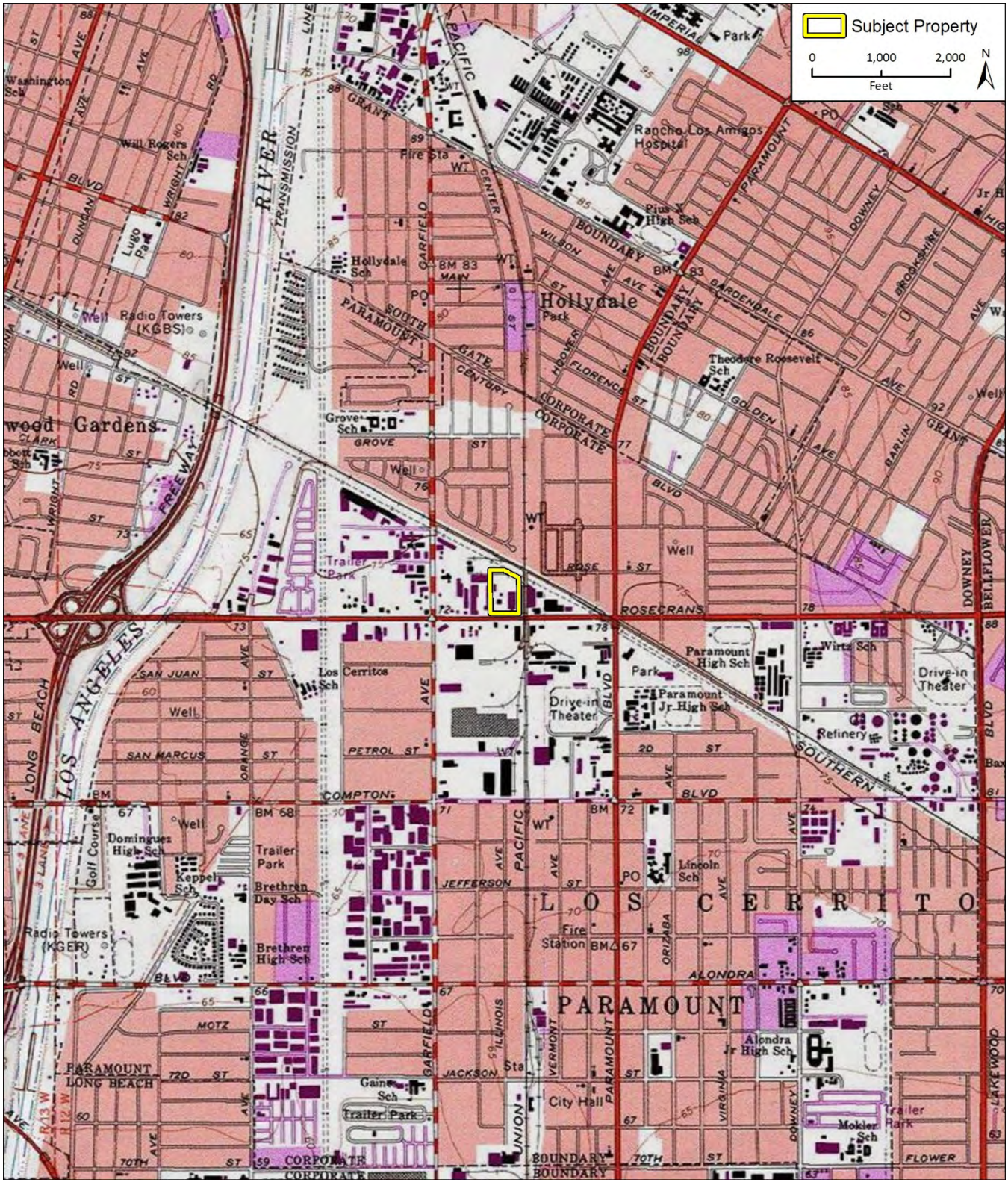
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 7701 Rosecrans Avenue (Map Reference No. 21-024)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7701 Rosecrans Avenue (Map Reference No. 21-024) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial; Industrial B4. Present Use: Commercial; Industrial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to County assessor data, the larger industrial building was constructed in 1963 whereas the smaller building was constructed in 1956. Archival research failed to ascertain the identities of the buildings' architect or contractor.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
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 owned by Reliable Delivery Service from 1966 to 1975. In 1978, the building was operated by Delta Lines. Rapid Freight Systems owned the property from 1986 to 1989. By 1998, Mountain Valley advertised at the subject location. From online research it appears that all of the businesses operating out of the subject property were trucking companies.

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 important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The industrial buildings are utilitarian 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). 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.

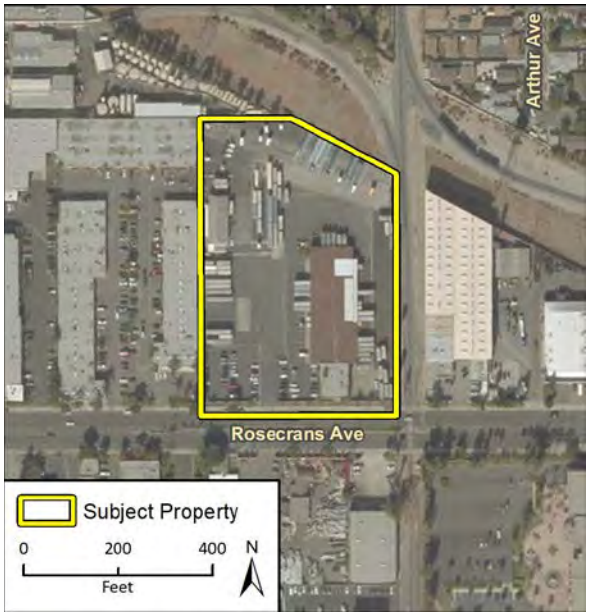
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen
***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**

 ***Resource Name or #:** 7747-7749 Rosecrans Avenue (Map Reference No. 21-025)

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 3S; Range 12W; Section 17 S.B. **B.M.**

c. Address: 7747 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-025-007

***P3a. Description:**

The subject property is an irregularly shaped parcel that contains several buildings and warehouses. The western half of the parcel is occupied by two long warehouses and two small one-story offices. A two-bay warehouse with gabled roofs is located at the rear (northern) edge.

The two warehouses are three stories in height and clad in vertically grooved metal panels. The buildings are capped with low-pitched gabled roofs. The westernmost warehouse has a one-story, stucco-clad portion at the front (south end) of the building. The easternmost warehouse displays a two-story wall opening, above which signage reads "Staub Metals."

Additionally, in front of the warehouses, at the front of the parcel, there are two one-story, L-shaped buildings that serve as offices. Nearly identical, the buildings both have flat roofs with slight overhanging eaves and grooved metal panels curving over the fascia and soffit. The western office building has glass block set in square window openings, and one entry door on the south façade. The eastern building appears to have aluminum sliding windows and an aluminum-framed commercial door.

The smaller two-bay warehouse at the northeastern corner of the property has gabled roofs and corrugated metal walls. Although not clearly visible from the public ROW, it has at least one garage door entry on the south elevation.

A stuccoed wall decorated with regularly spaced finial balls lines the southern edge of the property. The property is in good condition.

***P3b. Resource Attributes:** HP8. Industrial buildings

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Overview of property, view to northeast, 1/12/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Various buildings constructed between 1958-1981 L.A. County Assessor; NETROnline, various; UCSB Map & Imagery Lab, various; Google Earth, various).

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
January 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):

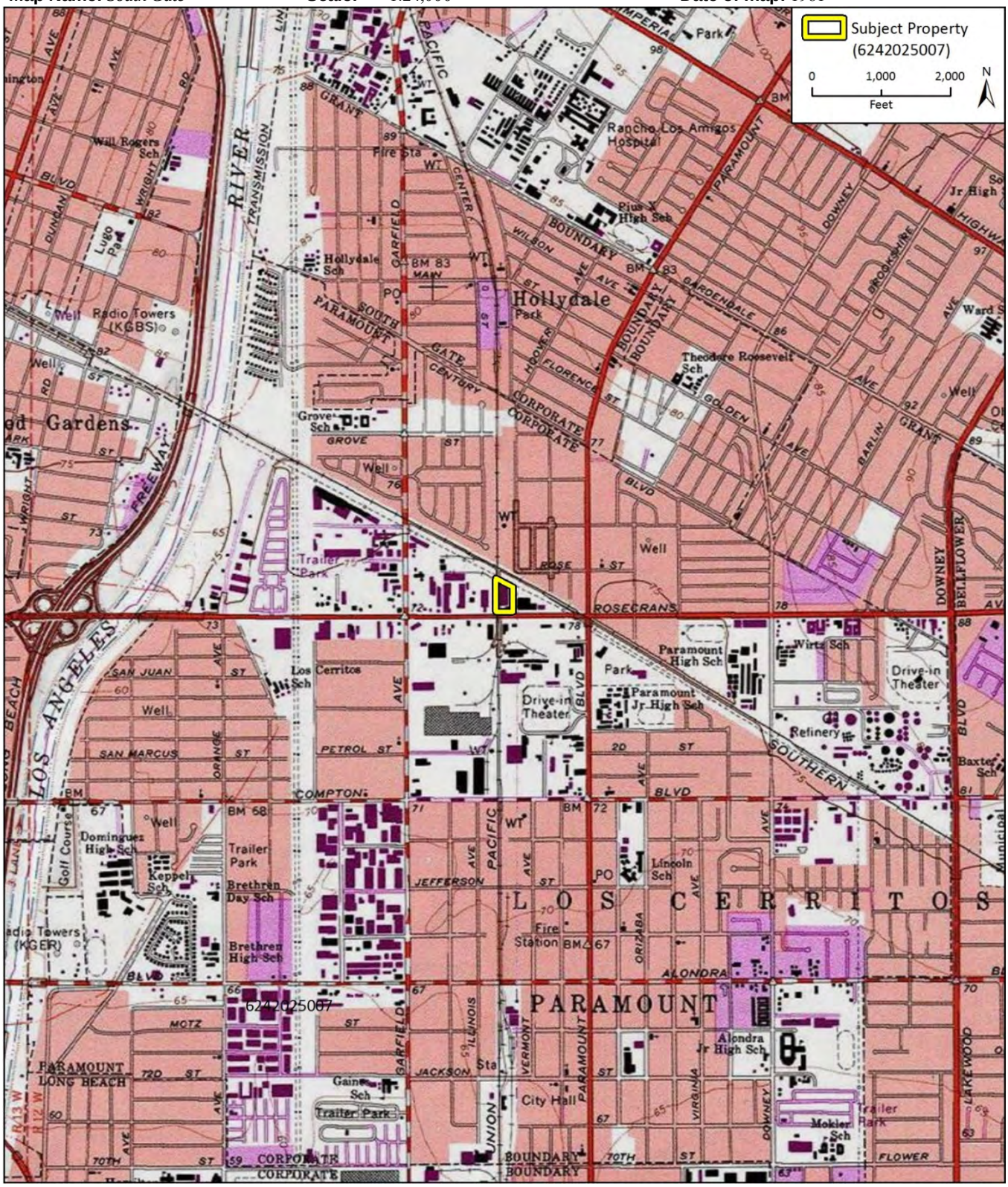
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 7747-7749 Rosecrans Avenue (Map Reference No. 21-025)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7747-7749 Rosecrans Avenue(Map Reference No. 21-025) ***NRHP Status Code 6Z**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Industrial and office
***B5. Architectural Style:** Utilitarian (warehouses); offices do not embody a particular style
***B6. Construction History:**

One-story building at western-central portion of property and small two-bay warehouse at northeast corner of property built between 1954 and 1963; large western warehouse bay built between 1968 and 1972; large eastern warehouse bay by 1976. Two office buildings at south end of property (in front of warehouses) built between 1976 and 1981 (NETROnline, various; Google Earth, various; UCSB Map & Imagery Lab, var.).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: N/A b. Builder: N/A
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The earliest known owner of the property, in 1956, was Capital Welding & Manufacturing Co. (T.L.M. Publishing Co. 1956). Since that time, the subject property expanded to include a complex of buildings. A 1954 aerial photo shows only one building at the southeast edge of the parcel. By the early 1960s, additional structures were built on the property, creating a complex of four to five buildings. Between 1968 and 1976 two large warehouses were erected on the property, and two office buildings were built at the front (south end) of the property between 1976 and 1981. The original building (pre-1954) that was located at the southeast end of the parcel was demolished in the late 1990s to early 2000s (NETROnline, various; Google Earth, various; UCSB Map & Imagery Lab, various).

Archival research failed to ascertain the architects or contractors for the different buildings. Limited occupant information was obtained with the available city directories.

In 1964 occupants included Columbia Specialty Inc. and Capital Westward Inc., which may have been a business related to the earlier tenant Capital Welding & Manufacturing Co. (Luskey Brothers & Co. 1964). Capital Westward Inc. fabricated specialized parts and equipment for a variety of projects. Their work ranged from fabricating vessels for a desalination plant to building a stainless steel chamber for a government space simulation complex (Hudlow 1995; Bilstein 1980; Broom 1971; *Arcadia Tribune* 1968). Columbia Specialty, still in business today, is a fabricator and distributor of steel and alloy piping products. The company left Paramount for the city of Long Beach in 2010 (Columbia Specialty, no date). Continuing the trend of metal-working taking place at the site, the current occupant of the property is Staub Metals Corporation, a flat rolled steel distributor (StaubMetals.com). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

Arcadia Tribune. 1968. "Space-Age 'Monster' Roams City Streets", 8 February.
Bilstein, Roger E. 1980. Stages to Saturn. NASA/U.S. Government Printing Office.
Broom, Bill 1971. "U.S. lets contract for Orange Co. desalting plant", *Press Telegram*, 30 June.
Columbia Specialty. No date. "About Us". https://www.columbiaspecialty.com/about-us.html.
Google Earth. Various. Aerial photographs of subject property. Accessed November 16, 2018.
Hudlow, Scott M. 1995. HAER Report for Jet Propulsion Laboratory Edwards Facility (JPL Edwards Test Station), HAER No. CA-163.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 16, 2018

(This space reserved for official comments.)

B10. Significance, continued:

The subject properties are not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings are primarily utilitarian in design, and the office buildings are not representative of any particular architectural style. 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Staub Metals Corporation. No date. StaubMetals.com. Accessed November 16, 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com.

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed November 2018.

Easternmost office building, south and west elevations, view 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**

Page 1 of 6 ***Resource Name or #:** Pacific Electric, Santa Ana Line (Map Reference No. 21-026)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17, 20, 21, 22, 27 S.B.**B.M.**

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 35, 36 S.B.**B.M.**

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 4S, Range 11W, Section 5, 6 S.B.**B.M.**

c. Address: None City: Paramount, Bellflower, Artesia, and Cerritos Zip: Various

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: The segment runs southeast from the intersection of Patterson Land and Garfield Avenue in Paramount to Del Amo Boulevard, just northwest of Coyote Creek in Cerritos.

***P3a. Description:**

The subject resource is an approximately 7.5-mile railroad right-of-way segment that runs northwest-to-southeast though urbanized sections of the communities of Paramount, Bellflower, Artesia, and Cerritos. With a few exceptions, the right-of-way is interrupted only where it intersects with roadways. At each intersection, no element of the grade is visible, being either removed or paved over. While the 30-80-foot-wide, unpaved right-of-way is more or less contiguous, the line's standard-gauge tracks appear only intermittently along the segment. Generally single-tracked, these track segments consist of a pair of metal rails laid upon wooden ties and supported by a slightly elevated earthen bed. The bed measures approximately 15 feet wide, while the width of the tracks is about 5 feet. An approximately 0.75-mile double-tracked segment begins just east of North Pioneer Avenue along the Cerritos-Artesia boundary. The double tracks merge into a single track about 570 feet south of South Street. The segment addressed in the present evaluation terminates in Cerritos just west of the Del Amo Boulevard bridge over Coyote Creek.

The subject resource traverses an urbanized area that is alternately residential, commercial, and industrial in character. Its condition is poor, due to the removal of tracks at many locations and the deteriorated state of many of the remaining segments of tracks. In several of these sections, rails or ties are missing or displaced.

Note: the segment crosses the San Gabriel River on a steel deck rail bridge. That resource, the San Gabriel River Bridge, is addressed in a separate DPR 523 form.

***P3b. Resource Attributes:** HP39. Other (railroad); AH7. Railroad grade

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
Santa Ana Line tracks in Bellflower; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1904-05 (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 22, 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.

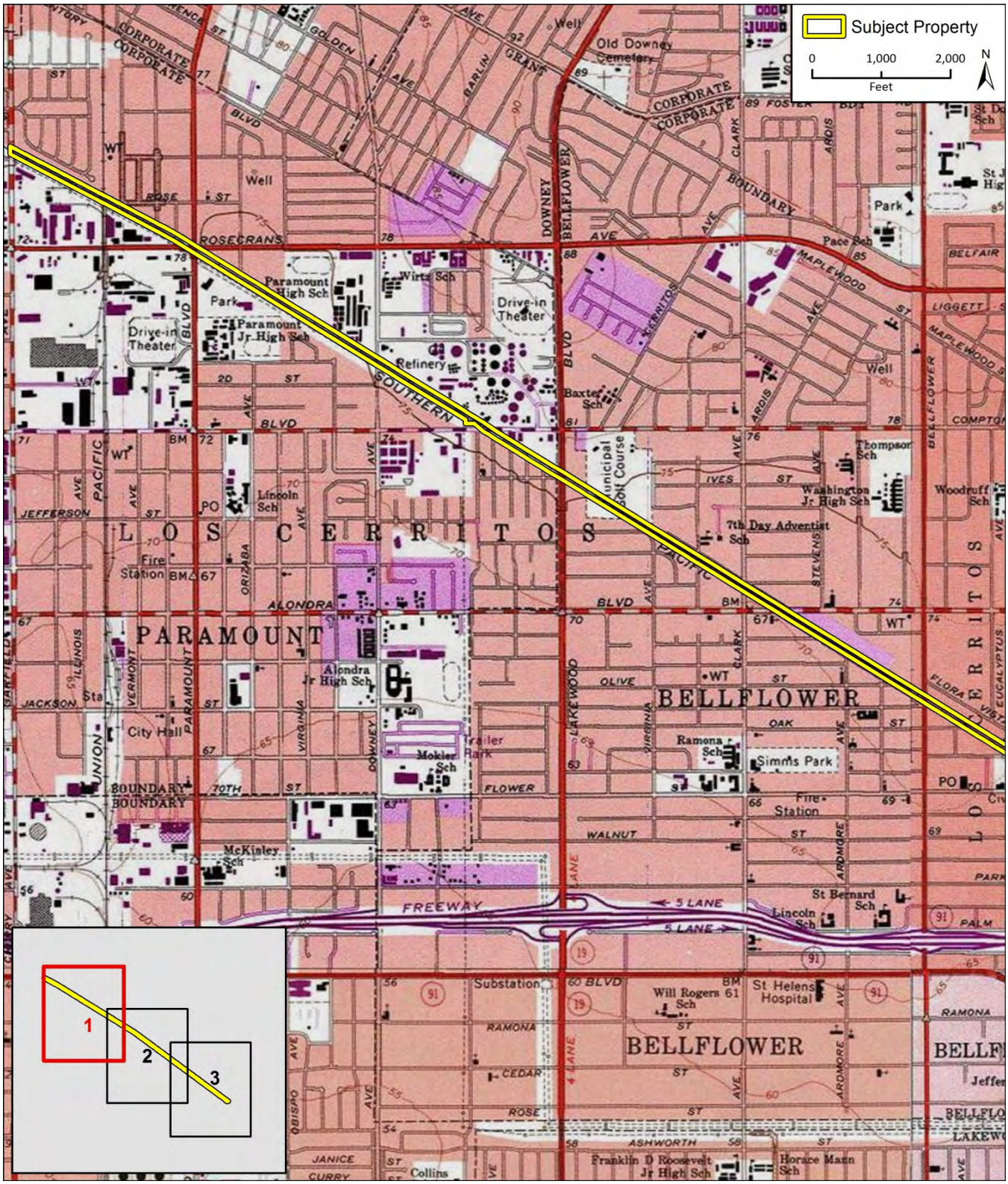
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 6 ***Resource Name or #** Pacific Electric, Santa Ana Line (Map Reference No. 21-026)
***Map Name:** *South Gate*, *Whittier*, and *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981

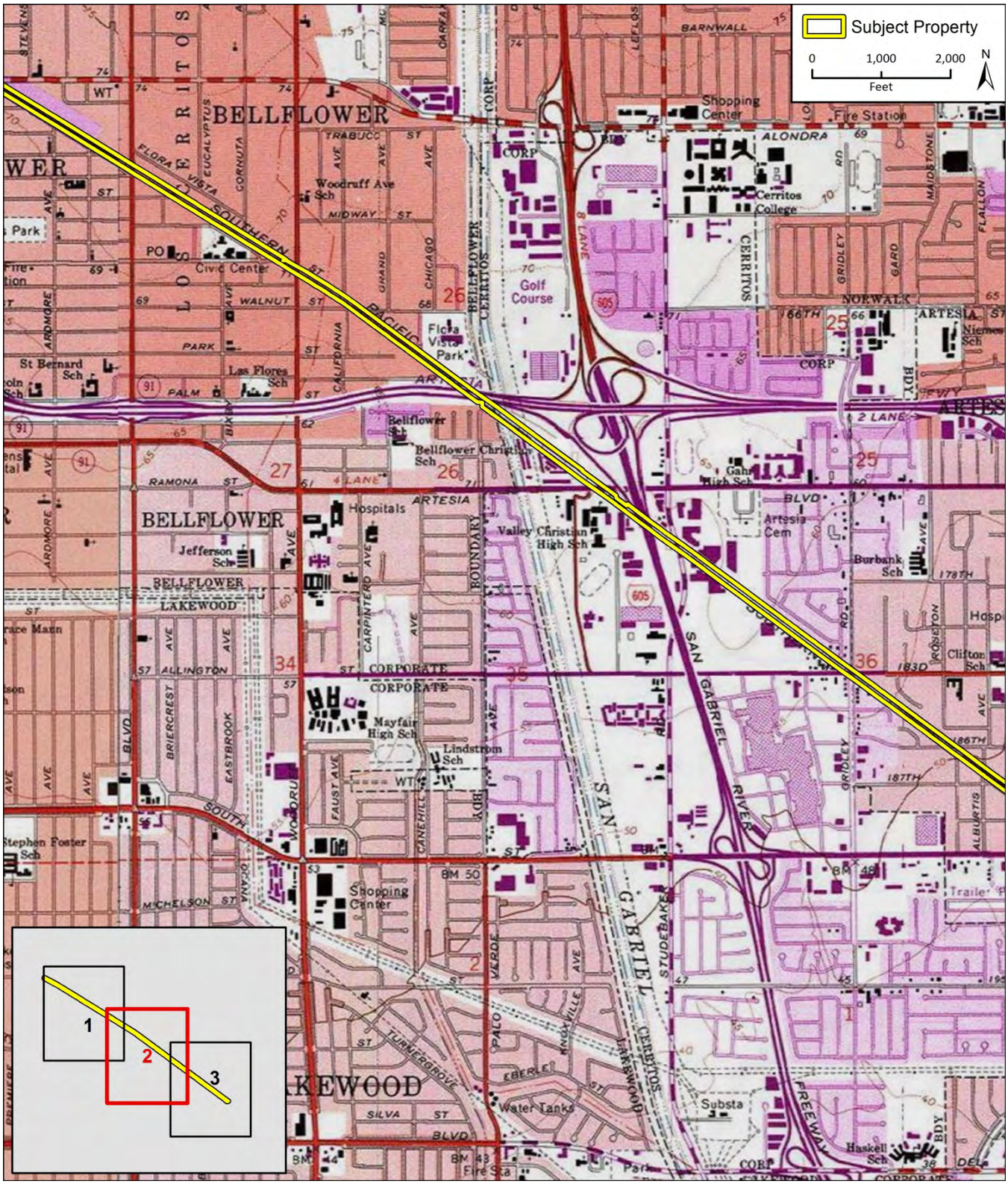


State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 3 **of** 6 ***Resource Name or #** Pacific Electric, Santa Ana Line (Map Reference No. 21-026)
***Map Name:** *South Gate*, *Whittier*, and *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981

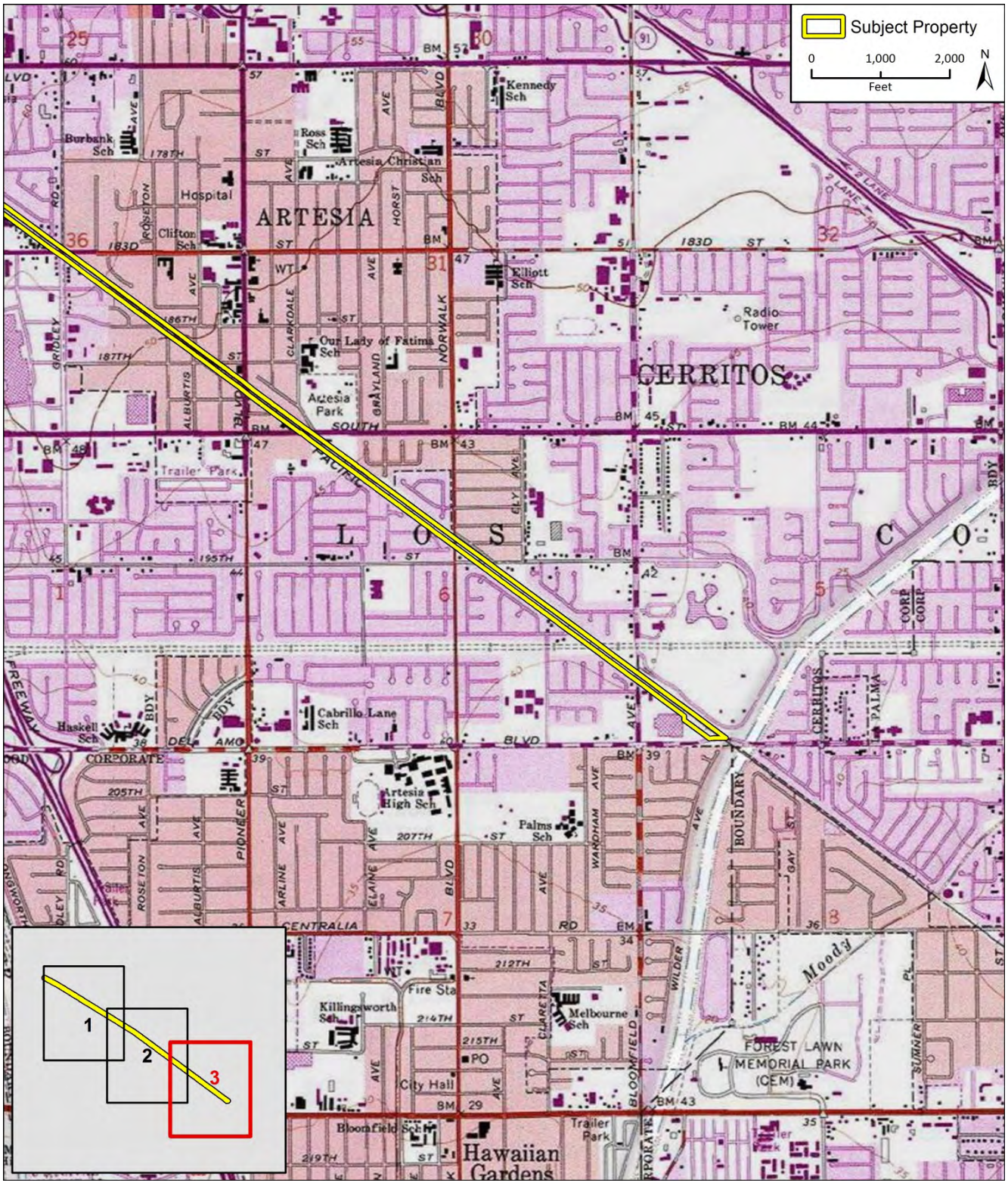


State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 4 **of** 6 ***Resource Name or #** Pacific Electric, Santa Ana Line (Map Reference No. 21-026)
***Map Name:** *South Gate*, *Whittier*, and *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Pacific Electric, Santa Ana Line (Map Reference No. 21-026) ***NRHP Status Code** 6Z

B1. Historic Name: Pacific Electric, Santa Ana Line
B2. Common Name: Southern Pacific, West Santa Ana Branch
B3. Original Use: Freight and interurban passenger railroad B4. Present Use: Abandoned
***B5. Architectural Style:** N/A
***B6. Construction History:**
The Los Angeles Interurban Railway Corporation constructed the line with double tracks in 1904 and 1905. Under the management of the Pacific Electric Railway Corporation, one set of tracks was removed (EHRA 2018; Caltrans 1982).

***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 origins of the subject resource date to 1903, when the Pacific Electric (PE) Railway Company secured and surveyed the right-of-way for a freight and interurban passenger line connecting Watts and Santa Ana. In 1904, the Los Angeles Interurban Railway (LAUIR) Company obtained the right-of-way and completed construction of the tracks in time for a November 1905 opening. As originally constituted, the Santa Ana Line spanned 34 miles, following the Long Beach Line south from downtown Los Angeles before diverting to the southeast at Watts Junction. Its mileage between Watts and Santa Ana totaled about 26.5 miles, cutting mostly through what remained agricultural land during much of the early twentieth century. PE regained control of the Santa Ana Line in 1911 following the so-called Great Merger that consolidated the PE and LAUIR (EHRA 2018; Caltrans 1982).

The line faced decline through the mid-twentieth century. Despite the urbanization of much of the area along the eastern portion of the route, the rise of the automobile ensured that the Santa Ana Line passenger ridership remained limited. Originally double-tracked, the line was reduced to a single track in 1941 (EHRA 2018; Caltrans 1982). PE cut back passenger service in the early postwar years and terminated it entirely in 1958. Southern Pacific (SP) took over freight operations on what the company renamed the West Santa Ana Branch. SP continued to use the segment of the line starting west of the intersection with the Union Pacific tracks in Paramount at least as late as 1981 (Caltrans 1982). The line is currently abandoned.

The subject resource is recommended ineligible for listing in the National or California Registers under any significance criteria. While the Santa Ana Line 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—its role in that trend was minimal. Furthermore, the removal of one of the line's tracks has substantially undermined the subject segment's ability to convey any potential historical significance it might otherwise derive from its association with interurban rail service in the first half of the twentieth century. Because of this, the subject resource is not eligible for listing under Criteria A/1. Regardless of integrity considerations, the subject resource does not meet the standards for significance under any other criteria. The rail segment is not associated with persons significant in the history of the city, region, state, or nation (Criteria B/2). Is an ordinary, ubiquitous structure and

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 Santa Ana Line." http://www.erha.org/pessa.htm. Accessed November 2018.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 8, 2018

See continuation sheet.

(This space reserved for official comments.)

Sketch Map:

Subject Property
0
0.5
1
Miles
N
710
42
605
105
5
Firestone Blvd
Rosecrans
Paramount Blvd
Bellflower Blvd
Bloomfield Ave
91
91
Artesia
Blackthorne Ave
605
Del Amo Blvd
Lakewood Blvd
Carson St
bing

State of California Department of Transportation — Business, Transportation and Housing Agency

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

Name of District	Century Freeway-Transitway Historic District	**Date Listed/Determined Eligible**	December 4, 2019
Criteria	A and C	**Period of Significance**	1968-1995
Significance Level	state	**# of Properties**	See text
# of Contributors	See text	**Number of Non Contributors**	See text
# of Caltrans Contributors	See text		

Summary of Significance

The Century Freeway-Transitway Historic District is significant as the focus of a landmark California environmental justice lawsuit and is considered the last urban interstate constructed in the state. The lengthy litigation was settled by agreements that specified the final route of the freeway, integration of new Intelligent Transportation Systems (ITS) technology to reduce associated local road traffic and ensured the incorporation of an associated light rail system. The case quantified how residential displacement would occur, where and how replacement housing would be built and required that contractors adhere to ambitious job training and affirmative action programs. Its engineering importance is not for aesthetics but as the final full-length inner-city interstate, the requisite inclusion of novel ITS features and design components, the integral light rail system and stations in its median and its limited intermodal interchanges.

District Boundaries

Caltrans right of way from California St (El Segundo) to Studebaker Road (Norwalk), including the Green Line (light rail line) and related stations, the freeways bridges and ramps constructed as part of the project and limited interchanges connecting Interstates 405, 110, 710 and 605. See attached 13-page map.

Addresses of Caltrans Owned Contributing Properties
See attached List of Bridges (pages 7-9)
See attached Photographs and addresses of METRO-owned Green Line Stations (page 6)

DISTRICT CHARACTER-DEFINING FEATURES

Ranking	CDF #	Feature Number and Description	A	B	C	D	E	Total points
M	1	• Limited interchanges (Interstates 405, 110, 710 and 605)	3	3	3	3	3	**15**
M	2	• Profile of route (at-grade, elevated, in trench or on berm)	2	3	3	3	3	**14**
S	3	• Multi-lane roadway	1	3	2	3	3	**12**
S	4	• Alignment of route	1	2	3	3	3	**12**
S	5	• Green Line light rail system and stations in median	2	2	3	2	3	**12**
S	4	• ITS system (CCTV, TMS, RMS, ATMS, CMS[1])	2	2	3	2	2	**11**
S	6	• Original bridges and pedestrian overcrossings	1	1	2	3	3	**10**
S	7	• Fully landscaped	1	1	2	3	3	**10**
S	8	• Controlled ramps and their lengths	1	1	2	2	3	**9**

[1] Acronyms are for Closed-Circuit Television, Traffic Monitoring Stations, Ramp Metering Systems. Advanced Traffic Management System and Changeable Message Signs.

Recorded By: Francesca Smith and Caprice "Kip" Harper **Date Recorded:** December 13, 2019

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

CRITERIA MATRIX FOR RANKING FEATURES			
	HIGH = 3 POINTS	**MEDIUM = 2 POINTS**	**LOW = 1 POINT**
A. Craftsmanship	High artistic value, craftsmanship, design, materials	Expected feature linked to contributing architectural style or method of construction	Standard historic fabric *(commonly found during period of significance)*
B. Conveying Significance	Quintessential & Indispensable *(without it the significance is lost)*	Important *(without it significance is diminished)*	Low *(adverse effects could be cumulative)*
C. Public Benefit	High	Medium	Low *(mostly private spaces)*
D. Visibility and transparency	Primary, salient feature *(something you can see from the strait)*	Secondary, somewhat obscured *(something you can see through doors and windows)*	Tertiary/obscured
E. Integrity	Intact as designed/original	Somewhat altered	Substantially altered
Total points in each category	15 points	10 points	5 points
Ranking 13 – 15 points = Most significant 9 – 12 points = Significant 5 – 8 points = Least significant			

Explanation of Abbreviations on District and Building Character-Defining Features Forms:

Character Defining Features Box = M (Most Significant) S (Significant), L (Least Significant).
(See point range in Criteria Matrix for ranking features.)

Historic Fabric Box = If box is checked, it is historic fabric, if not, it is not historic fabric.

Altered/Gone Box = A(ltered), G(one)

Non- Character Defining Features

Roadway standard pavement and curb, striping and pavement markers in roadway, standard drainage facilities, standard signage and streetlight standards, soundwalls, mast lighting at the Interstate 710 interchange, pump stations, the Green Line outside of the median and its stations southwest of the Aviation/LAX Station and additional Green Line Maintenance and Storage Yards beyond the I-105 corridor that were not originally constructed as part of the I-105 do not contribute to its significance.

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

PHOTOGRAPHS

Photo 1: View west on westbound I-105 near the I-110 Interchange. Note the concrete "outrigger"-type bents that straddle the roadway at center and the light rail line in the center of the roadway (left side to center) and visible catenary poles with wires (at left). All photographs by Caltrans staff 2019 unless otherwise noted.

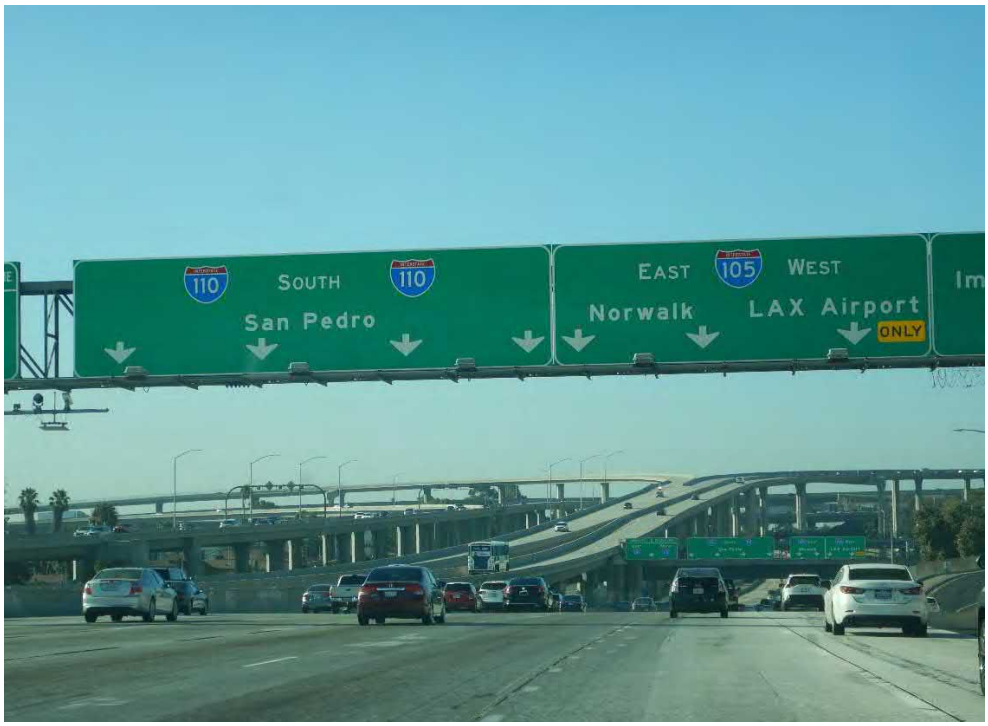


Photo 2: View south on southbound I-110 showing the I-105/ I-110 Interchange with a standard double-post overhead sign.

Photo 3: Aerial view north of the I-105/ I-110 Interchange. I-105 runs from the left (west) to the right (east) sides. The light rail station is visible toward the right of center in the interchange. Photo by Remi Jouan, not for publication

.

Photo 4: View east on eastbound I-105 showing Green Line light rail line (far left), High Occupancy Vehicle lane (center), Vermont Ave. Overcrossing (above roadway) and two Changeable Message Signs (CMS) on the overcrossing.

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

Photo 5: View east on eastbound I-110 near Central Ave showing Green Line light rail line (far left),and large CMS with “FasTrak” alteration (2012) at top.

Photo 6: View east of Caltrans standard prestressed box type girder overcrossings (Green Line overcrossing above freeway deck) and outrigger bents.
Note the scale motif at outsides barriers that is specific to I-105, but should not be considered of “high artistic value.”

ADDITIONAL PHOTOGRAPHS Green Line Stations, from west-to-east)

Recorded By: Francesca Smith and Caprice “Kip” Harper **Date Recorded:** December 13, 2019

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

Photo 7: Aviation/LAX: 11500 Aviation Bl, Los Angeles or LA. View northwest.

Photo 8: Hawthorne/Lennox: 11191 Larch Av and 4443 W 111th St, Lennox. View west.

Photo 9: Crenshaw: 11901 S Crenshaw Bl, Hawthorne. Entrance. METRO photo.

Photo 10: Vermont/Athens: 11603 S Vermont Av, LA. View south. METRO photo.

Photo 11: Harbor Freeway: 11500 S Figueroa St, LA. View west.

Photo 12: Avalon: 11667 S Avalon Bl, LA. View west.

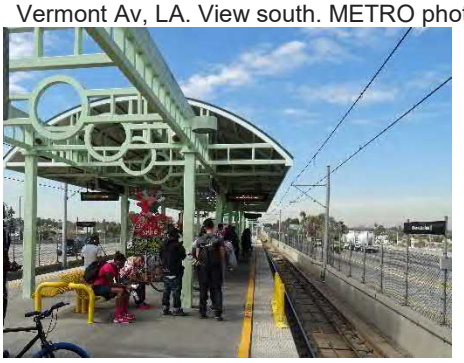


Photo 13: Willowbrook/Rosa Parks: 11611 Willowbrook Av, LA. View west.

Photo 14: Long Beach Bl: 11508 Long Beach Bl, Lynwood. Entrance.

Photo 15: Lakewood Bl: 12801 Lakewood Bl, Downey. View east.

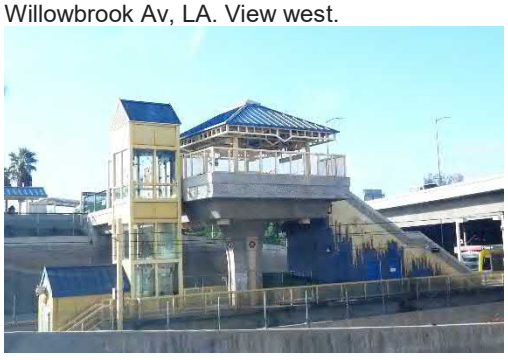


Photo 16: Norwalk: 12901 Hoxie Dr, Norwalk. View southwest.

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

BRIDGES Century Freeway-Transitway has 118 contributing bridges which were altered to accommodate or were built as part of the project. None is individuallysignificant:

Bridge Name	Bridge Number	Year Built	Year Altered	Description of Alteration
Imperial Hwy UC	53 1241	1963	1994	Original bridge demolished, wider bridge built
Imperial Hwy UC (South Off-Ramp)	53 1241J	1994	--	--
Airport Viaduct	53 2400	1991	--	--
Airport Viaducts	53 2400L	1990	--	--
Airport Viaducts	53 2400R	1990	--	--
E105-S110 Connector OC	53 2403G	1991	--	--
E105-S & N 110 Connector, E105-N 110 Connector	53 2404G	1989	--	--
W 105/110 Separation	53 2405L	1991	--	--
E105/110 Separation	53 2405R	1986	--	--
W105-S110 Connector OC	53 2407F	1991	--	--
Broadway OH	53 2409	1989	--	--
Main St. UC	52 2410L	1985	--	--
Main St. UC	53 2410R	1985	--	--
E105-S710/Wright Rd UC	53 2410G	c. 1985	--	--
W105-S710 Connector OC	53 2412F	c. 1985	--	--
N710-W105 Connector OC	53 2415	c. 1985	--	--
N710-W10 Connector OC	53 2415G	1990	1991	
E105-N710 Connector OC	53 2418	c. 1991	--	--
E105-N710 Connector OC	53 2418G	1990	1999	Drains, MBGR and concrete barriers added, abutments modified
Route 105/710& Los Angeles River	53 2419	1993	--	--
S710-E105 Connector OC	53 2420F	1990	1992	Methacrylate deck treatment, grouting, and concrete barrier added (1997)
Garfield Av- W105 On-Ramp	53 2421K	1993	--	--
Garfield Av OC	53 2423	1989	--	--
Façade Av OC	53 2424	1988	--	--
Paramount Bl OC	53 2425	1989	--	--
Arthur Ave. Utility & POC	53 2426	1988	--	--
Century Bl UP	53 2427	1988	--	--
Merkel Av OC	53 2428	1989	--	--
Downey Av OC	53 2429	1989	--	--
Gardendale St OC	53 2430	1989	--	--
Hawthorne Bl OC	53 2432	1993	--	--
Inglewood Avenue UC	53 2435	1993	--	--
W105-N&S405 Connector OC	53 2435F	1993	--	--
N/W Connector OC	53 2438F	1994	--	--
N405-W105 Connector Separation	53 2442G	1991	--	--
S405-E105 Connector Separation	53 2443F	1991	--	--
Atlantic Av UC	53 2452	1990	--	--
Wright Rd UC	53 2453	1993	--	--
N710-E105 Connector OC	53 2455G	1992	--	--
W105-N710 Connector OC	53 2456F	1992	--	--
San Pedro UC	53 2476	1985	--	--
Avalon Bl UC	53 2477	1988	--	--
Stanford Av UC	53 2478	1985	--	--
Central Av UC	53 2480	1987	--	--
Compton Creek Off-Ramp	53 2483	1988	--	--
Compton Creek Off-Ramp	53 2483K	1988	--	--
Compton Creek On-Ramp	53 2483S	1988	--	--
Success Av UC	53 2484	1987	--	--
Compton Av UC	53 2485	1988	--	--
Willowbrook OH	52 2487L	1989	--	--
Willowbrook OH	53 2487R	1989	--	--

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

Bridge Name	Bridge Number	Year Built	Year Altered	Description of Alteration
Alameda St. Viaduct	53 2490	1993	--	--
Long Beach Bl UC	53 2493	1988	--	--
Long Beach WB On-Ramp	53 2493K	1988	--	--
Long Beach EB On-Ramp	53 2493S	1988	--	--
Fir St. UC	53 2494	1987	--	--
Bullis Rd UC	53 2495	1987	--	--
Gertrude Dr. UC	53 2496	1987	--	--
Harris Av UC	53 2497	1987	--	--
118th St. POC	53 2516	1993	--	--
Prairie Av OC	53 2517	1993	--	--
Dominguez Channel	53 2518	1993	--	--
Crenshaw Bl OC	53 2519	1992	--	--
Van Ness Ave. OC	53 2520	1988	--	--
Wilton Pl. OC	53 2522	1988	--	--
Western Av OC	53 2524	1988	--	--
Normandie Av OC	53 2525	1986	--	--
Budlong Av OC	53 2526	1985	--	--
S. Vermont Av OC	53 2527	1985	--	--
Hoover St. OC	53 2528	1985	--	--
Dominguez Channel Box Culvert	53 2531M	1988	--	--
Hoxie Av OC	53 2759	1994	--	--
Barlin St. OC	53 2564	1987	--	--
E105-Lakewood Bl OC	53 2565G	1991	--	--
Lakewood Bl OC	53 2566	1989	--	--
Hanwell Av OC	53 2567	1988	--	--
Clark Ave OC (Columbia Way)	53 2570	1989	--	--
Ardis Av.	53 2572	1989	--	--
Bellflower Av.	53 2573	1989	--	--
Dunrobin Av.	53 2574	1987	--	--
Woodruff Av OC	53 2575	1987	--	--
San Gabriel Av.	53 2576	1987	--	--
Route 605/105 Separation	53 2594	1993	--	--
N605-Imperial Highway Off-Ramp	53 2594S	1993	--	--
Yukon Av OC	53 2598	1993	--	--
Imperial Highway On-Ramp	53 2653K	1993	--	--
Imperial Highway OC	53 2655	1993	--	--
Prairie Av Off-Ramp OC	53 2656S	1993	--	--
State St. UC	53 2662	1987	1988	Widened (1991), concrete barriers added, WB methacrylate applied (2012) EB polyester concrete deck (2104)
S. Vermont Av Off-Ramp OC	53 2675K	1993	--	--
W105-N110 Connector OC	53 2676F	1989	--	--
W105-N110 HOV Connector OC	53 2680F	1989	--	--
E105-N110 HOV & S110-W105 HOV Connector OC	53 2682E	1993		
E105-N110 HOV & S110-W105 HOV	53 2682	c. 1994	--	--
S/E Connector OC	53 2696G	1994	--	--
E105-N&S 605/San Gabriel River	53 2698G	1993	--	--
N605-W105 Connector OC	53 2700G	1992	--	--
E105-N605 Connector OC	53 2702G	1993	--	--
E105-S605/Foster Rd OC	53 2703G	1993	--	--
Douglas St. On-Ramp OC	53 2738S	1996	--	--
Hawthorne Bl POC	53 2739	1993	--	--
Hoxie Av UC	53 2759	1994	--	--
E105-N605 Connector OC	53 2761R	c. 1994	--	--
West Plaza POC	53 2761R	1994	--	--

CONDITION ASSESSMENT REPORT

Historic District Character-Defining Features Cover Sheet

I-105 OR CENTURY FREEWAY-TRANSITWAY HISTORIC DISTRICT

Bridge Name	Bridge Number	Year Built	Year Altered	Description of Alteration
East Plaza POC	53 2762R	1993	--	--
W105-S1Connector OC	53 2800F	1990	--	--
W105—N1 Connector OC	53 2802F	1990	2010	Reconstructed
Nash St Off-Ramp OC	53 2803K	1989	2010	Widened
E105-N & -S 405 Connector	53 2805G	1990	--	--
Imperial Highway EB On-Ramp	53 2806S	1989	--	--
Imperial Highway WB Off-Ramp	53 2807K	1990	--	--
Eastbound LRT Flyover	53 2808	1989	--	--
Fir St. UC EB On-Ramp	53 2994S	1987	--	--
Bullis Rd EB On-Ramp	53 2995S	1987	--	--

Source: Caltrans. "Historical Significance- State Agency Bridges" 2018. Caltrans as-built plans and alteration records, various dates.

DISTRICT MAP

See large format pages (attached).

Legend

- Historic District Boundaries
- Bridges (CDF*)
- Light Rail Line (CDF)
- Light Rail Stations (CDF)
- Ramps (CDF)
- Interchanges (CDF)
- Match Line

* CDF - Character Defining Feature as defined in National Registrar guidance

0 0.1 0.2 0.3 0.4 0.5 Miles

N

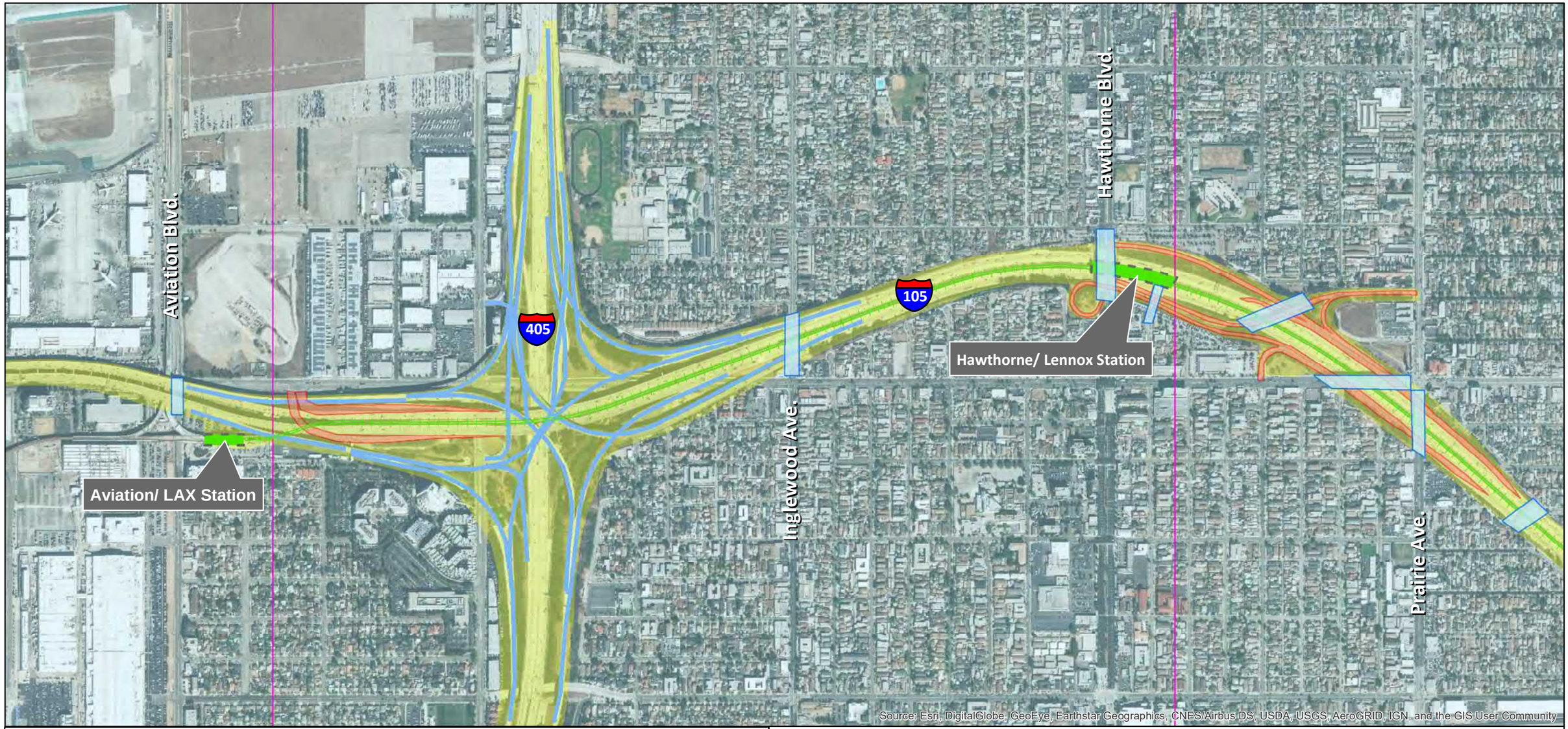
CENTURY FREEWAY - TRANSITWAY HISTORIC DISTRICT

Historic District Boundaries
Character Defining Features
January 2020

Caltrans

Map created by Joshua Miller
Caltrans Division of Environmental Planning

K:\EnvDocs\GIS\Routes\LA-105



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CENTURY FREEWAY - TRANSITWAY HISTORIC DISTRICT

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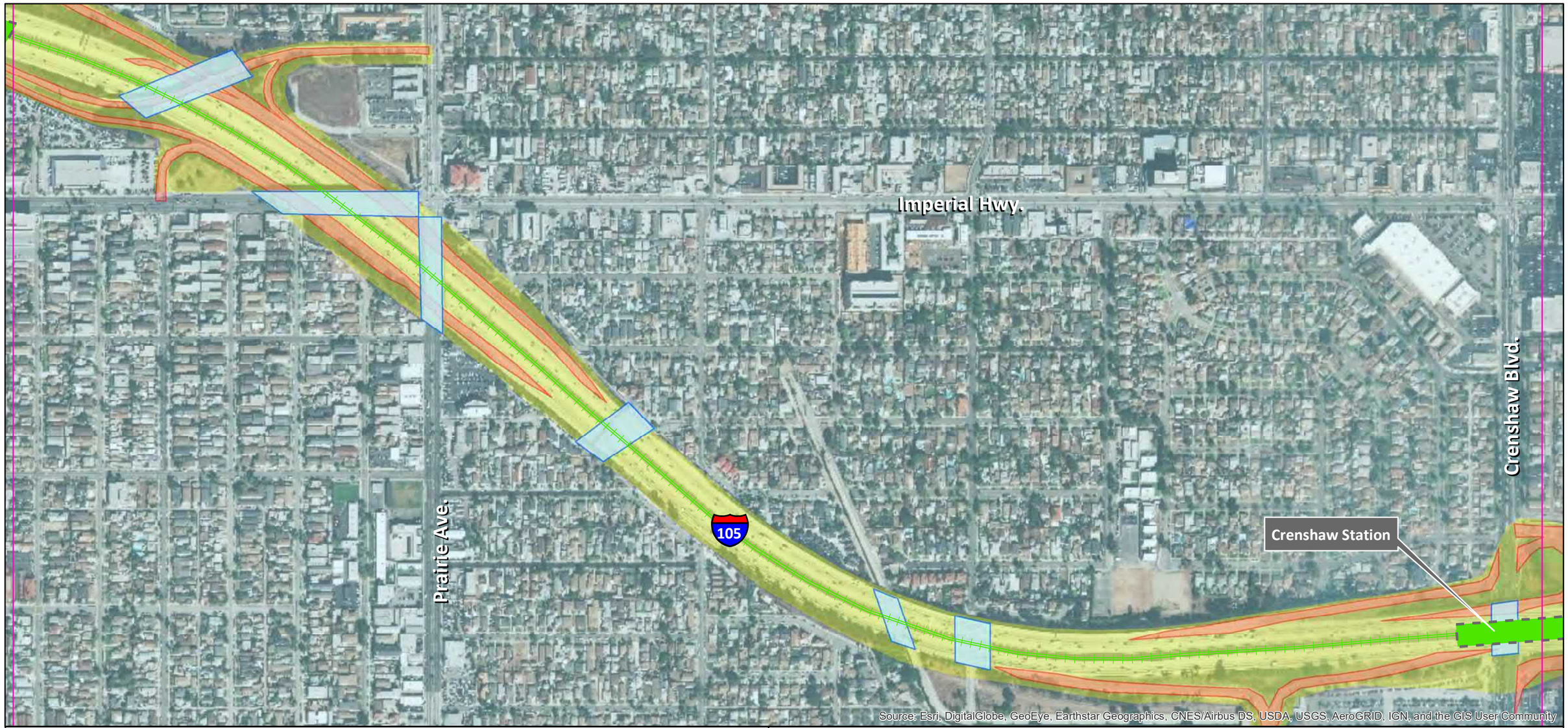

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CENTURY FREEWAY - TRANSITWAY HISTORIC DISTRICT

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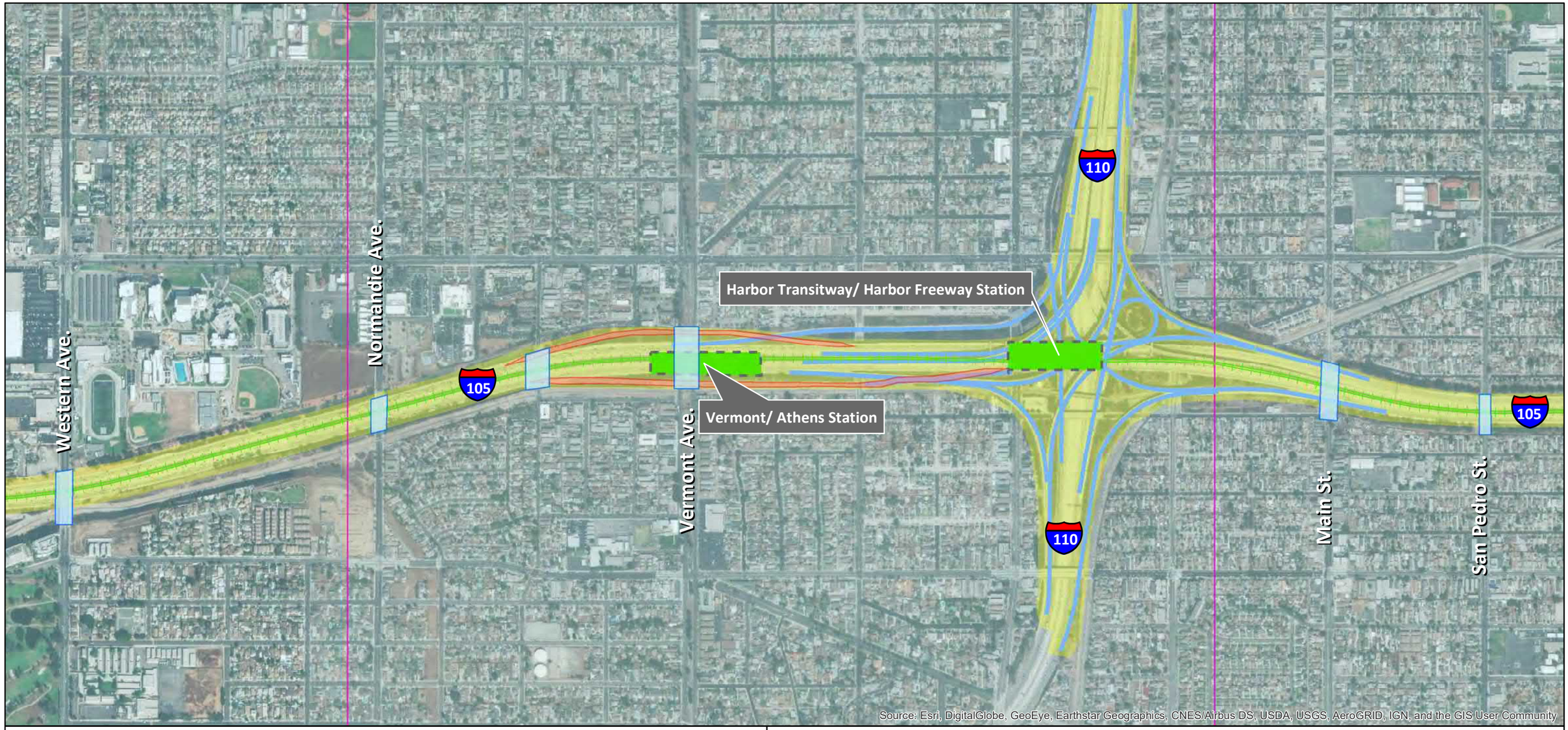

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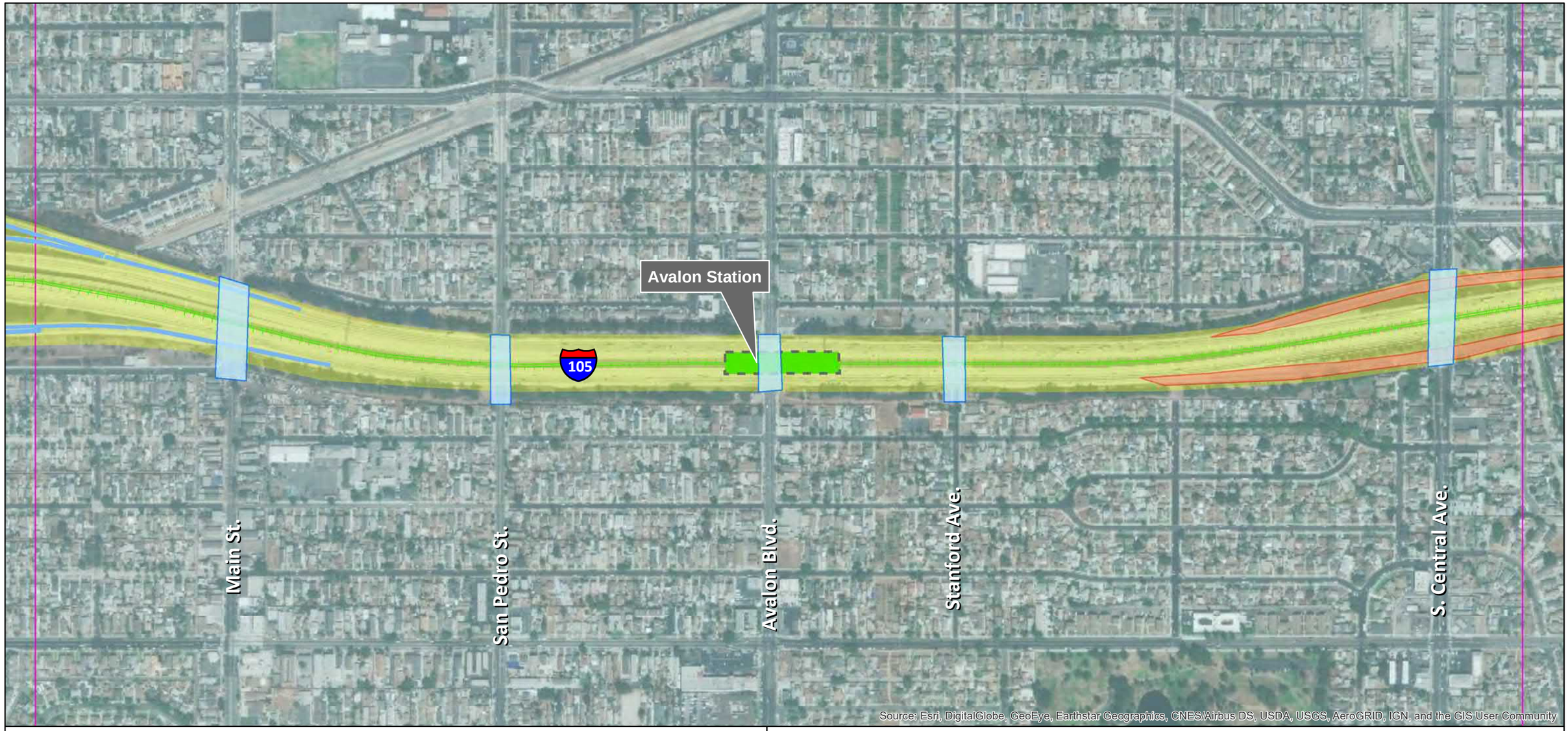

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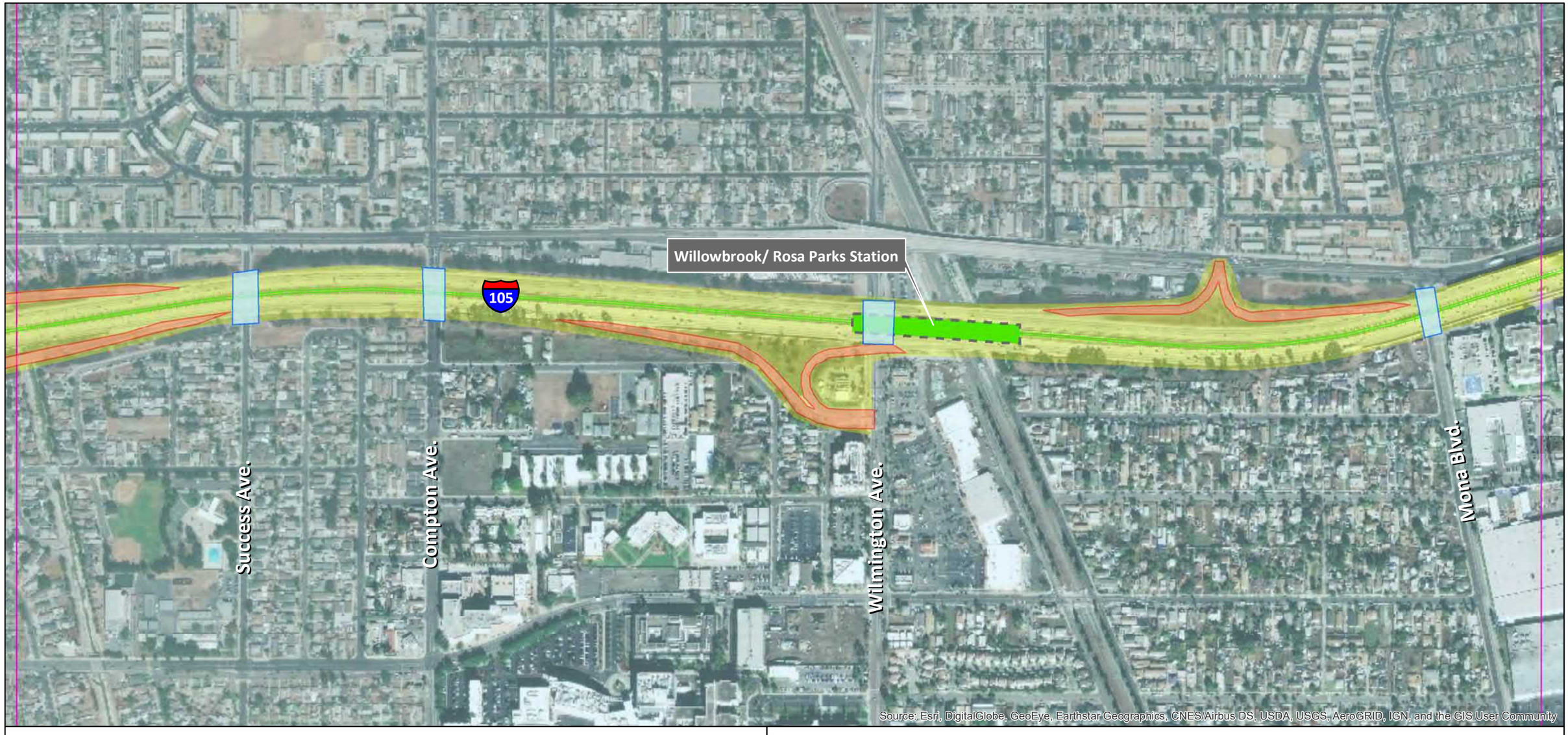

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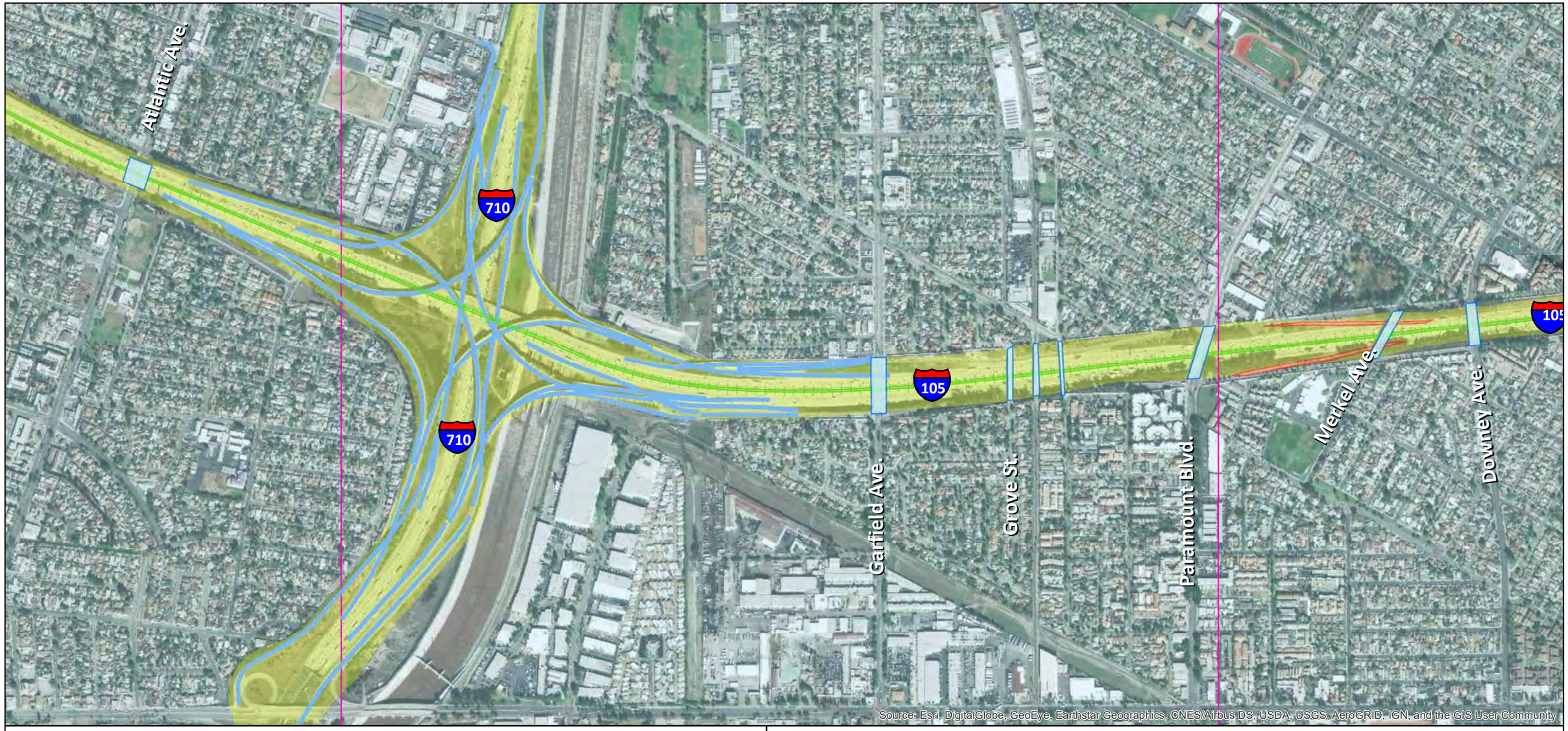

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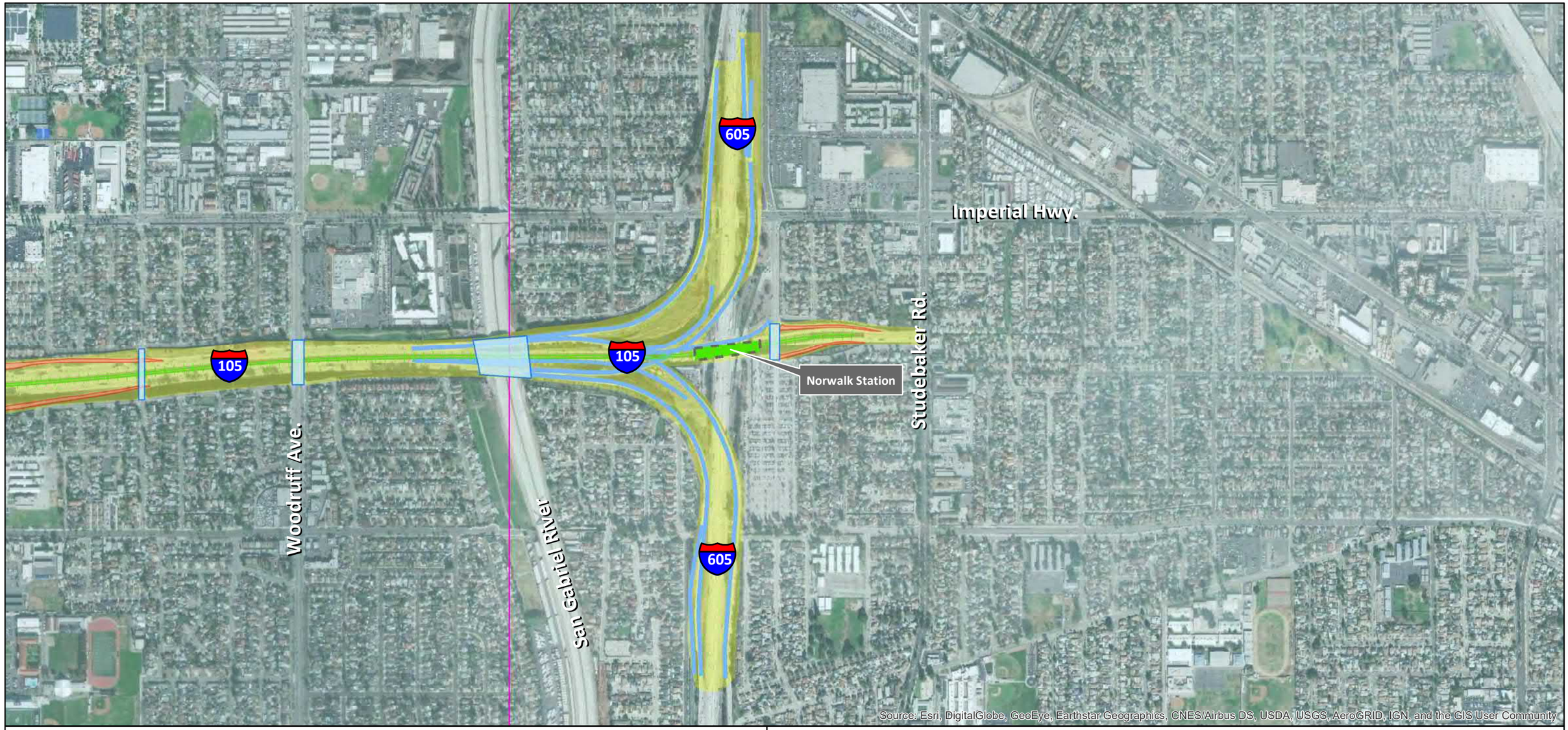

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January 2020

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Map created by Joshua Miller
Caltrans Division of Environmental Planning

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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 #:** 12305 Industrial Avenue (Map Reference No. 21-028)

P1. Other Identifier: Mel-o-Dee Ice Cream Co.

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township 03S, Range 12W, Section 17 S.B.**B.M.**

c. Address: 12305 Industrial Avenue City: South Gate Zip: 90280

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6243-026-005 / 5243-026-006 / 6243-026-007

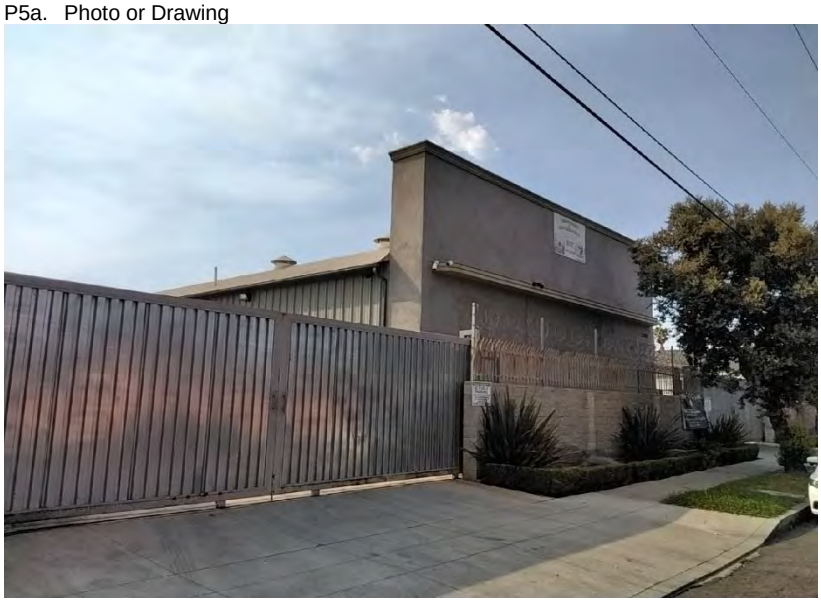
***P3a. Description:**

The subject property at 12305 Industrial Avenue is an ice cream warehouse and distribution facility that occupies three contiguous parcels on the west side of Industrial Avenue. There is one building on the parcel, a warehouse constructed in 1940 in no discernible style, and two large, paved lots, located north and south of the warehouse, respectively. Rectangular in plan, the warehouse building sits on a concrete foundation and is capped by a front-gabled roof concealed by a false front façade. The building is sheathed in aluminum siding, except for the primary elevation which has a smooth stucco finish. -. Entrances to the building are located on the north elevation and feature metal roll-up doors. The building has no windows. Parking lots on the north and south side of the property are used for parking.. Visibility of the building from the right of way is obstructed by the tall brick walls and metal gates that line the property along Industrial Avenue. Landscaping along the east perimeter of the property includes hedges, ornamental plants, and mature trees. The property appears in overall good 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; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1940 (Los Angeles County Assessor 2022)

***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:**
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.

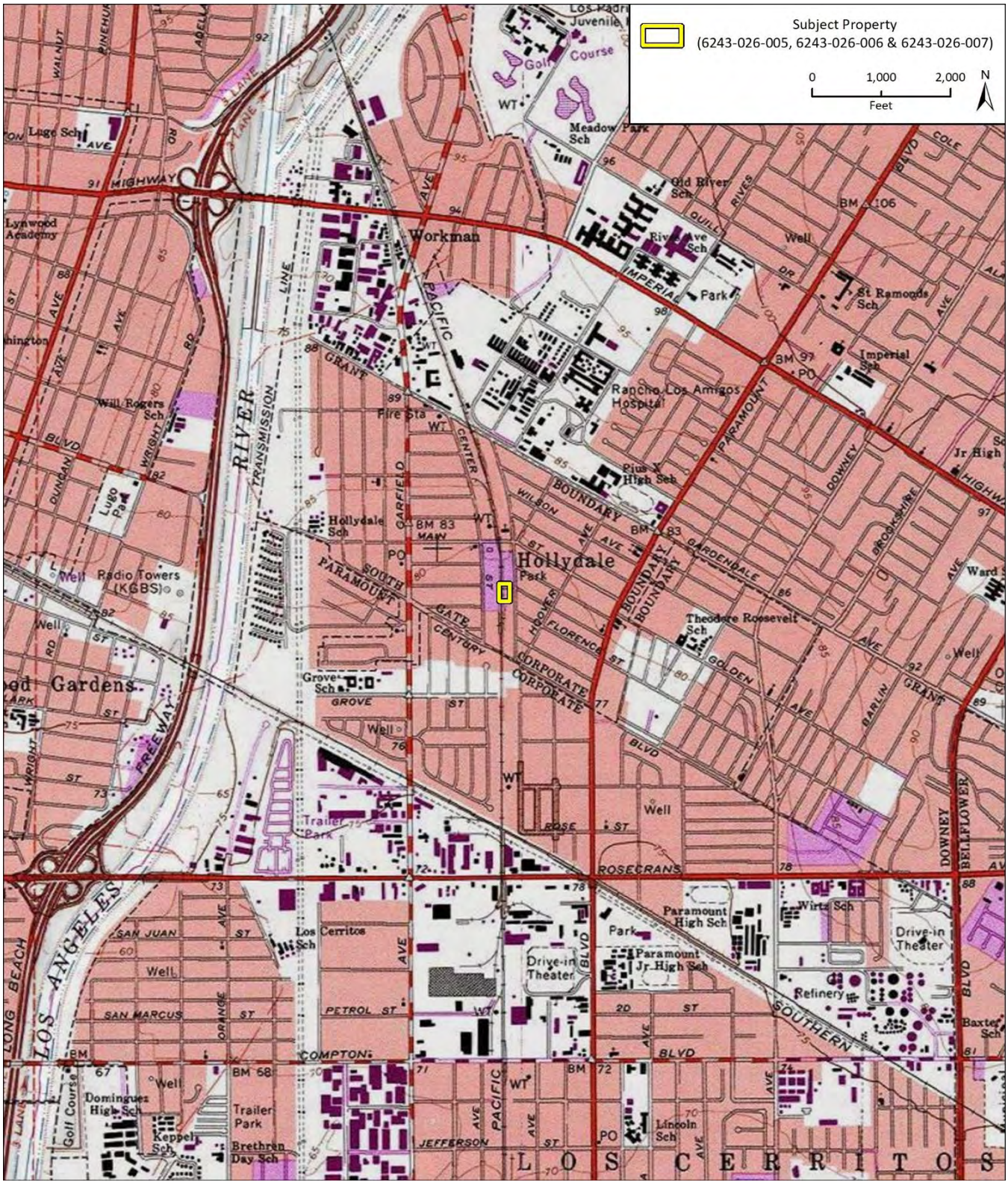
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 12305 Industrial Avenue (Map Reference No. 21-028)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 12305 Industrial Avenue (Map Reference No. 21-028) ***NRHP Status Code** 6Z

B1. Historic Name: Rasmussen Manufacturing Group Co.; Ramsco Corp.
B2. Common Name: Mel-o-Dee Ice Cream Co.
B3. Original Use: Industrial – Manufacturing B4. Present Use: Industrial - Warehouse
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, the subject building was constructed in 1940 (Los Angeles County Office of the Assessor 2022). The façade appears to be non-original stucco, and the cornice was added to the building circa 2021 (Google Maps 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:** N/A **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 and industrial building constructed in 1940. Historic newspapers confirmed that the property was originally used as an oil field equipment manufacturer (*Long Beach Sun* 1944). Historical aerial photographs suggest that the property became the current Mel-o-Dee Ice Cream Co. around 1994 as evidenced by the various ice cream trucks present in the historic aerial (NETROnline 2022). (see continuation sheet 4). By 2015, a large Quonset hut located adjacent to the south of the subject building was removed from the property (Google Maps 2015). The building has remained largely the same since that time.

The subject property is recommended ineligible for listing in the National and California Registers and for local designation by the City of South Gate under any significance criteria. The property is not strongly associated with any important events or persons significant in our past and does not exemplify the heritage of the community of South Gate (NRHP Criteria A/B; CRHR Criteria 1/2; South Gate Criteria A/B/C/F). The building is an ordinary example of an industrial building of utilitarian design 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 (NRHP Criterion C; CRHR Criterion 3; South Gate Criteria D/E/G). Further, it is not part of a distinctive area developed according to a specific historical, cultural, or architectural motif and it does not represent an established visual feature of the community (South Gate Criteria H/I). Lastly, there is no reason to believe that it may yield important information about prehistory or history (NRHP Criterion D; CRHR Criterion 4; South Gate Criterion J). 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 Maps. 2015. Street view imagery of the subject property. google.com/maps. Accessed September 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed September 2022.

Long Beach Sun. 1944. Help Wanted Advertisement. June 9. 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 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.)

***P5a. Photo (continued):**

Photo 2 - Southern-most section of property and ice cream trucks. September 7, 2022

Photo 3 - Alternate angle of primary elevation, camera facing southwest. September 7, 2022

***B12. References (continued):**

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 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**

 ***Resource Name or #:** 14121-14123 McClure Avenue (Map Reference No. 22-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B. **B.M.**

c. Address: 14121 McClure Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6242-026-001

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story multi-family residence. The building features a roughly L-shaped footprint and is capped by hipped roofs with composition shingles. Exterior cladding is stucco. The primary entries are not clearly visible from the public right-of-way but are located on the south elevation facing the paved driveway. Windows include aluminum sliders. Landscaping on the property includes grass lawns, trees and shrubs. Hardscaping includes a paved concrete driveway spanning the length of the property. A brick wall with cast iron railings lines the eastern edge of the property. The property is in good condition overall.

***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:
Eastern elevation, camera facing west

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1971 (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:**
January 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.

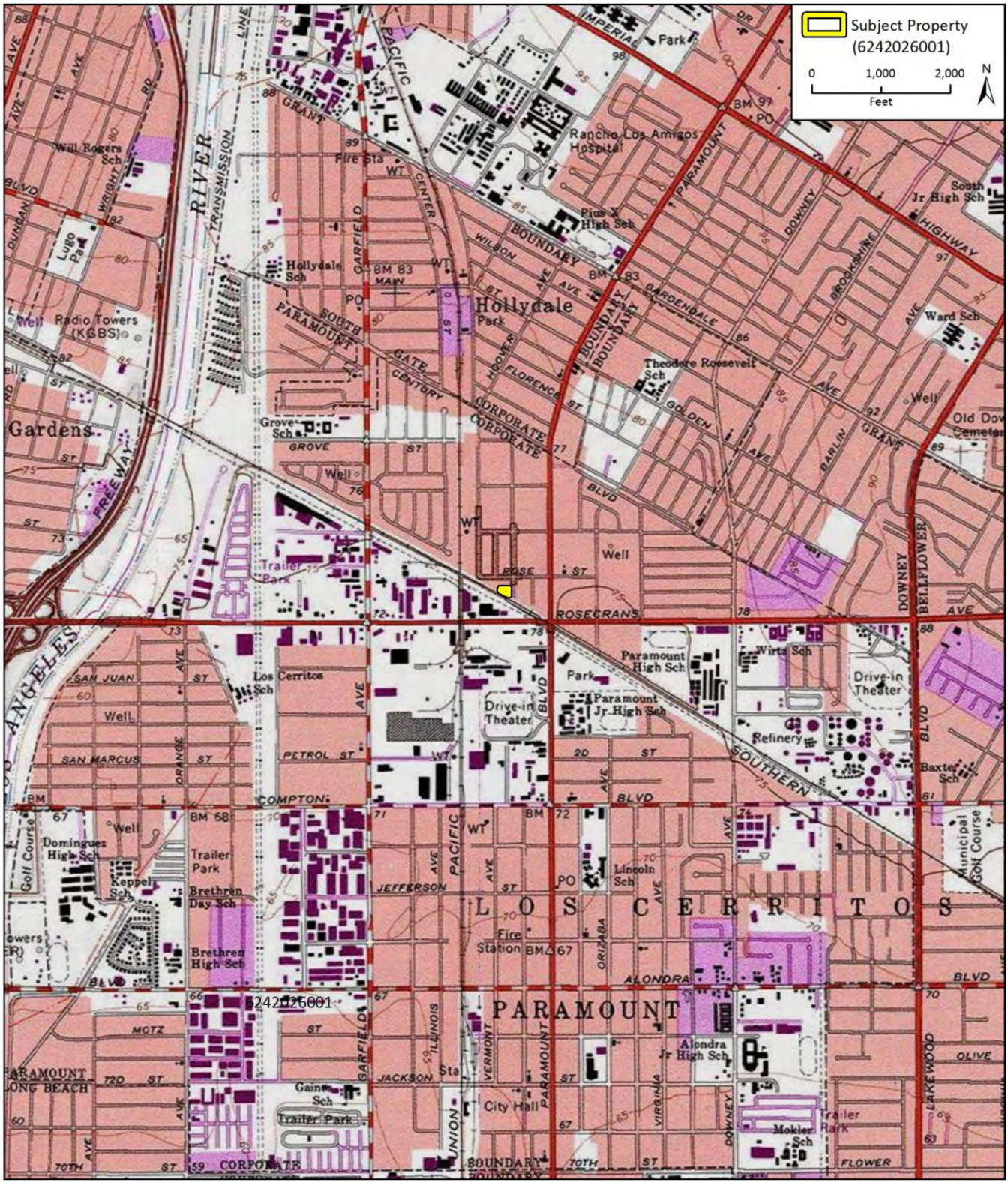
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 14121-14123 McClure Avenue (Map Reference No. 22-001)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14121-14123 McClure Avenue (Map Reference No. 22-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multiple Family Residence B4. Present Use: Multiple Family Residence
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**
Built in 1971 (Los Angeles Co. Assessor). No obvious additions or alterations based on visibility from public right-of-way and aerial photos.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 multi-family residence built in 1971. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals. No visible alterations were observed; however, the entire home is not clearly visible from the public ROW.

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 an extremely common example of a vernacular/utilitarian 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

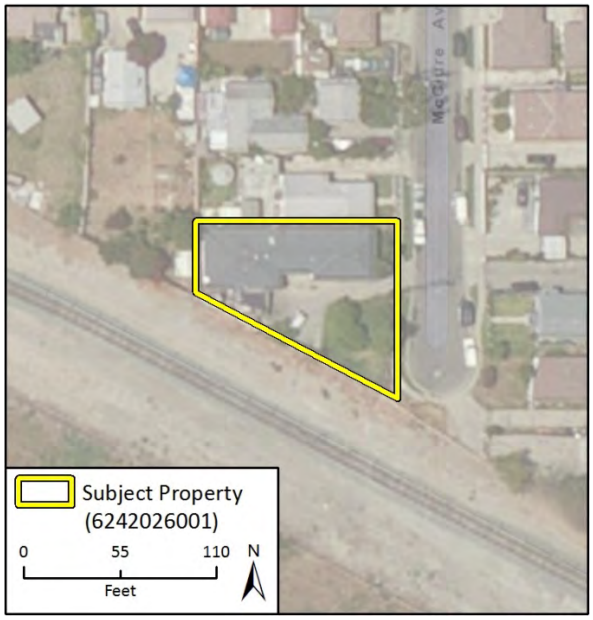
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com

University of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

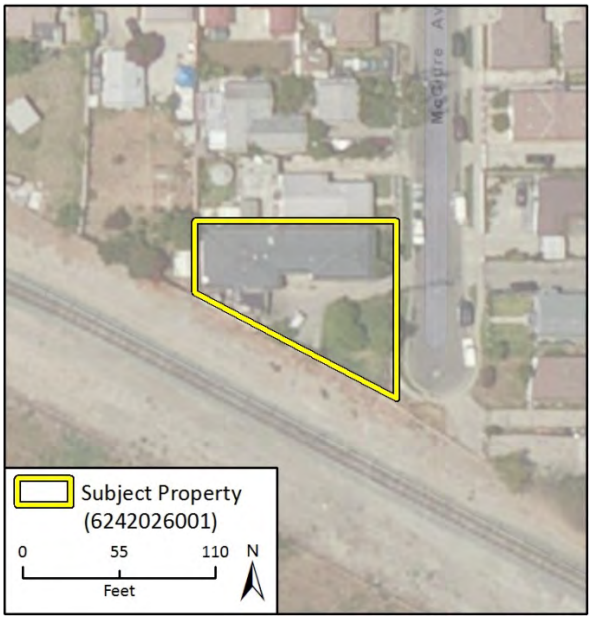
B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 19, 2018

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14121-14123 McClure Avenue (Map Reference No. 22-001) ***NRHP Status Code** 6Z



(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 #:** 14130-14132 McClure Avenue (Map Reference No. 23-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B. **B.M.**

c. Address: 14130-14132 McClure Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

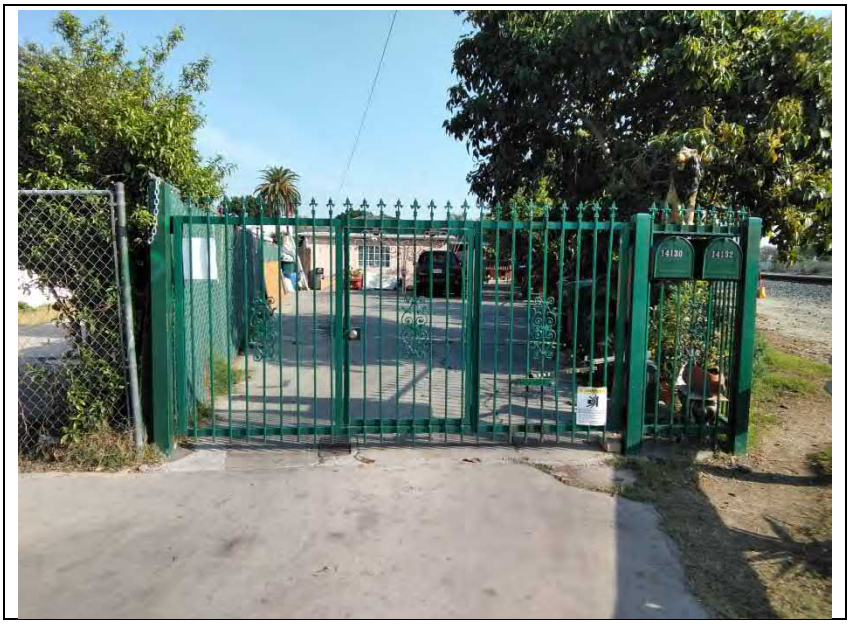
e. Other Locational Data: **APN:** 6241-035-018

***P3a. Description:**

The subject property is an irregularly shaped parcel located where McClure Street dead-ends adjacent to the railroad right-of-way. The parcel's location and angled placement of its driveway obscure the view of the multi-family residence on the property. Based on aerial photographs, the home appears to have an L-shaped floor plan and is clad with stucco. It displays a hipped roof clad with composite shingles. The home has a large setback from the street and the front of the lot is paved as a driveway leading to the home. An iron rail fence lines the western edge of the property, and trees line the southern edge. The property appears to be in good condition.

***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:
West elevation; camera facing the east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1972 (L.A. County 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:**
January 15, 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.

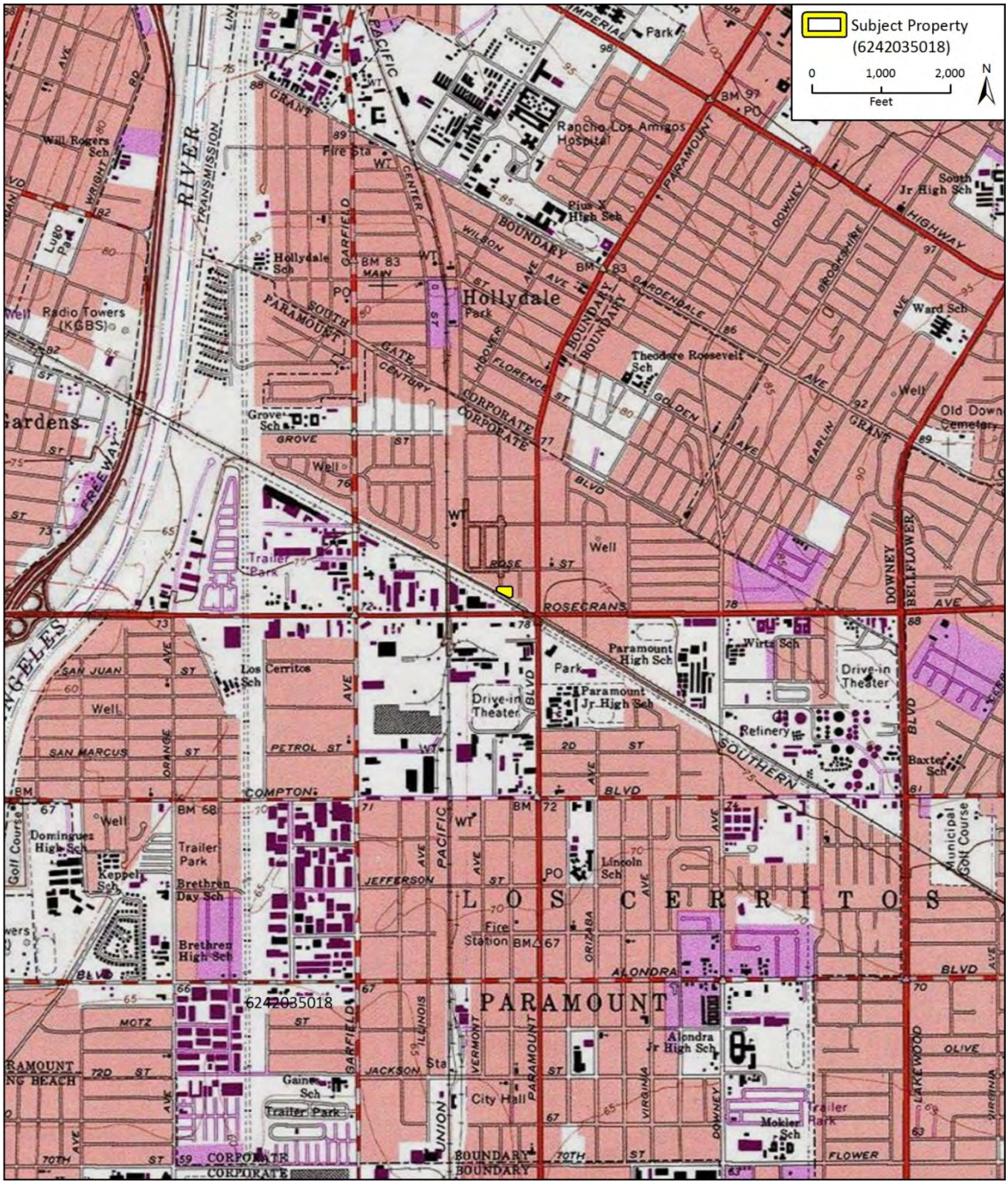
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 14130-14132 McClure Avenue (Map Reference No. 23-001)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14130-14132 McClure Avenue (Map Reference No. 23-001) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multiple Family Residence B4. Present Use: Multiple Family Residence
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
Built in 1972 (L.A. County Assessor).

***B7. Moved?** ■ **No** □ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 multi-family residence, apparently a duplex, built in 1972. Archival research failed to ascertain the original owner, architect, or contractor. No information was found on property owners or tenants with the available city directories. The home has a large setback and is not clearly visible from the public ROW, thus, close examination for alterations was not possible.

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 an undistinguished and extremely common example of a multi-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). 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.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book Criss Cross City Directory. Accessed November 2018 at Ancestry.com

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.

T.L.M. Publishing Company 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com

sdUniversity of California, Santa Barbara Map and Imagery Lab. Historic aerials. [digital photograph database]. Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 19, 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:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 17 S.B. **B.M.**

c. Address: 7844 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-017-024

***P3a. Description:**

The subject property is a single parcel improved with a roughly 17,500-square foot commercial building. The two-story vernacular commercial building has a generally rectangular footprint, concrete foundation, and flat roof with a slightly projecting cornice. The primary façade of the building faces north onto Rosecrans Avenue with a symmetrical façade; this façade is relatively uniform but features a slightly projecting center region. This projecting region of the façade by turn features by a sunken entrance. The entry porch has a hipped roof clad in shingles upheld by two stucco-clad columns. The primary entrance to the building has a glazed aluminum-framed commercial door.

The exterior of the primary façade is perhaps most characterized by its stucco exterior. This stucco features four slightly recessed arches alluding to the segmental and round varieties. A low, concrete masonry unit-built planters are situated along the primary façade and planted with various shrubs. The property is 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.)

P5b. Description of Photo:
North façade; camera facing south.

***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:**
Alexandra Madsen
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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.

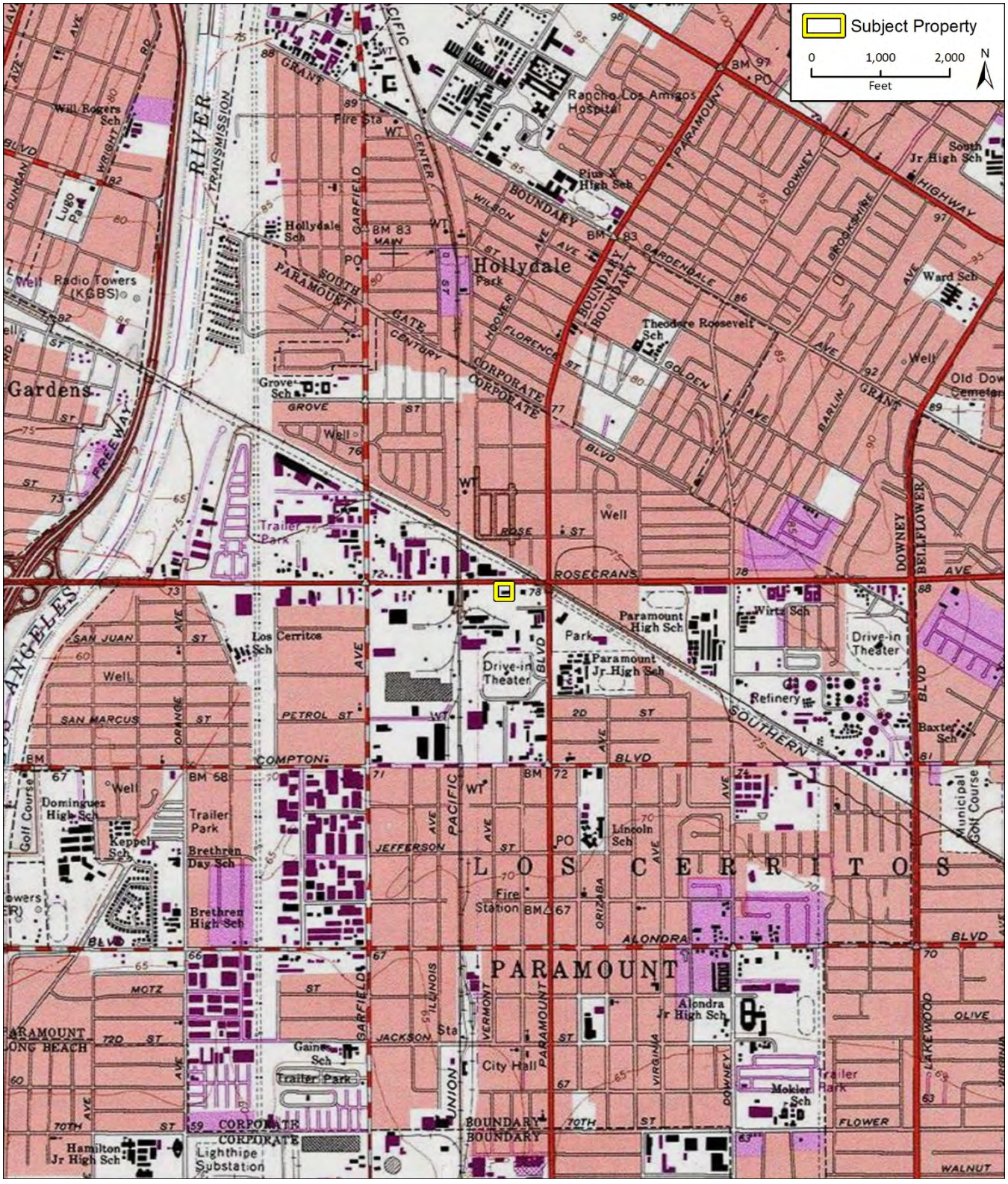
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 7844 Rosecrans Avenue (Map Reference No. 23-002)
***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 #** 7844 Rosecrans Avenue (Map Reference No. 23-002) ***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 data, the office building was constructed in 1960. Archival research failed to ascertain the identities of the buildings' architect or contractor.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
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 1960. In the 1960s, the building served as the headquarters for Macco Corporation, a construction and general contractor specializing in real estate development. From 1970 to 1979, the County of Los Angeles leased the building as the County's Southeast Assistance Payments Office of the Public Social Services Department. In 1980, the County of Los Angeles purchased the building for $310,000. Communications Works of America, a mortgage broking company, is currently located at the property. No additional information was available on 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 important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building exhibits 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

"County Unit Will Remain in Paramount." *Los Angeles Times.* 8 August 1974. Page 197.

Faris, Gerald. "County Will Purchase Building in Paramount. *Los Angeles Times.* 3 January 1980. Page 183

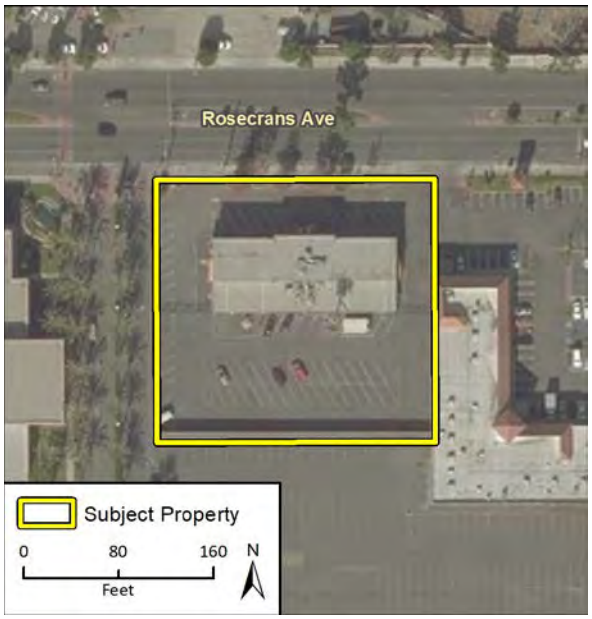
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed October 2018.

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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants, Inc.
***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**

 ***Resource Name or #:** 14711 Paramount Boulevard (Map Reference No. 23-003)

P1. Other Identifier: Paramount Drive-In; Paramount Swap Meet

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 3S Range 12W Section 20 S.B. **B.M.**

c. Address: 14711 Paramount Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-016-044 and 6241-017-021

***P3a. Description:**

The subject property consists of two adjacent, nearly rectangular parcels housing the Paramount Drive-In and Swap Meet. The structures comprising the drive-in are located in a square area at the center of the property, with additional rectangular parking areas located at the eastern and western edges. Within the square drive-in area, large movie screens are located at the northwest and southeast corners. A building complex at the center houses the projection equipment, snack bar, and restrooms. The building's massing varies considerably, likely the result of additions and alterations. It features a hipped roof over a central, one-story portion, a flat roof with a parapet over a two-story portion at its western end, a flat roof and a small faux Mansard roof over a two-story portion near the building's eastern end. An octagonal roof caps the easternmost portion of the building. Roofing material includes composite shingles and barrel tile on the parapet edges. The building's exterior cladding includes stucco and two types of stone veneer. White picket fencing lines the roofline of the two-story portion near the eastern end. Fenestration includes vinyl-frame, sliding windows. Doors include numerous single doors (which appear to be wooden), and various roll-up garage doors (both metal and vinyl). The snack bar area is differentiated by its octagonal shape, metal-framed commercial doors with sidelights and transoms, and metal-framed windows throughout the upper wall area. Temporary shade structures are located outside the snack bar. The two non-original movie screens each are supported by three cylindrical posts. Three ticket booths, lined up in a row and appearing identical, are located on the adjacent parcel to the north. They feature nearly-square footprints, stucco cladding, vinyl windows, and gabled roofs covered with barrel tile. Both of the parcels are completely paved. An entry drive runs south from All America City Way to the northwest corner of the drive-in. Circulation is not clearly defined due to the property's alternate use as a swap meet. A wall at the property's perimeter is decorated in areas with regularly-spaced ball finials. Along the east edge of the property the wall is interrupted by three two-story towers which are stucco-clad and covered by hipped roofs with barrel tile. Signage on the towers reads "Paramount Swap Meet, Since 1955." Entrance kiosks built in a similar style are located on the north, south and west edges of the property. A combination sign announcing the swap meet, multiplex and drive-in theaters is located at the corner of Paramount Blvd. and All America City Way.

***P3b. Resource Attributes:** HP10. Theater (Drive-In)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Concessions/bathroom/screening building, northwest elevation, view to the east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Los Angeles County Assessor lists 1968-1999.
Drive-In originally established in 1947 (Pool 2014).

***P7. Owner and Address:**
Modern Development Company

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 31, 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.

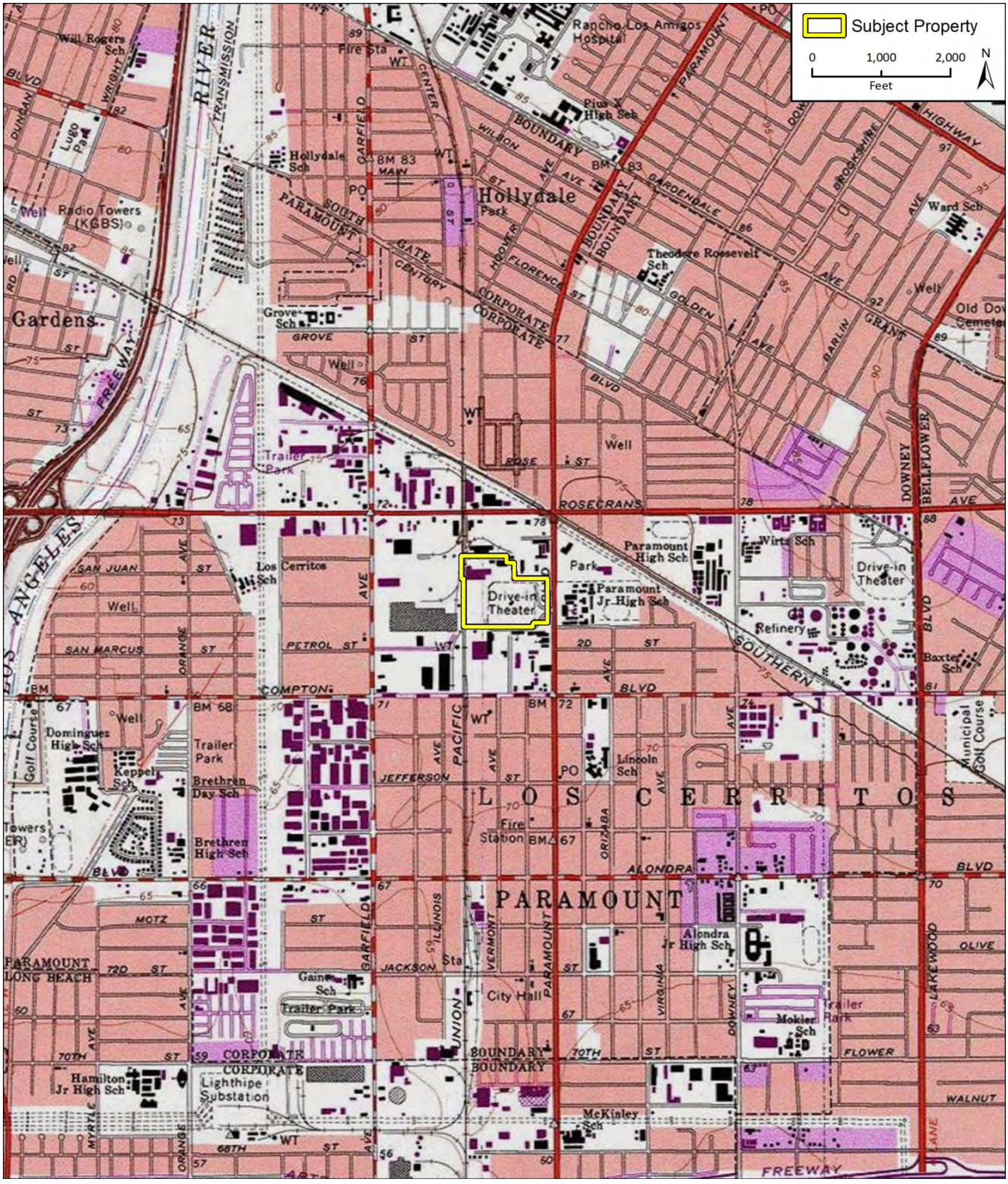
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 14711 Paramount Boulevard (Map Reference No. 23-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14711 Paramount Boulevard (Map Reference No. 23-003) ***NRHP Status Code** 6Z
Page 3 **of** 5

B1. Historic Name: Roadium Drive-In
B2. Common Name: Paramount Drive-In; Paramount Swap Meet
B3. Original Use: Drive-In theater B4. Present Use: Drive-In theater and swap meet
***B5. Architectural Style:** Mid-Century Modern, Spanish Colonial Revival-influenced
***B6. Construction History:**

Drive-In developed in 1947. Octagonal addition at NE end of projection/concessions building built between 1963-1972. Flat-roofed addition built at SW end of building between 1976-1994. Pole speakers in parking lot removed, forked entry drive from Paramount Blvd. eliminated and entrance moved to NW corner, entry kiosks and towers along east edge of property built at unknown dates. Ticket booths remodeled/rebuilt likely in 2014. Movie screens replaced and perimeter sound barrier wall built 2014 (Pool 2014; UCSB Map & Imagery Lab, var.; 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 was originally developed in 1947 as the "Roadium Drive-In" by Joseph Bianchi, under the business Modern Amusement Company. Bianchi, who had worked as a chemist in New York City during World War II, relocated to Los Angeles. He purchased an agricultural property that supplied grain to the local dairies and developed the drive-in (Pool 2014). The drive-in was reportedly the earliest of its kind in the area; several years later, in 1954, another drive-in opened a few blocks away at Rosecrans Avenue and Lakewood Blvd. Called Rosecrans Drive-In, it was demolished in 1993 (Guzman 2014; CinemaTreasures 2000-2018c; UCSB Map and Imagery Lab, various).

In addition to the drive-in theater, the property has also housed a swap meet, which operates during the day, since 1955. The projection and concessions building, located at the center of the drive-in site, were enlarged between 1963 and 1972 with an octagonal addition at its northeast end. Another flat-roofed addition was built at the southwest end of the building between 1976 and 1994. It is unknown when the name change occurred from Roadium to Paramount Drive-In. In its last days, the drive-in was operated by Pacific Theaters and featured Spanish-language films (Pool 2014). The drive-in was out of business by 1992, but the swap meet continues to operate through present day (Pool 2014; CinemaTreasures 2000-2018b). At some point the speakers that once lined the parking stalls were removed. Also gone is the entry monument featuring a rectangular marquee and a vertical monument with neon lettering reading "Roadium." See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

CinemaTreasures LLC 2000-2018a. "Bianchi Theaters", http://cinematreasures.org/theaters/19045
CinemaTreasures LLC 2000-2018b. "Paramount Twin Drive-In", http://cinematreasures.org/theaters/14912/
CinemaTreasures, LLC 2000-2018c. "Rosecrans Drive-In", http://cinematreasures.org/theaters/21611
Guzman, Richard. 2014. "Paramount Drive-In getting a 'first-class' reopening", Long Beach *Press Telegram*, 15 April.
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.
Paramount Swamp Meet. 2010. "About Us Overview". http://www.paramountswap.com/ Accessed November 2, 2018.

B13. Remarks:
***B14. Evaluator:** S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 1, 2018

(This space reserved for official comments.)

B10. Significance, continued:

After Joseph Bianchi's passing in 1992 his son Glenn Bianchi took over the business; he purchased additional adjacent land and made numerous improvements to the facility. Expanding the swap meet, he also opened a multiplex theater in 1998 on a property slightly to the north (CinemaTreasures 2000-2018a and b; Paramount Swap Meet 2010). In 2014 Glenn renovated the structures and equipment associated with the drive-in theater and re-opened it for business. Glenn reportedly spent $1,000,000 on two new screens, digital projectors, an FM stereo radio sound system, improvements to the snack bar, and walls built to block ambient light from the surrounding neighborhood. The new movie screens are made up of metal panels painted with enamel to increase reflectivity (Guzman 2014; Pool 2014).

The first drive-in theater in the United States was designed by Richard Hollingshead and opened in Camden, New Jersey in the summer of 1933. By the following year, the city of Los Angeles had a drive-in of its own at Pico and Westwood Boulevards. After World War II drive-ins sprang up across the country, reaching their height between the mid-1950s and mid-1960s. In automobile-centric southern California, these outdoor entertainment venues were popular from the late 1940s into the 1970s, given the mild climate and regional influence of Hollywood (Sanders and Sanders 2000).

Drive-in theaters experienced a gradual decline; during the 1980s and 1990s many Southern California drive-ins closed, partly because of decreased popularity and partly due to the increased value of the land they occupied. The president of Pacific Theaters was quoted in 1997 as stating that a megaplex cinema could take in about $15 million annually compared to a drive-in theater which would take in about $500,000 a year. Drive-ins could not compete with modern technology in theaters providing better digital sound and sharper pictures. The popularity of movies on video, easily rented or purchased, also contributed to the decline of the drive-in. Drive-ins that were once located on large properties "in the middle of nowhere", decades later were on prime real estate after being surrounded by increased development (Selna 1997).

The subject property is representative of the above-described scenario affecting many drive-in theaters throughout southern California. Pressure to maximize the land's use for financial return first lead to the establishment of a swap meet, followed by the closure of the drive-in and the property owner's development of a multiplex theater on a parcel slightly to the north. Out of use for over two decades, the drive-in property was recently remodeled and upgraded in 2014, resulting in the loss of some of its character-defining features and integrity. Although the drive-in retains integrity of location, its integrity of design, materials and workmanship has been diminished due to the following alterations and additions: the removal of the entry monument and marquee with neon details, the replacement or remodeling of the ticket booths, removal of the pole speakers, replacement of the movie screens, additions and alterations to the projection/concessions building, and construction of features not original to the drive-in such as the perimeter wall with ball finials and the Spanish Revival-style entry kiosks and two-story towers. The property's integrity of setting and feeling has been diminished due to encroachment from urban development and changes to the surrounding properties, such as the reorganization of the drive-in entrance and circulation through the adjacent parcel to the north, and the change of use of the section of the property closest to and parallel to Paramount Boulevard.

Built in 1947, the subject property is associated with the commercial development of the area that would later become Paramount. However, it is one of many commercial properties developed during this period of post-war regional suburbanization in the general southeast Los Angeles area. The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is not associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The extant building primarily related to the drive-in theater – the projection/concessions building – has been substantially altered due to two additions and other modifications. Thus, it no longer conveys its original appearance. None 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). 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.

B12. References, continued:

Pool, Bob. 2014. "A return to screen acres: old Paramount Drive-In to open again", Los Angeles Times, 2 March. http://articles.latimes.com/2014/mar/02/local/la-me-adv-drive-in-20140303

Sanders, Don and Susan Sanders. 2000. "When Drive-Ins were the In Place to Be", Los Angeles Times, August 26, 2000. Accessed on July 7, 2016 at http://articles.latimes.com/2000/aug/26/entertainment/ca-10584

Selna, Rob. 1997. "The Last Drive-In: County's Only Outdoor Theater Makes a Romantic Last Stand", *Los Angeles Times*, August 4, 1997. Accessed July 6, 2016 at http://articles.latimes.com/1997/aug/04/local/me-19309

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed October 2018.

Ticket booths/kiosks, view to the northeast.

Non-original movie screen

Southwest corner of projector/concessions building, view to the north

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S; 3CS

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001)

P1. Other Identifier: Our Lady of the Rosary church and school

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** South Gate **Date:** 1981 Township 3S Range 12W Section 20 S.B. **B.M.**

c. Address: 14813, 14815, 14817, 14819 Paramount Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-016-009, 6241-016-010, 6241-016-011, 6241-016-012, 6241-016-019

***P3a. Description:**

The subject property is comprised of five contiguous parcels comprising the Our Lady of the Rosary church and elementary school. The campus includes approximately 11 buildings sited around a central paved parking lot and adjacent playing field, with ecclesiastical and administration buildings grouped to the east and educational buildings to the north. The buildings feature many common elements reflecting a Mid-Century Modern and Mediterranean Revival style. These include rectilinear massing, minimally pitched roofs, smooth concrete and stucco walls, and stone veneer. The focal point of the property is the two-story church building, which is centered on the eastern edge of the campus. It has a rectangular plan and is constructed of board-formed concrete, with stone veneer on its east façade. The gabled roof is covered with barrel tile. The primary entrance, accessed via a wide concrete staircase flanked by large planters covered with stone veneer, is located on the east elevation and consists of wooden double doors featuring a foliate pattern and a transom with similar foliate-patterned muntins. A window above the entry mimics the design. The entry is topped by a zig-zag concrete porch roof and a statue of the Virgin Mary. The north and south elevations feature regularly spaced pairs of narrow stained glass windows within recessed openings with wide mullions and a triangular arch at top. A bell tower, topped by a cross, is located at the southeast corner of the building and is accessed via an exterior staircase lined with an iron railing.

Two similar two-story buildings border the church to the north and south. Capped by a clay tile-clad hipped roof, the building to the south has an L-shaped plan formed by an apse-like projection on the south and exterior walls sheathed in stucco. The primary entrance is recessed and supported by large stone or concrete blocks, some patterned, and features an wood entry door surrounded by security grilles. Windows include original casements and sliders. North of the church is the two-story rectory building, featuring a roughly L-shaped plan and a hipped roof covered with barrel tile. It is constructed of board-formed concrete and has stone veneer on part of the ground story. The primary entrance consists of a single wooden door with a speakeasy, and is surrounded on two sides by iron security grilles decorated with scrollwork. Windows are vinyl sliders.

(See continuation sheet, p. 4).

***P3b. Resource Attributes:** HP16. Religious building; HP15. Educational building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southeast edge of property, camera facing northwest

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Originally developed between 1948 and 1952 (*The Independent* 1948, *Independent Press-Telegram* 1952)

***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:**
January 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):

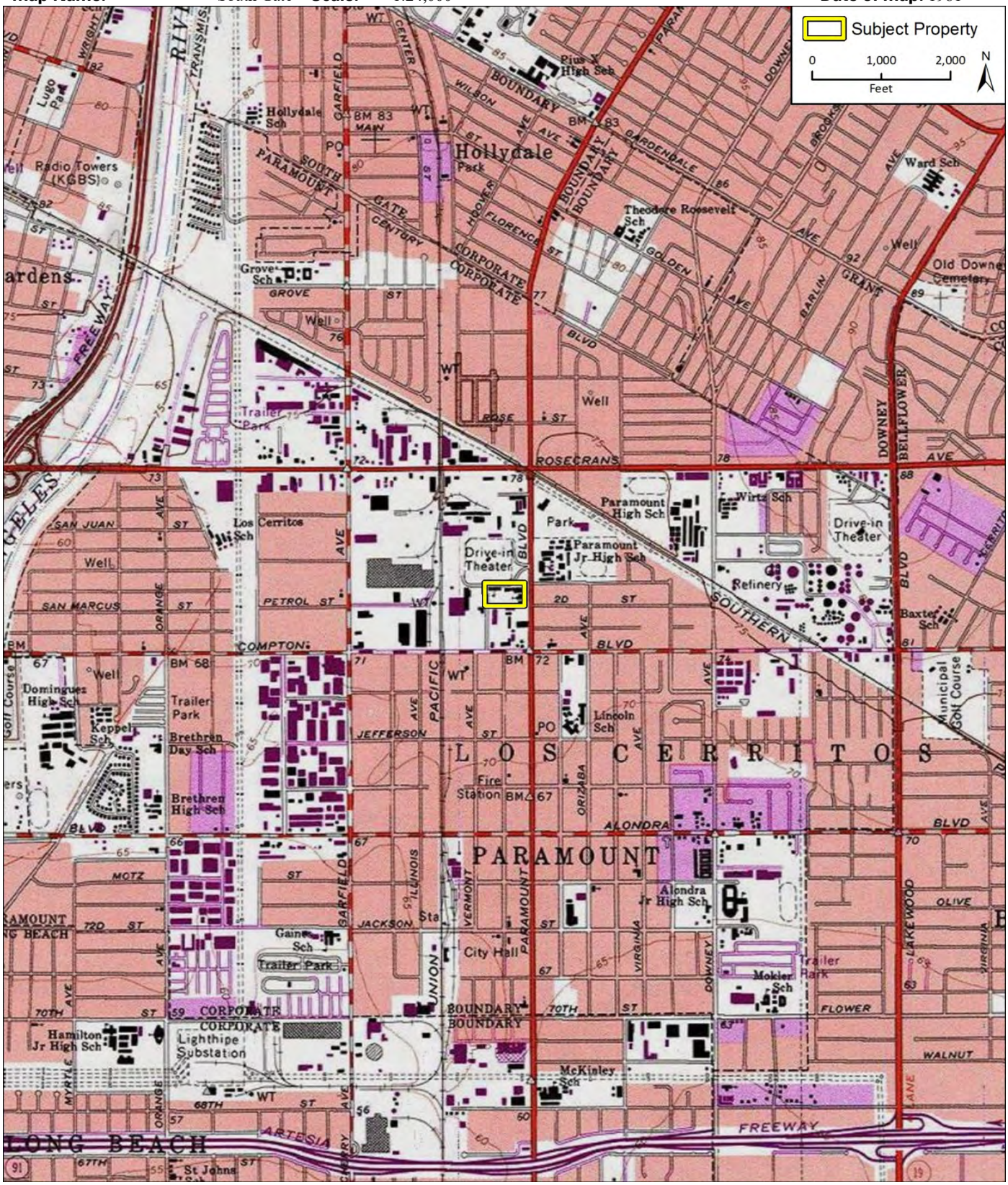
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001)

***Map Name:** South Gate ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 14813, 14815, 14817, 14819 Paramount Boulevard (Map Reference No. 24-001) ***NRHP Status Code** 3S; 3CS
Page 3 **of** 5

B1. Historic Name: Our Lady of the Rosary church and school
B2. Common Name: Same
B3. Original Use: Church and school B4. Present Use: Church and school
***B5. Architectural Style:** Mid-Century Modern, Mediterranean Revival
***B6. Construction History:**
Church and rectory were built between 1948-1950 (*The Independent* 1948). School buildings at the northeast corner completed in 1952 (*Independent Press-Telegram* 1952). School building at northwest corner built by 1960. Restroom addition at rear of church, unknown date. Small buildings at rear of property added between 1994 and 2003 (NETROnline, various; UCSB Map & Imagery Lab, various).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: J. Earl Trudeau b. Builder: Unknown
***B10. Significance:** **Theme** Institutional development; Architecture **Area** Paramount, California
Period of Significance 1948-1952 **Property Type** N/A **Applicable Criteria** C/3

In 1948 the Our Lady of the Rosary Catholic Parish acquired a 3 ¼ acre property, one block north of their existing church, in order to build a new church, rectory, convent and school. Plans for this new, larger campus developed the same year that the communities of Hynes and Clearwater resolved to consolidate, choosing the name "Paramount" for the new town. Construction of the new church and rectory began in late 1948 (*The Independent* 1948); their location was strategically fronting the main street running through the community. The design was the work of Joseph Earl (J.E.) Trudeau, a southern California architect who was a prolific church designer. Other churches he designed include: St. Michael's in Alhambra (1940), St. Anselm in Los Angeles (1957), St. Augustine in Culver City (1957), St. Charles Borromeo in North Hollywood (1959), St. Stephen Martyr in Monterey Park (1959), All Souls in Alhambra (unknown date), Blessed Sacrament in Hollywood (unknown date), and Our Lady of Perpetual Help in Downey (unknown date) (*Los Angeles Times* 1950; McDannell 2011; Winter 2009; St. Therese Church 2018).

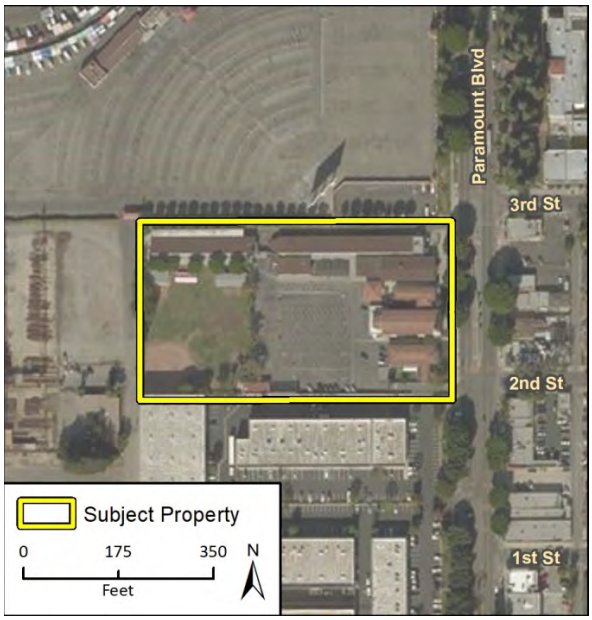
J.E. Trudeau studied architecture at Princeton and during his travels throughout Europe. He won a bronze medal of the Society de Ecole Beaux Arts in 1932. Trudeau worked for the Los Angeles firm Weston & Weston in approximately 1930, and subsequently worked in partnership with architect Henry Carlton Newton around 1940. During World War II, he served as Chief Engineer Architect for the Los Angeles Office of the War Department and eventually established his own architectural practice in Alhambra in 1944. He was a member of the AIA from 1945 through 1971. Trudeau and his wife lived in Alhambra and in Newport Beach before his passing in 1990 (St. Therese Church 2018; Michelson 2005-2018). Trudeau's design for Our Lady of the Rosary church was referred to, at the time of construction, as a "Romanesque type of architecture" and described as being finished in stone (*Los Angeles Times* 1950). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

Bemis, Sterling. 1948. "38,000 At Annual Fete Of Ex-Iowans", *The Independent* (Long Beach). 15 August. Newspapers.com.
Jones, Christopher A. & Associates. 2009. City of Riverside: Modernism Context Statement. Prepared for the City of Riverside.
Hamilton, Esley and Catie Myers 2009-2010. Mid-Century Modern Church Survey, Religious Structures 1940-1970 in St. Louis County.
Historic Resources Group and Pasadena Heritage 2007. Cultural Resources of the Recent Past Historic Context Report: City of Pasadena. Prepared for the City of Pasadena.
Independent Press-Telegram 1952. "Paramount Makes History Again", 7 December. Newspapers.com.
Los Angeles Times. 1950. "Catholics to Hold Church Dedication", 21 January. Newspapers.com .

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** 10-15-2018

(This space reserved for official comments.)



P3a. Description, continued:

Located along the northern edge of the property are two single-story school buildings featuring rectangular footprints, shed roofs, and stuccoed exterior walls. An exterior covered corridor runs adjacent to the two buildings' south elevations. The primary entrance to the building at the northeast corner of the site is located on the east façade and consists of aluminum-framed double doors, which are sheltered by a roof overhang supported by five square posts. Some original metal-frame windows are extant; many have been replaced with vinyl. The adjacent building to the south features a rectangular footprint, a gabled roof, and is clad with stucco, but also features stone veneer centered on the east façade, over which are mounted metal letters reading "Our Lady of the Rosary School". Vinyl double-hung windows are visible on the south elevation and a rounded planter, covered with stone veneer, extends from the east façade and contains shrubs.

B10. Significance, continued:

Hipped roofs clad with red barrel tile and smooth white exteriors evoke the Mediterranean Revival style, while the board-formed concrete construction, relatively plain ornamentation (compared to earlier eras of church design), natural stone accents, angular steeple, small zig-zag roof over the entrance, and organic pattern on the primary entry doors and windows reflect the influence of Mid-Century Modern styles. According to Sister Anna O'Reilly, whose order has been located at Our Lady of the Rosary since the 1960s, the exterior of the church has not been altered since that time. The church was completed in 1950 and the former property sold to raise funds for the school. Construction of the school building and adjoining rectory began around 1951 and was completed in 1952. The school included ten classrooms, a kindergarten, administrative offices, and an auditorium (*Independent Press-Telegram* 1952). Although the north side of the school building at the northeast corner of the property presents largely as a Modern-style building with flat roofs, a horizontal emphasis, and large expanses of glazing, a gabled roof and stone veneer on a portion of the eastern façade echo the church and rectory buildings.

Mid-Century Modern-style architecture took its cues from both the Modernist movement but also regional precedent and character; the architectural idiom sought to incorporate new shapes, materials, and colors to enliven modern forms (Christopher A. Jones & Associates 2009:16; Historic Resources Group and Pasadena Heritage 2007). By the 1950s and 1960s, religious architecture was increasingly designed in non-traditional styles, using linear forms, less applied ornament, and modern materials. Church floorplans also evolved. Modern architecture typically utilized affordable, readily available materials, and also incorporated industrial materials into the design and construction. Concrete, laminated beams, and steel frames were common, although stone and brick were still used as well. Rooflines are one of the most important features that define Mid-Century Modern-Style church buildings. Low flat roofs, steep A-frames, and exaggerated geometric shapes such as folded plate or concrete shells were introduced. Modifications to the A-frame design were also developed, using irregular or exaggerated rooflines. An emphasis in vertical height was typically maintained. In keeping with the historical use of stained glass windows in religious architecture, modern churches often used a less expensive alternative material to provide a similar effect (Hamilton and Myers 2009-2010).

Paramount incorporated as a city in 1957 and continued to grow in population and development, as did the Los Angeles region as a whole during the post-war years. Within a decade, the school expanded to accommodate a larger number of schoolchildren; an additional building was constructed near the northwest end of the property by 1960 (UCSB Map & Imagery Lab 1952 and 1960). Additional small buildings were built behind the original school buildings, at the rear of the property, between 1994 and 2003 (NETROnline, various). Visible alterations include a small addition with restrooms at the rear of the church, replacement vinyl windows on the rectory and the school buildings, addition of metal gates and railings and security grilles at entries. Based on a 1960 photo, it appears that the landscaping along Paramount Blvd has been changed.

Developed as the second campus for Our Lady of the Rosary Parish between 1948 and 1952, the subject property was not a pioneering religious institution in Paramount. Other houses of worship had previously been established in Paramount (although prior to 1948 the community was referred to as Hynes and Clearwater), including a Presbyterian and a Dutch Reformed church; thus, the subject property does not appear to be significant in the context of the city's early development (Sanborn Map Co. 1930; Bemis 1948). Archival research does not indicate that the property is associated with any important events or persons significant in our past; therefore, the property is not recommended eligible under Criteria A/1 or B/2. The church was designed by J.E. Trudeau, a well-known and prolific church designer in Southern California. The church building is a unique example of a Mid-Century Modern church with Mediterranean Revival-style influences. It is recommended eligible for the National and California registers at the local level under Criteria C/3 (embodies the distinctive characteristics of a type, period or method of construction, represents the work of a master, and possesses high artistic values). Later buildings and alterations have been identified (detailed above); however, these do not detract sufficiently from the property's integrity such that the property would not be eligible for listing in the National or California registers. Its period of significance is the period of the church and school's original construction: 1948-1952. The later buildings at the rear of the property from the school expansion are non-contributing. 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.

B12. References, continued:

McDannell, Colleen. 2011. *The spirit of Vatican II: a history of Catholic reform in America*. Basic Books/Perseus Books.

Michelson, Alan 2005-2018. "Newton and Trudeau", Pacific Coast Architecture Database. http://pcad.lib.washington.edu/firm/358/, November 2018

Netronline. Various. "Historic Aerials." [digital photograph database]. Accessed November 2018 at https://www.historicaerials.com/viewer.

Sanborn Map Company. 1930. Map of Clearwater, Los Angeles Co., Cal. (Including Hynes), September 1930.

St. Therese Church. 2018. "Architect of St. Therese Church: J. Earl Trudeau". Accessed November 9, 2018 at http://www.sttheresechurchalhambra.org/?DivisionID=19953&DepartmentID=22638.

The Independent (Long Beach) 1948 "N. L.B. Site Bought For Church", 15 October. Newspapers.com .

B12. References, continued:

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photo database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ , Oct. 2018.

Winter, Robert. 2009. *An Architectural Guidebook to Los Angeles*. Gibbs Smith.

Church, eastern façade, view northwest.

Rectory building, eastern façade, view west.

School building at NE corner of property, view southwest.

School building at NE corner of property, view southwest.

Convent building, eastern façade, view 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 #:** 7815 Somerset Boulevard (Map Reference No. 24-002)

P1. Other Identifier: Brownyard Company

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 (1988 ed.) Township 3S Range 12W Section S.B. **B.M.**

c. Address: 7815 Somerset Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-016-025

***P3a. Description:**

The subject property is an approximately 6.6-acre flag lot that was once operated as a steel manufacturing plant by The Brownyard Company. The property is accessed via a driveway leading from Somerset Blvd. to the southeastern corner of the parcel, where there is an office building and a paved parking area. The office building has an L-shaped plan and flat roof with wide, exposed rafter tails. Exterior walls are concrete block. The primary entrance on the north elevation consists of a steel-framed commercial door and transom flanked by large steel-framed windows. The remainder of the parcel is occupied by the steel manufacturing equipment and structures, which includes warehouses, sheds, bridge cranes, and other equipment. Secured by chain-link fencing, the property was not accessible and observations were made from the neighboring property.

A tall open shed along the southern edge of the parcel features a low-pitched gabled roof supported by metal trusses and metal-panel sheathing. Metal posts support the roof. To the north, a two-bay warehouse with low-pitched gabled roofs occupies the center of the property. The upper third of the wall on its north elevation is open. The building appears to have an addition spanning its southern elevation. A long, narrow building is located perpendicular to the east. It has a low pitched gabled roof and is not completely enclosed. Several sheds are attached to its east elevation.

Two buildings occupy the north-central portion of the site. The smaller building is one story in height, features a rectangular plan, a flat roof, and two sheds attached to its west and south elevations. Exterior cladding varies from vertical corrugated metal panels to horizontal standing-seam metal panels, and what appears to be tar paper. The building is in dilapidated condition. The second building, located slightly to the east, is two stories and enclosed on only three sides. It features a low pitched gabled roof and vertical corrugated metal panel cladding. A shed roof supported by Y braces likely covers an entrance on the west elevation. Additional equipment is mounted this wall, and window openings have been enclosed. The building's south and east elevations were not clearly visible. Bridge cranes occupy the east and west edges of the property.

***P3b. Resource Attributes:** HP8. Industrial Buildings

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Overview of property, view to the southeast, 1/16/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1958, 1962, 1964, 1965 (Los Angeles County Assessor)

***P7. Owner and Address:**
Peter Melideo TR et al

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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.

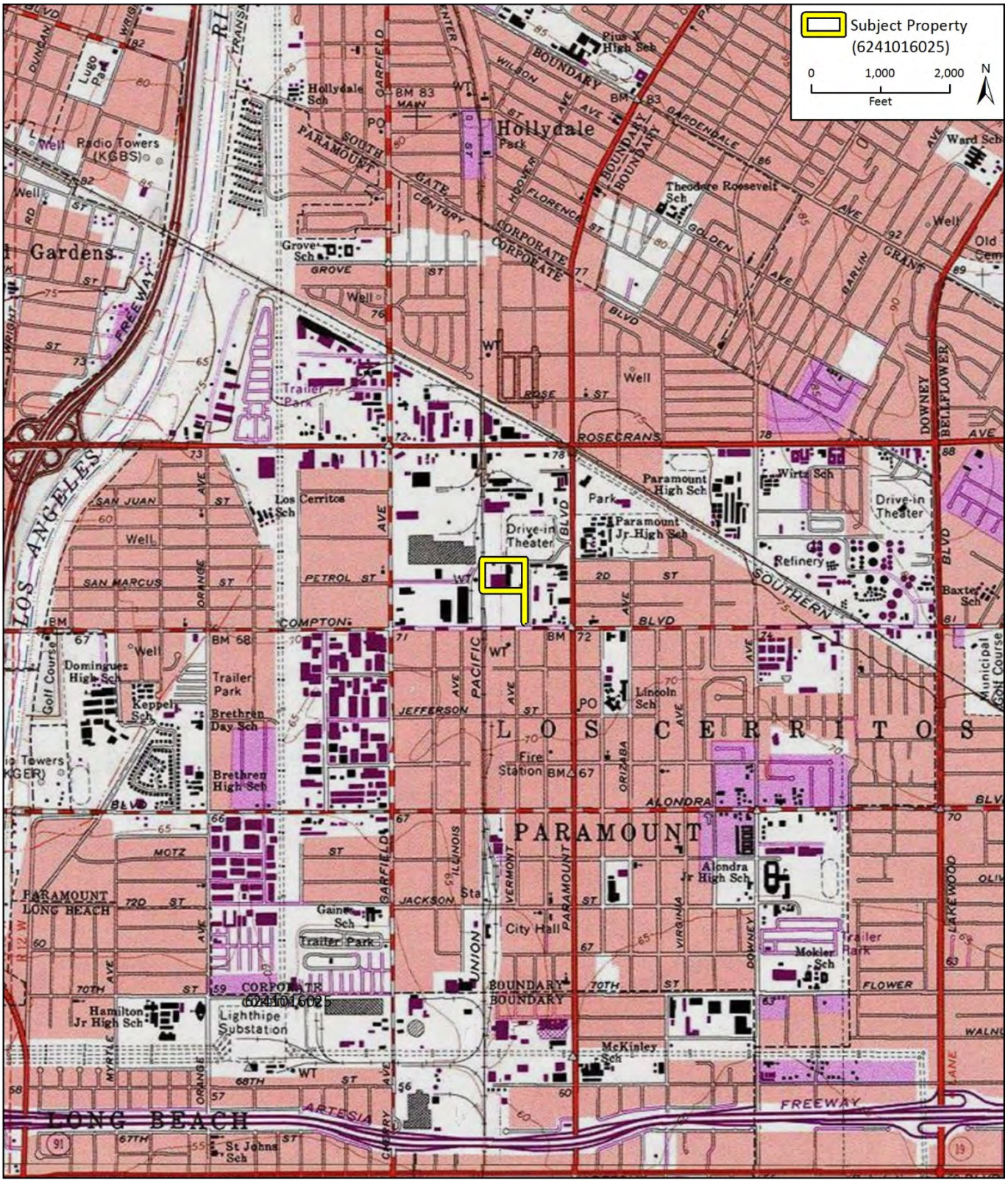
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 7815 Somerset Boulevard (Map Reference No. 24-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7815 Somerset Boulevard (Map Reference No. 24-002) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: Brownyard Company
B2. Common Name: Brownyard Company
B3. Original Use: Steel manufacturer B4. Present Use: Vacant
***B5. Architectural Style:** Office building has elements of Mid-Century Modern architecture; industrial structures are utilitarian
***B6. Construction History:**

Office building and long narrow warehouse at center constructed by 1963. The property acquired its current configuration by 1972 with the remainder of the structures, including the tall open shed at the southern edge of the parcel, two-bay warehouse near center of the parcel, two smaller buildings in the north-central portion of the parcel and bridge cranes. Additional shed-like buildings added later (NETROnline, various; UCSB Map & Imagery Lab, various).

***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

It appears that the property was first occupied by the Brownyard Company, a structural and miscellaneous steel foundry that was established in 1964 (*Los Angeles Times* 1979). Records of the California Secretary of State show that the Brownyard Structural Steel Company registered in California the following year, and was based out of Los Angeles. Based on historic aerials, the office building and long narrow warehouse at the center of the subject property were built by 1963. Smaller structures at the southern edge of the property were replaced with new, larger facilities within a few years. The property acquired its current configuration by 1972 with the majority of the buildings and structures that presently comprise the site. These included: the tall open shed along the southern edge of the parcel, the two-bay warehouse near the center of the parcel, and two smaller buildings in the north-central portion of the parcel. Archival research failed to ascertain the architect or contractor for any of the buildings. The site was originally addressed at East Compton Blvd before the city changed the street name to Somerset Blvd in 1986. It appears that additional shed-roofed structures were later built on the property, typically constructed against one of the larger buildings (NETROnline, various; UCSB Map & Imagery Lab, various).

The Brownyard Metals Corporation also registered in Paramount, California in 1975 (California Secretary of State 2017). During 1978-1979, the company rapidly expanded and hired for various positions including welders, fitters, painters, drafters, mechanics and office workers (*Los Angeles Times* 1978a, 1978b and 1979). At least one additional location was operated by the company in Fountain Valley, California (*Long Beach Independent* 1973). It appears that the company underwent a merger in the late 1970s (California Secretary of State 2017). By 1986 the subject property was offered for sale or lease (*Los Angeles Times* 1986). The Brownyard Structural Steel Company was dissolved in 2001 (California Secretary of State 2017). Ener-Tech Metals, Inc., another iron and steel foundry, subsequently occupied the property (DexYP 2018). Signage indicates that Honeybee International Inc. is a current tenant. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

California Secretary of State. 2017. Entity detail for Brownyard Metals Corporation and Brownyard Structural Steel Company. Accessed November 4, 2018 at https://businesssearch.sos.ca.gov/CBS/Detail.

California Secretary of State. 2017. Certificate of Dissolution for Brownyard Structural Steel Company. Accessed November 4, 2018 at https://businesssearch.sos.ca.go0v/Document/RetrievePDF?Id=00490865-7033727

DexYP. 2018. [Yellow Pages]. Listing for Ener-Tech Metals, Inc. https://www.yellowpages.com/paramount-ca/mip/ener-tech-metals-inc-1875591

Long Beach Independent. 1973. Ad for Brownyard Company, December 20.

See continuation sheet, p. 4.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***Date of Evaluation:** November 2, 2018

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 7815 Somerset Boulevard (Map Reference No. 24-002) ***NRHP Status Code** 6Z

(This space reserved for official comments.)

*Required information

B10. Significance, continued:

The subject property was developed between the early 1960s and early 1970s as a structural and miscellaneous steel foundry. It is a ubiquitous example of an industrial property containing various utilitarian buildings, structures and equipment. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 property contains relatively ordinary examples of utilitarian industrial structures and an office building which 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 recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Los Angeles Times
1978a. Ad for Brownyard Co., 19 April.
1978b. Ad for Brownyard Co., 18 May.
1979. Ad for Brownyard Co., 22 September.
1986. Ad for Brownyard Co., 25 February.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

UCSB Map and Imagery Lab. Various "FrameFinder". [aerial photograph database]. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed November 2018.

P5b. Description of Photo:

Office building, north elevation, view to the southwest, 11/14/2018.

Large shed at southern edge of property, view to northeast, 1/16/2018.

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 #:** 8034 Rosecrans Avenue (Map Reference No. 25-001)

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: 3S, Range: 12W, Section: 17 S.B. **B.M.**

c. Address: 8034 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-003-002

***P3a. Description:**

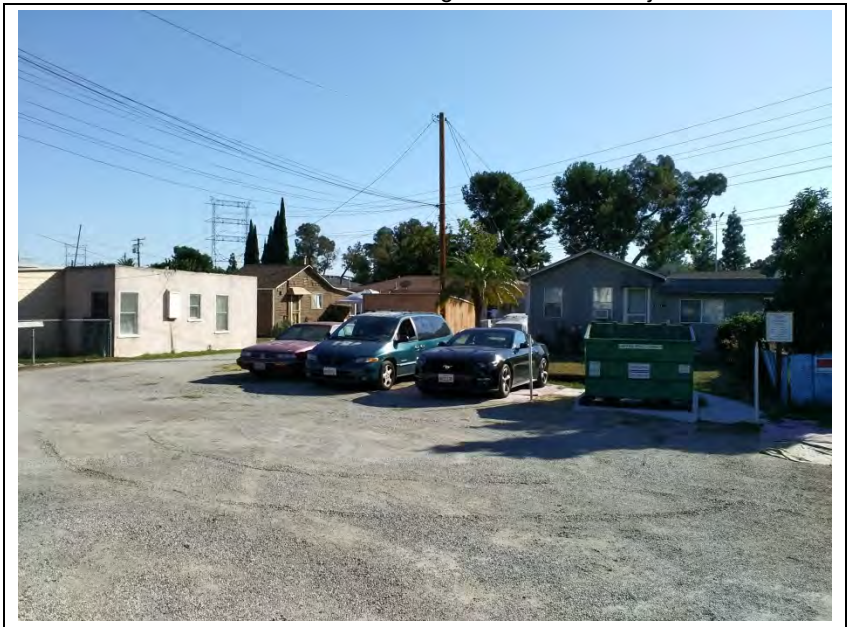
The subject property is an irregularly shaped parcel which includes approximately seven buildings, of which six appear to be residential and one appears to be a storage shed. A wooden fence covered with foliage shields the property from view from Rosecrans Avenue, limiting visibility of the buildings. Set back from the property line behind a parking area, the westernmost residence is a single-story duplex. It appears as though two separate gable-roofed cottages were connected by an addition at center. The central section is topped by a flat roof but also features a shed roof overhang across the façade. The residence's exterior cladding appears to be shingles, although it is unclear whether they are wood or asbestos. Windows are primarily vinyl double-hung. Two paved walkways lead to two separate single door entries on the north elevation, which are obscured by screen doors and are not clearly visible from the public right-of-way.

A single-story residence located near the northeast corner of the property features an irregular footprint, flat and nearly-flat roofs. A small section projecting to the north is clad with horizontal wood siding, while the southern section is clad with stucco. Windows appear to include both sliders and double-hung windows. Entrances are located on the east and south sides of the building and are not visible from the public ROW. Located to the south is a single-story residence with a rectangular plan, a side-gabled roof, and a shed roof extension. Exterior cladding appears to be wood shingle, and the roof is covered with composite shingles. A single door entry is located near the northwest corner and is covered by a small shed roof. Windows and doors are not clearly visible from the public ROW.

A driveway leads from the parking area at the front of the parcel to the buildings located at the rear, which are not visible from the public ROW. Much of the property is paved, but small grass lawns seem to surround each of the homes. The properties are in overall good condition.

***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:
Taken from driveway on Rosecrans Avenue; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Between 1937 and 1953 (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:**
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):

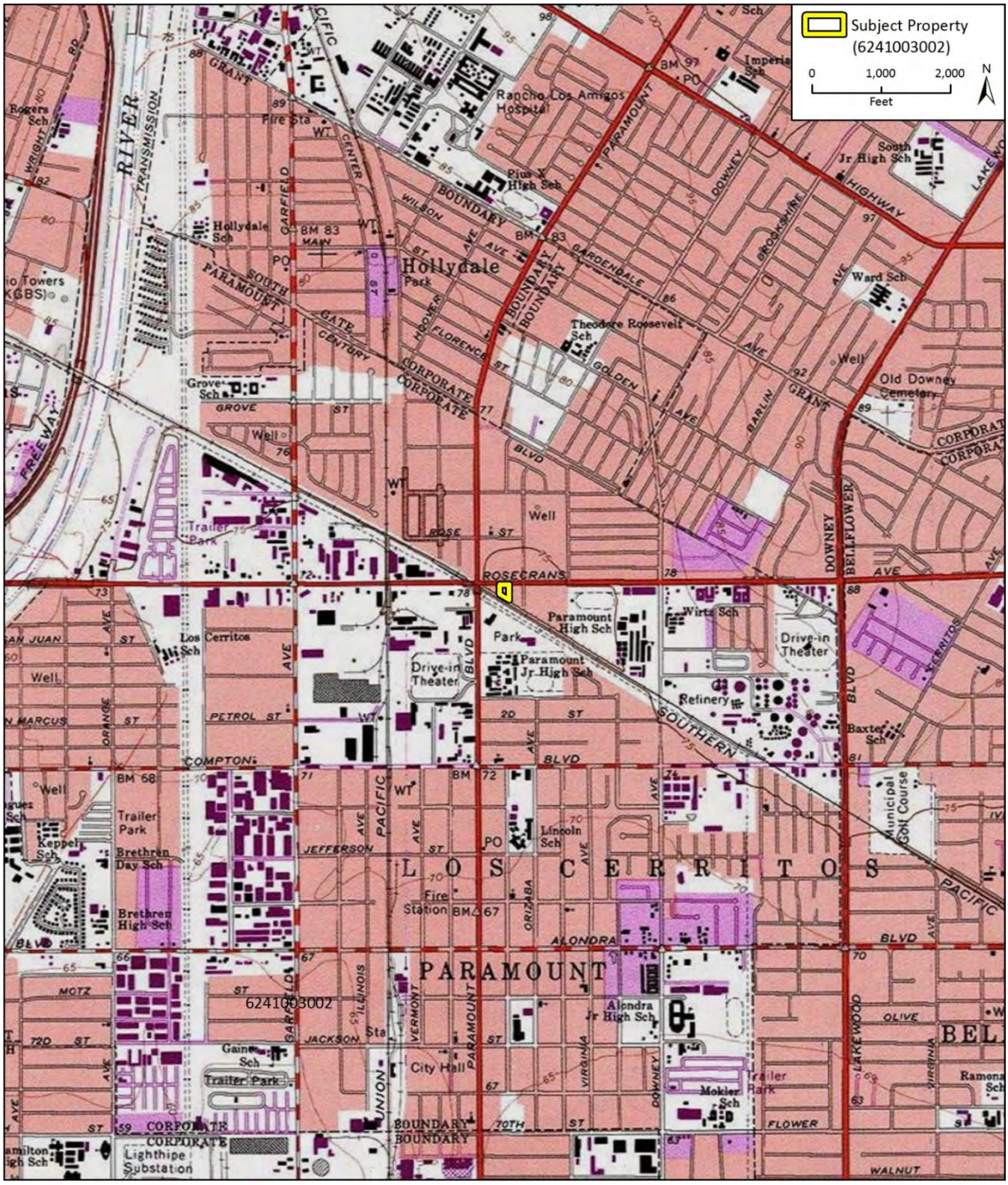
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 8034 Rosecrans Avenue (Map Reference No. 25-001)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8034 Rosecrans Avenue (Map Reference No. 25-001) ***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:** Various
***B6. Construction History:**

Los Angeles County Assessor records list the following construction dates for buildings on this parcel: 1937, 1939, 1946, and 1953. Historic aerial photos suggest that the property previously had more buildings at the western edge than it does at present. The flat-roofed home at the northeast edge of the parcel was enlarged with an addition after 1960 (UCSB Map & Imagery Lab 1952, 1960). Original doors and windows have been replaced in several of the buildings. Historic aerial photos suggest that the property previously had more buildings at the western edge than it does at present. Over the years, the extant residences have been altered and upgraded to accommodate tenants' needs. For example, the flat-roofed home at the northeast edge of the parcel was enlarged with an addition after 1960 (UCSB Map & Imagery Lab 1952, 1960).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 buildings on the property were constructed between 1937 and 1953 (Los Angeles County Assessor). Archival research failed to ascertain the original owner, architects or builders. Available city directories show various individuals listed at 8034 and 8034 ½ Rosecrans Avenue and the subsequent addresses prior to the neighboring property, suggesting that the property has historically been utilized as multi-family housing (T.L.M. Publishing Company 1956; Luskey Brothers & Co. 1960 and 1964).

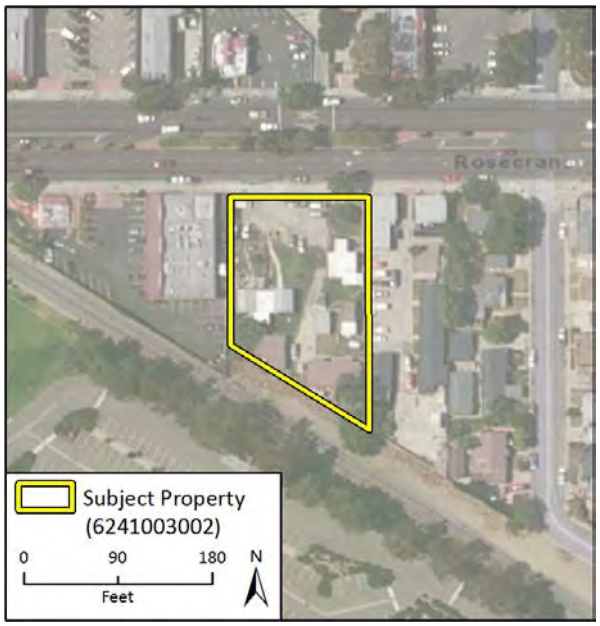
The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 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.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 8046-8052 Rosecrans Avenue (Map Reference No. 25-002)

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 3S; Range 12W; Section 17 S.B. **B.M.**

c. Address: 8046-8052 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-003-003

***P3a. Description:**

The subject property is a nearly rectangular parcel that contains various buildings: two commercial buildings fronting Rosecrans Ave and several residences at the rear of the parcel. With no setback from the sidewalk and nearly square footprints, the two commercial buildings are almost identical. Each of the buildings' façades features a slightly projecting bay capped with a gabled parapet, while the remainder of the building is covered by a flat roof. Within the narrow bay is the primary entry door (view obscured by a security door and a display) which opens to Rosecrans Ave. To the west of the entry are two roll-up garage doors. Exterior cladding is rough stucco, and a quatrefoil in relief decorates the wall above the primary entry door. The building at the northwest corner of the lot appears to have a patio or shed attached to its rear elevation. The property is in good condition.

Between the two commercial buildings is a paved driveway that leads to several one-story residences at the rear of the parcel. While not clearly visible from the public right-of-way, aerial photographs suggest that two are single-family residences and one is a larger multi-family residence. The buildings generally do not display any particular architectural style; their exterior cladding is stucco and their roofs are gabled. Fenestration was not visible from the public right-of-way. The center of the parcel is utilized for parking. The buildings are in good condition overall.

***P3b. Resource Attributes:** HP3. Multiple Family Property; HP2. Single Family Property; HP6. 1-3 Story Commercial Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North façades of commercial buildings fronting Rosecrans Ave; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Commercial buildings at front of lot built between 1954-1963 (NETROnline)
L.A. County Assessor lists 1920 (likely a building at rear)

***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:**
January 12, 2018

***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):

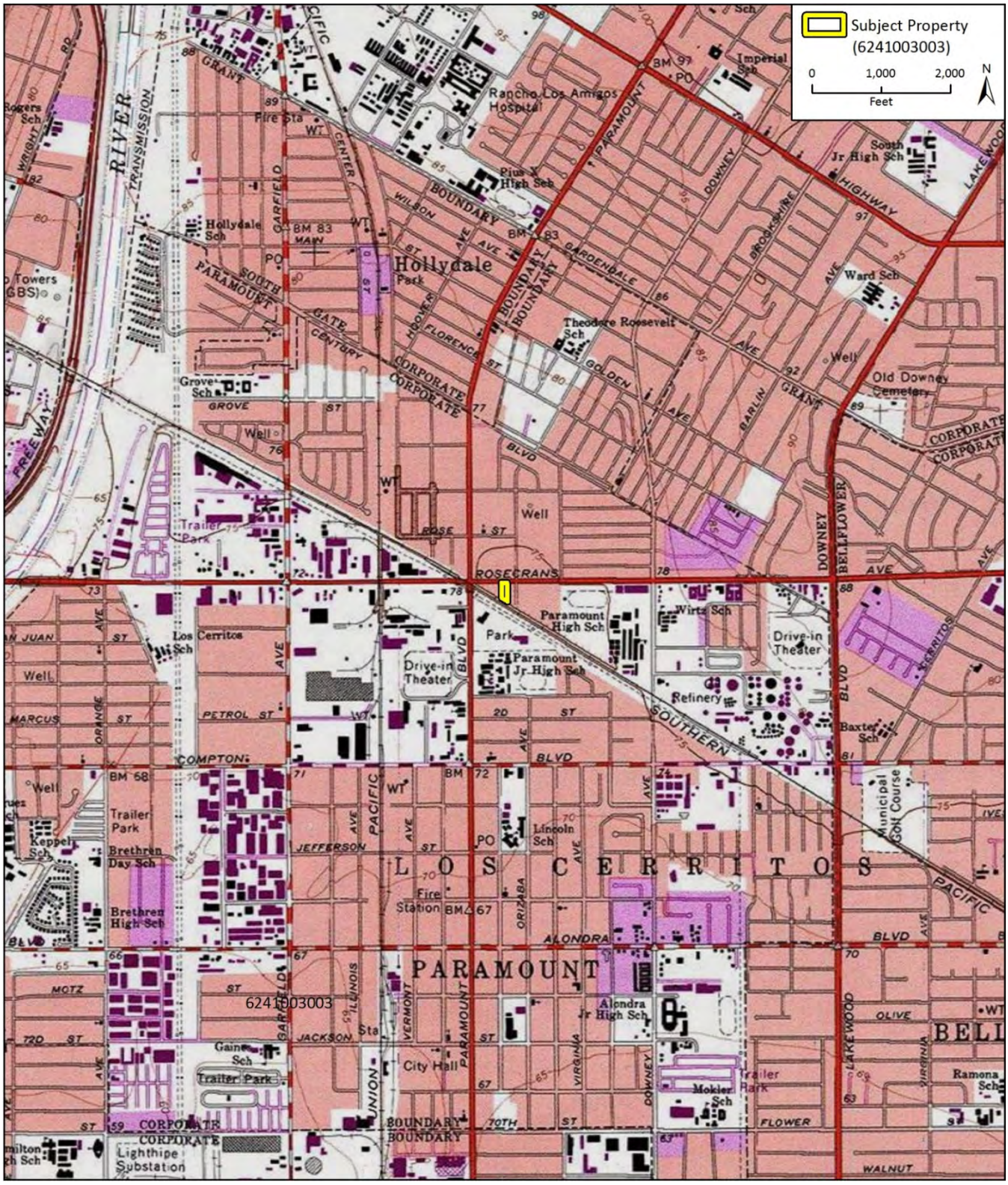
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 8046-8052 Rosecrans Avenue (Map Reference No. 25-002)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8046-8052 Rosecrans Avenue (Map Reference No. 25-002) ***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 and commercial
***B5. Architectural Style:** No Discernible Style
***B6. Construction History:**
The commercial buildings at the front of the lot were built between 1954-1963 (NETROnline, various). They seem to have undergone an exterior remodel. L.A. County Assessor's records list a construction date of 1920; while that may pertain to one of the residences at the rear of the parcel, it is not known which.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: N/A b. Builder: N/A
***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 commercial buildings fronting Rosecrans Avenue and at least three residential buildings at the rear. The parcel was first developed as a multi-family lot as early as 1920 and has contained several small residences over the years. As Paramount developed from the consolidation of Hynes and Clearwater in 1948, and then incorporated the following decade, its population grew the need commercial use was added to the property between 1954 and 1963 (NETROnline, various). Archival research failed to ascertain the original owner, architect or contractor. Limited occupant information was obtained with the available city directories, and archival research did not uncover any consequential information about former owners or occupants. A known occupant of one of the commercial buildings was All Makes Auto Service in 1964 (Luskey Brothers & Co. 1964). Both commercial buildings appear to have undergone a remodel as they do not present as circa 1950s-1960s.

The subject properties do 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 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 and B/2). The buildings have no discernible 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

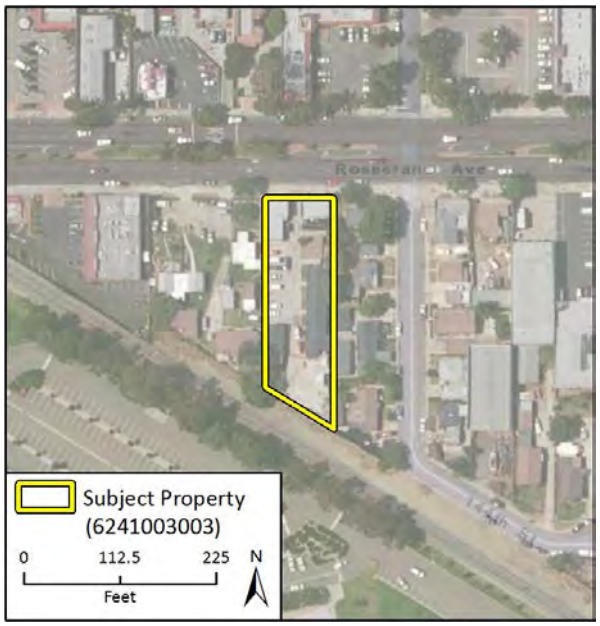
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com

UCSB Map and Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 14326 Orizaba Avenue (Map Reference No. 25-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 20 S.B. **B.M.**

c. Address: 14326 Orizaba Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-003-033

***P3a. Description:**

The subject property is an irregularly shaped parcel which contains a one-story single-family residence and a detached garage. Located at the northern end of the property, the residence was built in 1940 in the Minimal Traditional style. It features a nearly-square plan and is topped with a hipped roof which has shallow eaves and is covered with asphalt shingles. The home is clad with horizontal board siding, but also features a visually contrasting band of vertical board-and-batten across the façade. Its primary entrance is slightly off-center on the western façade and is accessed via a concrete stoop covered with brick. The entry door was obscured from view by a security screen door.

Although some of the windows appear to be non-original vinyl, one wood sash picture window, which is covered by a metal scalloped awning, is visible on the façade. South of the residence is the detached garage, which features a hip-on-gable roof covered with composite shingles, slightly overhanging eaves and exposed rafter tails. Original horizontal channel lap siding is visible on the north elevation. However, the siding on the western elevation has been replaced or covered with what appears to be plywood panels. A shed roof creates a covered patio area between the residence and garage. Landscaping on the property consists of a grass lawn; hardscaping includes a paved concrete driveway and a walkway covered with pavers leading to the primary entrance. A wooden fence and a chain link fence enclose the yard at the southern end of the property. The property is in good condition overall.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1940 (Los Angeles County 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:**
January 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.

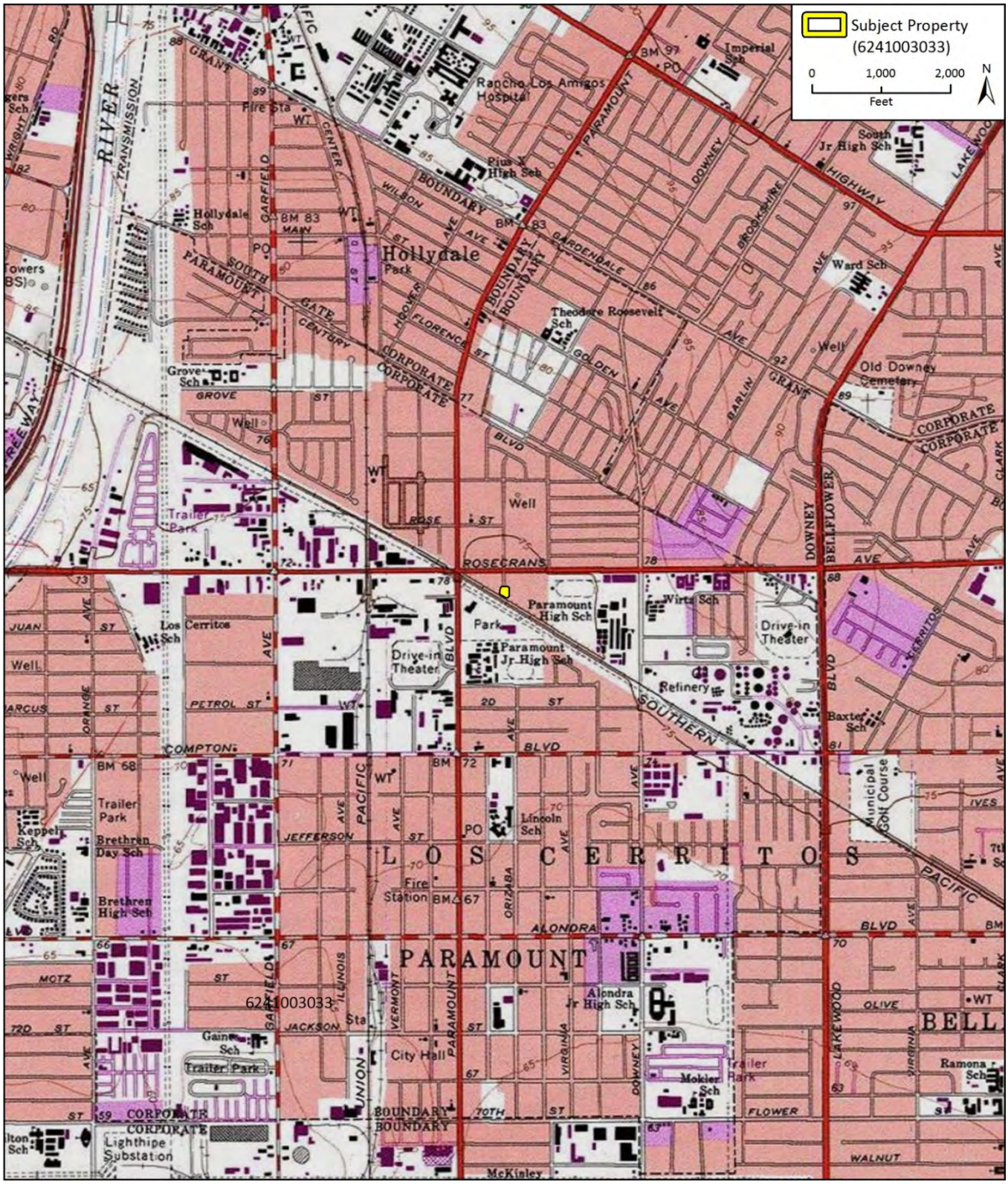
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 14326 Orizaba Avenue (Map Reference No. 25-003)
***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 #** 14326 Orizaba Avenue (Map Reference No. 25-003) ***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:** Minimal Traditional style
***B6. Construction History:**

Built in 1940. Based on aerial photos, there appears to be a small shed-roofed addition at the rear of the residence (not visible from the public right-of-way.), which appears to have been built between 1947 and 1960 (UCSB Map and Imagery Lab 1947 and 1960). At an unknown date, the garage's original channel lap siding was covered or replaced with plywood panels on its façade (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 a single-family residential building constructed in 1940. The identities of its original owner, architect or builder were not ascertained. Known owners/occupants, based on available city directories, included C.V. Manley and O.C. Cruz between 1956 and 1964 (Luskey Brothers & Co. 1960 and 1964; T.I.M. Publishing Co. 1956). 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 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 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). 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.

Luskey Brothers & Co. 1960 and 1964. Paramount Criss Cross City Directory. Accessed October 16, 2018 at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

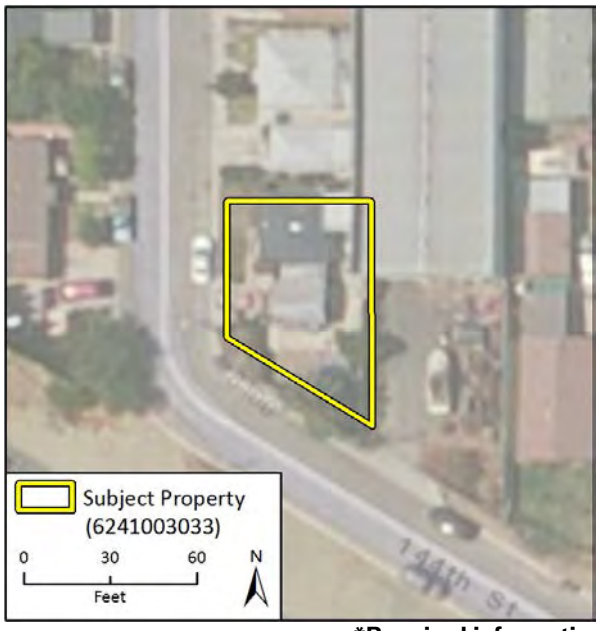
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

T.I.M. Publishing Company 1956 Paramount-Hollydale City Directory. Accessed October 16, 2018 at Ancestry.com

University of California, Santa Barbara Map and Imagery Lab. "FrameFinder". [digital photograph database]. Flight # C11351, Frame 8-41 (1947) and Flight # C23870, Frame 2265 (1960). Viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 6, 2018

(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 #: 8124-8140 Rosecrans Avenue (Map Reference No. 25-004)

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 3S, Range 12W, Section 17 S.B. B.M.

c. Address: 8124-8140 Rosecrans Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-002-019, 6241-002-020

*P3a. Description:

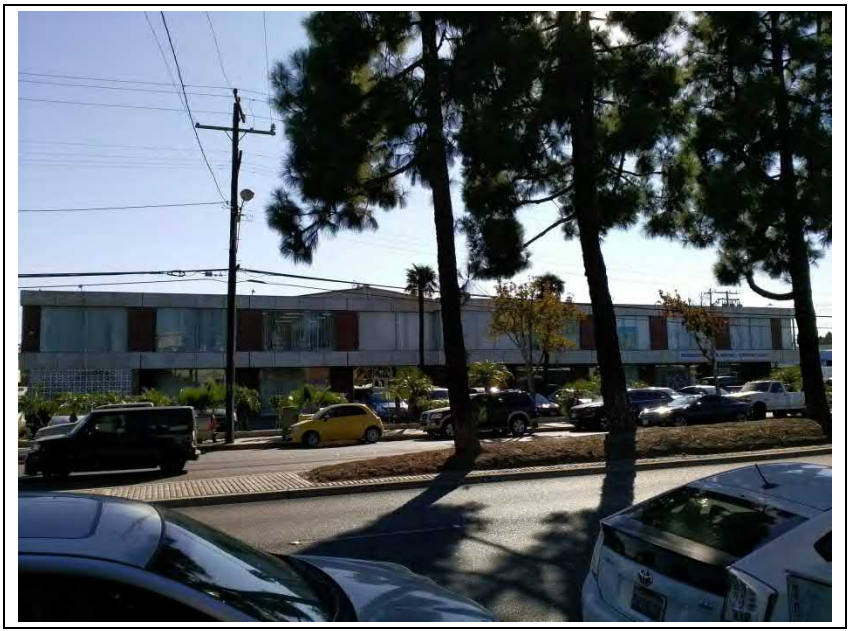
The subject property includes two adjacent parcels, both rectangular in shape, which contain commercial offices and a large warehouse. The two-story office building exhibits modest elements of the International style. The rectangular plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on asphalt coating. Wall cladding materials include sections of brick and two concrete belt courses. Fixed, aluminum-framed windows make up much of the north elevation exterior. Entrances to the building feature glazed aluminum-framed commercial entryways on the north façade and standard-size solid doors on the upper levels of the east and west facades. A section of breezeblock at the northeast corner appears to be an alteration.

Abutting the rear of the office building, the warehouse is built in a utilitarian style. The rectangular plan building sits on a concrete foundation and is capped by a low-pitched gabled roof sheathed in corrugated metal. Exterior walls appear to be of smooth stucco or concrete, though site constraints prohibited a definitive determination. Metal-framed clerestory windows run along the east and west elevations. Entrances to the building are located on the east and west elevations and feature metal suspended sliding doors. The building displays few significant visible alterations and is in good condition.

The property is located mid-block on a level parcel. Landscaping is limited primarily to the front of the parcel, where a planter with mature trees and shrubs separates the paved parking lot from the public right-of-way. Two palms flank the office building's central entry. The properties are in good condition overall.

*P3b. Resource Attributes: HP6. Commercial Building under 3 stories; HP8. Industrial Building

*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
South façade; camera facing north.

*P6. Date Constructed/Age and Sources:
■ Historic ☐ Prehistoric ☐ Both
1962/1963 (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:
January 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.

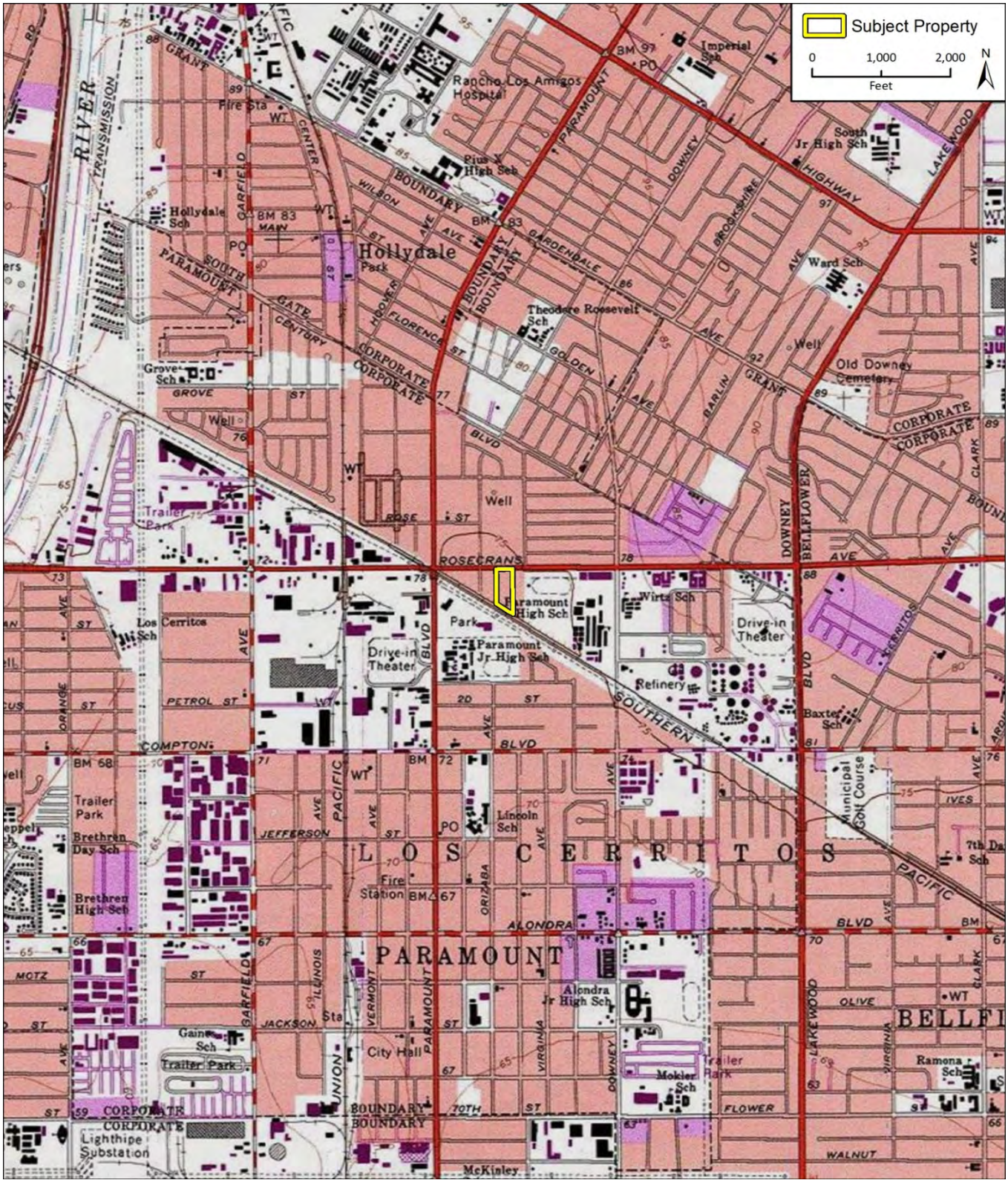
*Attachments: ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 8124-8140 Rosecrans Avenue (Map Reference No. 25-004)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8124-8140 Rosecrans Avenue (Map Reference No. 25-004) ***NRHP Status Code** **6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial, industrial B4. Present Use: Commercial, industrial
***B5. Architectural Style:** International style influenced
***B6. Construction History:**
According to County assessor data, the warehouse was constructed in 1962 and the office building in 1963. The office building's breeze block feature, which fills in a space between supports on the ground floor, constitutes a possible alteration.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
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 warehouse built in 1962 and a commercial office building constructed in 1963. Archival research failed to ascertain the identities of the buildings' architect or contractor. Available city directories indicate that the tenants Airwall Inc. and Paramount Metal Inc. occupied the property in 1964. Paramount Metal & Supply Co. occupies the building today, along with other tenants such as Logos Two screen printing. No consequential information was uncovered on former owners or occupants.

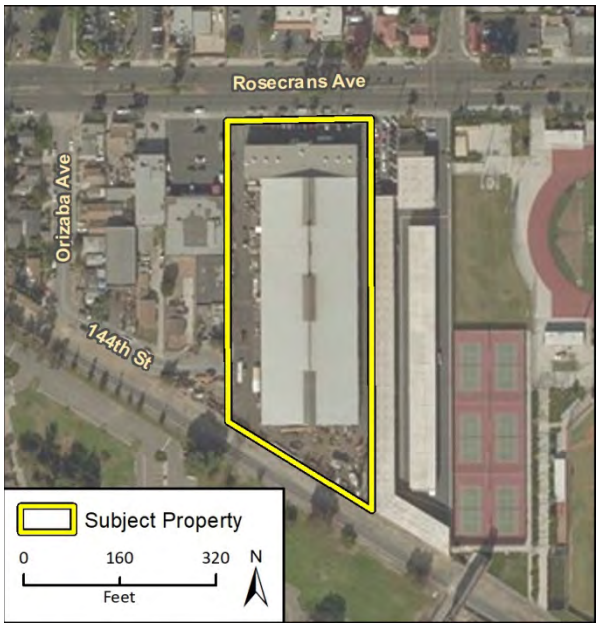
The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that any of the properties are associated with important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings exhibit modest elements of the International 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 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.
T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com
UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Oct. 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***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 #:** 8119 144th Street (Map Reference No. 25-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 20 S.B. **B.M.**

c. Address: 8119 144th Street City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-003-037

***P3a. Description:**

The subject property is irregular but largely rectangular in shape and includes a residence and a detached garage. Built in 1941, the Minimal Traditional-style residence is set back from the property's southern frontage. It coheres to a rectangular floor plan and culminates in a hip-on-gable roof with composite shingle cladding and exposed rafters. Exterior wall surfaces are clad in horizontal wood plank siding. A shallow recessed porch is located at the southeast corner of the building, where the roof is supported by a wood post with decorative cutouts. While the original windows appear to have been replaced with aluminum sliders, wood frames and sills are extant. Located adjacent to the property, the garage is rectangular in plan, features a front gabled roof, and appears to be clad in smooth stucco. Landscaping includes a front lawn set behind a metal rail fence. A concrete driveway runs much of the length of the parcel, leading to the detached garage. The driveway is flanked by strips of lawn. The property is in good condition.

***P3b. Resource Attributes:** HP2: Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
South (front) elevation; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1941 (Los Angeles County Office of the Assessor)

Garage built between 1954 and 1963 (NETRonline)

***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 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#

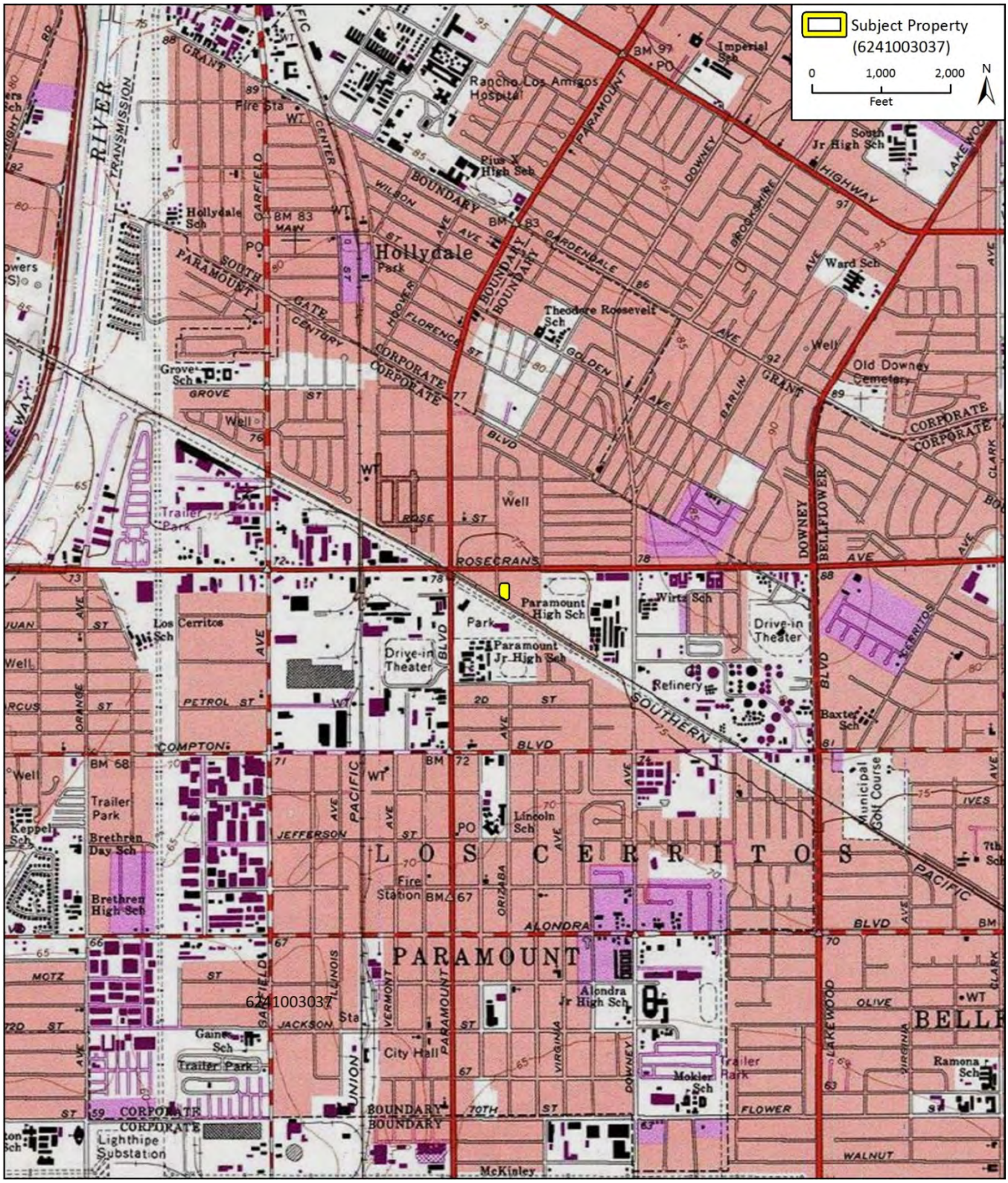
LOCATION MAP

Trinomial

***Resource Name or #** 8119 144th Street (Map Reference No. 25-005)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8119 144th Street (Map Reference No. 25-005) ***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:** Minimal Traditional
***B6. Construction History:**
The residence was built in 1941 (County Assessor). Based on aerial photographs, the residence appears to have been enlarged between 1954 and 1963 with an addition extending to the north. The garage was also built during this time (NETROnline, various; U.C. Santa Barbara 1952). Alterations include a large addition on the north side of the residence extending its length, and likely the replacement of original windows.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
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 1941. Known tenants include Thomas M. and Arcie B. Peterson, who owned or resided at the home between at least 1956 and 1964. Thomas operated a business called Peterson's Service Station and later worked as a station attendant at Ted's Mobile Station (Luskey Brothers & Co. 1960 and 1964; T.I.M. Publishing Co. 1956). Archival research failed to identify any additional consequential information about the home's former owners or occupants.

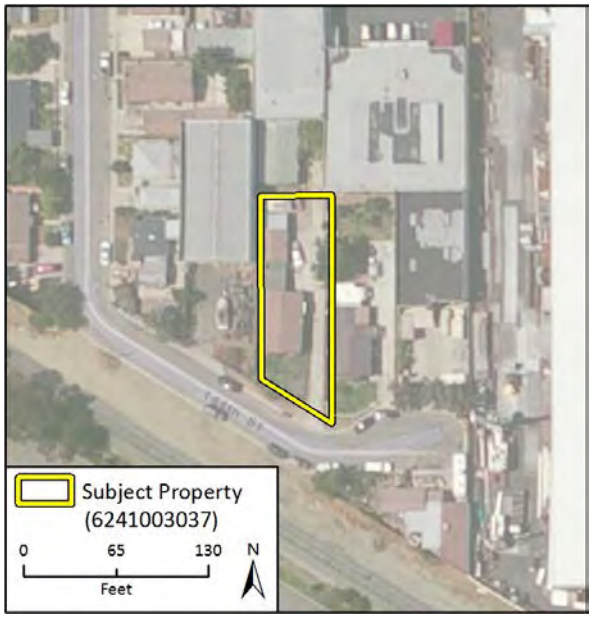
While the property reflects the increased residential development of the Paramount area to house middle-class workers, it is one of many properties developed during the 1940s in the area for this purpose. The property is recommended ineligible for listing in the National or California Registers, or any 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 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). 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.
Luskey Brothers & Co. 1960 and 1964. Paramount Criss Cross City Directory. Accessed October 16, 2018 at Ancestry.com
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.
T.I.M. Publishing Company 1956 Paramount-Hollydale City Directory. Accessed October 16, 2018 at Ancestry.com
U.C. Santa Barbara Map and Imagery Lab. 1952. Aerial photo Flight AXJ-1952, Frame 19K-8
U.C. Santa Barbara Map and Imagery Lab. 1947. Aerial photo Flight C-11351, Frame 8-41

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***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 #:** Paramount High School Senior Campus (Map Reference No. 25-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 20 S.B.**B.M.**

c. Address: 14429 Downey Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6241-001-908, 6241-001-912, 6241-001-913

***P3a. Description:**

The subject property is Paramount High School Senior Campus, a 33-acre public secondary school campus bounded on the north by Rosecrans Boulevard, on the east by Downey Avenue, on the south by the former Pacific Electric Railway right-of-way, and on the west by a private property. This evaluation excludes Paramount High School West Campus, which is located to the southwest of the subject property and has a separate development history. Instructional and administrative buildings are clustered tightly on the east side of the campus, while the west side features athletic facilities, including a stadium and various athletics fields and courts.

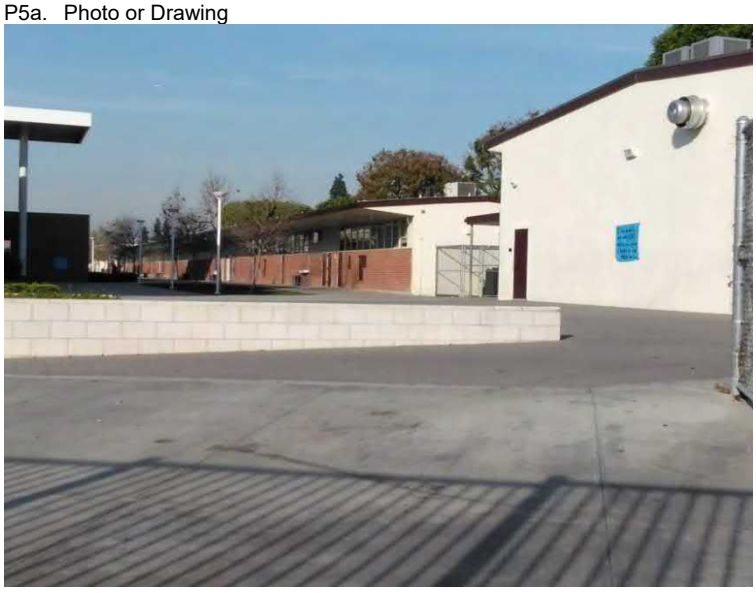
The building complex centers on the school's original classroom facilities (constructed in 1952 and 1953), six one-story Mid-Century Modern-style-influenced buildings in a generally parallel configuration with a north-to-south aspect. The buildings are mostly rectangular in plan, sit on a concrete foundation, and are topped with a low-pitched gabled roof sheathed in rolled composition material. Stucco and brick veneer sheathe each building's structural system. On the long eave-end elevations, ribbons of clerestory windows and multiple exterior classroom entrances are sheltered by the broad overhanging roof. In several locations, classroom buildings are adjoined by covered walkways. Located immediately west of this cluster is a group of five newer classroom buildings, completed sometime between 1963 and 1994. They share the basic form of their counterparts, but differ chiefly in that they lack brick cladding and clerestory windows.

North of the classroom cluster, along the Downey Avenue frontage is the Library (constructed ca. 2011), a two-story building designed in no discernible style. The irregular plan building sits on a concrete foundation and is topped with a flat roof concealed by a parapet with a large projection resembling a bell tower. Brick veneer envelopes its structural system. Three vertically oriented, fixed, metal-sash windows with stone-veneer-clad surrounds punctuate the street-facing east façade. To the right is the main entrance, which features glazed metal double doors framed by fixed-pane lights. A screen formed of horizontal metal panels wraps around the upper story of the south and east elevations. (See continuation sheet.)

***P3b. Resource Attributes:** HP15. Educational building; HP30. Trees/vegetation; HP42. Stadium/sports arena

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Classroom buildings; north and east elevations; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

See B6. Construction History

***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.

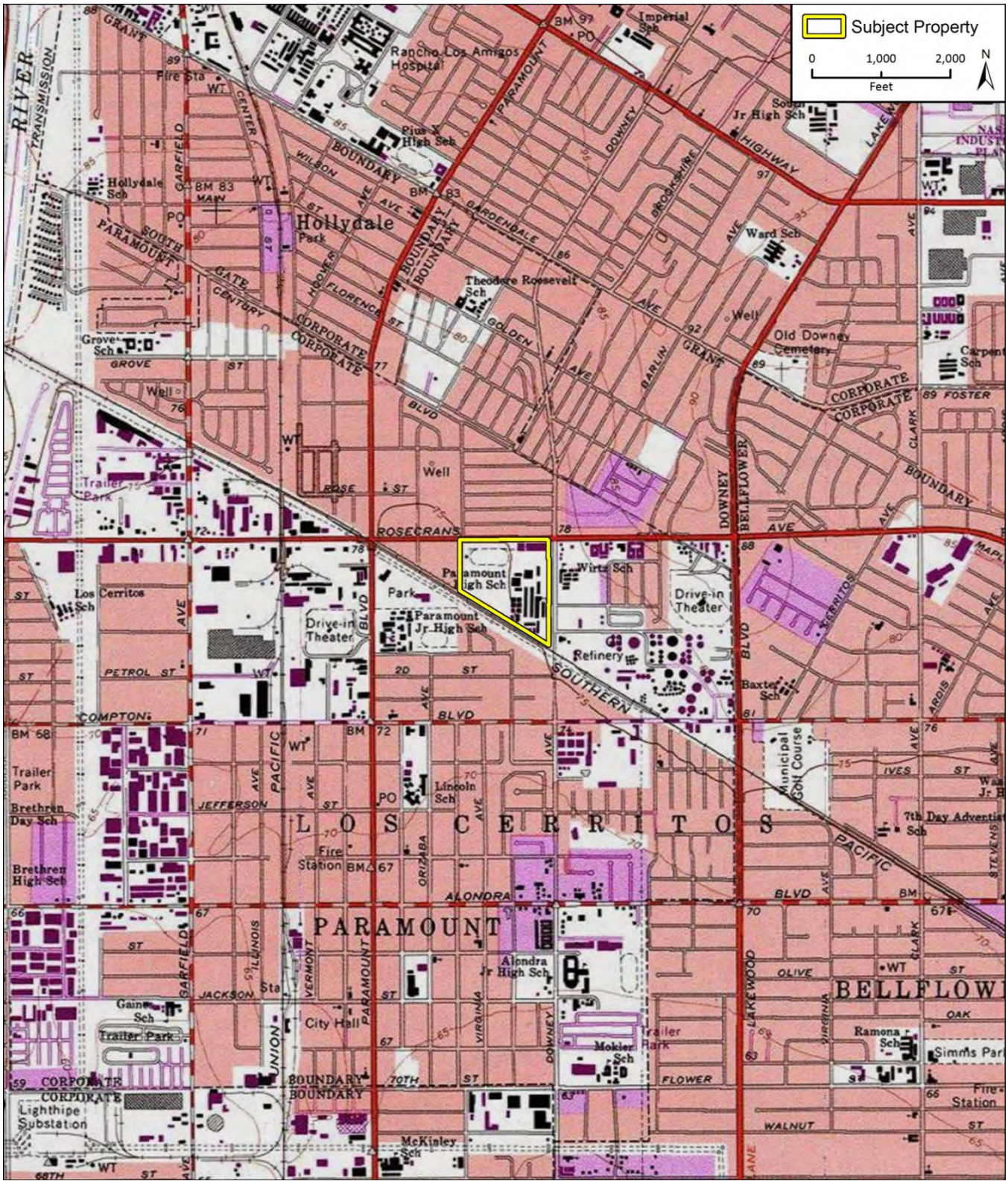
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 6 ***Resource Name or #** Paramount High School Senior Campus (Map Reference No. 25-006)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Paramount High School Senior Campus (Map Reference No. 25-006) ***NRHP Status Code** 6Z

B1. Historic Name: Paramount High School
B2. Common Name: Paramount High School Senior Campus
B3. Original Use: High School B4. Present Use: High School
***B5. Architectural Style:** Contemporary; no discernible style
***B6. Construction History:**

Historic aerial photographs and newspaper articles indicate, the original classroom and administrative buildings were completed between 1952 and 1953. The Gymnasium opened in 1955. Additional classroom buildings were completed between 1963 and 1994. The stadium was reconstructed by 2009, while Library, Athletics Field House, and Medical Health and Science Building were completed ca. 2011 (Netronline 2019; *LAT* 11/16/1955; PSUD 2019). Additional minor buildings were constructed between 1963 and the present (Netronline 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Austin, Field & Fry 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 Paramount High School Senior Campus, which is coextensive with the original boundaries of Paramount High School (PHS). The Compton Unified Secondary School District announced its plans to build the school in 1951, amid a regional population boom the fueled rapid development of the suburbs surrounding Los Angeles. The architecture firm Austin, Field & Fry was selected to design the project (*LAT* 10/21/1951). Austin, Field & Fry was helmed by partners John Corneby Wilson Austin, Robert Field, Jr., and Charles Eugene Fry. In the decades following World War II, the firm designed for several notable Los Angeles-area civic buildings, including the Otis Art Institute, the U.S. Custom House at the Port of Los Angeles, and the UCLA Faculty Center (Los Angeles Conservancy 2019). Austin, Field & Fry's use of a "finger-plan" concept for PHS classroom buildings reflected reigning postwar-era philosophies in school design. As designed by the firm, the parallel rows of low-rise classroom buildings with exterior corridors and ribbon windows would maximize the circulation of fresh air and make efficient use of natural light (Baker 2012; Nelson 2014) (See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Baker, Lindsay. 2012. A History of School Design and its Indoor Environmental Standards, 1900 to Today. Washington, D.C.: National Clearinghouse for Educational Facilities. http://www.ncef.org/pubs/greenschoolshistory.pdf. Accessed June 2019.

Los Angeles Conservancy. 2019. "Austin, Field & Fry." Los Angeles Conservancy web site. https://www.laconservancy.org/architects/austin-field-fry. Accessed June 2019.

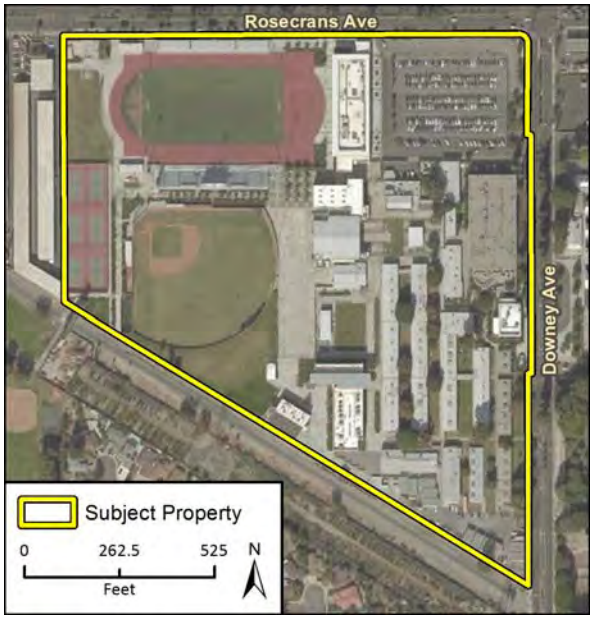
Los Angeles Times. 1951. "New Schools Will Rise in Compton." October 21. Via Newspapers.com. https://www.newspapers.com/. Accessed June 2019.

_____. 1952. "Unified School District Voted." December 10. Via Newspapers.com. https://www.newspapers.com/. Accessed June 2019.

_____. 1955. "County Calendar." November 16. Via Newspapers.com. https://www.newspapers.com/. Accessed June 2019.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 28, 2019



(This space reserved for official comments.)

P3a. Description (continued):
North of the library is a large two-story classroom building bearing no discernible architectural style. The irregular plan building is capped with a flat roof concealed by a parapet. Its stuccoed exterior is punctuated by ribbons of slightly recessed, fixed metal-sash windows. Entrances were not visible during the field survey. The south elevation features a stuccoed pergola.

Athletic facilities are situated near the northwest corner of the campus. In addition to a combined football and track stadium, baseball diamond, and six tennis courts, there are the Athletic Field House, Gymnasium, and two additional buildings. Completed ca. 2011, the Athletic Field house is a two-story building with no discernible architectural style. The rectangular plan building culminates in a flat, multi-level roof. Cladding is primarily brick and concrete block. Fixed metal-sash windows of various configurations punctuate the north, south, and east elevations. Entrances were not visible during the field survey. Facing the stadium, the west elevation is marked by a series round metal columns with brick piers supporting a deep overhang. Immediately south of the field house is an L-plan building that was not visible during the field survey. Further south is the Gymnasium, which was completed in 1955. A high-ceilinged, one-story building designed in no discernible style, the Gymnasium possesses a rectangular plan, flat roof, and stucco or concrete walls. Multi-pane windows punctuate the west and south elevations. Adjacent to the south of the gym is a comparatively small, gable-roofed building (completed ca. 1955) with a regular plan. It is presumed to be a locker room facility. Due to their locations on the interior of the campus, further details regarding the athletics buildings could not be observed.

South of the gymnasium is the Medical Health and Science Building, completed ca. 2011. Built in no discernible style, the two-story building possesses an L-plan, flat roof, and stucco and brick cladding. Windows display multi-pane metal sashes in various configurations. A large open-frame shelter supported by round metal columns covers the west end of the building. To the immediate west is a two-story building (completed sometime between 2003 and 2004) of no discernible architectural style. Built on a rectangular plan, it rises from a concrete foundation to culminate in a flat roof. Fenestration visible during the field survey includes first- and second-story entrances located on the east and west elevations. The upper-level doors are accessible via exterior staircases.

Satellite imagery indicates that several comparatively minor buildings are scattered throughout the east side of the campus. One cluster, located at the property's southeast corner, appear to consist of portable classroom buildings. Landscaping on the property includes lawns interspersing the classroom buildings and various combinations of trees, shrubs, and other decorative foliage planted alongside buildings and at major building entrances. An asphalt-paved parking lot occupies the campus' northeast corner.

B10. Significance (continued):
Construction of PHS was completed in 1953, and the school was incorporated into the new Paramount Unified School District. Two years later, the Gymnasium was completed at a cost of $550,000 (*LAT* 12/10/1952, 11/6/1955). Expansion of PHS facilities has continued into recent years. Historic aerial photographs indicate that several new classroom buildings were completed between 1972 and 1994. This phase of construction included the completion of the two-story classroom building fronting Downey Avenue (Netronline 2019). By 2000, PHS absorbed the former site of Paramount Junior High School, renaming it PHS West Campus (*LAT* 2/25/2000). Instructional facilities for PHS freshmen are located there. A major construction initiative took place between 2009 and 2012, when the Library, Athletics Field House, Medical Health and Science Building and a new stadium were completed (Netronline 2019; PUSD 2019).

Paramount High School Senior Campus is recommended ineligible for listing in the National and California Registers, and any applicable local 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). Designed by the noted Los Angeles-area architecture firm Austin, Field & Fry, PHS is a relatively ordinary example of a postwar public high school. Such buildings as the aforementioned Otis Art Institute, the U.S. Custom House at the Port of Los Angeles, and the UCLA Faculty Center are better examples of the firm's best work. As a result, PHS does not 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 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.

B12. References (continued):
Los Angeles Times. 2000. "Fear Spreading after Abduction of Three Students." February 25. Via Newspapers.com. https://www.newspapers.com/. Accessed June 2019.

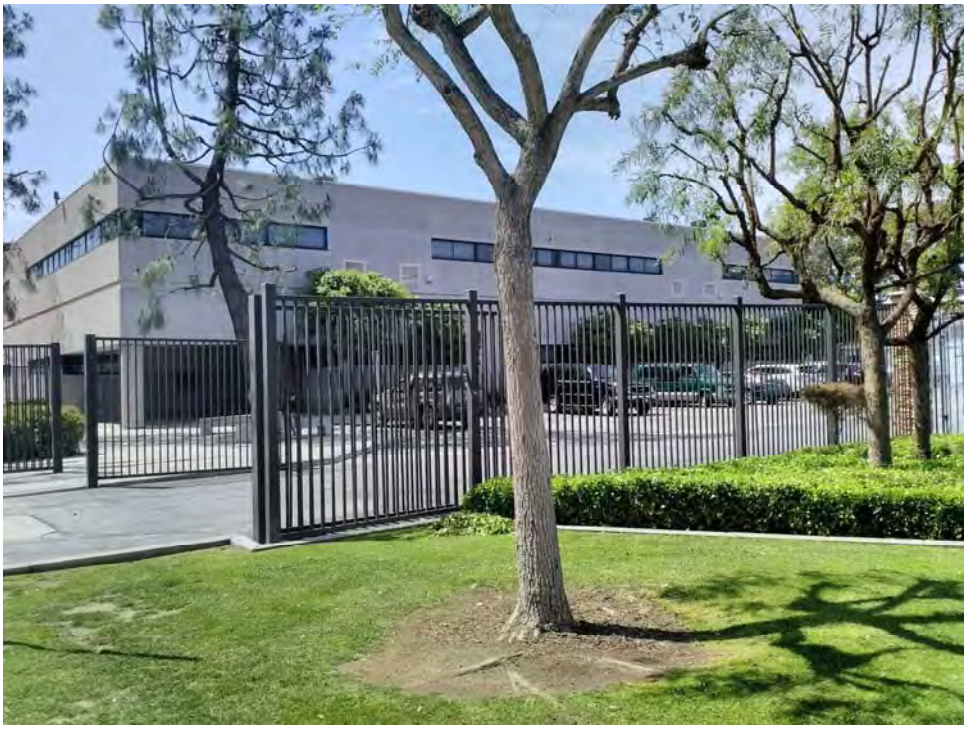
Nelson, Bryan. 2014. "School Design Through the Decades." November 14. Mosaic [web site]. https://mosaicscience.com/story/school-design-through-decades/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019. https://www.newspapers.com/. Accessed June 2019.

Paramount Unified School District (PSUD). 2019. "Facility Improvements and New Building Construction." PSUD website. https://www.paramount.k12.ca.us/homepage/ homepage_content_big.jsp. Accessed June 2019.

P5a. Photographs (continued):

Photograph 2. Overview of south end of PHS West Campus: (left to right): Gymnasium, restroom, Medical Health and Science Building, classroom building. Camera facing northeast.



Photograph 3. Two-story classroom building, north and east elevations. Camera facing southwest.

P5a. Photographs (continued):

Photograph 4. Library, east elevation. Camera facing northeast.

Photograph 5. Athletic Field House, west elevation. Camera facing south.

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 #:** Paramount Park (Map Reference No. 25-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 17 S.B.**B.M.**

c. Address: 14400 Paramount Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6241-004-900 and part of 6241-004-906

***P3a. Description:**

Paramount Park is an approximately 15-acre recreational facility located in an urbanized area of Paramount. The roughly triangle-shaped park is bounded on the west by Paramount Boulevard, on the northeast by the former Pacific Electric Railway, and on the south and southeast by Paramount Park Junior High School. It consists of a Community Center, Recreation Center with swimming pool, ancillary building, athletic courts and fields, landscaped areas and parking lots.

The Paramount Park Community Center is located on the west side of the park. Designed in no discernible style, the roughly rectangular-plan building sits on a concrete foundation and rises one story to culminate in a roof that is alternately hipped and flat and clad in a combination of clay tiles and rolled composition material. Stucco sheathes its structural system. Windows are fixed metal sashes in a variety of configurations. Entrances are found on all but the northeast elevation and feature glazed metal and solid wood doors. The building features heavily massed elements and a wide overhang with exposed rafters sheltering the southeast-elevation clerestory windows. There are no visible alterations.

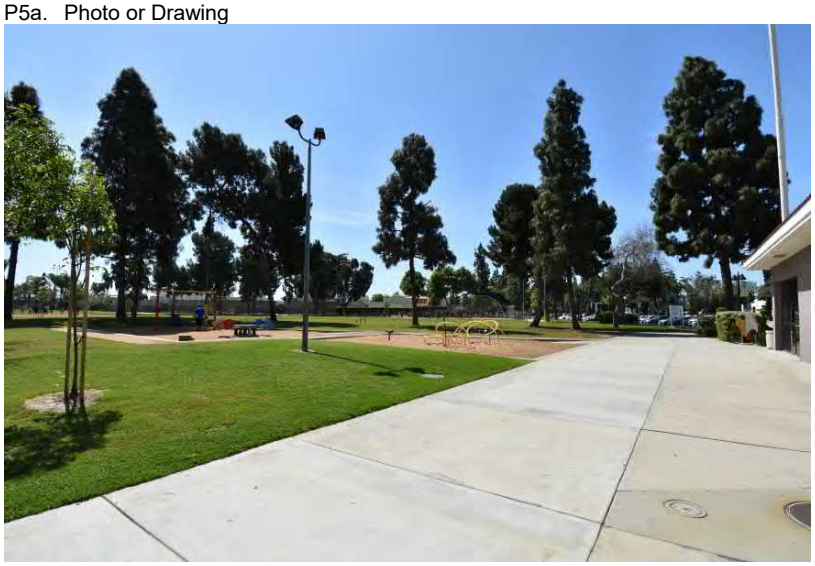
Located to the east is a one-story ancillary building, which possesses no discernible architectural style. Built on a rectangular plan, it sits on a concrete foundation and is capped with a tile-clad hipped roof. Solid wood doors punctuate its stuccoed exterior on the north and west elevations. Detailing includes cornices and arched portals. There are no visible alterations. Immediately adjacent to the building is a concrete-paved picnic area sheltered by a large pergola.

(See continuation sheet.)

***P3b. Resource Attributes:** HP31. Urban open space; HP13. community center/social hall; HP30. trees/vegetation

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ■ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Overview of park with community center (partial view) at far right; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

See B6. Construction History.

***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.

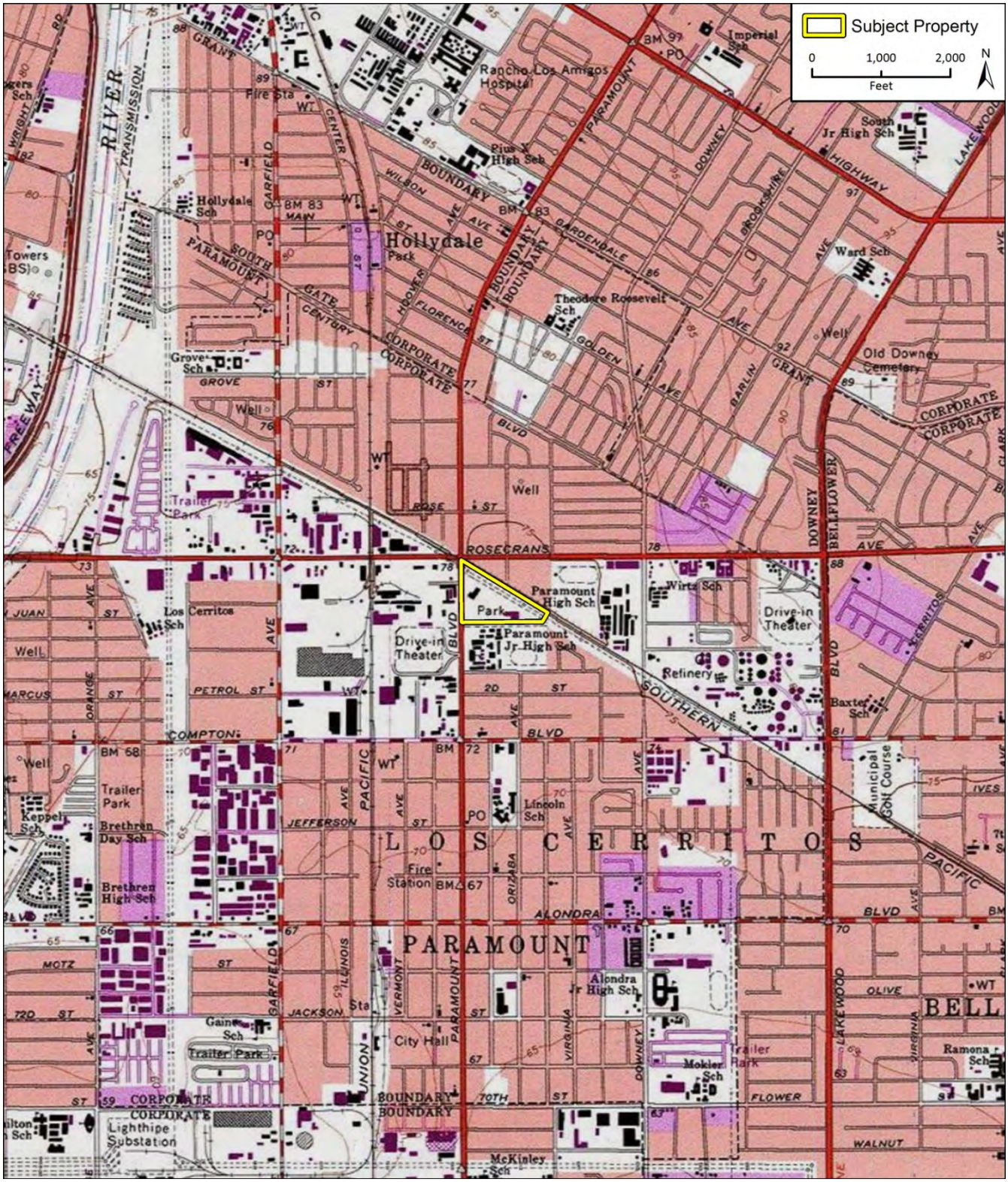
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Paramount Park (Map Reference No. 25-007)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Paramount Park (Map Reference No. 25-007) ***NRHP Status Code** 6Z

B1. Historic Name: Clearwater Park
B2. Common Name: Paramount Park
B3. Original Use: Recreation B4. Present Use: Recreation, community center, education
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The subject property was first developed in 1944 (*LAT* 4/4/1944). The Community Center was completed ca. 1960 and the Recreation Center ca. 1967 (*Independent* 12/31/1959, 9/6/1968). The park was expanded to the northwest and a new parking area completed by 1983 (UCSB Map & Imagery Lab 1983). Between 1994 and 2004, the ancillary building constructed and recreation facilities in the park's interior were built and modified (Netronline 2019).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: John Richard Shelley (Community Center) b. Builder: Casner Construction Co. (Recreation Center and swimming pool)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject recreational facility was completed as Clearwater Park in 1944 in what was then the community of Clearwater. As depicted in aerial photographs, the property consisted of three buildings (none are extant) and a limited network of trails crossing a landscaped area (Netronline 2019). In 1949, following the consolidation of the communities Clearwater and Hynes into the city of Paramount, the park was renamed Paramount Park. In December 1959, the City of Paramount budgeted $100,000 for the construction of the Community Center. A contemporary news report identified Richard J. Shelly as the building's designer (*Independent* 12/31/1959). This was likely a misidentification of Long Beach-based architect John Richard Shelley, who designed a number of residential, commercial, and institutional projects in the region (Legacy.com 2018; Long Beach Heritage 2019). The City Council earmarked $325,000 for the construction of the Recreation Center and swimming pool in late 1967. Located at the park's southeast corner, adjacent to Paramount Junior High School, the facility was intended both for general public use and as a replacement for the junior high school's recently condemned gymnasium (*Independent* 9/6/1967). The construction of these new facilities, along with two baseball diamonds, reflected not only Paramount's growth in the post-World War II era, but also a regional effort to develop new public park facilities intended to improve the physical and social health of their users. The so-called "recreational facilities" of the postwar years differed from earlier municipal parks in that they deemphasized the "bucolic landscape" that typified the municipal park in favor of recreational facility's characteristic athletics-oriented amenities (OHR 2017).

(See continuation sheet.)

B11. Additional Resource Attributes: N/A
***B12. References:**

Legacy.com. 2018. "John Richard Shelley." https://www.legacy.com/obituaries/lbpresstelegram/obituary.aspx?n=john-richard-shelley&pid=153665952. Accessed June 2019.

Long Beach Heritage. 2019. "Latest News." https://www.lbheritage.org/latest-news/. Accessed June 2019.

Long Beach Independent. 1959. "L.B. Man to Prepare Park Plans." December 31. https://www.newspapers.com/. Accessed June 2019.

_____. 1967. "Paramount Council OKs Gym, Pool." September 6. https://www.newspapers.com/. Accessed July 2018.

(See continuation sheet.)

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 21, 2019

(This space reserved for official comments.)

P3a. Description (continued):
Situated at the southeast corner of the park are the swimming pool and Recreation Center. The Recreation Center building consists of a high-ceilinged east section and a comparatively low-rise wing extending to the west. Designed in no discernible architectural style, the roughly T-plan building rises from a concrete foundation. At the east end, its roof is a two-tiered gable-on-hip form sheathed in standing-seam metal and rolled composition sheeting. The west wing features a flat roof with a heavy fascia. Stuccoed walls fill the spaces between the building's visible steel structural members. Windows are fixed steel sashes, while doors are solid wood and glazed metal. Planters line the much of the north and east elevations. A concrete-lined, below-ground swimming pool is located adjacent to the north elevation.

Elsewhere the park is characterized by athletic fields and courts, landscaped open areas, and a large parking lot that wraps around the west and northeast sides of the property. The terrain is generally level, with several varieties of mature trees planted throughout the park. Overall, the property is in good condition.

B10. Significance (continued):

In the late 1980s, a three-year, $1.4-million construction effort installed new lights and sprinklers, in addition to remodeling the interior of the Community Center (LAT 3/17/1988). This project appears to have coincided with an expansion of the park along the former Pacific Electric Railway right-of-way northwest of the property (Netronline 2019). Paramount Park has remained essentially unchanged since then.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local 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). Paramount Park and its constituent buildings and features make up a relatively ordinary example of a post-World War II recreational facility. Likewise, none of the buildings or other elements located on the property are individually distinguished. Although the Community Center's apparent designer, John Richard Shelley, was an architect of some note regionally, that building does not appear representative of his best work. In light of all this, Paramount Park 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 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.

B12. References (continued):
Los Angeles, City of: Department of City Planning, Office of Historic Resources. 2012. SurveyLA—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. December 2017.

Los Angeles Times (LAT). 1944. "New Clearwater Park Opened with Ceremony." April 4. https://www.newspapers.com/. Accessed July 2018.

_____. 1949. Clearwater Park Name Changed." July 19. https://www.newspapers.com/. Accessed June 2019.

_____. 1988. "Park Renovation Completed." March 17. https://www.newspapers.com/. Accessed June 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. 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 Oct. 2018.

P5a. Photographs (continued):

Left: Community Center, southwest and southeast elevations. Right: Recreation Center, south elevation.

Left: Overview of picnic area, with ancillary building on the left. Right: Overview of athletic fields.

***Resource Name or #** (Assigned by recorder)**:** Tract No. 20823 (Map Reference No. 25-008)

D1. Historic Name: Tract No. 20823
D2. Common Name: Tract No. 20823

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tract No. 20823. The 16 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract No. 20823 is a residential tract, containing a total of 38 lots, that was developed between 1955 and 1956 (County of Los Angeles Map Book 6241, Page 5; Los Angeles County Office of the Assessor; NETROnline, various; UCSB Map & Imagery Lab, various). The tract's triangular shape is a result of its location following the railroad right-of-way. A narrow strip of vacant land, owned by the Los Angeles City Department of Water and Power, separates the tract from the railway to the north and east. The tract is bordered on the west by middle and high school campuses, and on the south by other residential subdivisions. Circulation within the tract includes curvilinear streets bisecting groupings of residential parcels and two cul-de-sacs. Landscaping appears limited to street trees. Homes in the tract have addresses on 3rd Street and on Jetmore and Wiemer avenues. Of the 16 parcels located within the APE, 11 possessed sufficient integrity to warrant documentation. The buildings located within this tract are undistinguished Minimal Traditional-style residences, and there does not appear to be a significantly planned landscape design.

The following addresses are included in this district record: 14701, 14702 and 14710 Jetmore Avenue, 14720, 14726, 14730, 14736, 14740, 14744, and 14748 Wiemer Avenue, and 8327 3rd Street. Parcel number 6241-005-002 is a sliver parcel that does not have its own address; it is part of the residence on the adjacent parcel to the south.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the north and east by a vacant strip of land owned by the L.A. Department of Water and Power and the railroad right-of-way, on the south by 3rd Street, and on the west by middle and high school campuses.

***D5. Boundary Justification:** The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme: Area:**
Period of Significance: Applicable Criteria: N/A (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.)

The land which was subdivided as Tract No. 20823 was previously a part of the larger California Cooperative Colony Tract. Up until 1955 the relatively small area of land was in use for another, unidentified purpose. It was subdivided and re-developed by Southward Building Corp. between 1955 and 1956 as a residential tract. Archival research failed to ascertain an architect or contractor. The subject tract was developed after the adjacent residential tracts to the south, which span from 3rd Street to Somerset Boulevard, were built out (County of Los Angeles 1955; NETROnline, various; UCSB Map & Imagery Lab, various).

Archival research does not indicate that the developer was historically significant in the real estate development of Paramount or Los Angeles County based upon lack of press coverage for their projects, and the firm is not known to have received awards or other honors for its projects.

The tract was evaluated as a historic district in order to better understand its potential significance in the postwar suburbanization boom in Los Angeles County, and in the growth of the community of Paramount in the years between its formation (1948) and its incorporation as a city (1957). Though the subdivision is associated with these real estate development trends in Los Angeles County and Paramount, the subdivision does not appear to be significant in either of these contexts (Criteria A/1). Archival research failed to indicate that the district is associated with any important persons significant in the history of the city, region, state or nation (Criteria B/2). Additionally, the homes in the subdivision are modest and undistinguished examples of Minimal Traditional style homes with minimal detailing, a type that is commonly found in Paramount. They do not exhibit high artistic value, nor do they represent the work of a master (Criteria C/3). Nearly every home in the subdivision has been altered in some manner, ranging from the replacement of original windows to varying degrees of alteration which have diminished the district's integrity. Only 25 percent of the subdivision's parcels that are located within the APE retain sufficient integrity to warrant further investigation per SHPO consultation as part of this project. 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 summary, the buildings in Tract No. 20823 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resource individually or as a historic district.

See continuation sheet, p. 2.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Los Angeles, County of. 1959 (revised date). Map Book 6241, Page 5.

Los Angeles, County of. 1955. Tract Map for Tract No. 20823. August 31, 1955.

Los Angeles County Office of the Assessor. Parcel data for parcels in Tract No. 20823. Accessed November 21, 2018 at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

NETROnline. Various. "Historic Aerials". [digital photograph database]. Images of the Project Area viewed online. Accessed November 21, 2018 at https://www.historicaerials.com/viewer

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/ Accessed November 2018.

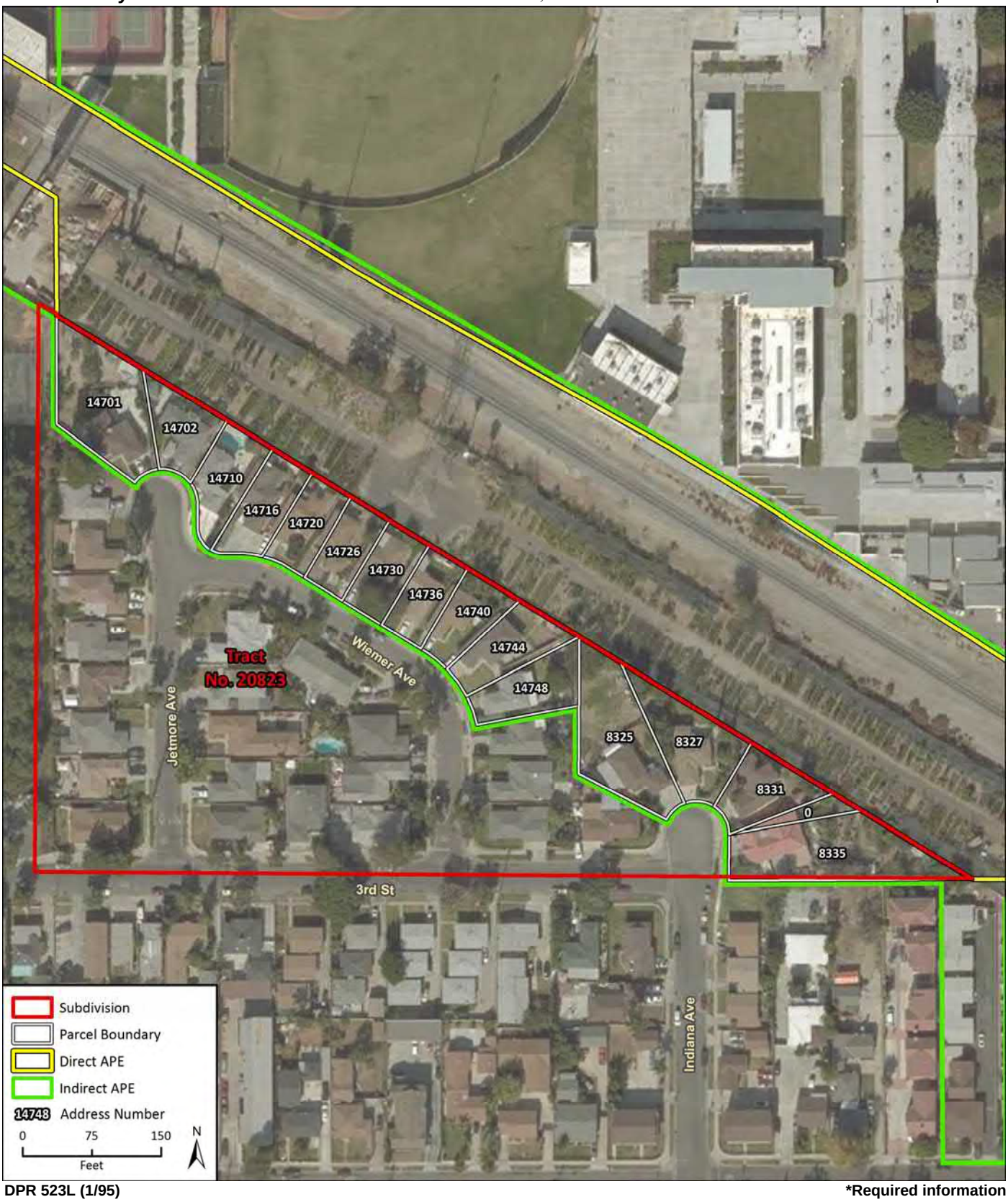
Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspaperarchive.com/ Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** November 23, 2018

Affiliation and Address: Rincon Consultants, Inc., 180 N. Ashwood Avenue, Ventura, CA 93003

Rose St
Ackley St
Century Blvd
Elburg St
Anderson St
Wilbarn St
Rosecrans Ave
Passage Ave
Contreras St
Paramount Blvd
Wiemer Ave
Jetmore Ave
Tract No. 20823
Downey Ave
3rd St
2nd St
Orizaba Ave
Indiana Ave
1st St
Verdura Ave
Somerset Blvd
Georgia Ave
Virginia Ave
Adams St
Fairton St
Rancho Clemente Dr
Subdivision
0
250
500
Feet
N


14701
14702
14710
14716
14720
14726
14730
14736
14740
14744
14748
Tract
No. 20823
Wiemer Ave
Jetmore Ave
3rd St
Indiana Ave
8325
8327
8331
0
8335
Subdivision
Parcel Boundary
Direct APE
Indirect APE
14748 Address Number
0
75
150
Feet
N

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: The district is bounded on the north and east by a vacant strip of land owned by the L.A. Department of Water and Power and the railroad ROW, on the south by 3rd Street, and on the west by elementary and high school campuses.

***P3a. Description:**

Of the 16 parcels of Tract 20823 that are located within the APE, four contained buildings with sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 25 percent integrity. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR either individually or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View of an example of Minimal Traditional-style architecture found in this district.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955-1956 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**

Carmack, Shannon, et al. 2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**
c. Address: 14701 Jetmore Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: APN 6241-005-020. Legal description: TRACT # 20823 LOT 19.

***P3a. Description:**
The property is an irregularly shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. Its roof is hipped and covered with composition shingles. Exterior cladding is primarily stucco but stone veneer is applied to the lower walls of the southeastern façade. Windows appear to be original metal-framed. The primary entrance is sheltered under a small shed-roofed porch with square posts and a metal railing. A metal security door obscures view of the primary entry door. The garage door appears to be original and features horizontal grooves. Landscaping includes a grass lawn; hardscaping includes a paved concrete driveway and path leading to the primary entrance. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southeastern façade, camera facing north, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

***Resource Name or #:** 14702 Jetmore Avenue (Map Reference No. 25-008)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 14702 Jetmore Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-019. Legal description: TRACT # 20823 LOT 18.

***P3a. Description:**

The property is an irregularly shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. Its roof is hipped and covered with composition shingles. Exterior cladding is primarily stucco and fenestration is vinyl-framed, multi-paned windows. The primary entrance is sheltered under a porch created by a roof overhang; it is supported by posts with a slight arch at top. The primary entry door was not clearly visible from the public ROW. The garage door is a sectional roll-up door. Landscaping includes a grass lawn and small trees; hardscaping includes a paved concrete driveway and path leading to the primary entrance. The property is in good condition.

Alterations include replacement of the original windows and garage door, and possibly alterations to the entry porch posts and exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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 — 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 #:** 14710 Jetmore Avenue (Map Reference No. 25-008)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: 14710 Jetmore Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-018. Legal description: TRACT # 20823 LOT 17.

***P3a. Description:**

The property is an irregularly-shaped parcel that contains a one-story single-family residence. The Minimal Traditional style home has an irregular footprint in which the garage projects forward and faces the street. It features gable-on-hipped roofs which are covered with composition shingles. Exterior cladding is stucco; windows appear to be vinyl sliders. The primary entrance is sheltered beneath a small entry porch composed of a shed roof supported by metal posts with decorative scrollwork. A similar railing spans between the posts. Metal security doors obscure view of the primary entry door as well as a secondary entry door on the west elevation. The garage door appears to be a non-original sectional roll-up door. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway and paved walkway to the entrance. Based on aerial photographs, there is an in-ground pool and what appears to be a storage shed at the rear of the property. The property is in good condition.

Alterations include the replacement of original windows and garage door, and likely the exterior cladding. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: 14720 Wiemer Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-016. Legal description: TRACT # 20823 LOT 15.

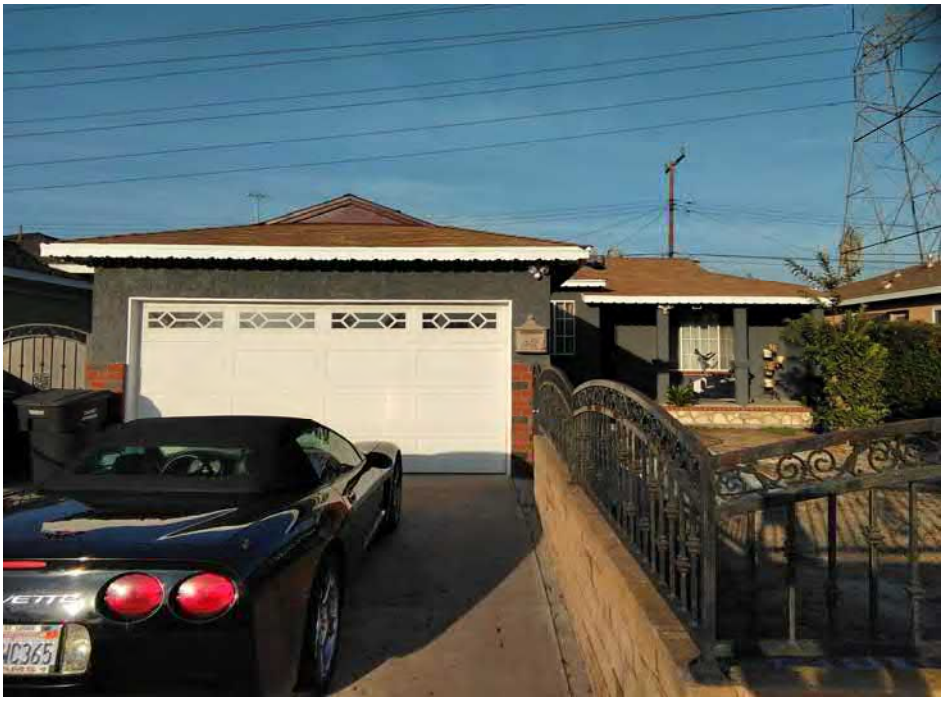
***P3a. Description:**

The property is an irregularly-shaped parcel that contains a one-story single-family residence. The Minimal Traditional style home has an irregular footprint in which the garage projects forward and faces the street. It features gable-on-hipped roofs which are covered with composition shingles. Decorative scalloped boards cover the fascia. Exterior cladding includes stucco and brick; fenestration is vinyl-framed multi-paned windows. The primary entrance is sheltered beneath an entry porch created by a roof overhang and supported by square stuccoed posts. A metal security door obscures view of the primary entry door, and the garage door is a contemporary sectional roll-up door. The lawn area is mostly soil with interspersed shrubs and tree trunks. Planters clad with stone veneer and brick hold small plantings. Hardscaping includes a paved concrete driveway and paved walkway to the entrance. A concrete block wall topped with a metal railing surrounds the front yard area. The property is in good condition.

Alterations include non-original exterior cladding, vinyl windows, garage door and planter boxes. The wall enclosing the yard may be a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 14726 Wiemer Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/mN (G.P.S.)

e. Other Locational Data: APN: 6241-005-015. Legal description: TRACT # 20823 LOT 14.

***P3a. Description:**

The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a small entry porch composed of a shed roof supported by metal posts with decorative scrollwork. The entry door was obscured by a metal security door; the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and shrubs; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. A wood picket fence and chain link fence line the edges of the property. The property is in good condition.

Alterations include replacement of original windows and garage door, and likely the exterior cladding. Fencing along the property is likely also a later alteration. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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.

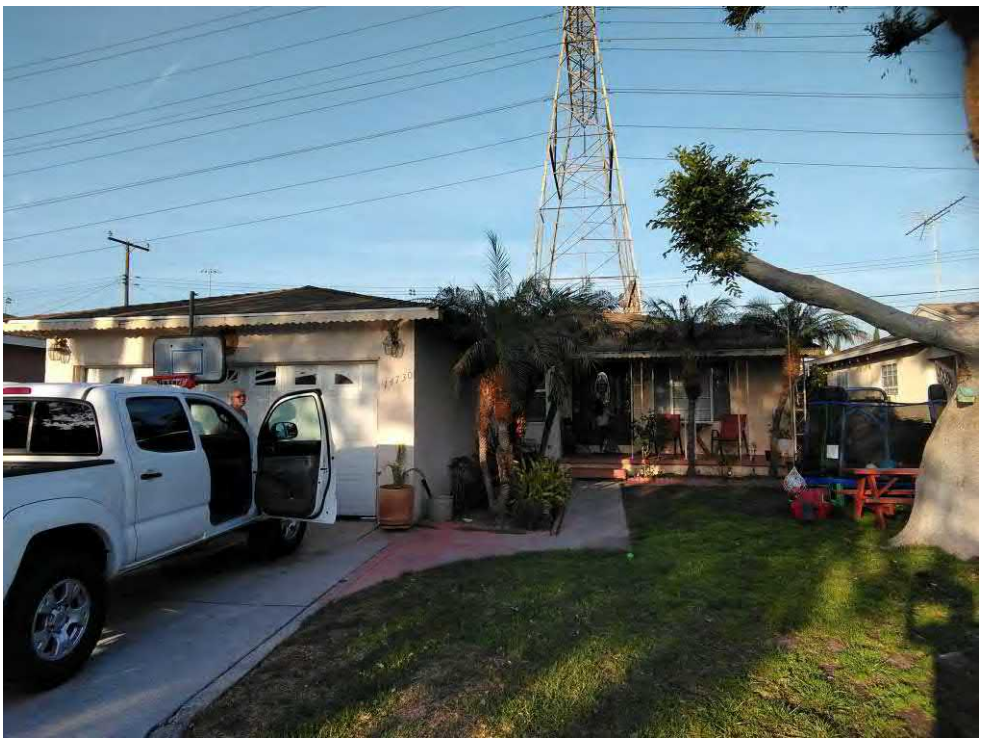
***Attachments:** ■NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**
c. Address: 14730 Wiemer Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: APN 6241-005-014. Legal description: TRACT # 20823 LOT 13.

***P3a. Description:**
The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composite shingles. Scalloped fascia boards cover the eaves. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a partial-width entry porch formed by an overhang of the hipped roof. It is supported by metal posts with decorative scrollwork. The entry door is wooden with a central oval light. The garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and trees; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, and primary entry and garage doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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 — 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 #:** 14736 Wiemer Avenue (Map Reference No. 25-008)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 14736 Wiemer Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-013. Legal description: TRACT # 20823 LOT 12

***P3a. Description:**

The property is a rectangular parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. The home features gable-on-hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered beneath a partial-width entry porch formed by an overhang of the hipped roof which is supported by metal posts with decorative scrollwork. The entry door is obscured from view by a metal security door. The garage door appears to be original and features horizontal grooves. Landscaping includes a grass lawn, large trees and shrubs. Hardscaping includes a paved concrete driveway and walkway leading to the entry. The southern and western edges of the property feature a low wall composed of solid and patterned blocks. The property is in good condition.

Alterations include the replacement of original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: 14740 Wiemer Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-012. Legal description: TRACT # 20823 LOT 11

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style home features an irregular footprint in which the garage projects forward and faces the street. The home features hipped roofs clad with composition shingles. Exterior cladding is stucco. Although not clearly visible from the public right-of-way, windows appear to be non-original vinyl. The primary entrance is sheltered beneath a small entry porch formed by an overhang of the hipped roof. The entry door is obscured from view by a metal security door, and the garage door is a contemporary sectional roll-up door. Landscaping includes a grass lawn, palm trees and shrubs. Hardscaping includes a paved concrete driveway and walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, garage door, and likely the exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**

c. Address: 14744 Wiemer Avenue City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN: 6241-005-011. Legal description: TRACT # 20823 LOT 10.

***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with gable-on-hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under an entry porch formed by an overhang of the hipped roof supported on slender wood posts. The entry door was obscured from view by a metal security door, and the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn; hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows, garage door, and likely the exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Southwestern façade, camera facing northeast, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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):

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **;** S.B. **B.M.**
c. Address: 14748 Wiemer Avenue City: Paramount Zip: 90723
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: APN: 6241-005-010. Legal description: TRACT # 20823 LOT 9.

***P3a. Description:**
The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint in which the garage projects forward and faces the street. The home is covered with hipped roofs clad with composition shingles. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a shed-roofed entry porch which is supported by slender wooden posts and rails. The entry door was obscured from view by a metal security door, and the garage features a non-original sectional roll-up door. Landscaping includes a grass lawn and plantings within a brick planter in front of the entry. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The residence is in good condition.

Alterations include the replacement of original windows, garage door, and likely exterior stucco. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, camera facing east, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
180 N. Ashwood Ave.
Ventura, CA 93003

***P9. Date Recorded:**
January 15, 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 — 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 #:** 8327 3rd Street (Map Reference No. 25-008)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; S.B. **B.M.**

c. Address: 8327 3rd Street City: Paramount Zip: 90723

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 6241-005-004. Legal description: TRACT # 20823 LOT 3.

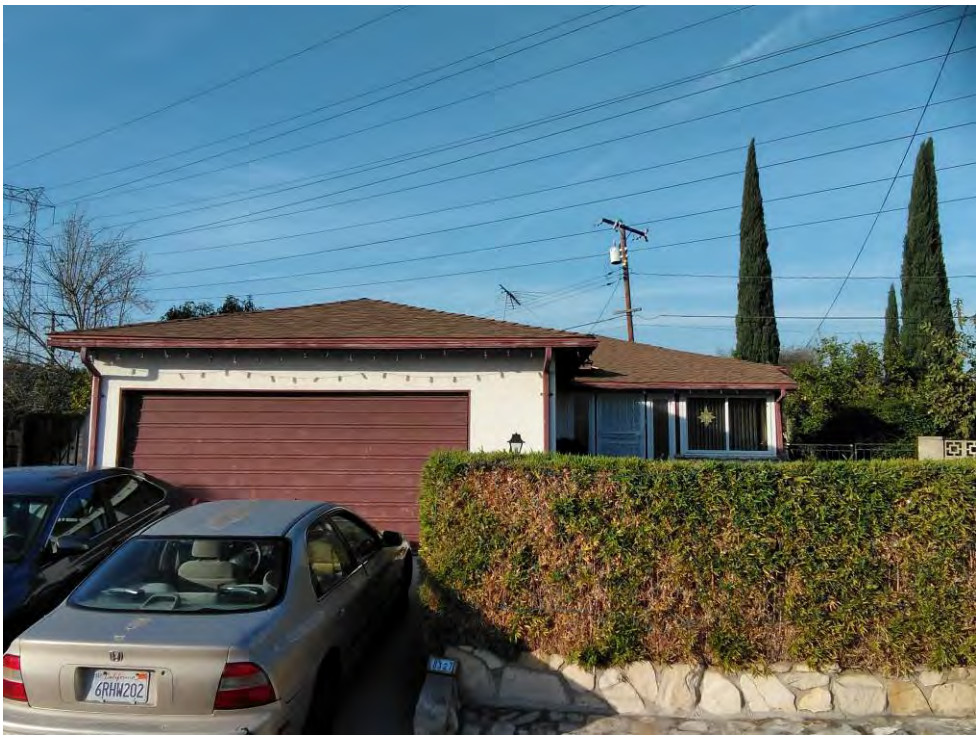
***P3a. Description:**

The property is an irregularly-shaped parcel which contains a one-story single-family residence. The Minimal Traditional style residence features an irregular footprint with a projecting garage. Two hipped roofs clad with composition shingles cap the building. Exterior cladding is stucco; windows are non-original vinyl. The primary entrance is sheltered under a shallow roof overhang. The entry door is flanked by narrow sidelights. Rock veneer decorates the area beneath a window on the façade. The southern edge of the property is edged with a low, rock-faced wall. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entry. The property is in good condition.

Alterations include the replacement of original windows and likely exterior cladding and the rock border at the property line. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: Southern façade, camera facing north, January 2018.

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1955 (L.A. County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 15, 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 – 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 #:** Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)

P1. Other Identifier: 14708 Paramount Boulevard

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 2013 Township: 02S, Range: 13W, Section: 33 S.B.**B.M.**

c. Address: 14708 Paramount Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-004-902 & 62410-049-03 (Paramount High School West) and 6241-004-901 (Paramount Park Middle School)

***P3a. Description:**

The subject property consists of three rectangular, adjacently-located Los Angeles County Assessor parcels that front Paramount Boulevard and contain two school campuses, Paramount High School West and Paramount Park Middle School. Included on the parcels are 18 buildings that comprise Paramount High School West and five that compose Paramount Park Middle School. The rear (east) of the parcels are spanned by sports fields that appear to be shared by the schools.

The five buildings that make up Paramount Park Middle School are primarily contained on the northern-most of the subject property's three parcels (6241-004-901). Included are five large-scale contemporary buildings with rectangular plans neatly lining the property's northern boundary. The buildings are set back behind a large paved parking lot that fronts Paramount Boulevard. Although this portion of the property appears to have functioned in an educational capacity in the historic period, the five extant buildings were constructed between 1994 and 2003 (Netronline var.).

The Paramount High School West campus consists of 18 buildings neatly arranged at the front (west) of the property's two southern parcels. Buildings are generously setback from Paramount Boulevard behind a grassy area with access pathways and mature trees and plantings and are sited in two general groupings. At the front of the property, 13 relatively large buildings are arranged in three orderly rows around grassy and paved areas. Further towards the rear of the property, four additional large buildings and two rows of what appear to be portable buildings are sited around a group of paved athletic courts. Constructed over several decades beginning in the 1930s, the buildings are primarily utilitarian in their design. Those fronting Paramount Boulevard appear to have been originally designed in the Moderne style, however, due to alterations they are no longer representative of the style.

***P3b. Resource Attributes:** HP15: Educational Building (23)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ■ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
Primary (west) elevation of Paramount High School West Administration Building; east-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Various (see ***B6**); between 1930 and circa 2004

***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 27, 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.

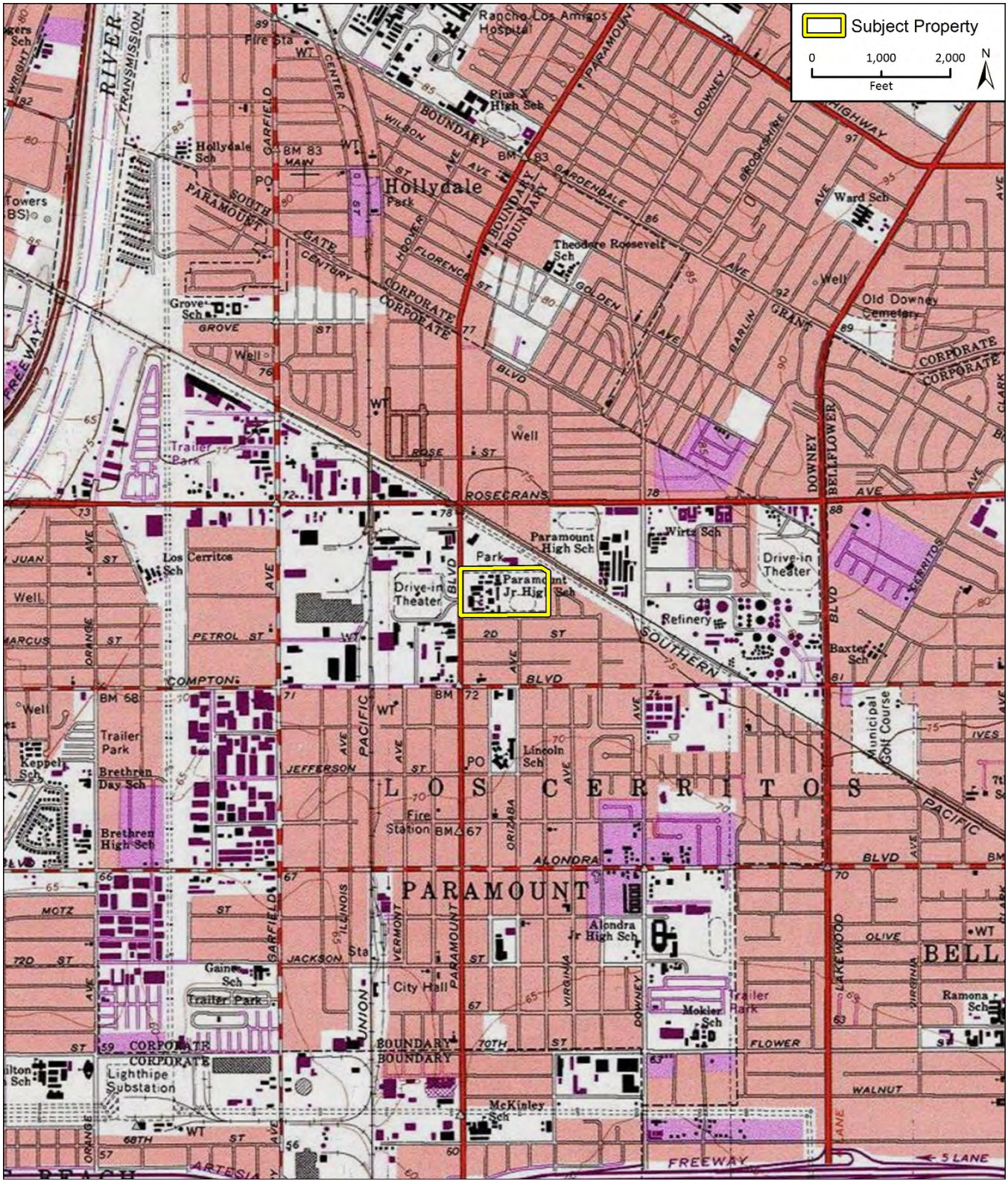
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 2013



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Paramount High School West & Paramount Park Middle School (Map Reference No. 25-009)
***NRHP Status Code** 6Z

B1. Historic Name: Clearwater Junior High School
B2. Common Name: Paramount High School & Paramount Park Middle School
B3. Original Use: School Campus B4. Present Use: School Campus
***B5. Architectural Style:** Moderne; utilitarian
***B6. Construction History:** Dates of construction for campus buildings are as follows (see site map on continuation sheet 5 for location of numbered buildings): Building #1- 1930, Building #'s 2, 3, 4-Between 1930-1937, Building #'s 5, 6, 7, 8-Between 1937 and 1947, Building #'s 9, 10, 11-Between 1952 and 1956, Building #'s 12, 13, 14-Between 1994 and 2003, Building #'s 15, 16-2004-2005, Building # 17-2009, Building # 18 (group of portables)-added progressively between 2003 and 2005. Building #'s 19-23- Between 1994 and 2003. (*Los Angeles Times* var., Netronline var., UCSB var., Sanborn 1930)

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Frank Goodwin (Building #1) and various, 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 Clearwater Junior High School in 1930 (Sanborn 1930). Its construction was funded through a 1929 appropriation for $100,000. The architect of the campus was reported to be Frank Goodwin of Compton (*Los Angeles Times* 1929). In 1930, the campus consisted of a primary building fronting what was then North Ocean Avenue (current-day Paramount Boulevard) and three buildings sited to its rear, a gymnasium, domestic science, and manual training building (Sanborn 1930). Building #1 is the only extant from this initial period of development. According to a review of historic-era aerial imagery, between 1930 and 1937, the campus expanded to include at least six buildings. Three of the extant campus buildings (Building #s 2, 3, and 4) date to this period. In 1940, the *Los Angeles Times* reported that the construction of several buildings on the campus of Clearwater Junior High School were called for, an expenditure of $145,411 (*Los Angeles Times* 1940). Likely as a component of this expansion, between 1940 and 1947, several buildings were added to the campus. Although some have since been removed, four of the campus' extant buildings (Building #'s 5-8) were constructed during that period of time.

See Continuation Sheet

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles Times. 1940. 'Clearwater School Units Scheduled'. Accessed at Newspapers.com, June 2019.

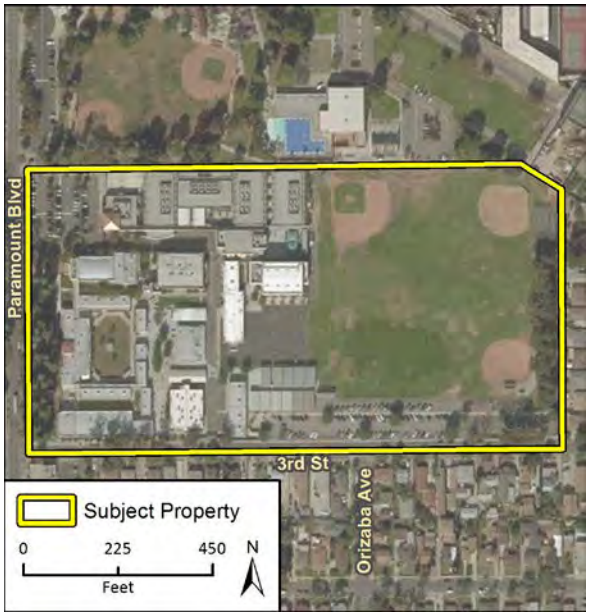
Los Angeles Times. 1929. 'School Plans Authorized by Compton Bond'. Accessed at Newspapers.com, June 2019.

Netronline. Various dates. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Sanborn Fire Insurance Company (Sanborn). 1930. Maps of Clearwater, Los Angeles Co. CAL. September. Accessed at LAPL.org, 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 June 2019.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** June 28, 2019



(This space reserved for official comments.)

***B10. Significance (continued):**

Following 1947, the campus greatly expanded. Building #'s 6 and 7 were significantly enlarged between 1947 and 1952 and three additionally buildings were constructed between 1952 and 1956 (Building #'s 9, 10, and 11). In the decades that followed, the campus densified. While some buildings from previous decades were demolished, others were added: Building #'s 12, 13, and 14 were erected between 1994 and 2003; in 2004-05 Building #'s 15 and 16 were constructed; Building # 17 was constructed in 2009. Progressively between 1994 and 2003, several portables that now form two rows in the southeast of the campus were added.

The buildings that compose Paramount Park Middle School do not meet the minimum age threshold for listing in the NRHP or CRHR. Additionally, they do not appear to be of exceptional importance and are therefore not further considered in the following evaluation. The campus of Paramount High School West (subject campus) appears ineligible for listing in the NRHP or CRHR as a historic district under any applicable significance criteria.

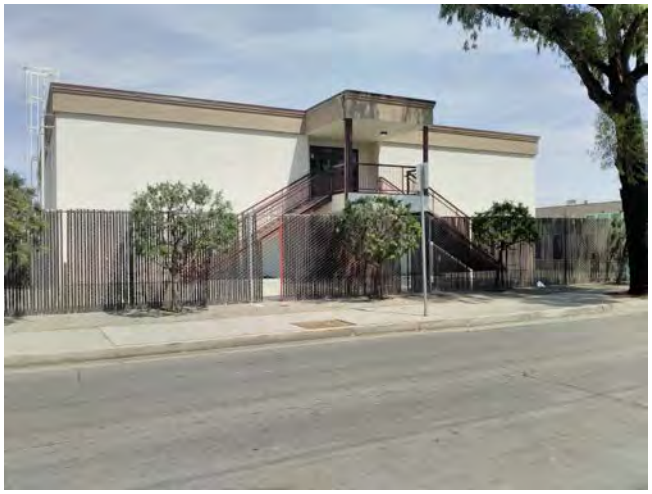
The subject campus was initially developed with four buildings in 1930 to serve what was then the community of Clearwater, now Paramount, as Clearwater Junior High School. One of the campus' original 1930 buildings (Building #1) remains. The campus was added onto seemingly early in its history and by 1937 included six buildings. Two of those added between 1930 and 1937 (Building # 2 and 3) remain. While the three remaining 1930s-era buildings loosely embody the school planning principles of the era, including their site layout and spatial relationships, the buildings have been significantly altered with additions and the removal of all original windows and doors; they no longer present as 1930s-era buildings. As a whole, the campus has been modified significantly from its original design and it is no longer representative of a 1930s-era school campus. Following the 1930s, the campus was added to and densified progressively over the decades. It contains buildings from several decades and is not particularly representative of a school campus from any historical period. It is therefore recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria A/1.

As a public elementary school, the subject campus and its individual buildings are associated with a number of individuals who attended, visited, or taught at the school. However, per the guidance of the National Park Service, properties that are significant for their association with an important person in our past, must illustrate a person's important achievements. The archival research completed as part of this study failed to identify any direct and significant associations that are directly represented by the subject campus. As a result, the campus is recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria B/2.

The buildings on the subject campus are primarily utilitarian in their design aesthetic. The extant 1930s buildings show minimal influence of the Modern style. However, the replacement of their original windows and doors and removal of select detailing has reduced their historic integrity. The campus does not feature a cohesive design intent or master plan. Developed over several decades, it is not the work of a master, nor does it possess high artistic value. As a result, the campus is recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria C/3. In addition, 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 and it is therefore also recommended ineligible for listing in the NRHP or CRHR as a historic district under Criteria D/4.

P5a. Photo (continued):

Paramount Park High School West Auditorium Building (Building #6), West (primary) Elevation; East-facing



Paramount Park High School West Auditorium Building (Building #15), South Elevation; North-facing

P5a. Photo (continued):

Paramount Middle School as Viewed from Paramount Boulevard; West-facing

Site map of subject property depicting building #'s, as referenced throughout

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 20 S.B. **B.M.**

c. Address: 8425-8427 Second Street City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6241-006-006

***P3a. Description:**

The subject property is a narrow, rectangular, multi-family residential parcel located mid-block on Second Street. Located near the front of the lot is a one-story, single-family residence. Constructed in 1959, the building has no discernible style. Generally square in plan, the residence is capped by a hipped roof with wide eaves and composite shingles. The residence features stucco cladding, aluminum sliding windows, and decorative shutters framing a window on the façade. The primary entrance is sheltered under a roof overhang; however, the entry door is obscured from view by a metal security door. Although the garage door was raised and therefore not visible at the time of the survey, archived photographs by Google show that it is a non-original segmental door, likely metal.

Located adjacent to the north is a smaller single-family residence. Built in 1941, it is likely the original building on the property. It features a T-shaped footprint and is capped by a cross-gabled roof covered with composite shingles. Although not clearly visible from the public right-of-way, it is clad with horizontal wood siding. The side gable is faced with vertical wood siding. A one-car garage with a flat roof is located to the rear. A carport or shed appears to be located to the rear (north) of the home.

In the northern half of the parcel are two duplex buildings dating from 1959. Although not clearly visible from the public right-of-way, based on aerial photos, they appear to be identical in design. They each feature U-shaped plan and are capped with low-pitched gabled roofs. Exterior cladding appears to be stucco and windows appear to include aluminum-framed windows.

Landscaping includes lawns at the front (south) and rear (north) ends of the lot, and trees. An asphalt driveway runs along the eastern length of the property. The properties are in good condition.

***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:
Overview of property from Second Street, camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1941 and 1959 (Los Angeles County 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:**
January 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):

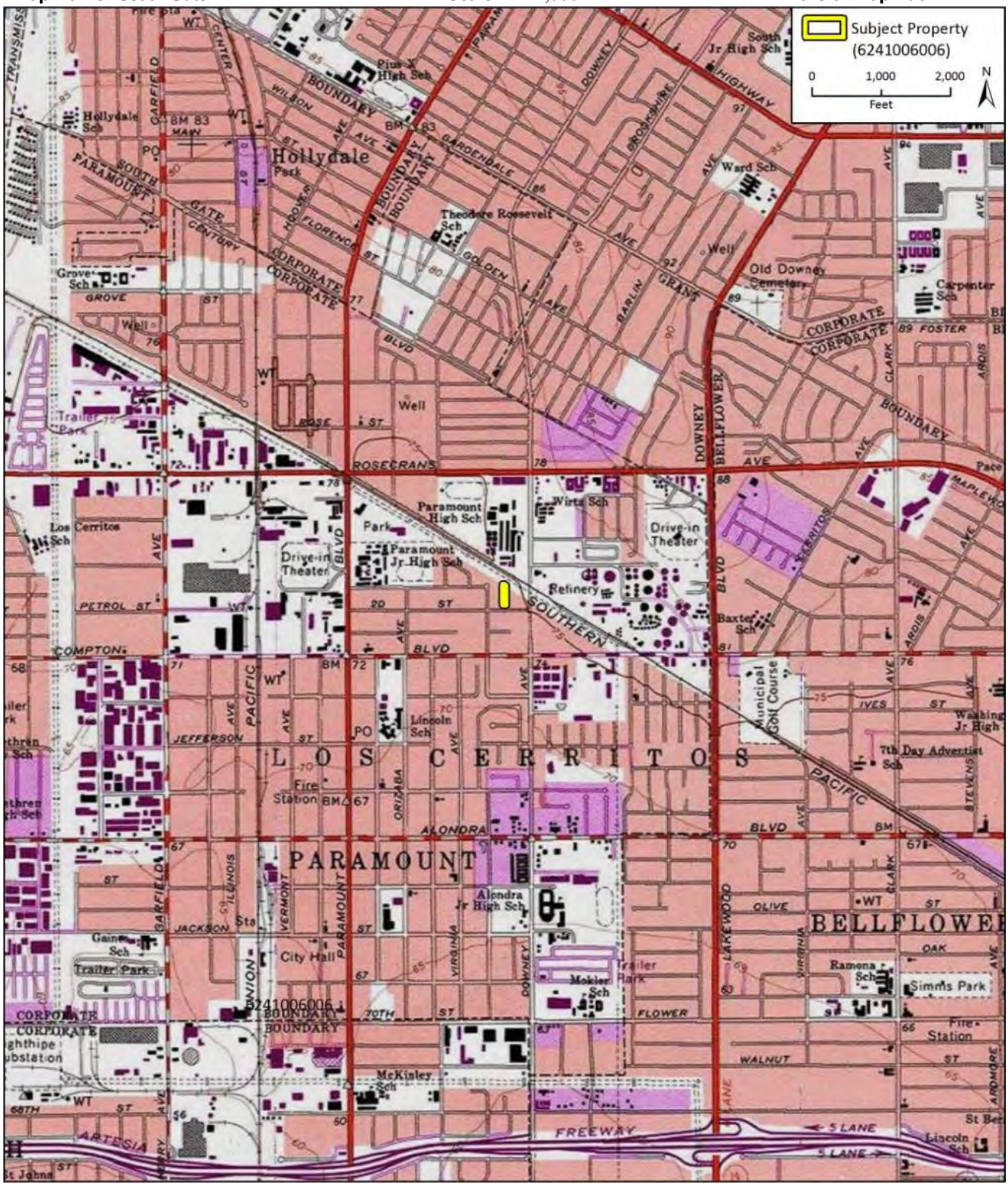
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 8425-8427 Second Street (Map Reference No. 25-010)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8425-8427 Second Street (Map Reference No. 25-010) ***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: Multi-family residential
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
The smallest residence (second from the southern edge of the property) was built in 1941. The remaining buildings date from 1959 (Los Angeles County Assessor 2018). Alterations observed during the field survey include a non-original garage door on the front single-family 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 multi-family property containing four residential buildings (two single-family homes and two duplexes) constructed between 1941 and 1959. Similar to other parcels in the neighborhood, in response to population growth, land use was maximized in the mid-century by the addition of secondary homes on one parcel. Although not all of the buildings were visible from the public ROW, a noted alteration was the replacement of the original garage door on the front residence. Archival research failed to ascertain the original owner, architect, or contractor. Limited information was found on property owners or tenants with the available city directories, and no consequential information was uncovered on any of these individuals.

The subject properties are not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

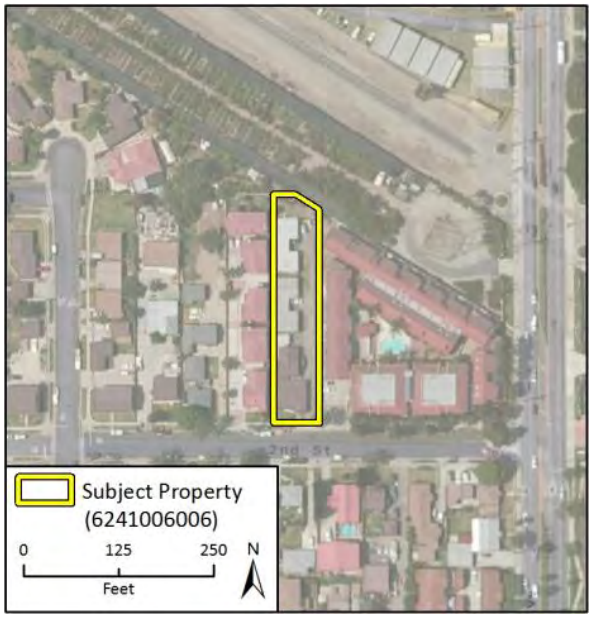
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Ancestry.com.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Accessed November 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 26, 2018

(This space reserved for official comments.)



P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 20 S.B. **B.M.**

c. Address: 14632 & 14628 Downey Ave, 8731 & 8743 Compton Blvd., 8737, 8743 & 8747 Somerset Blvd, and 14731 Lakewood Blvd.
City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APNs:** 6268-005-014, 6268-005-001, 6268-005-002, 6268-005-013, 6268-003-001, 6268-003-014, 6268-003-005, 6268-003-004, 6268-003-003, 6268-003-016, 6268-002-003, 6268-002-004, 6268-002-019, 6268-002-008, 6268-002-009, 6268-002-011, 6268-002-010, 6268-002-006, 6268-002-017

***P3a. Description:**

The subject property is a petroleum refinery consisting of 19 parcels, and is roughly bounded by Downey Ave. to the west, Contreras St. to the north, the railroad ROW and Somerset Blvd. to the south, and Lakewood Blvd. to the east. Tanks and refinery equipment occupy most of the property; however, a grouping of buildings and parking lots surrounded by landscaping are located at the northwestern corner of the property, marking its main entrance. A Mid-Century Modern-style office building addressed as 14632 Downey Ave is located adjacent to and south of the entry drive. The building features a roughly T-shaped footprint, flat roof and either a concrete or stucco exterior. Although the entire building was not visible from the public ROW, the western façade features an entryway framed by block walls and topped by a flat roof with a broad overhang. The primary entrance consists of an aluminum-framed commercial-style door and transom flanked by similar windows. A secondary entrance and fenestration on the north elevation were not clearly visible due to security fencing consisting of black metal railing and square concrete pillars topped by ball finials. Landscaping surrounding the building includes low concrete planter boxes containing small plants, hedges, mature trees and a grass lawn across the front of the building. Beyond the entry driveway are parking lot areas and at least two additional buildings which are not visible from the public ROW. The remainder of the property to the south and east contains numerous cylindrical tanks of various sizes and refinery equipment and pipelines. A wall lines the perimeter of the refinery along Somerset Blvd.; it features rough stucco, stone veneer, and black metal railing at top. The property is in good condition overall.

***P3b. Resource Attributes:** HP8. Industrial building; HP11. Engineering structure

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North elevation of building at 14632 Downey Avenue, view from driveway facing south, November 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1955, 1957, 1959, 1961, 1975 (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:** December 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
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

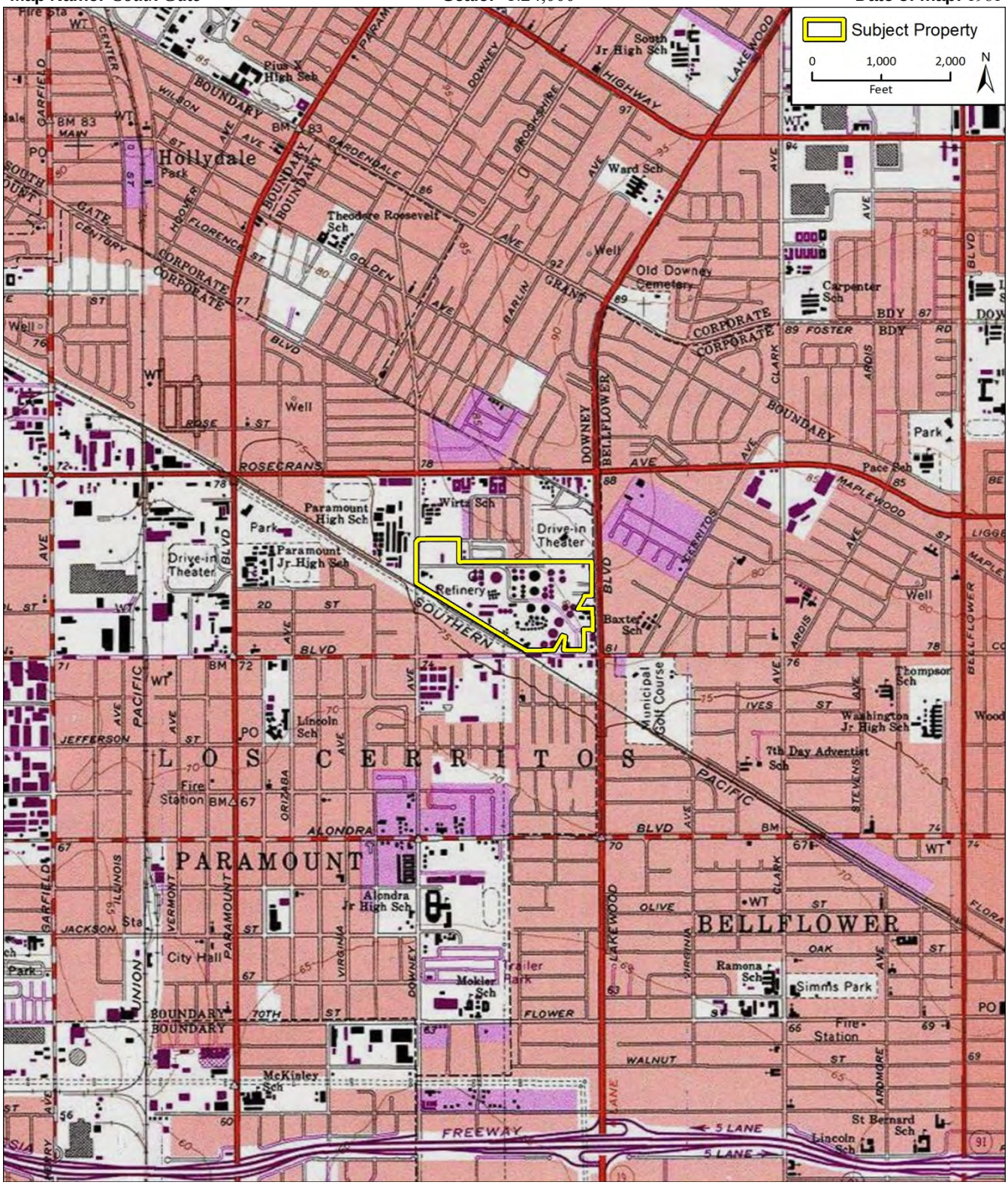
Primary #
HRI#
Trinomial

***Resource Name or #** 14632 & 14628 Downey Ave, 8731 & 8743 Compton Blvd, 8737, 8743 & 8747 Somerset Blvd, and 14731 Lakewood Blvd (Map Reference No. 25-011)

***Map Name:** *South Gate*

***Scale:** 1:24,000

***Date of map:** 1981



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Paramount Petroleum Corp. Refinery (Map Reference No. 25-008) ***NRHP Status Code** **6Z**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Petroleum refinery B4. Present Use: Petroleum refinery
***B5. Architectural Style:** Utilitarian, Mid-Century Modern
***B6. Construction History:**

The property occupying 14632 Downey Ave was built in 1955; the building to the northeast at 14628 Downey Ave was built in 1975 (Los Angeles County Office of the Assessor). The oil refinery had been established on the site by 1938, but the facility was smaller and concentrated closer to the intersection of the railroad and present-day Somerset Blvd (UCSB Map & Imagery Lab 1947). Assessor data lists construction dates spanning 1957-1961 for the refinery facility. A building that once existed at the northwest end of the property was removed between 2012-2014 (Los Angeles County Office of the Assessor; NETROnline, var.).

***B7. Moved?** ☐ **No** ☐ **Yes** ■ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:**
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 petroleum refinery that was established in the 1930s. According to the California Energy Commission (CEC), the refinery was originally operated by Ajax Oil Company through 1937, followed by: Kreiger Oil Co. until the 1940s; Douglas Oil Co. between the 1940s and 1961; Continental Oil Company (Conoco) from 1961 through 1981; El du Pont de Nemours & Co. from 1981 through 1983; Pacific Oasis Inc. from 1983 through 1984; Paramount Petroleum Corp. from 1984 through 2006; and Alon USA Energy Inc. from 2006 to at least 2016. The CEC lists the refinery as being idle as of July 2016 (California Energy Commission 2016).

It appears that Delek US Holdings (Delek) subsequently obtained the property, part of Delek's acquisition of a controlling stake in AltAir Fuels. In early 2018 it was reported that World Energy acquired the Paramount Petroleum refinery and tank farm along with AltAir Paramount. Founded in 1998, World Energy is known as one of the largest and longest-serving advanced biofuel suppliers in North America. In addition, the company operates biodiesel manufacturing plants in Houston, TX, Natchez, MS, Rome, GA, Harrisburg, PA (Lane 2018).

Aerial photos demonstrate that in the mid-1930s the subject property was developed with a facility that was smaller than the current facility and centered on the intersection of the railroad and modern-day Somerset Blvd. The original refinery has been described as a "small crude topping plant" (Network and Systems Professionals Association 2018). By the early 1950s, then-owner Douglas Oil Co. expanded the facility to the north and west. The facility continued to expand over the subsequent decades under several additional owners. By the mid-1990s, the Paramount Petroleum Corp. closed off the thoroughfare that once bordered the property's northern boundary and added additional parcels near Downey Ave and Contreras St. (UCSB Map & Imagery Lab 1938; NETROnline; various). See continuation sheet, p. 4.

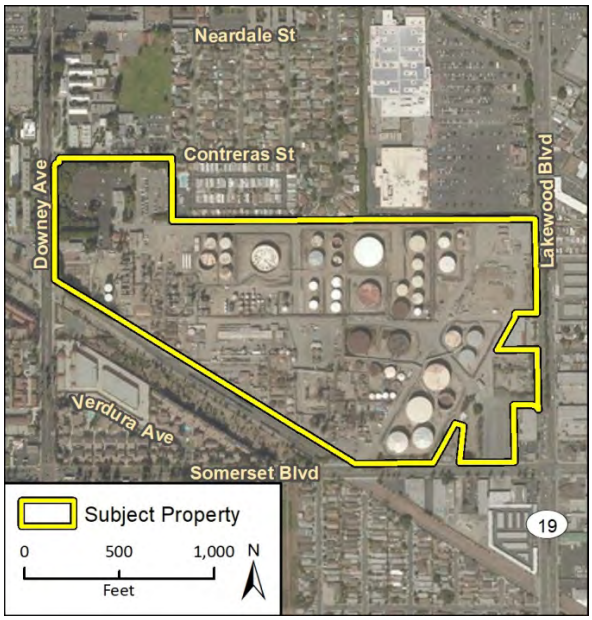
B11. Additional Resource Attributes: N/A
***B12. References:**

California Energy Commission (CEC). 2018. "California Oil Refinery History". Accessed December 13, 2018 at https://www.energy.ca.gov/almanac/petroleum_data/refinery_history.html

Lane, Jim. 2018. "The Paramount Deal: World Energy takes off with audacious $72M acquisition of AltAir and the Paramount oil refinery", Biofuels Digest. Accessed December 13, 2018 at http://www.biofuelsdigest.com/bdigest/2018/03/19/the-paramount-deal-world-energy-takes-off-with-audacious-72m-acquisition-of-altair-and-the-paramount-oil-refinery/

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 13, 2018

(This space reserved for official comments.)



B10. Significance, continued:

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. While it is associated with the development of the oil industry in the region, it is one of several similar refineries that existed in the vicinity during the 1930s, including the Rio Grande Oil Refinery near South Gate, and the Gillons Process, General Petroleum, Brown Process, and Crystal Petroleum Products refineries in northern Long Beach. Originally operated by the Ajax Oil Company, the facility does not appear to have been significant in the industry at the time. Archival 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 and B/2). Additionally, the refinery was expanded under various owners over several decades, and buildings, tanks and equipment have been added and removed during that time. The building at 14632 Downey Ave, visible from the public ROW, is an undistinguished example of a Mid-Century Modern office building; and overall the property is a generally common property type. Therefore, it does not embody the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses 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 recommended eligible as a contributor to any existing or potential historic districts.

B12. References, continued:

Network and Systems Professionals Association (NaSPA) 2018. "Company Profile: Paramount Petroleum Corp." Accessed December 13, 2018 at https://careers.naspa.com/profile/614441/

Netronline. Various. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. Accessed December 2018 at https://www.historicaerials.com/viewer

UCSB Map & Imagery Lab. 1938. Aerial photograph Flight AXJ-1938, Flight 30-50. Accessed December 12, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

View of refinery from Somerset Blvd., view to the NW.

Southwest corner of building at 14632 Downey Ave, view to NE.

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 #:** 15104 Hayter Avenue (Map Reference No. 26-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 15104 Hayter Avenue City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6268-028-034

***P3a. Description:**

The subject property consists of a one-story single-family residence and detached garage designed in no discernible architectural style. The irregular plan residence sits on a concrete foundation and is capped by a gabled and gable-on-hip roof sheathed in asphalt shingles. Smooth stucco envelopes its wood frame structural system. Windows are horizontally sliding aluminum sashes. The main entrance is located on the west elevation, its door type obscured by a metal security screen. There are no visible alterations.

The detached garage is located at the rear (east) of the parcel. It is rectangular in plan, sits on a concrete foundation, and is capped with a front-gabled roof. A non-original metal roll-up garage door punctuates its front-facing west elevation. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and mature trees and palms. Overall, the property is in good repair.

***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

1950 (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.

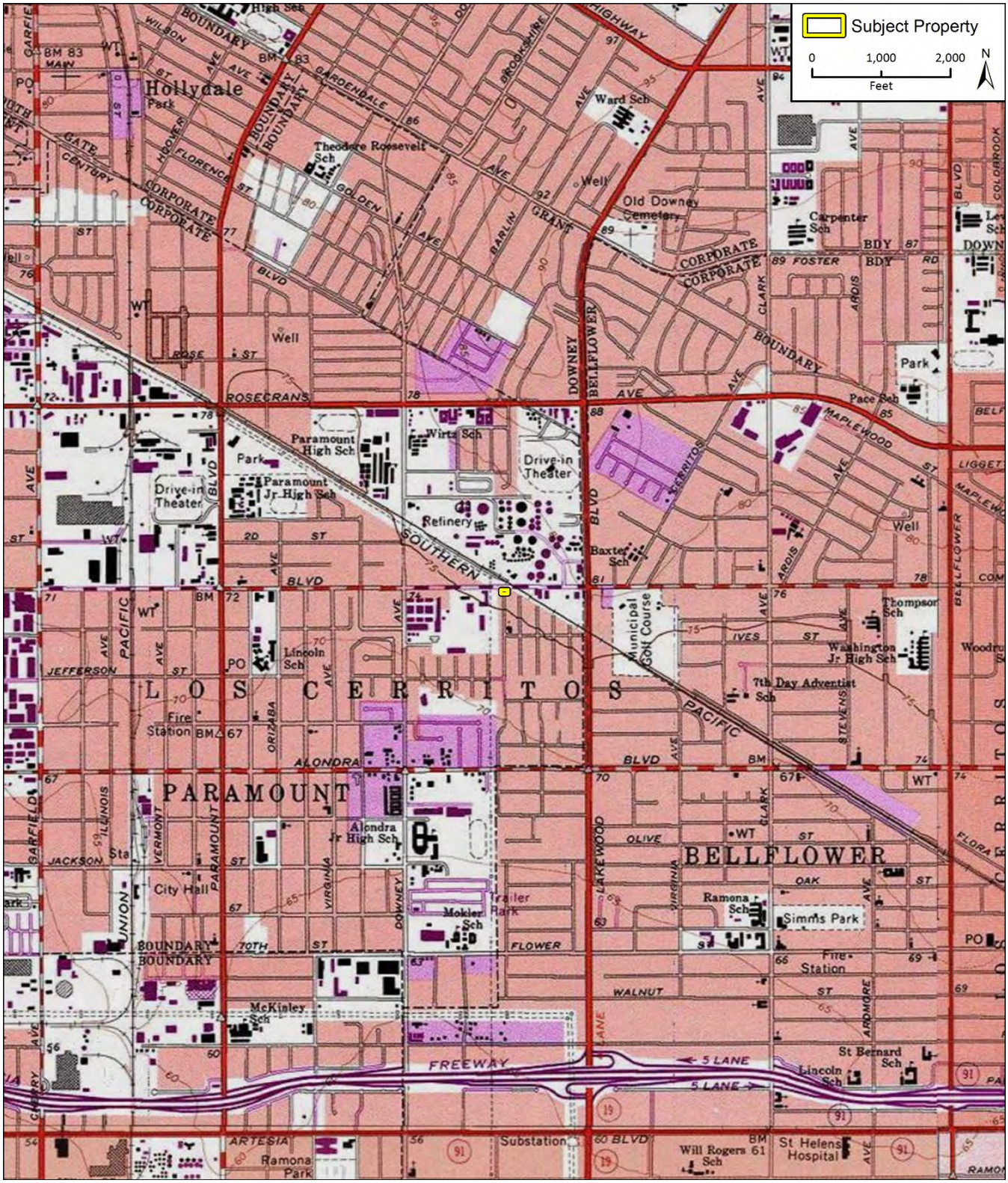
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 15104 Hayter Avenue (Map Reference No. 26-001)
***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 #** 15104 Hayter Avenue (Map Reference No. 26-001) ***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:** No discernible style
***B6. Construction History:**
According to Los Angeles County Assessor's Office parcel data, the residence and detached garage were constructed in 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 a single-family residential building constructed in 1950. Historic aerial photographs indicate that, as of 1954, the surrounding area remained only sparsely developed. Although residential development increased east of Hayter Avenue in the 19650s and early 1960s, areas to the west were not fully developed to the 1980s or 1990s (Netronline 2019). Archival research failed to identify any consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National and California Registers, and any applicable local 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 single-family residential building constructed in the post-World War II era 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 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:**

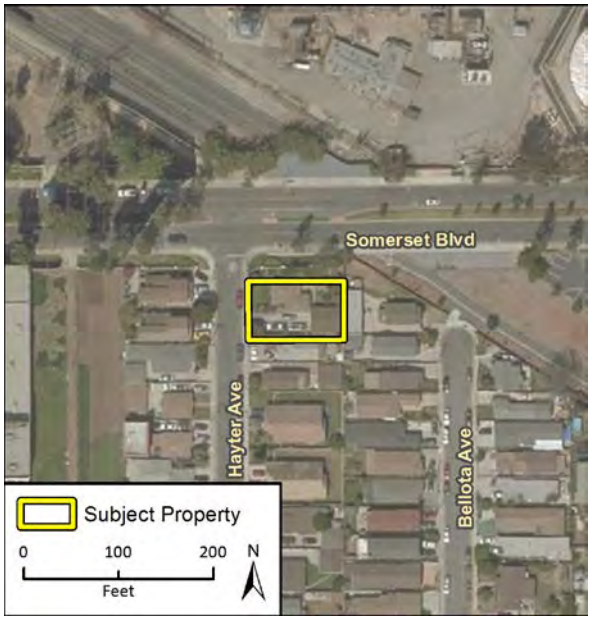
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed June 2019.

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.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 20, 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 #:** 9164 Somerset Boulevard (Map Reference No. 26-002)

P1. Other Identifier: Del Mar Apartments

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9164 Somerset Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-001-001

***P3a. Description:**

The subject property consists of two highly similar, two-story Mid-Century Modern-style apartment buildings. Facing each other across a landscaped courtyard, the rectangular buildings sit on concrete foundations and are capped with flat roofs with wide, cantilevered eaves. The buildings are clad in smooth stucco. Fenestration generally consists of aluminum-framed windows in a variety of configurations, including horizontal sliding frames. Entrances are located on east and west elevations, respectively, and feature solid wood doors facing the courtyard between the buildings. Exterior metal rail staircases with concrete steps provide access to the upper-level entryways. The property is located mid-block on a level parcel and is landscaped with several planters with trees and shrubs located in the courtyard. There are no apparent significant alterations. The buildings are 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:
Interior courtyard; camera facing south. Photo taken 1/18/2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave.
Ventura, CA 93003

***P9. Date Recorded:**
January 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.

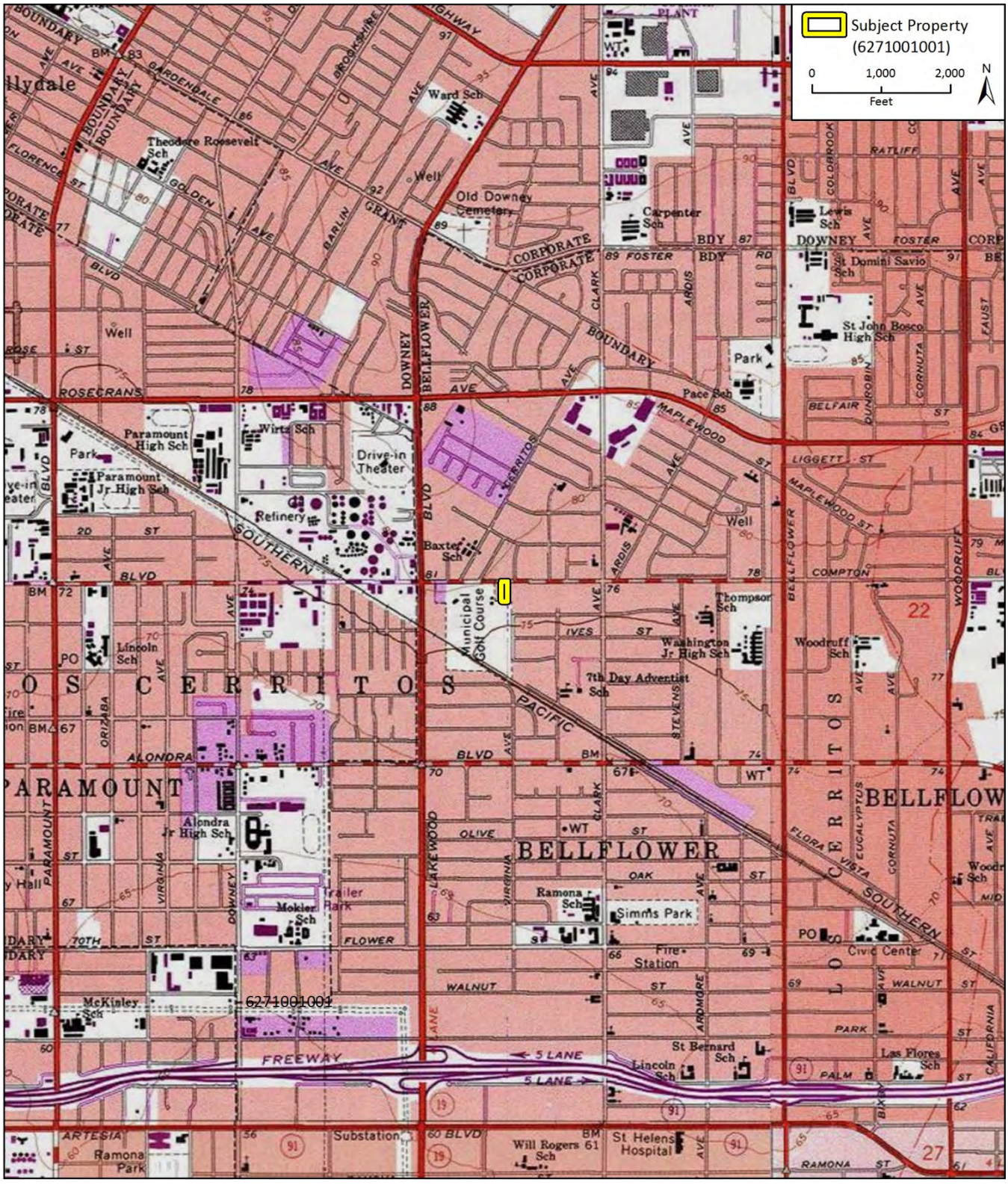
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9164 Somerset Boulevard (Map Reference No. 26-002)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9164 Somerset Boulevard (Map Reference No. 26-002) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: Del Mar Apartments
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:**
The apartments were built in 1962, according to county 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 multi-family residential building constructed in 1962. Building permits were not available for this property. In addition, available information did not reveal the designer and developer. 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 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 extremely common example of a Mid-Century Modern apartment complex 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

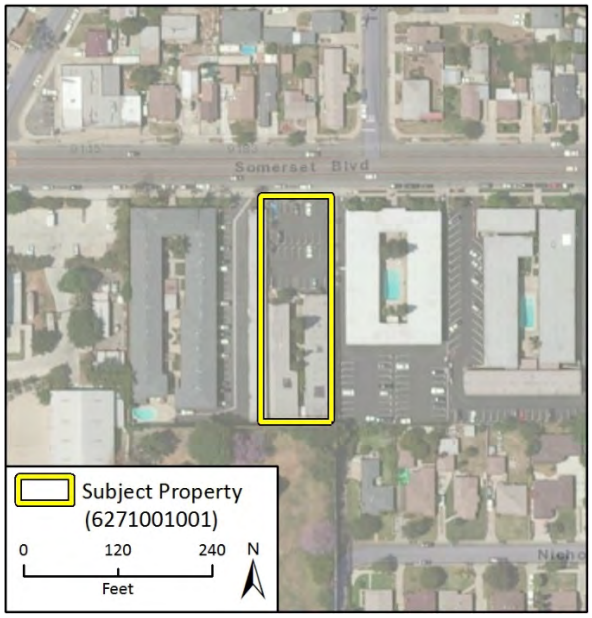
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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:
***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 #:** 9020 Somerset Boulevard (Map Reference No. 26-003)

P1. Other Identifier: San Antonio Trailer Park

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9020 Somerset Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-001-021

***P3a. Description:**

The subject resource is a mobile home park consisting of approximately twenty single- and double-wide mobile homes. The units are situated along a U-shaped internal roadway with a generally north-south aspect. Three units are situated on the inside of the roadway's loop, with the remainder arrayed along the east and west flanks of the path. Generally, the subject mobile homes feature elevated foundations, flat or low-pitched gabled roofs with metal roofing materials, metal or vinyl wall siding, and exterior steps. A variety of window styles were observed during the field survey, including aluminum sliding, vinyl sash, and jalousie types. Many windows were protected by metal awnings. Entries featured solid wood or metal and sliding glass doors. The resource is located mid-block on a level parcel with no landscaping. The property is in good to 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:
North end of the complex; camera facing south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1960 (NETROnline 2018; Newspapers.com 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave.
Ventura, CA 93003

***P9. Date Recorded:**
November 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.

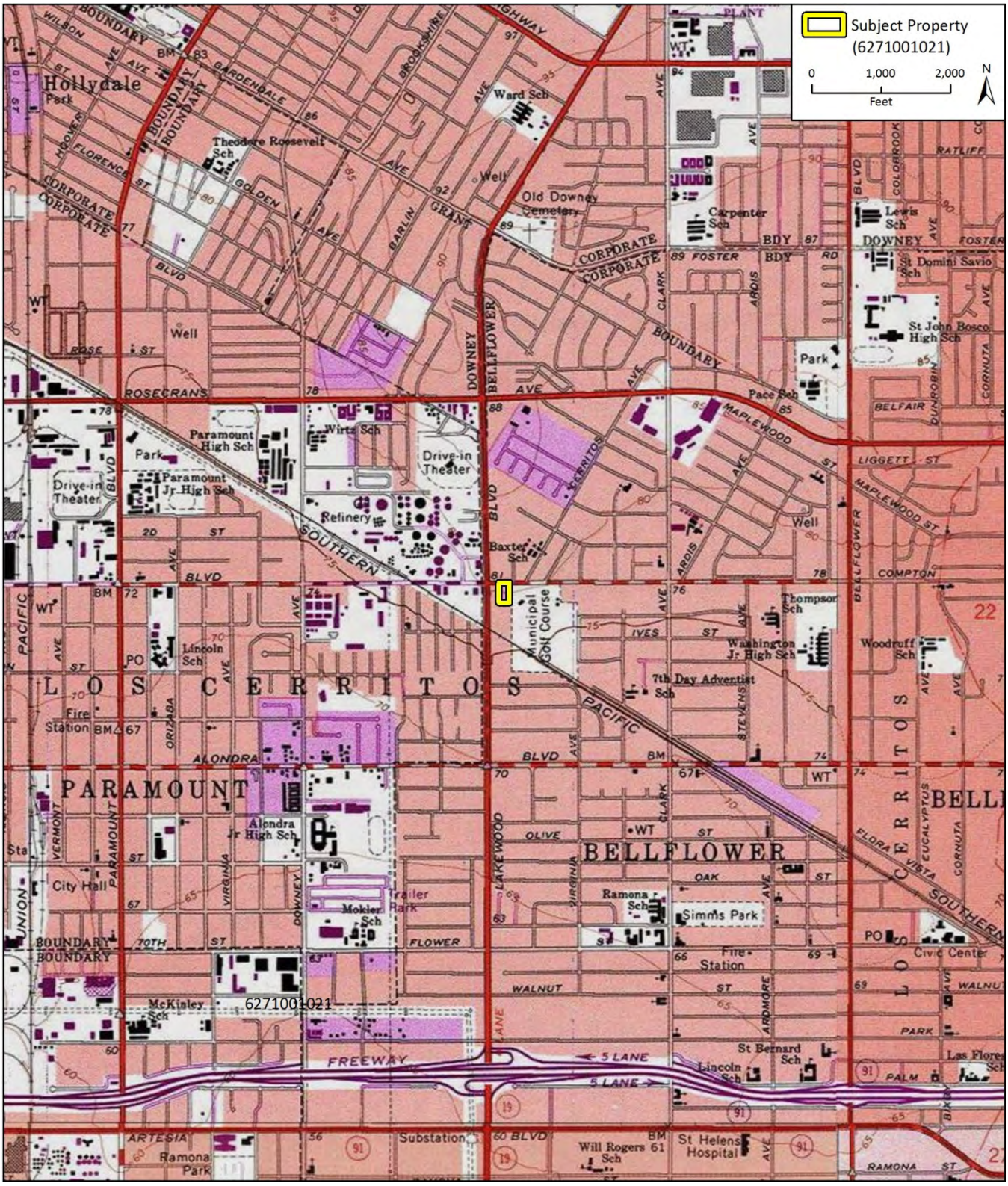
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9020 Somerset Boulevard (Map Reference No. 26-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9020 Somerset Boulevard (Map Reference No 26-003) ***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:** None
***B6. Construction History:**
Historic aerial photographs and newspaper items indicate the mobile home park was constructed sometime between 1952 and 1960 (NETROnline 2018; Newspapers.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 subject property is a mobile home park developed by 1960 (Newspapers.com 2018). The residential complex is largely vernacular and utilitarian in design. Historic aerial photographs show there has been little change in the layout of the complex since 1963, the year of the first available photograph (NETROnline 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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 November 2018.

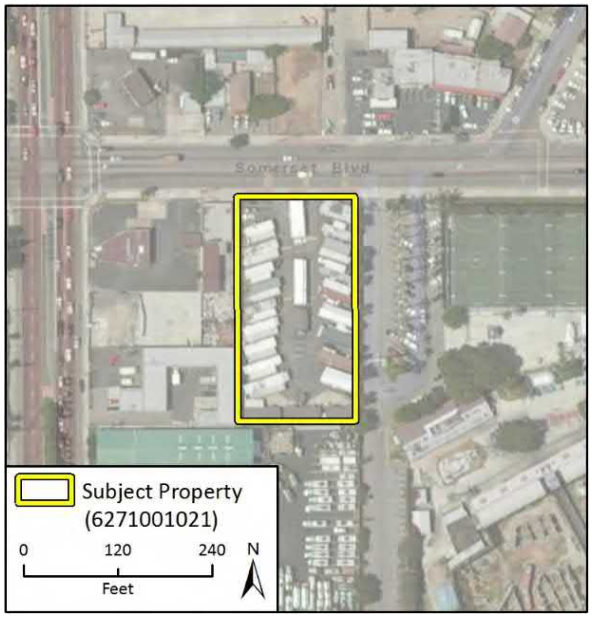
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

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:
***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 #:** 8818 Somerset Boulevard (Map Reference No. 26-004)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 (1988 ed.) **Township** 3S **Range** 12W Section S.B. **B.M.**

c. Address: 8818 Somerset Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6268-032-011

***P3a. Description:**

The subject property is a commercial property containing two detached buildings. Located along the western edge of the parcel, 8818 Somerset Boulevard is a two-story building with a rectangular plan, a concrete foundation and flat roof. Designed in no discernable style, the building's exterior exhibits rough-textured vertical tiles and is visually separated into repeating geometries with aligned ribbons of casement windows on the first and second stories that are surrounded by slightly projecting concrete framing. A concrete squared inverted 'U'-shaped awning projects over the front entrance at the northeast corner of the building, providing shelter from the elements. The entrance is comprised of a double door accessible via three low concrete steps. A single wing wall projects from the primary façade. Three loading bays are situated along the eastern façade of the building. Landscaping is comprised of grasses and shrubs along Somerset Boulevard.

The second building is located along the eastern boundary of the parcel, houses 8820-8830 Somerset Boulevard, and possesses a rectangular body with six bays along its western façade. It is somewhat similar in appearance to the other building on the property with its concrete foundation, flat roof, and exterior of concrete molded to resemble wood beams. The six bays are visually framed with stepped, squared, projecting entrance shelters. Addresses and company names are situated on these projecting forms. Primary entrances include fixed windows surrounding industrial double doors. A parking lot line the western edge of the building. Overall, 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 *(See Continuation Sheet page 4)*

P5b. Description of Photo:
Building 1, north elevation; camera facing southwest. May 28, 2019.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1968 & 1972-1994 (Los Angeles County Assessor; Netronline)

***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:**
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.

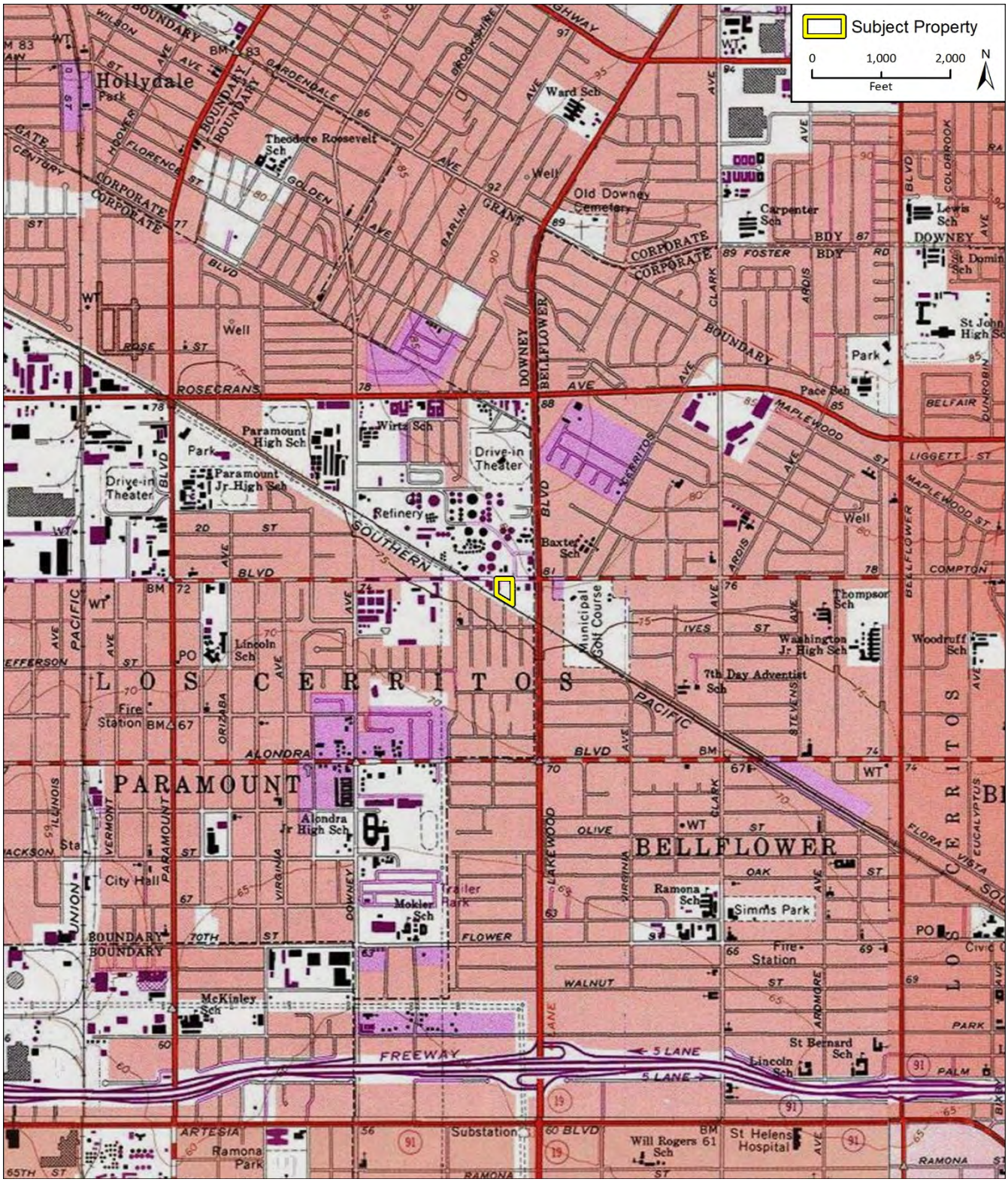
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 8818 Somerset Boulevard (Map Reference No. 26-004)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 8818 Somerset Boulevard (Map Reference No. 26-004) ***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:** No discernible style
***B6. Construction History:**
Los Angeles County Assessor records date the building on the western portion of the property was constructed in 1968. According to historical aerials, the building was expanded between 1972 and 1994. The building on the eastern portion of the site was constructed sometime between 1972 and 1994. (Los Angeles County Assessor; Netronline) No additional 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 contains two commercial buildings situated on a single lot. Archival research failed to identify the architect or builder, or 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The buildings are relatively ordinary examples of late 1960s/early 1970s commercial construction 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

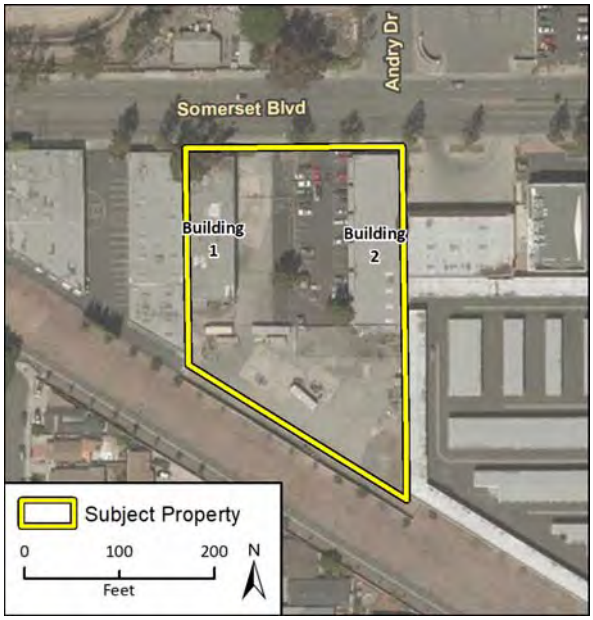
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

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.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 26, 2019



(This space reserved for official comments.)

P5a. Photo or Drawing: *(Continued from Primary Record page 1)*

Figure 2. View of Building 1, East Elevation

Figure 3. View of Building 2, North and West Elevations

Figure 4. View of Building 2, West Elevation

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 #:** 15127 Lakewood Boulevard (Map Reference No. 26-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 15125-15127 Lakewood Boulevard City: Paramount Zip: 90723

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6268-032-008

***P3a. Description:**

The subject property is a commercial self-storage facility consisting of an office building and ten storage structures. The office and three of the storage structures ring the perimeter of the property, while the remaining storage buildings are situated on the interior. With no discernible style, the two-story, rectangular plan office building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Non-original stucco sheathes its wood frame structural system. Windows are vinyl-sash replacements. Entrances to the building are located on the south elevation and feature a glaze commercial-type door and a door whose type is obscured by a metal security screen. The building's north elevation adjoins one of the storage buildings. Alterations include the replacement of original window, roofing, and wall cladding materials.

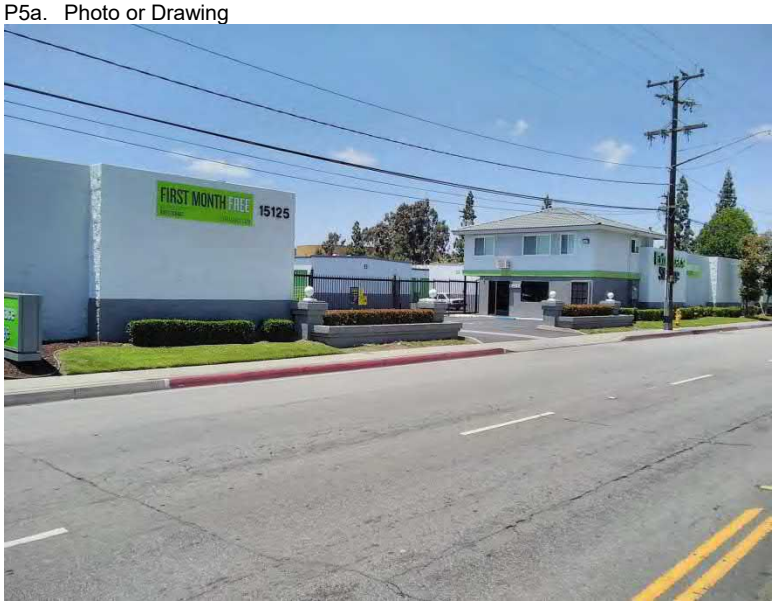
The storage buildings share several design characteristics, including a flat or low-pitched gabled roofs with rolled composition cladding, smooth and rusticated concrete block exterior walls, and metal roll-up storage unit doors facing the property's interior. While most of these buildings possess rectangular and L-shaped plans, the sprawling southernmost building is U-planned, conforming to the property's east, west, and south boundaries.

The property is located mid-block on a level parcel. Landscaping includes lawns, shrubs, and mature trees. Stuccoed planters with prominent finials mark the property's vehicular entrance and southeast corner. The property is in good repair, overall.

***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

1977 (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.

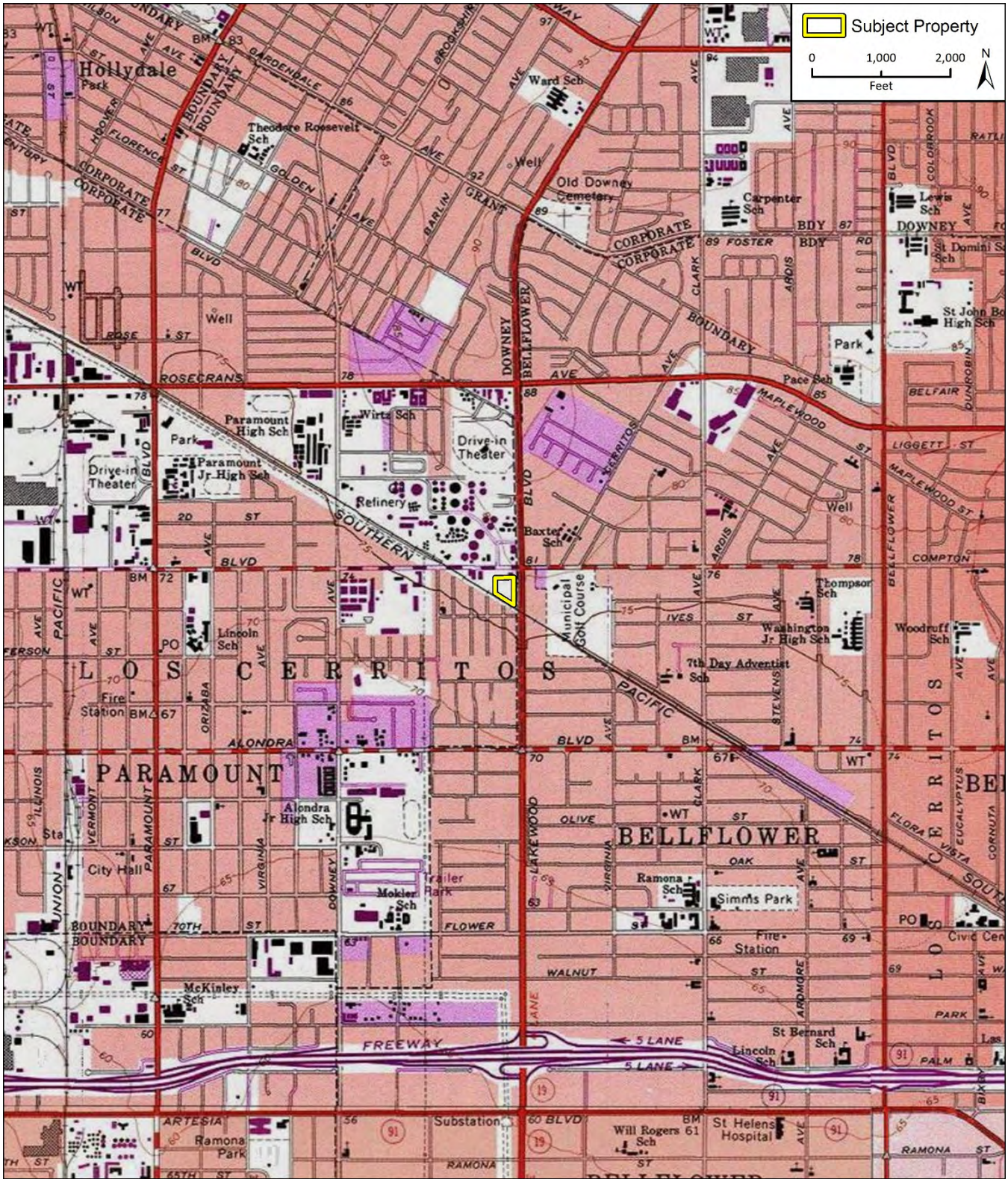
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 15127 Lakewood Boulevard (Map Reference No. 26-005)
***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 #** 15127 Lakewood Boulevard (Map Reference No. 26-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Self-storage B4. Present Use: Self-storage
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to parcel data, the subject property was constructed in 1977. Google Street View imagery reveals the exterior of the office building was stuccoed in 2018 or 2019 (Google Maps 2018, 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 self-storage facility constructed in 1977. The American self-storage industry emerged in Texas in the 1960s. By the early 1970s, it was a nationwide line of business led by three major firms, Shurgard National Storage Centers, Public Storage, and Storage USA (Vanderbilt 2005). The subject property is currently operated by Extra Space Storage. 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 and California Registers, and any applicable local 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 ordinary example of a commercial self-storage facility 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 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:**

Google Maps. 2018, 2019. Street View imagery of the subject property. https://www.google.com/maps/. 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.

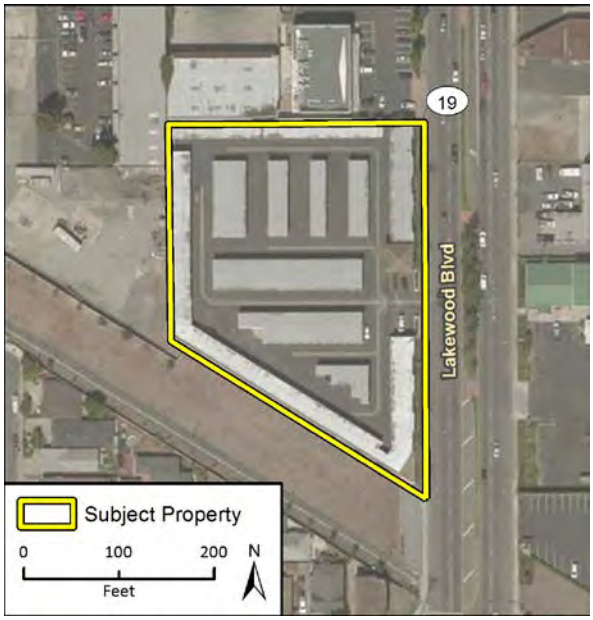
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed June 2019.

Vanderbilt, Tom. 2005. "Self-Storage Nation" Slate. July 18. https://slate.com/culture/2005/07/self-storage-in-america.html. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 25, 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 #:** 9203 Nichols Street (Map Reference No. 26-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9203 Nichols St City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-015-017

***P3a. Description:**

The subject property is one-story residential building designed in a Minimal Traditional style. The irregular 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 non-original vinyl-frame sashes. The entrance to the building is located on the south elevation and features a solid wood door. The property is located on the corner of Nichols Street and Virginia Avenue on a level parcel and is landscaped with grass, ornamental trees and small shrubs. Alterations include the replacement of original window and the construction of a wall connecting the residence to the garage. The residence is 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:
South frontage on Nichols

***P6. Date Constructed/Age and Sources:**
■ Historic ■ Prehistoric ☐ Both

1952 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 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):

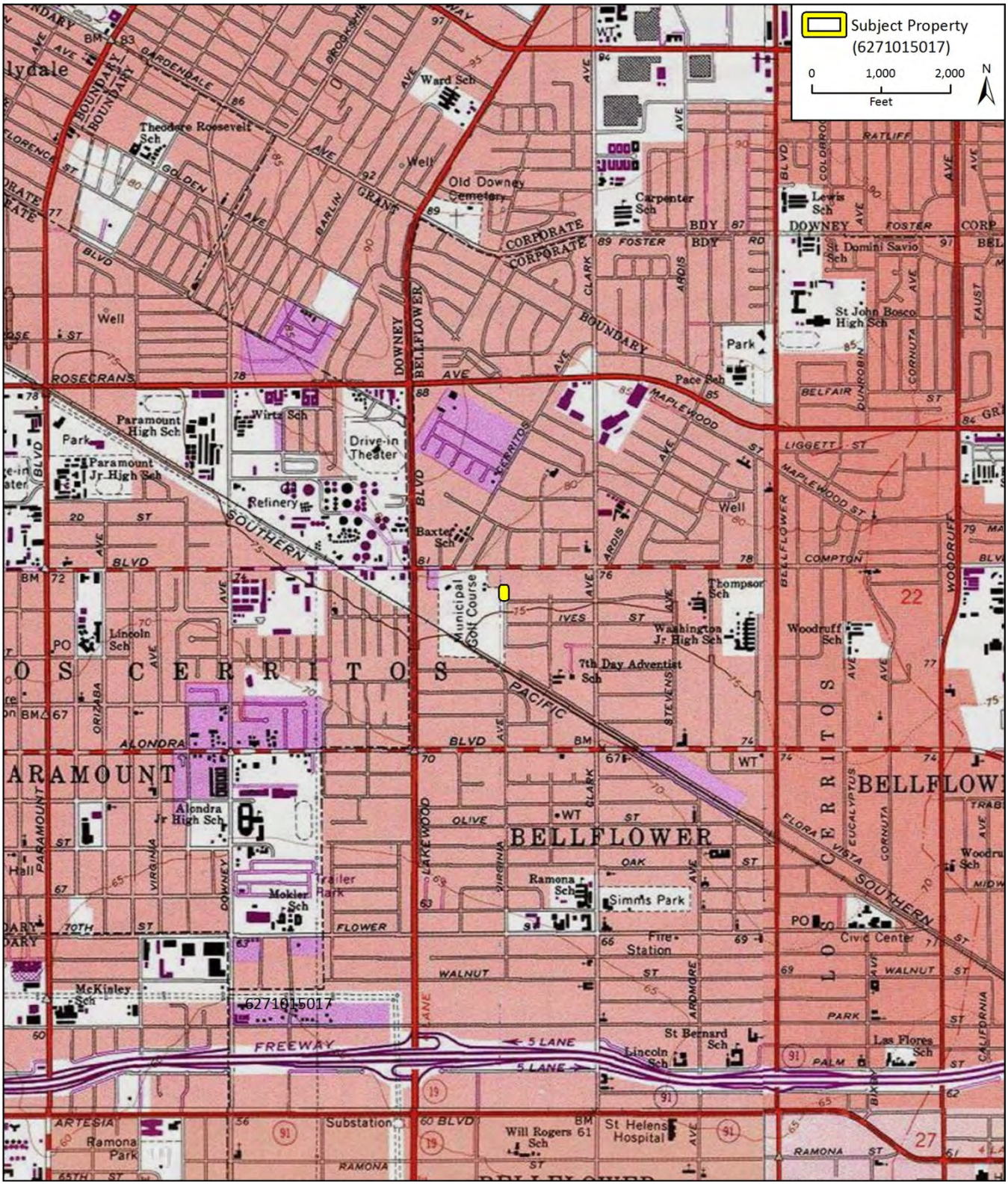
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 9203 Nichols Street (Map Reference No. 26-006)

***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 #** 9203 Nichols Street (Map Reference No. 26-006) ***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:** Minimal Traditional
***B6. Construction History:**
According to parcel data, the subject resource was constructed in 1952. The windows were subsequently replaced and a wall was constructed to adjoin the residence and the garage.

***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 building constructed in 1952. A search of city directories and a newspaper database revealed that Darrell Weaver resided at the subject property in 1977. 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 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 highly common example of a Minimal Traditional residence from this era 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 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: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

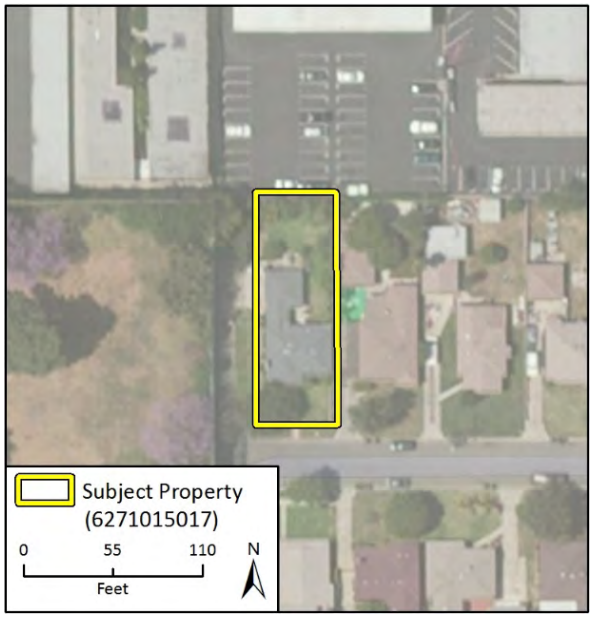
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***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 #:** 9200 Nichols Street (Map Reference No. 26-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9200 Nichols Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-014-023

***P3a. Description:**

The subject property is a two-story single-family residence. The roughly rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco, vertical wood plank siding, and field stone veneer sheathe its wood frame structural system. Windows are non-original vinyl sashes throughout. The front door is located on the north elevation and features a glazed wood panel door. Alterations include the aforementioned replacement windows.

To the immediate south of the residence is a detached garage. Built on a regular plan, the building features a gabled roof and stucco wall cladding. It is partially open on its north elevation to accommodate parked cars. Fenestration includes a wood panel door and a fixed, single-pane window, both on the north elevation.

The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and small shrubs. The residence is 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 and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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 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):

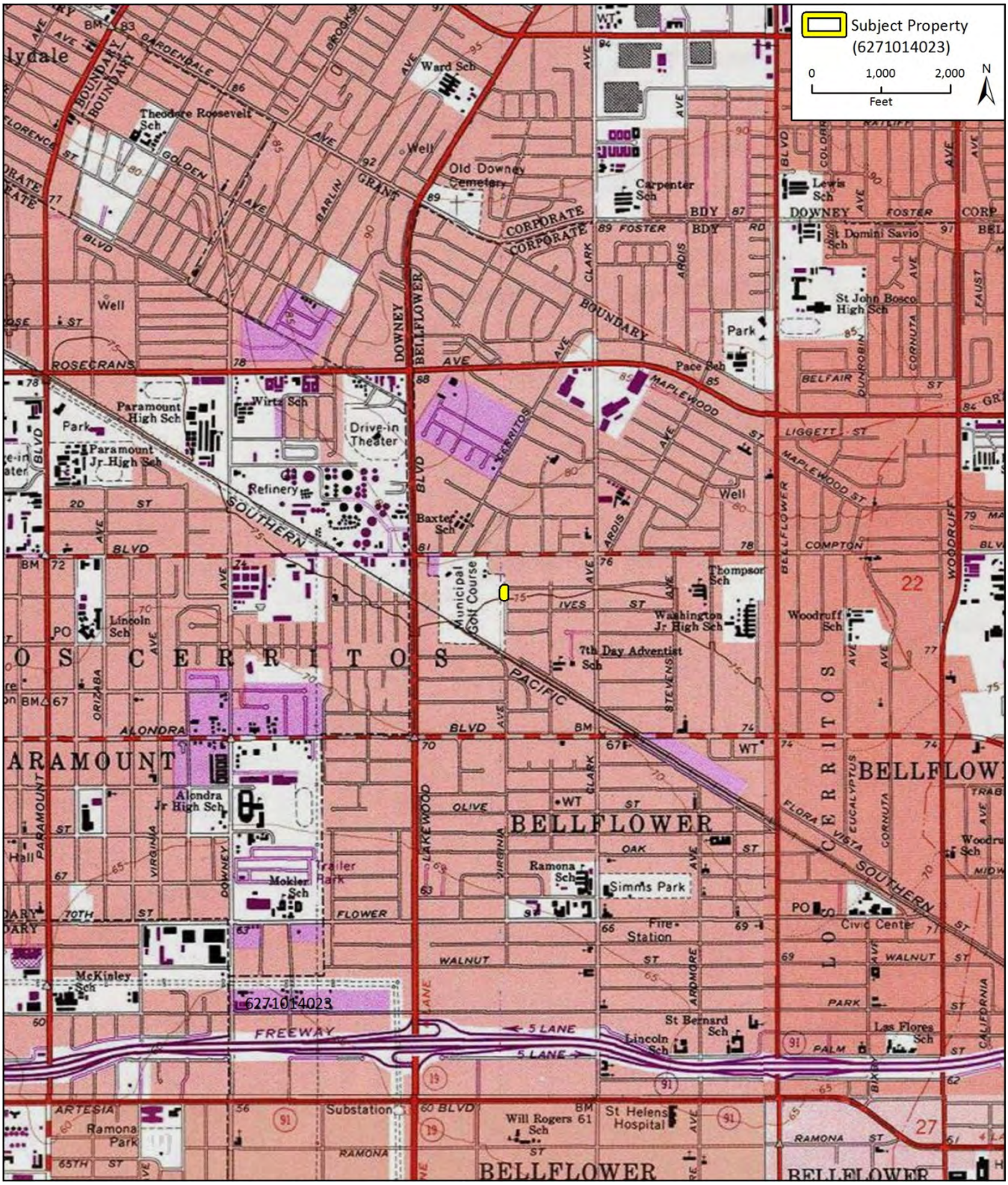
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 9200 Nichols Street (Map Reference No. 26-007)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9200 Nichols Street (Map Reference No. 26-007) ***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 discernable style
***B6. Construction History:**
The building was constructed in 1963, 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 residential building constructed in 1963. 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 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 very common example of a Ranch-influenced 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 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.

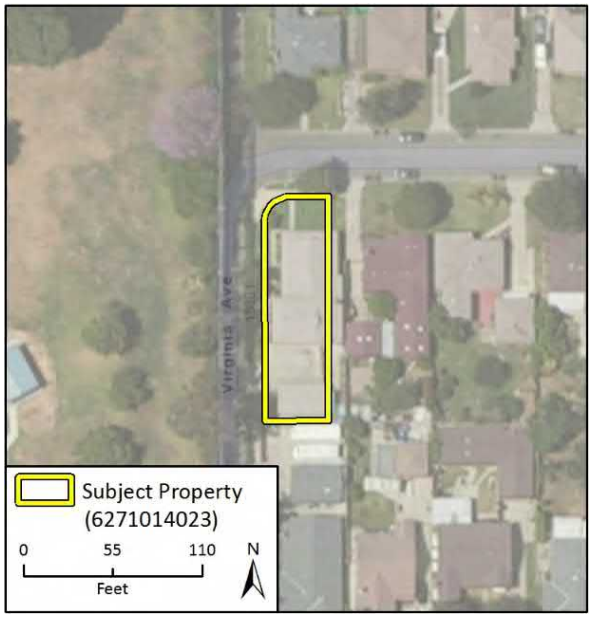
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1963-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9108 Somerset Boulevard (Map Reference No. 26-008)

P1. Other Identifier: 15230 Lakewood Boulevard; Hollywood Sports Park; Bellflower BMX

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9108 Somerset Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-001-900 and 6271-001-901

***P3a. Description:**

The subject property consists of two parcels that currently house a paintball and airsoft facility, tennis courts, and a bicycle motocross (BMX) track. Several buildings are located on the site near its entrance on Somerset Boulevard.

Rectangular in plan, Building 1 is a large, utilitarian-style warehouse sheathed in metal siding and capped with a gabled roof. Fenestration consists of metal shopfront windows and doors. Although it faces inward towards the park, the southern elevation appears to house the primary entrance and includes a shaded eating area. A pergola structure is present at the northern elevation, and single-story shed additions are located at the western and eastern elevations.

Building 2 is a single-story, rectangular building with Ranch-style architectural elements. The low-slung building is sheathed in wooden board & batten siding and capped with a two-tiered roof clad with asphalt shingles and wood planks. Roof beams are exposed on the main elevation. A small, metal-clad addition on the western elevation displays a shed roof clad in metal and wood.

Other buildings on the site were constructed after 2003 and were not evaluated.

The property is located mid-block on a level parcel situated between Somerset Boulevard and the Bellflower Bike Trail. The site is landscaped with various shrubs and trees, as well as a large lawn area near the eastern property line and north of the BMX track.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building; HP25. Amusement Park; HP39. Other (Recreation Area)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
Building 1: Western elevation; view northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Building 1: 1972-1994; building 2: ca. 1972
(Newspapers.com 2018; NETROnline 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 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):

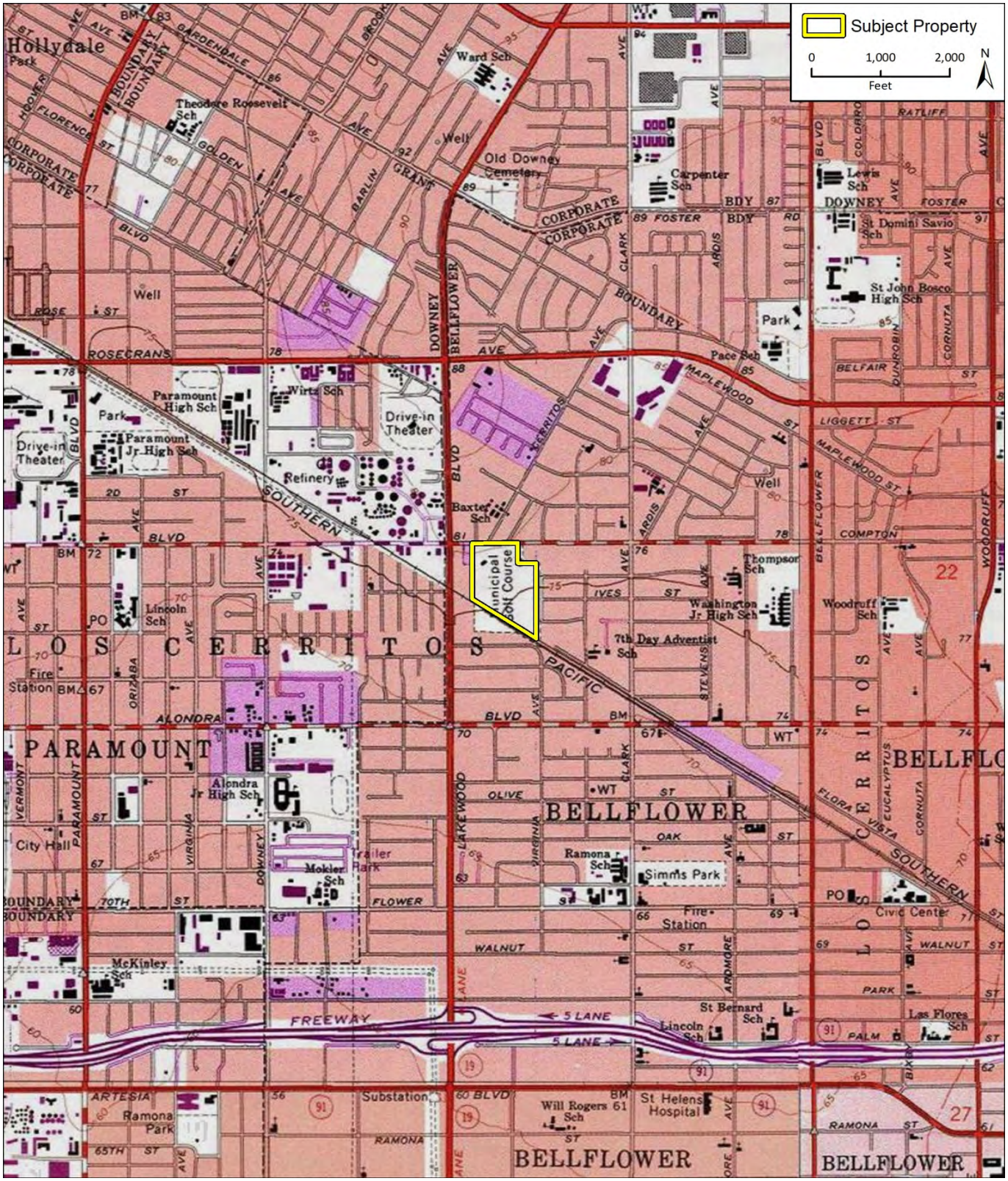
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Map Name:** *South Gate*

***Resource Name or #** 9108 Somerset Boulevard (Map Reference No. 26-008)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9108 Somerset Boulevard (Map Reference No. 26-008) ***NRHP Status Code** 6Z

B1. Historic Name: Bellflower Municipal Golf Center
B2. Common Name: Hollywood Sports Park
B3. Original Use: Recreation B4. Present Use: Recreation
***B5. Architectural Style:** Utilitarian, Ranch-influenced
***B6. Construction History:**

Building 2 dates from ca. 1972, according to contemporary a contemporary newspaper article. Building 1 was constructed sometime between 1972 and 1994.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: A.J. Padleford and Sons (Building 2)
***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 recreational area/amusement park with buildings developed between ca. 1972 and 1994, and subsequent additions completed after 2003 (NETROnline 2018; Newspapers.com 2018). By 1956, the property had opened as the Bellflower Municipal Golf Center (Newspapers.com 2018). In 1972, contractor A.J. Padleford and Sons was hired to develop Building 2 as a snack shop and pro shop, replacing an earlier building at the same site. In 2001, the property's current occupant, Hollywood Sports Park, began developing an amusement park centered on its paintball facility at the site (Newspapers.com 2018). 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 buildings are ordinary examples of Ranch-influenced and utilitarian-style recreational 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

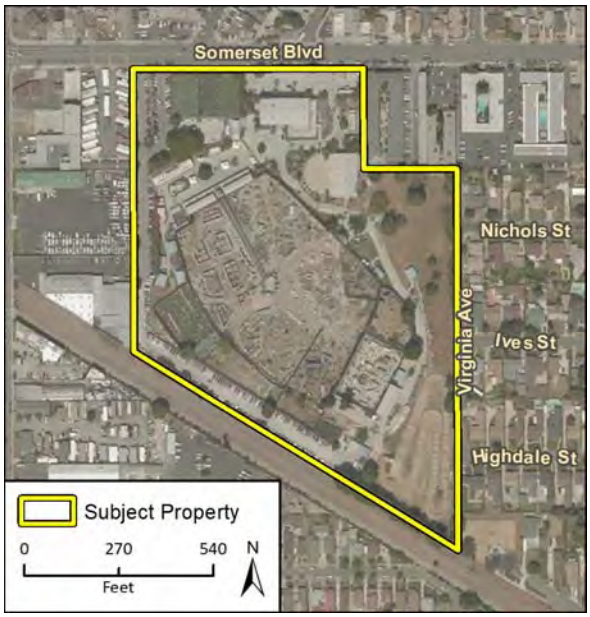
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 4, 2018



(This space reserved for official comments.)

Pb5. Photographs (continued):

Photograph 2. Building 2, north elevation, 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 #:** 9201 Ives Street (Map Reference No. 26-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9201 Ives Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-014-022

***P3a. Description:**

The subject property is a one-story residential duplex with no discernible style. The building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco and horizontal wood plank siding sheathe its wood frame structural system. Windows are aluminum sliding and non-original vinyl sashes. Entrances to the building are located on the southern and western elevations and are obscured by screen doors. Alterations include the conversion of the former single-family home to a duplex as well as the replacement of some original windows.

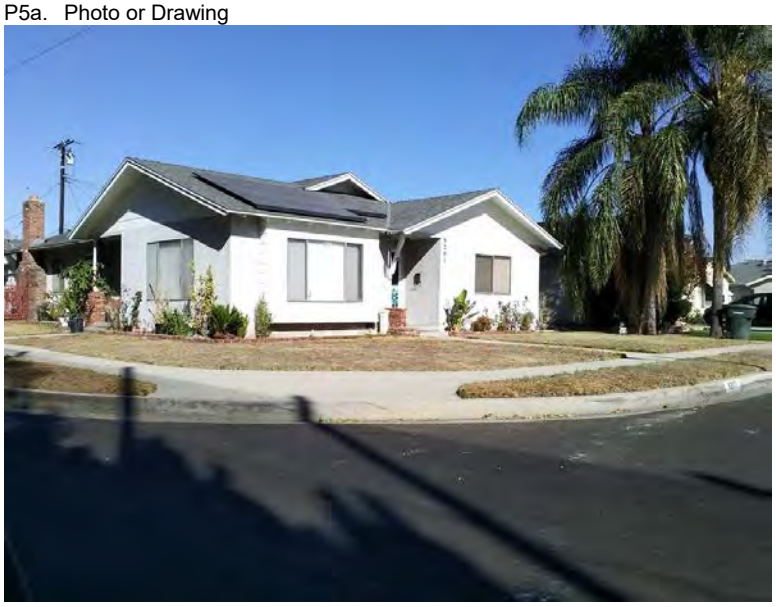
To the north of the duplex is a detached, single-car garage. The rectangular plan building features a gabled roof with asphalt shingles, stuccoed exterior wall cladding, and a non-original roll-up garage door.

The property is located on a level corner parcel and is landscaped with a lawn and small ornamental plants. The building 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:
South and west elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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 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.

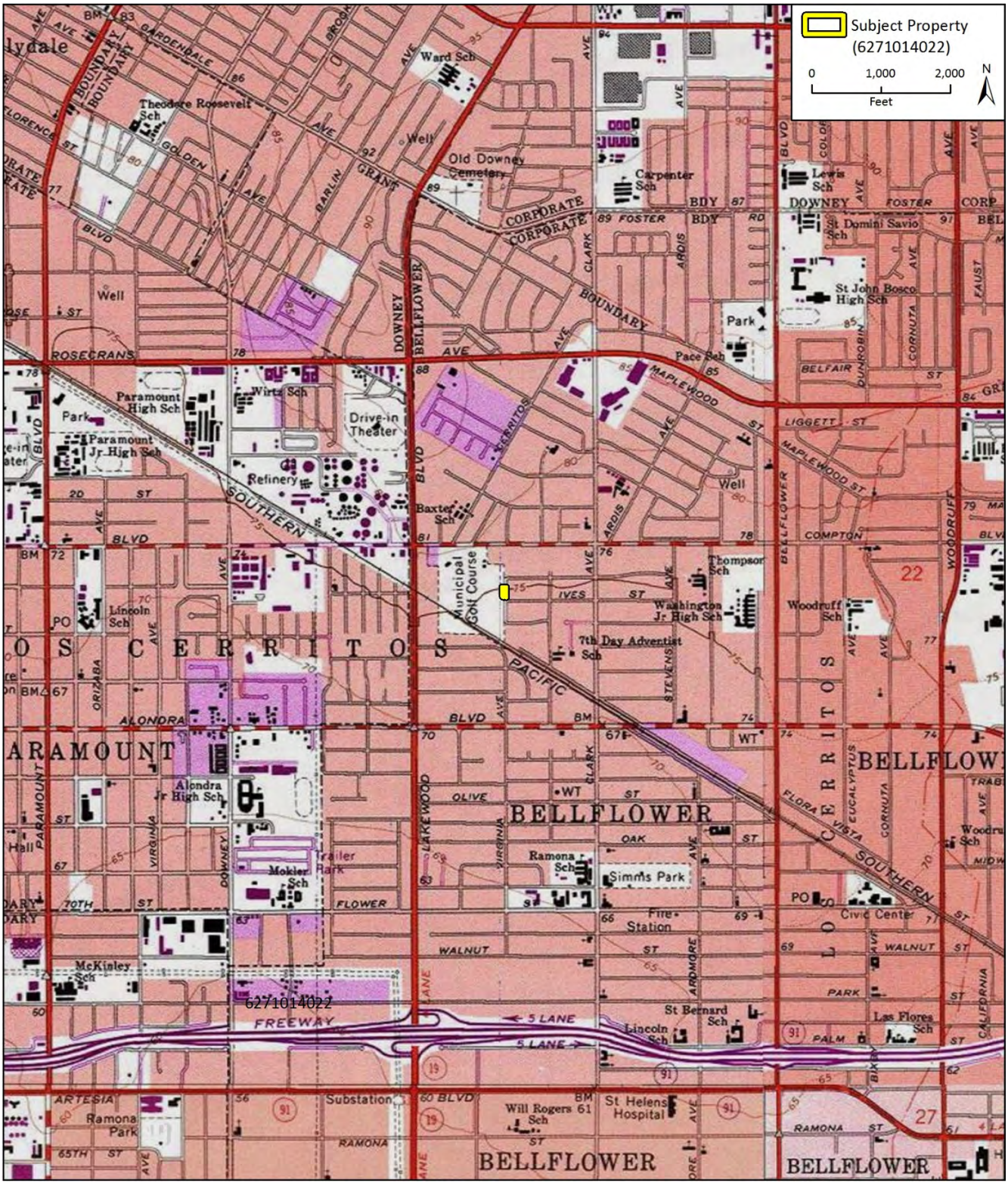
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9201 Ives Street (Map Reference No. 26-009)
***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 #** 9201 Ives Street (Map Reference No. 26-009) ***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 resource was constructed as a single-family residence in 1963. It was later converted to a duplex, and some 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 a residential building constructed in 1963. Aerial photographs reveal the surrounding neighborhood had been extensively developed by the time construction of the subject resource began. Real estate listings indicate that, as recently as 1968, the resource remained a single-family home and had yet to be converted to a duplex (Newspapers.com 2018). 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 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 example of a residence of this era; 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 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:**

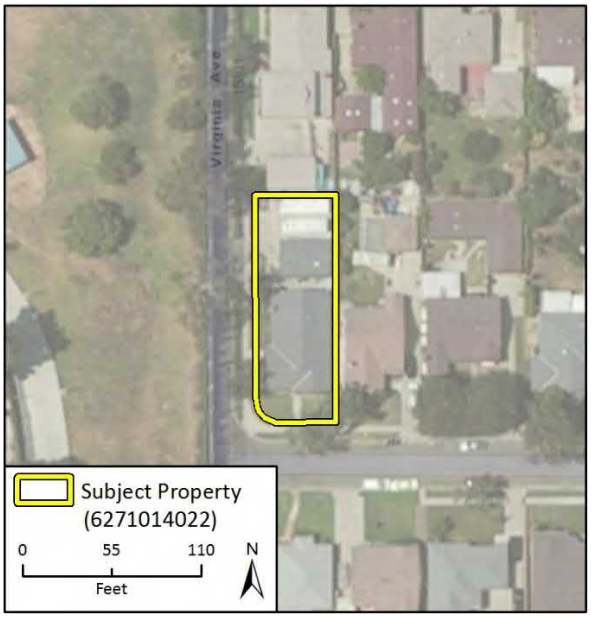
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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**

Page 1 of 3 ***Resource Name or #:** 9202 Ives Street (Map Reference No. 26-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9202 Ives Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-013-020

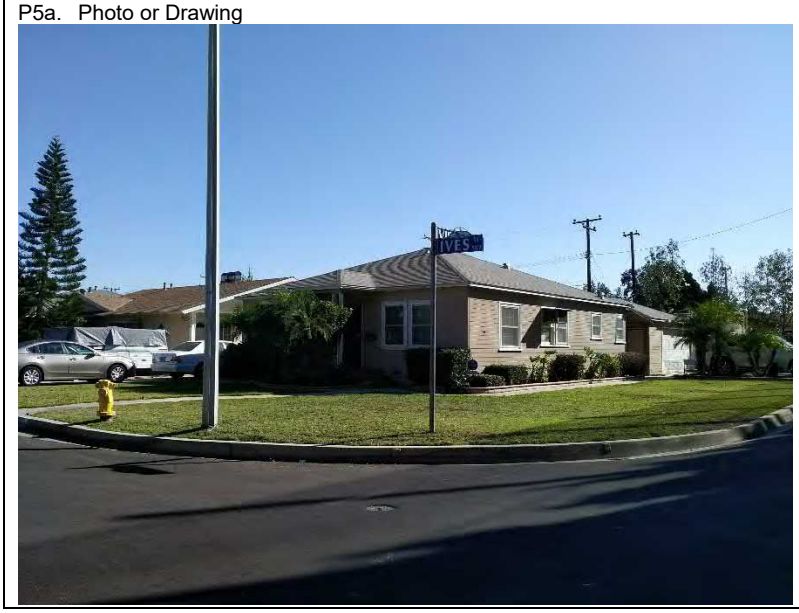
***P3a. Description:**

The subject property is a one-story residential building designed in a Minimal Traditional style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles. Horizontal wood plank siding sheathes its wood frame structural system. Windows are non-original vinyl-framed sashes. The entrance to the building is located on the north elevation. At the southwest corner of the property is a detached garage, featuring a rectangular plan, hipped roof, and wood plank siding. The property is located at the corner of Ives and Highdale Street on a level parcel and is landscaped with a lawn and ornamental trees. Alterations include the replacement of original window and roofing materials. The residence is 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 and west elevations; camera facing south east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1948 (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 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.

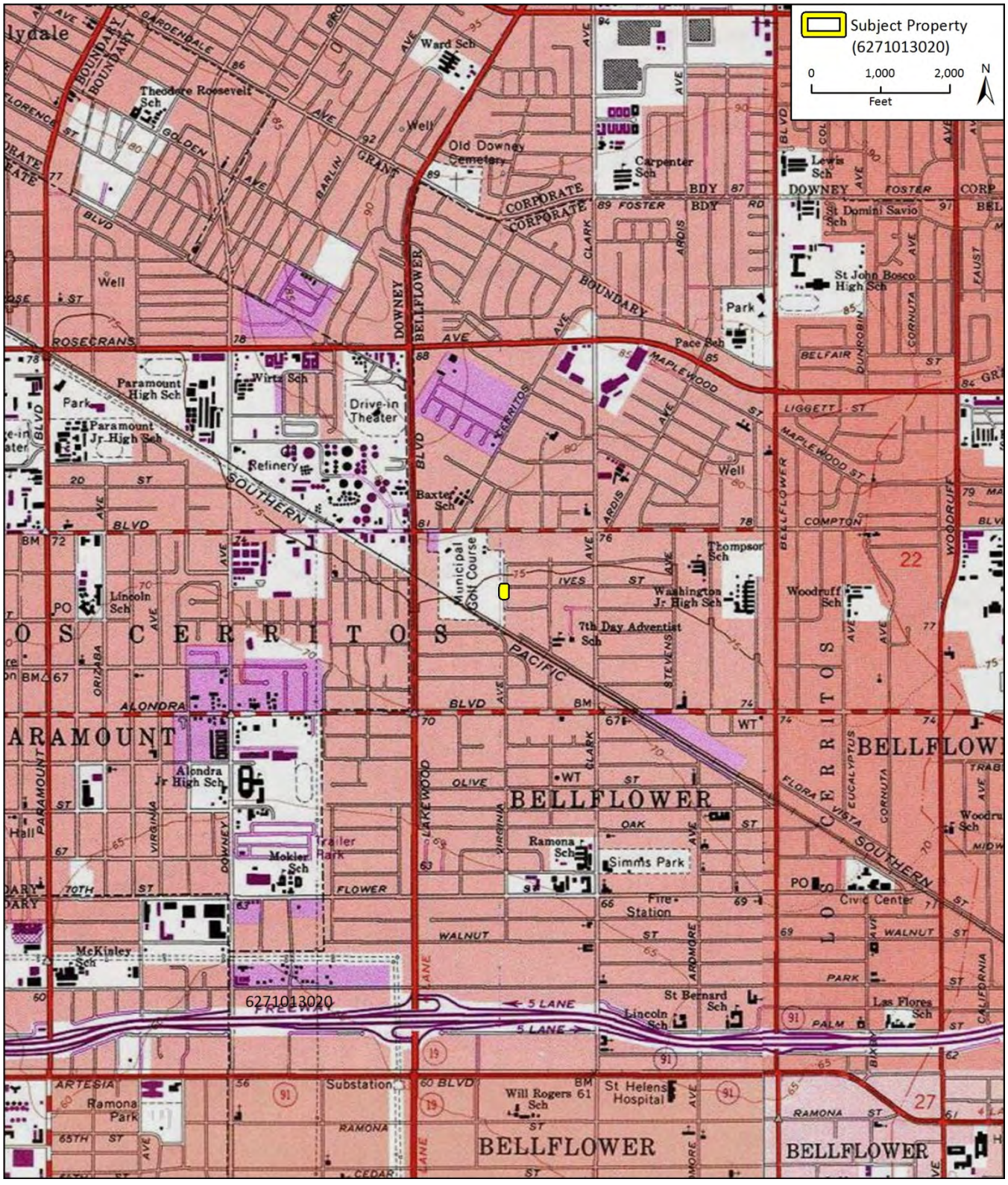
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9202 Ives Street (Map Reference No. 26-010)
***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 #** 9202 Ives Street (Map Reference No. 26-010) ***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:** Minimal Traditional
***B6. Construction History:**
The subject residence and detached garage were constructed in 1948, according to parcel data. The windows were subsequently 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 single-family residence constructed in 1948. 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 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 highly common example of a residence of this era 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 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:**

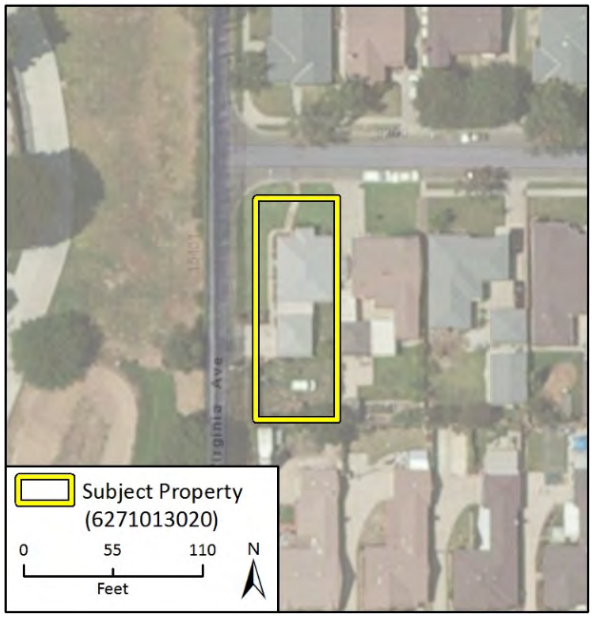
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***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 #:** 15320 Lakewood Boulevard (Map Reference No. 26-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 15320 Lakewood Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6271-002-002

***P3a. Description:**

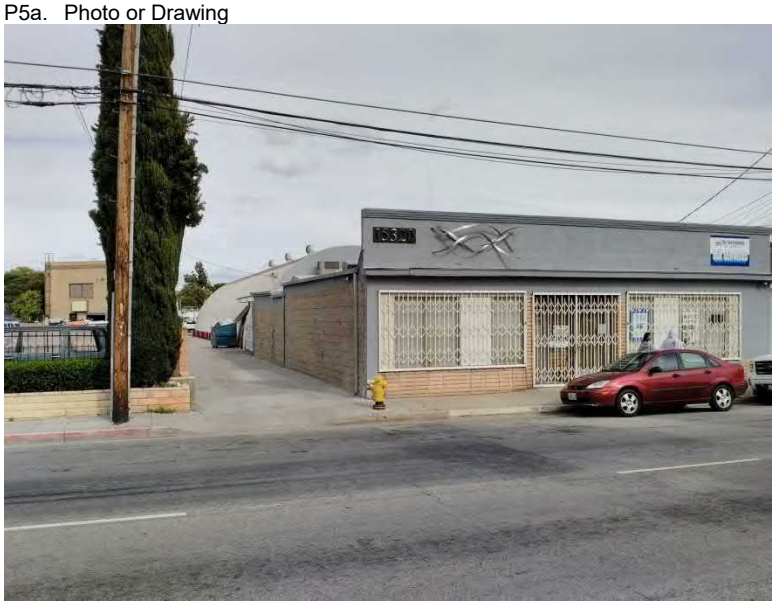
The subject property consists of three commercial buildings situated on a single parcel. Fronting Lakewood Boulevard, the primary building is a one-story industrial consisting of a front (west) section with no discernible architectural style and a Quonset hut serving as a rear addition. The rectangular plan building sits on a concrete foundation. Its west end is capped by a low-pitched gabled roof sheathed in rolled composition material, while its rear portion possesses a barrel roof with corrugated metal cladding. Smooth stucco and rusticated brick veneer sheathe its structural system. The main (west) west elevation features a pair of fixed metal-sash display windows flanking two centrally located glazed metal doors. Alterations include the relocation of the Quonset hut to the subject property, the addition of rusticated brick cladding, and the construction of an addition that adjoined the two parts of the building.

To the rear of the parcel are two smaller, contemporary utility buildings, completed in 2017 and 2018. Both are rectangular in plan, with flat and gabled roofs, respectively. Because the buildings were not visible from the public right-of-way, no additional observations were made during the field survey. The property is located mid-block on a level parcel without landscaping. Overall, the property is 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:
Primary building, north and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

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:**
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.

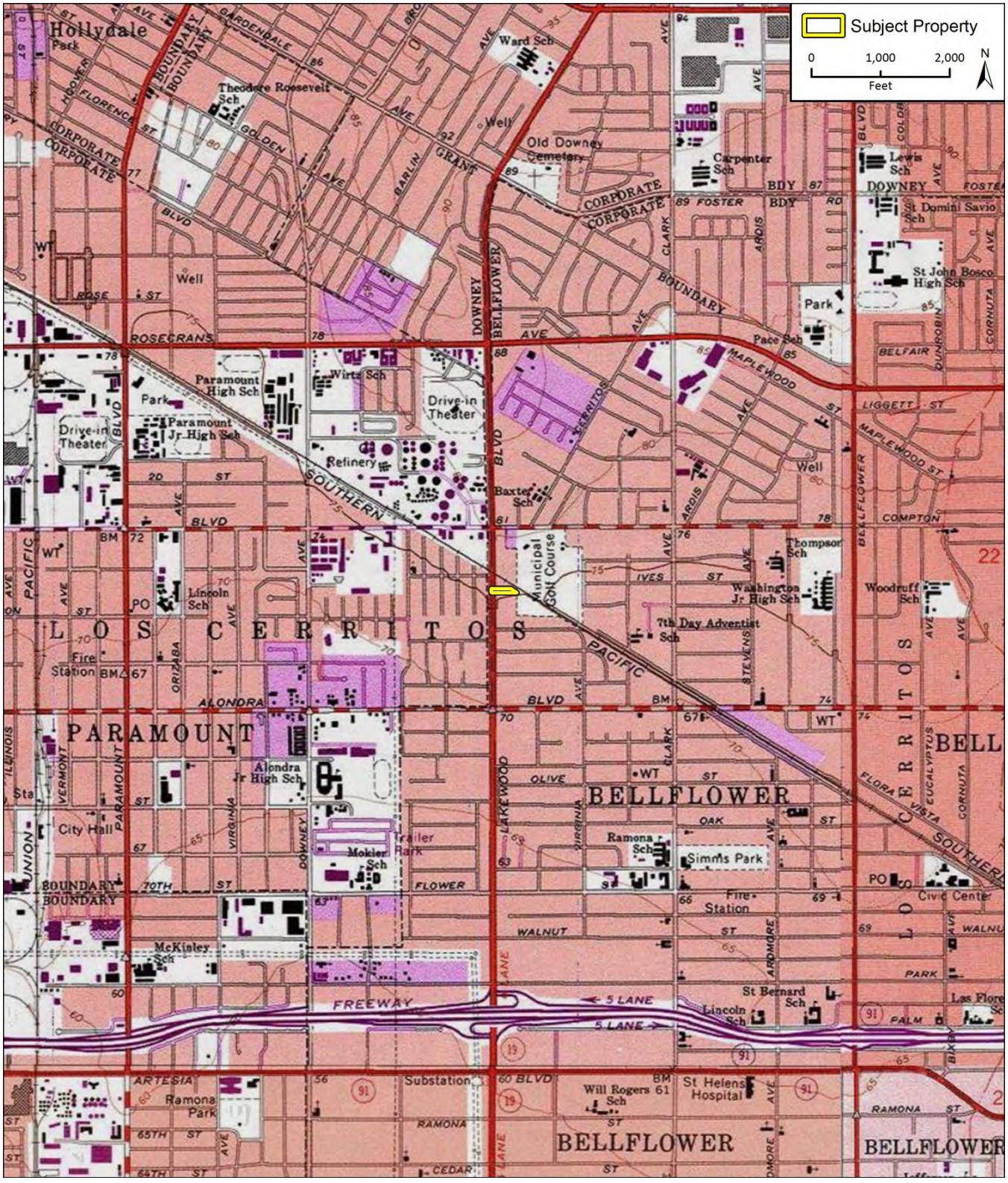
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 15320 Lakewood Boulevard (Map Reference No. 26-011)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 15320 Lakewood Boulevard (Map Reference No. 26-011) ***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 parcel data, the west section of the primary building was completed in 1947 and the Quonset hut was manufactured in 1942. Historic aerial photographs indicate that, sometime between 1963 and 1972, the Quonset hut was move onto the property and an addition built adjoining it and the west section of the building. Rusticated brick cladding was added to the exterior of the primary building (Netronline 2019). The rear buildings were completed in 2017 and 2018 (Google Earth 2017, 2018).

***B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** Between 1963 and 1972 (Quonset hut only) **Original Location:** Unknown

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 1947 with a 1942 Quonset hut moved onto the property sometime between 1963 and 1972. Newspaper advertisements indicate the property housed Donovan's Chinchilla Enterprises, E-Z Rest Bedding, American Beauty Mattress Company, a player piano dealer, and an engine rebuilding company (*LBI* 9/7/1952, 5/6/1957, *LAT* 4/14/1957, 1/21/1959; *LBPT* 8/28/1976). 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 any applicable local 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 commercial building with an attached Quonset hut 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 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:**

Google Earth. 2017-2018. Satellite images of the subject property.
Long Beach Independent (*LBI*). 1952. Advertisement for Donovan's Chinchilla Enterprises. September 7. https://www.newspapers.com/. Accessed June 2019.
_____. 1955. Advertisement for E-Z Rest Bedding. May 6. https://www.newspapers.com/. Accessed June 2019.
Long Beach Press-Telegram (*LBPT*). 1976. Classified advertisement. https://www.newspapers.com/. Accessed June 2019.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed June 2019.
Los Angeles Times (*LAT*). 1957. Advertisement for American Beauty Mattress Co. April 14. https://www.newspapers.com/. Accessed June 2019.
_____. 1959. Classified advertisement. January 21. https://www.newspapers.com/. Accessed June 2019.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed June 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 25, 2019

(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 #:** 9205 Highdale Street (Map Reference No. 26-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9205 Highdale Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-013-001

***P3a. Description:**

The subject property, located at the corner of Highdale Street and Virginia Avenue, is a rectangular parcel which includes a single-story residence with an attached garage plus a separate carport at the northwest edge of the property. The residence is topped with a low-pitched intersecting gabled roof clad in asphalt shingles. The attached garage, located at the northern end of the residence, extends the building's rambling floorplan. Designed in the California Ranch style, the building features a variety of siding materials including brick veneer, stucco and wood clapboard siding. The primary entrance, located at the home's southeast corner, is housed in a brick veneered alcove and is accessed via two brick steps. A front gabled roof covers the alcove. A projecting bay on the opposite end of the façade is covered with a similar gabled roof. Fenestration includes vinyl-framed, multi-paned windows, while the entry doors are obscured from view by metal security doors. A roof overhang on the west elevation creates a covered patio between the residence and garage. Its roof is supported by square brick piers and its fascia features a scalloped pattern. The garage features a contemporary sectional roll-up door and a single paneled entry door on its west elevation. An ancillary structure at the northwest corner of the property appears to be a carport or an open-air shelter. It features a rectangular footprint, a gabled roof with horizontal siding on the gable face, and is supported by six square pillars resting on brick bases. The property is in good condition overall.

***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:
Southern façade; camera facing north.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 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.

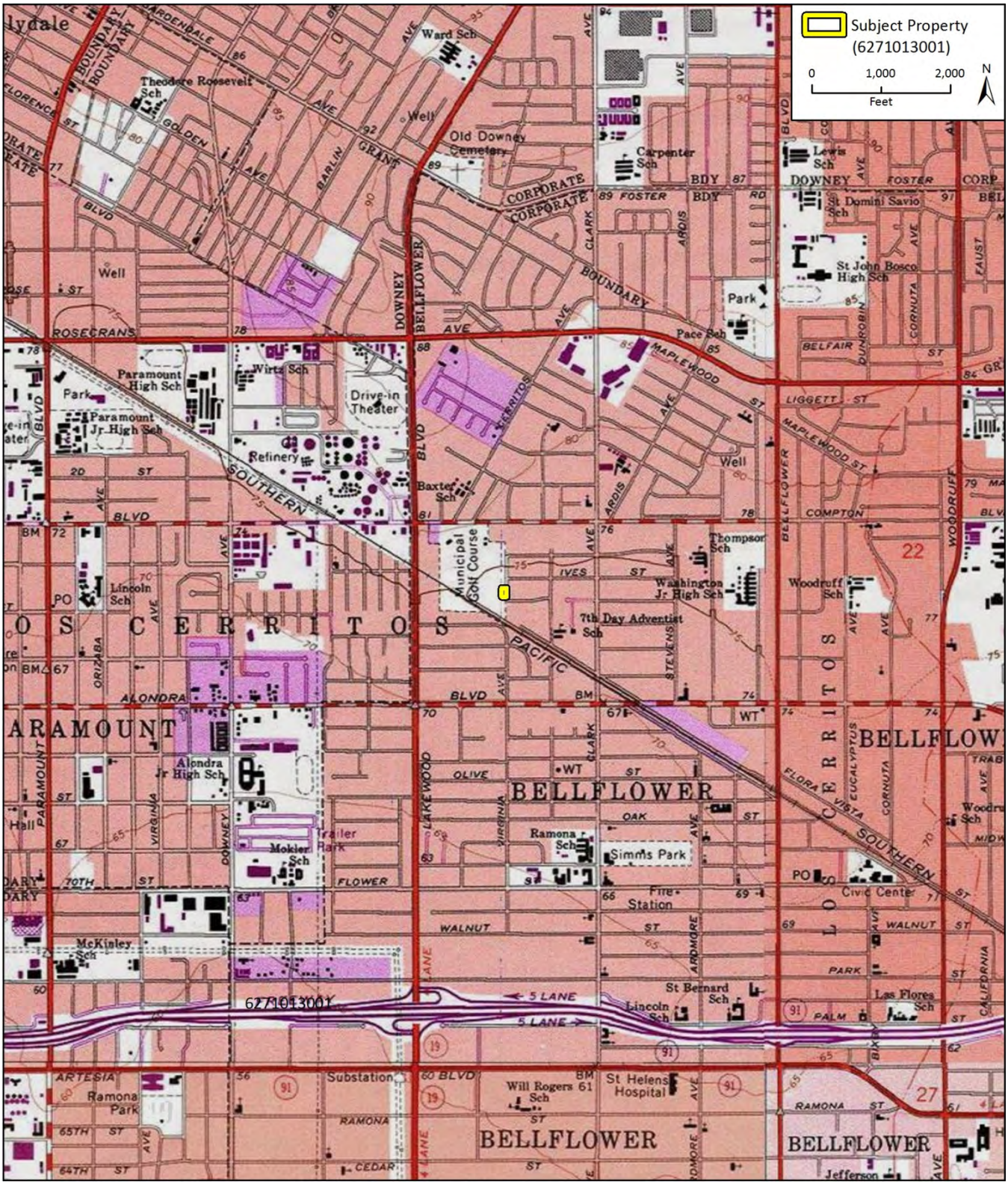
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9205 Highdale Street (Map Reference No. 26-012)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9205 Highdale Street (Map Reference No. 26-012) ***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:** California Ranch House style
***B6. Construction History:**

Residence was constructed in 1957 according to the Los Angeles County Assessor. Windows, the garage door, and possibly the exterior cladding have been replaced. The detached carport or open-air shelter was constructed sometime after 2015 (Google Earth, various).

***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 1957. Limited information was discovered on former occupants based on available city directories and other resources. One known occupant is C.R. Castor, who resided in the property between 1960 and 1961. 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 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 common example of a Ranch House-style residence of its era 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 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:**

Blue Book City Directories. 1959-1960. Bellflower City Directory "Blue Book". Accessed December 2018 at Ancestry.com .

Google Earth. Various. [digital photograph database]. Aerial photographs of subject property.

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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

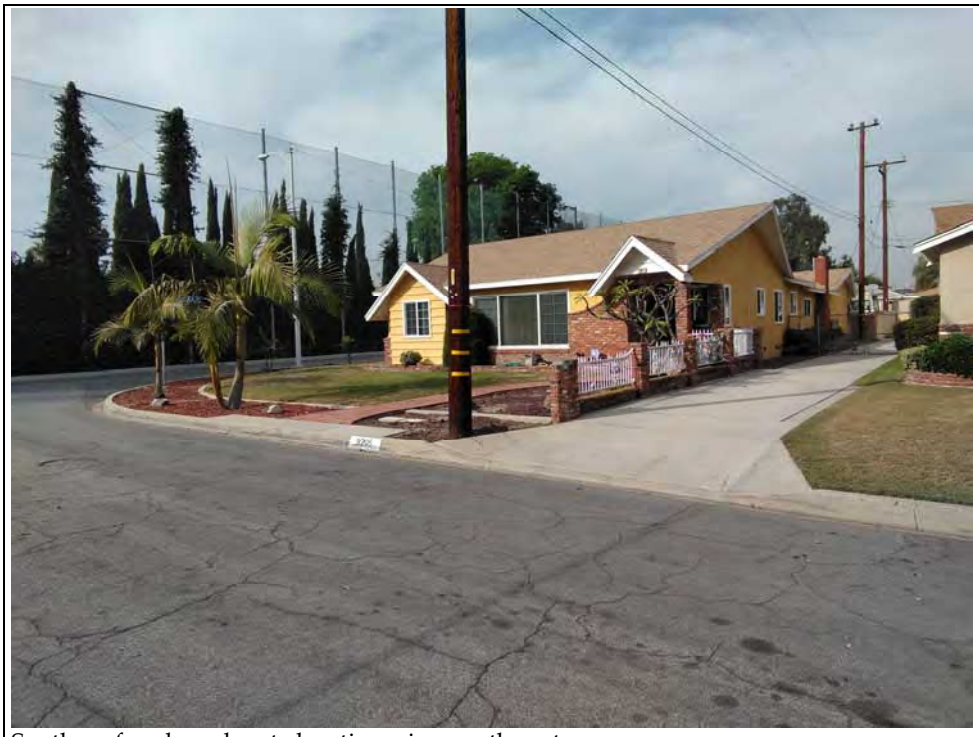
Luskey Brothers & Co. 1961. Bellflower Criss Cross City Directory and Home Blue Book Edition. Accessed December 2018 at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 7, 2018

(This space reserved for official comments.)



Southern façade and east elevation, view northwest.

Rambling footprint as seen from Virginia Avenue, view 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 #:** 15506 Lakewood Boulevard (Map Reference No. 26-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 15506 Lakewood Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-005

***P3a. Description:**

The subject property consists of two warehouse-type buildings that are likely prefabricated. Each building is one story in height and rectangular in plan. The buildings sit on concrete foundations and are capped with gabled roofs sheathed in corrugated metal with turbine vents emanating from the ridge. The buildings are clad in corrugated metal panels. Windows are steel awning and non-original vinyl sashes. Entrances to the buildings feature suspended sliding metal and solid wood or metal doors. The property is located mid-block on a level parcel without landscaping. An expansive parking lot and storage area occupies the front and rear of the lot. A paved driveway separates the buildings. Likely alterations include the replacement of original doors. The property is 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:
Western facades of both buildings; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

North building: pre-1952; south building: 1955 (Los Angeles County Office of the Assessor; NETROnline 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 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):

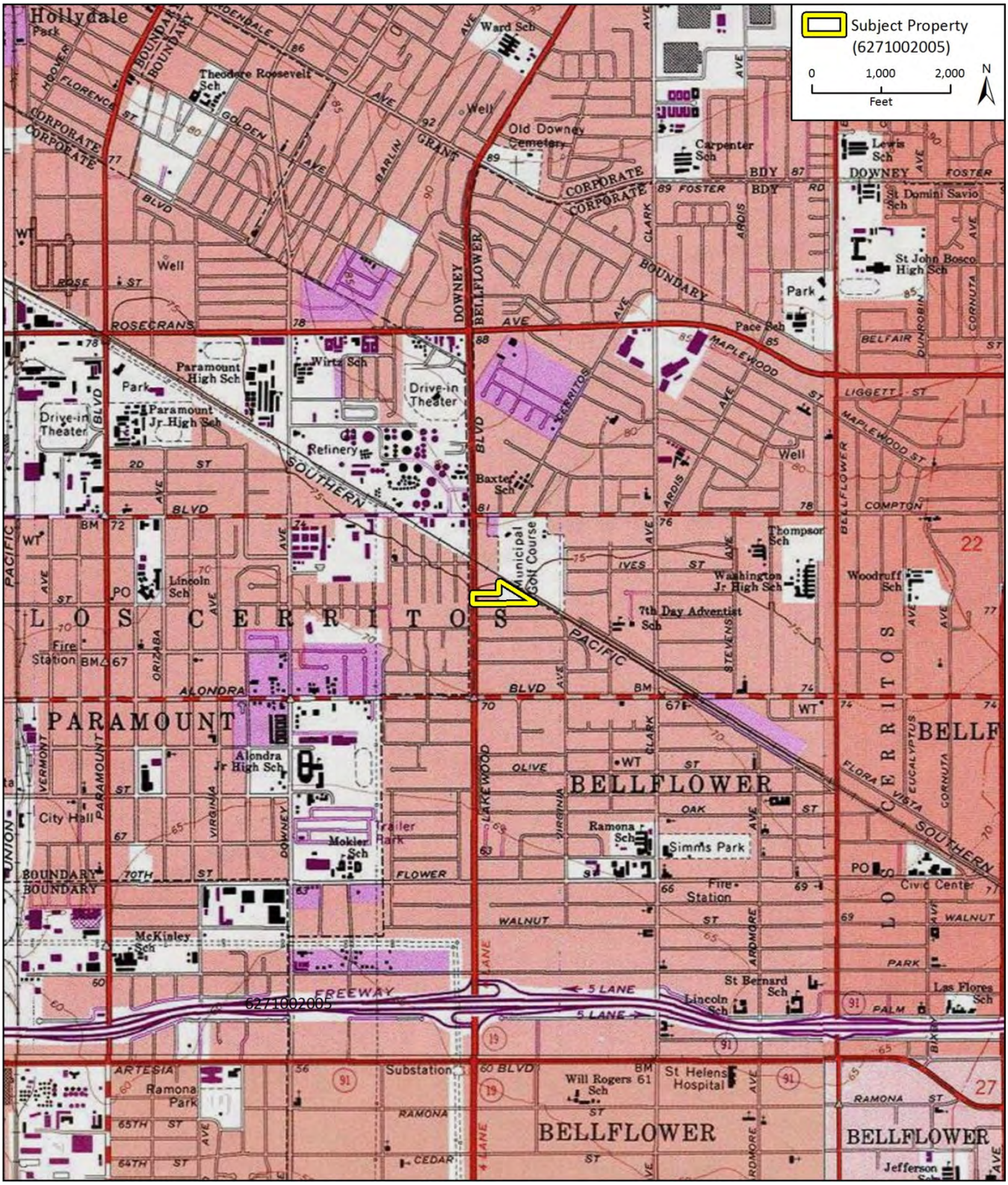
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Map Name:** *South Gate*

***Resource Name or #** 15506 Lakewood Boulevard (Map Reference No. 26-013)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 15506 Lakewood Boulevard (Map Reference No. 26-013) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Industrial B4. Present Use: Commercial
***B5. Architectural Style:** no discernable style/utilitarian
***B6. Construction History:**

Historic aerial images indicate the north building was constructed sometime prior to 1952. According to parcel data, the south building dates from 1955.

***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 two commercial buildings constructed ca. 1950 and 1955. The following businesses occupied the property between 1956 and 1964: Paul Omohundro Plastics, Darco Plastics, Hills Car and Truck Leasing, and United States Chemical Milling Corporation. An auto sales lot and auto body repair shop currently occupy 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 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/1/1 and B/2/2). 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 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: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

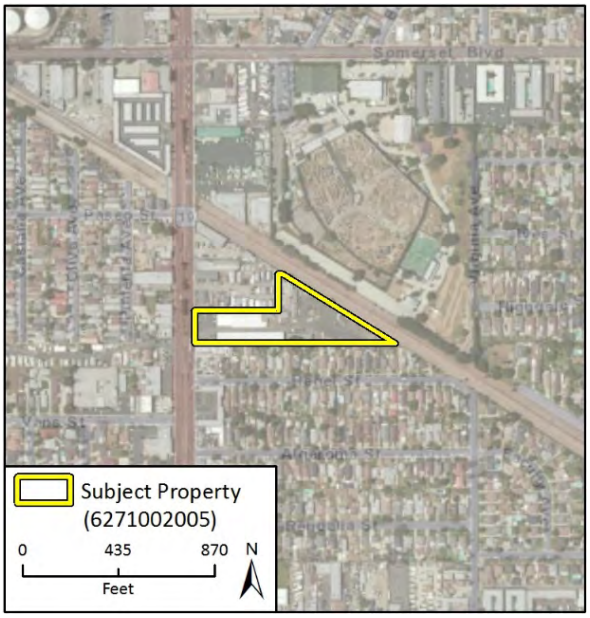
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 5, 2018

(This space reserved for official comments.)



P5a Photo (continued):

West Façade of Southern-most Building on Property

West and south elevations of Northern-most Building on Property

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 #:** 9202 Highdale Street (Map Reference No. 26-014)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9202 Highdale Street City: Bellflower Zip: 90706

d. UTM: Zone: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-012-010

***P3a. Description:**

The subject property is a rectangular parcel which includes one single-story residence and a semi-detached garage, sited behind a broad front lawn which extends to the street. The residence and garage are located adjacent to one another, separated by a breezeway, one roof extending over both of the buildings. Designed in the California Ranch Style, the buildings feature a rambling, horizontal layout, roughly with an L-shape plan. Exterior wall surfaces are clad in a combination of materials including brick veneer and stucco. The main entrance to the residence is housed in a brick veneered alcove, accessible via two brick steps, located in the building's northeast corner. The front door, which features a large diamond patterned window, appears original. Although original windows appear to have been replaced throughout, one set of shutters remain that appear original. The buildings are topped with a low-pitched intersecting gabled roof with wide eave overhangs and exposed rafter tails; throughout, barge boards come to together in exaggerated points. The roof is clad in asphalt shingles. The property is in good condition.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North (front) façade; camera facing south.

***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:**
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**

January 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.

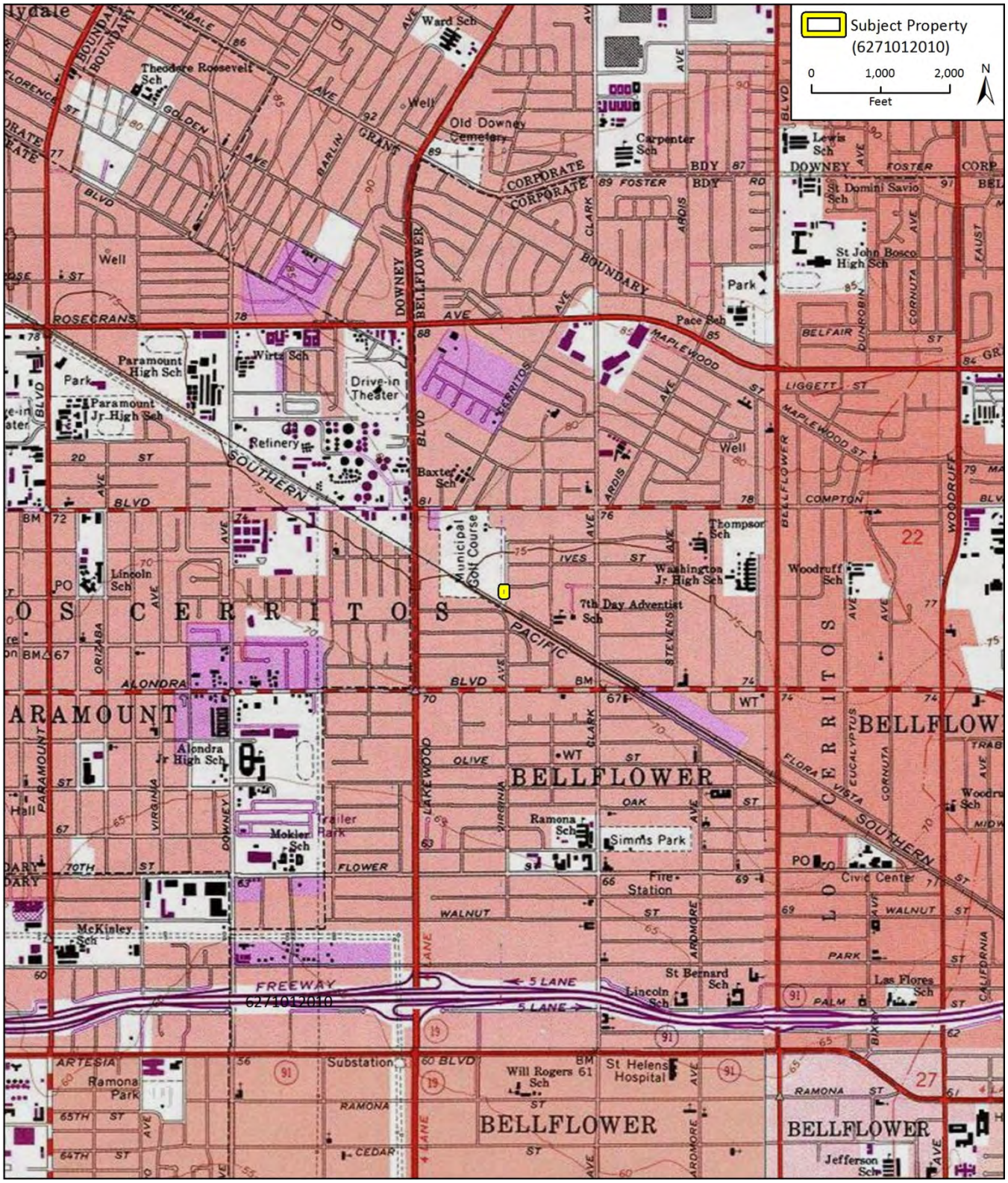
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9202 Highdale Street (Map Reference No. 26-014)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9202 Highdale Street (Map Reference No. 26-014) ***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:** California Ranch House style
***B6. Construction History:**
According to the Los Angeles County Assessor, the building was constructed in 1957. Windows, the garage door, and likely the exterior stucco 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 a multi-family residential building constructed in 1957. Limited information was discovered on occupants based on available city directories and other resources. Known occupants include C.A. Rogers between 1960 and 1961 and Phillip Sanchez in 2014. Archival research did not uncover any consequential information about former owners or 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/1/1 and B/2/2). The building is a relatively ordinary example of a California Ranch House-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 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:**

City of Bellflower. 2014. Minutes of the Planning Commission, 18 February. Accessed December 5, 2018 at https://www.bellflower.org/civicax/filebank/blobdload.aspx?blobid=24371

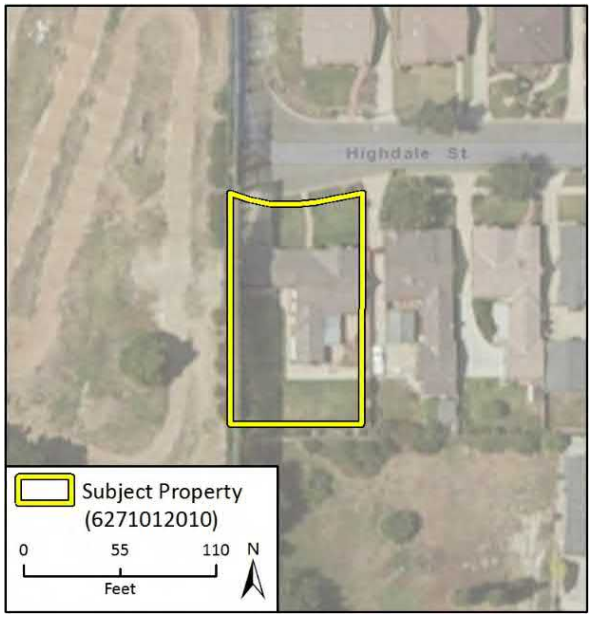
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9129 Hegel Street (Map Reference No. 26-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9129 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-027

***P3a. Description:**

The subject property consists of a single-family residence and detached garage with no discernible style. The single-story residence features an L-shaped plan and a moderate-pitched front-gabled roof with moderate overhanging eaves and sheathed in asphalt shingles. Exterior walls throughout the building are stucco clad. A recessed porch is set back considerably into the interior of the L-plan and is accessible by a set of concrete steps. Here the west-facing front door and a south-facing window are sheltered by an extension of the roof with an ornamented metal support. Additional fenestration includes several original aluminum-framed sliding windows. An aluminum awning covers the picture window on the facade.

While not visible from the public right-of-way, the detached garage appears to have been designed in a manner consistent with the residence. The stucco-clad, front-gabled building features a large aluminum garage door, which is likely not original.

Landscaping consists of a front lawn, main-façade planters with shrubs and flowering plants, and a park strip. A driveway runs along the western property line. The property is 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:
South façade; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1956 (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:**
January 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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

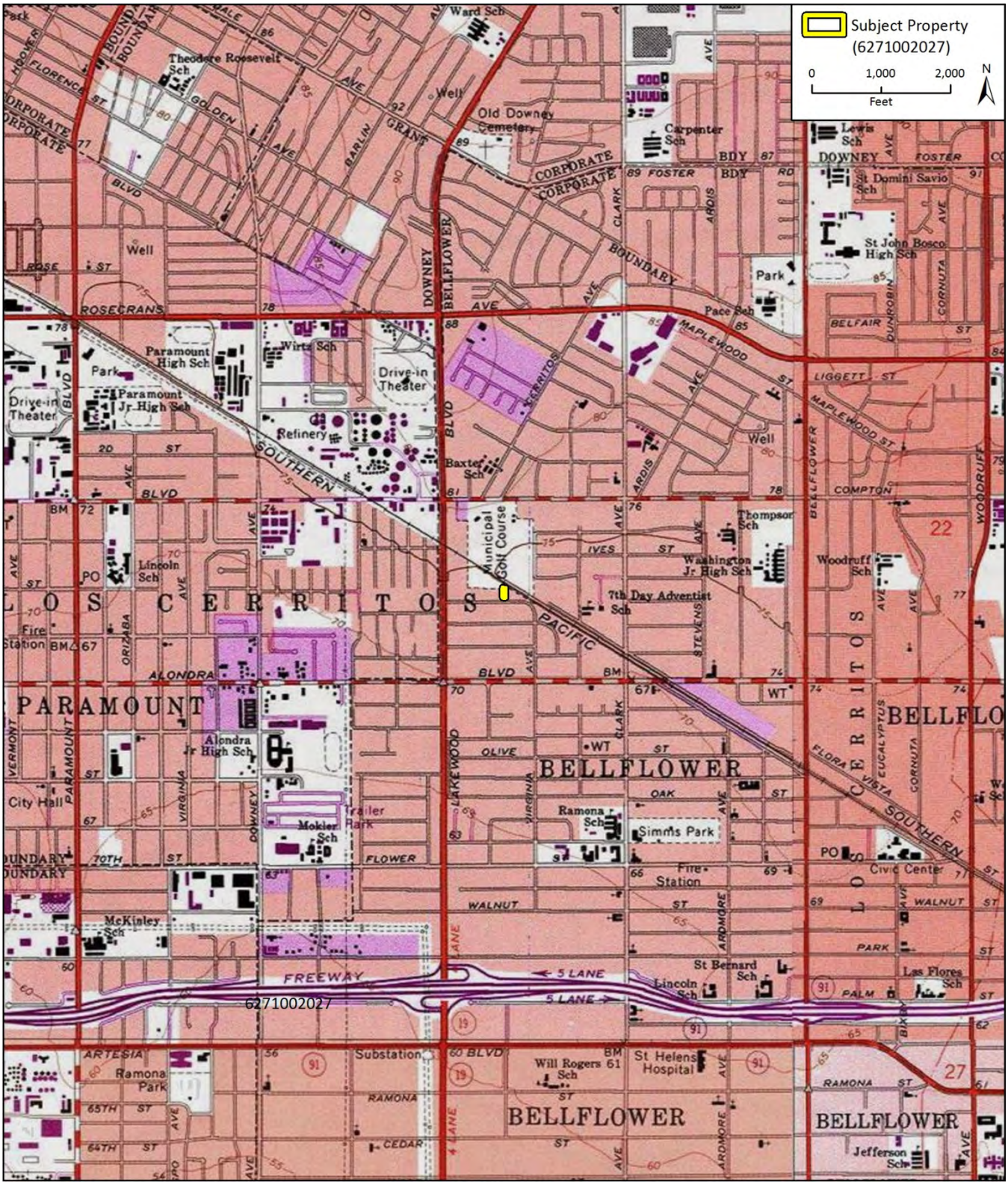
LOCATION MAP

Trinomial

***Resource Name or #** 9129 Hegel Street (Map Reference No. 26-015)

***Map Name:** *South Gate*

***Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9129 Hegel Street (Map Reference No. 26-015) ***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 assessor data, the residence and detached garage date from 1956. The garage door appears to be a replacement.

***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 1956. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018; Netronline 2018). 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 modest and undistinguished example of a 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). 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.

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 December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.

____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9127 Hegel Street (Map Reference No. 26-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9127 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-026

***P3a. Description:**

The subject property is a vernacular/utilitarian one-story residential building. The rectangular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are metal or vinyl sash replacements throughout. The front entrance is located on the east elevation and is obscured by a screen door. Alterations include the replacement of original windows.

A detached garage sits at the rear of the lot. The rectangular plan building features a gabled roof, stucco wall cladding, and a non-original metal roll-up garage door.

The property is located mid-block on a level parcel and is landscaped with a lawn and small shrubs. Overall, the property is 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:
South and east elevations; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1956 (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 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.

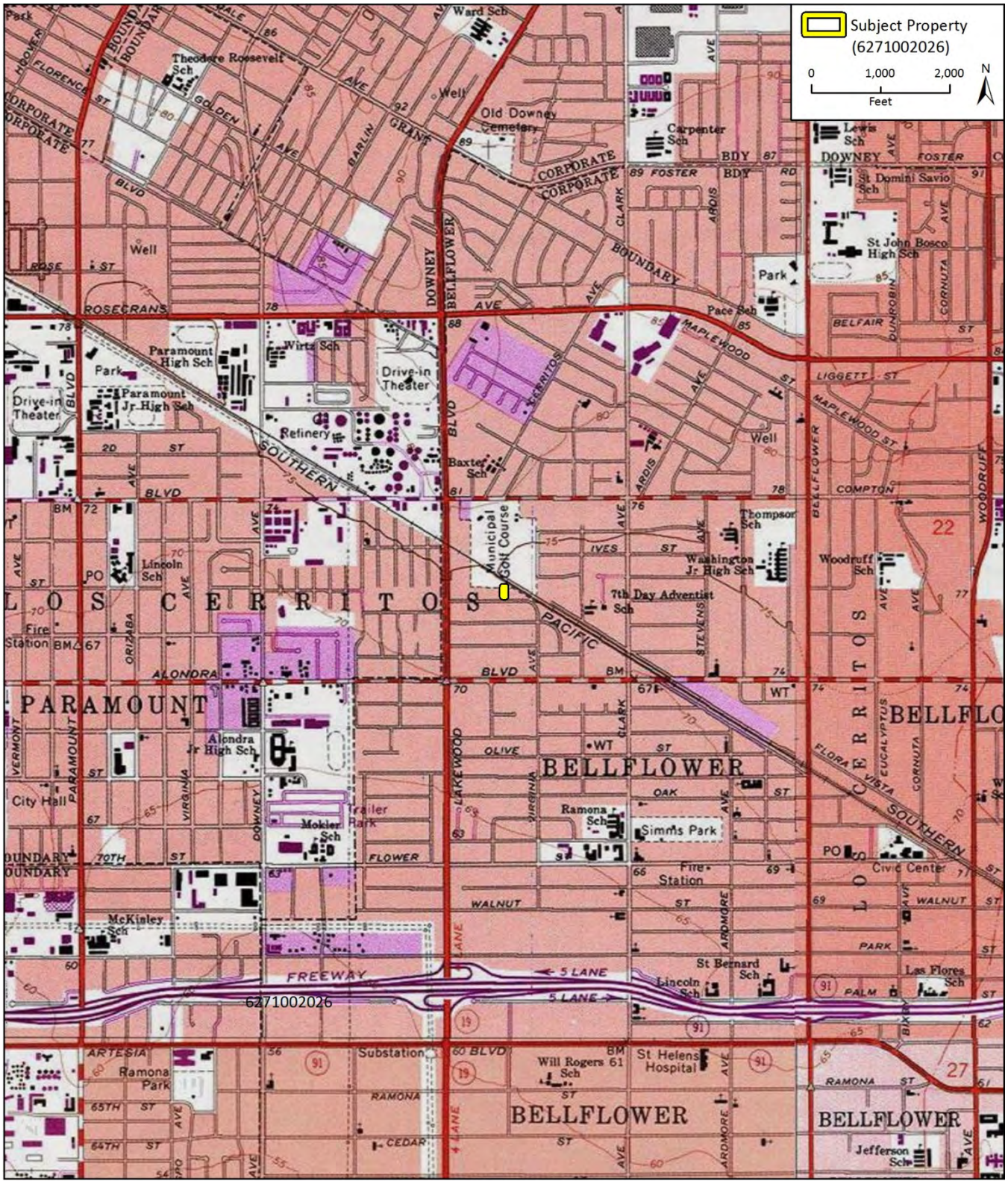
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9127 Hegel Street (Map Reference No. 26-016)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9127 Hegel Street (Map Reference No. 26-016) ***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:** N/A
***B6. Construction History:**
According to parcel data historic aerial photographs, the residence and detached garage were constructed in 1956. A replacement garage door and windows were subsequently 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 is a single-family residence constructed in 1956. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). 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 an extremely common example of a vernacular/utilitarian 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 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 December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.

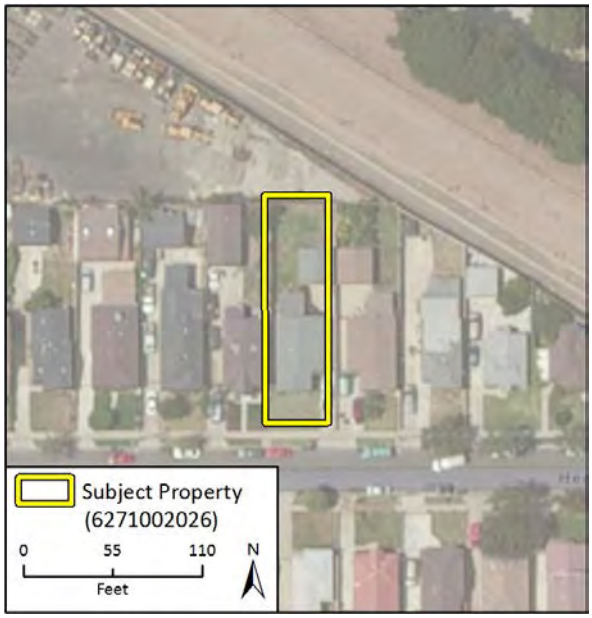
____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9115 Hegel Street (Map Reference No. 26-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 21 S.B.**B.M.**

c. Address: 9115 Hegel St City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-023

***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 hipped roof sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are non-original vinyl sashes in various sizes and forms. Entrances to the building are located on the south and west elevations, though their types were not visible from the public right-of-way. The property is located mid-block on a level parcel and is landscaped with grass, an ornamental tree and small shrubs. Alterations include the replacement of original window and roofing materials. The property is 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:
South and west 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:**
November 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):

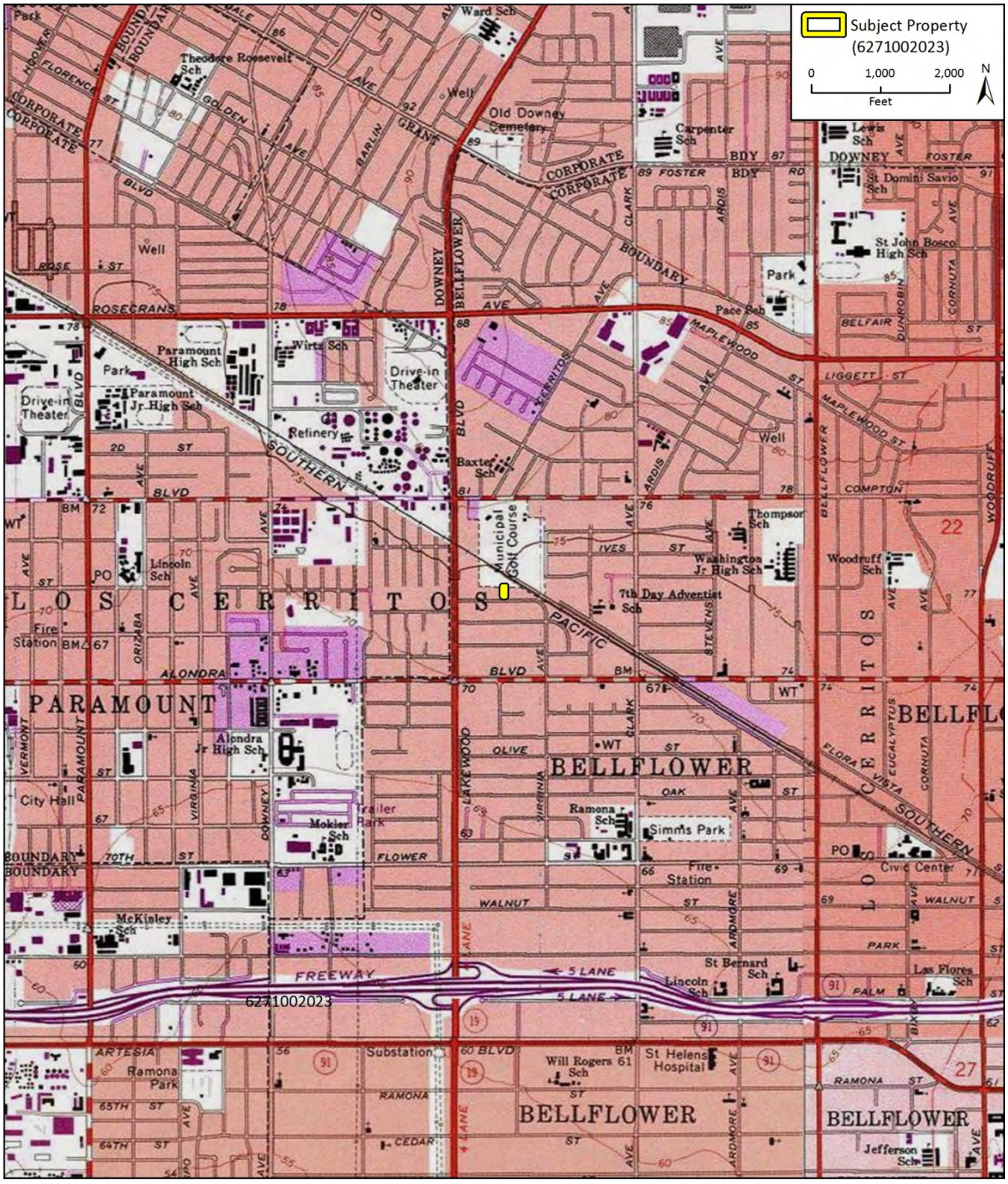
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9115 Hegel Street (Map Reference No. 26-017)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9115 Hegel Street (Map Reference No. 26-017) ***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:**
The residence and garage were constructed in 1947, according to parcel data. Historic aerial imagery reveals a rear addition was constructed sometime between 1972 and 1994. The 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 a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). 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 modest and undistinguished example of 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). 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.

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 December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

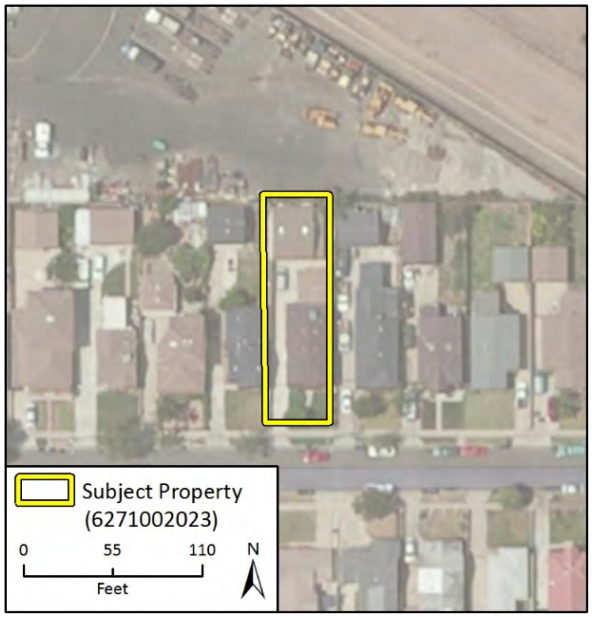
____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9123 Hegel Street (Map Reference No. 26-018)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9123 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: APN: 6271-002-025

***P3a. Description:**

The subject property consists of a single-family residence and a detached garage with no discernible style. Clad in stucco, the residence is roughly rectangular in plan and one story in height. The residence is capped with a cross-gabled roof with asphalt shingles. The south-facing main façade is generally symmetrical. The centrally placed porch appears to have been altered/remodeled. It is accessed via concrete steps (placed both centrally and on the left) and is sheltered by a front-gabled porch roof with metal rail supports and scalloped barge boards. Centered beneath the porch roof, the solid, wooden front door is flanked by non-original, vinyl sash windows. Similar replacement windows appear throughout the residence.

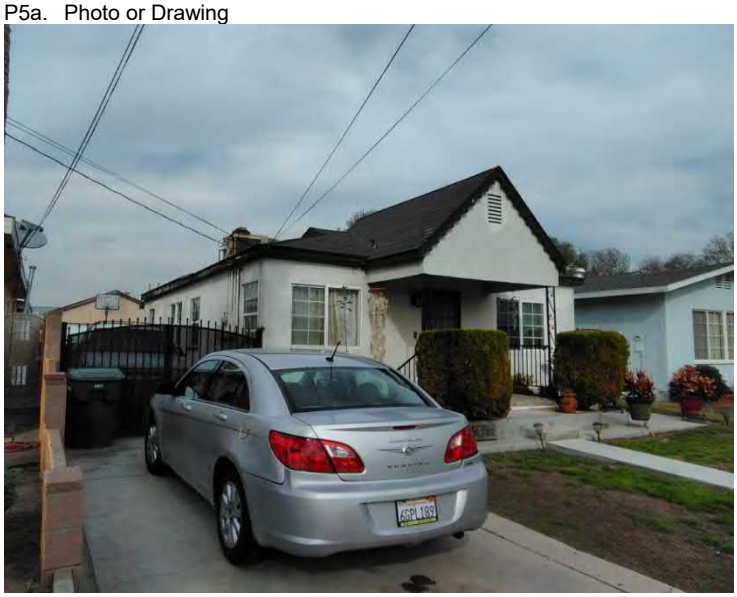
The detached garage is not fully visible from the public right-of-way but appears to be a front-gabled, stucco-clad building.

Landscaping includes a small lawn bisected by a concrete walkway, mature shrubs in concrete planters flanking the porch, and a park strip. A single car driveway to the west of the residence leads to the garage. The property is 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:
South and west elevations of residence and partial view of garage (left); 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:**
January 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 — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

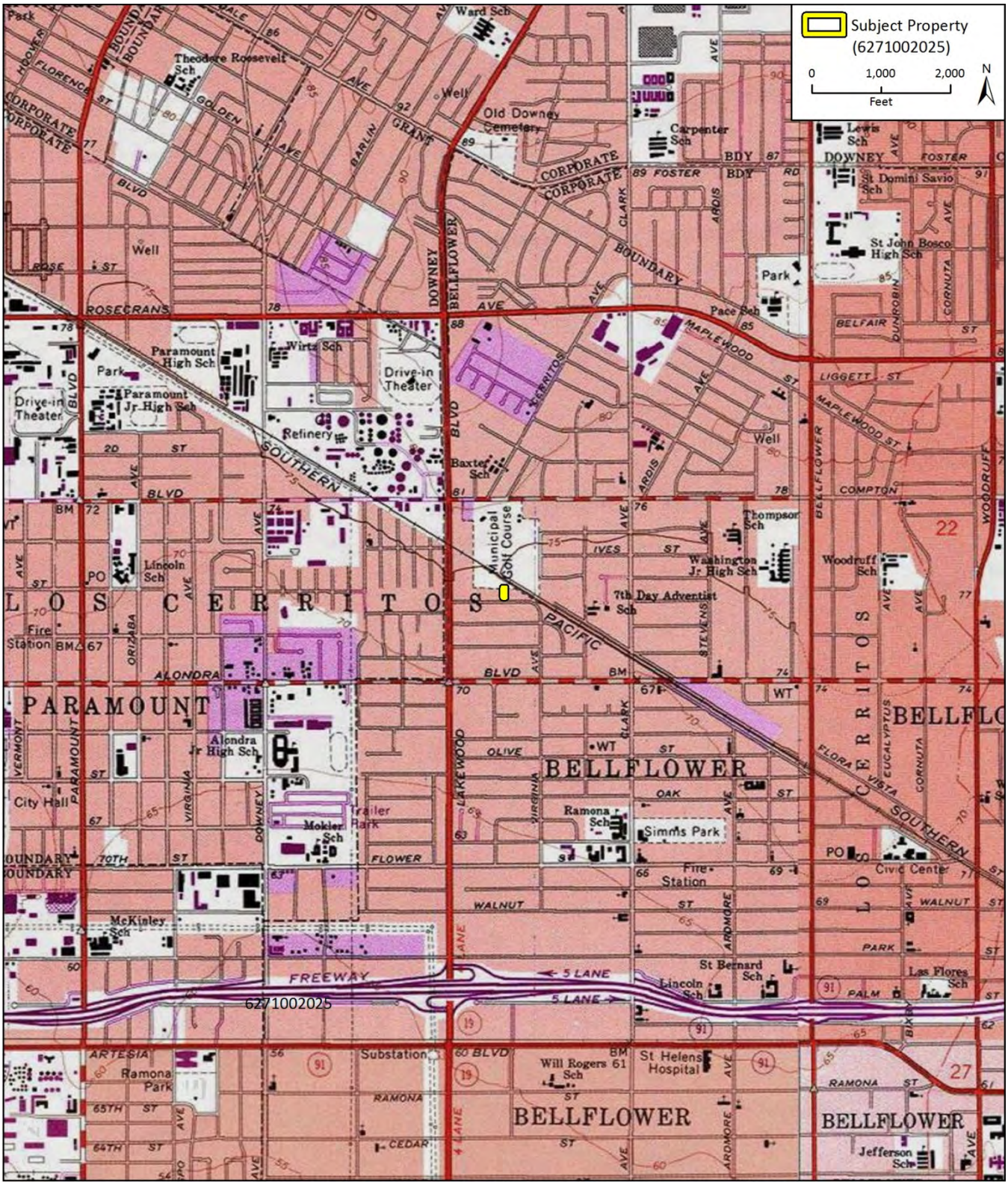
LOCATION MAP

Trinomial

***Resource Name or #** 9123 Hegel Street (Map Reference No. 26-018)

***Map Name:** 9123 Hegel Street

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9123 Hegel Street (Map Reference No. 26-018) ***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:**
The residence and detached garage were built in 1947, according to County assessor data. Alterations to the residence include the installation of several vinyl-sash windows and apparently the remodeling of the entry porch.

***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 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). 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 visibly 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 also not recommended eligible as a contributor to any existing or potential historic districts.

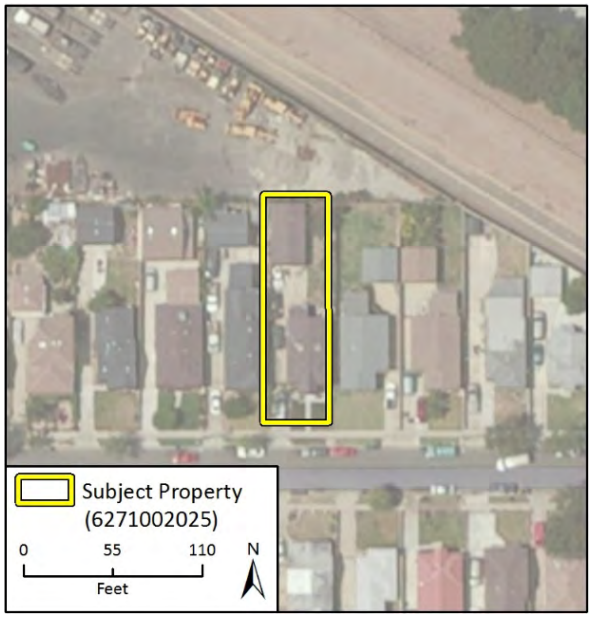
B11. Additional Resource Attributes: N/A
***B12. References:**
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 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:** December 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 #:** 9103 Hegel Street (Map Reference No. 26-019)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9103 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-020

***P3a. Description:**

The subject property is a rectangular parcel improved with two buildings, a residence and a detached garage, both built in 1947. Built in the Minimal Traditional style, the single-story residence stands on a continuous L-shaped concrete foundation. Its moderate-pitched cross-gabled roof is covered in asphalt shingles. Exterior wall surfaces are clad with stucco. The asymmetrical, south-facing main façade includes an eave-end porch and a gable punctuated by a louvered gable vent and an apparent replacement window. Accessed by concrete steps, the porch includes the building's west-facing front door and south-facing replacement window. Although original windows appear to have been replaced throughout, wood sills and casings appear intact.

The detached garage appears to have been designed in a manner consistent with the residence, though site constraints prevented a detailed recording of the building.

Landscaping consists of a front lawn, a planter with ornamental trees situated along the main façade, and a park strip planted with succulents. A concrete-paved driveway follows the western property line. The property is 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:
South façade of residence; camera facing north.

***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
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
January 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.

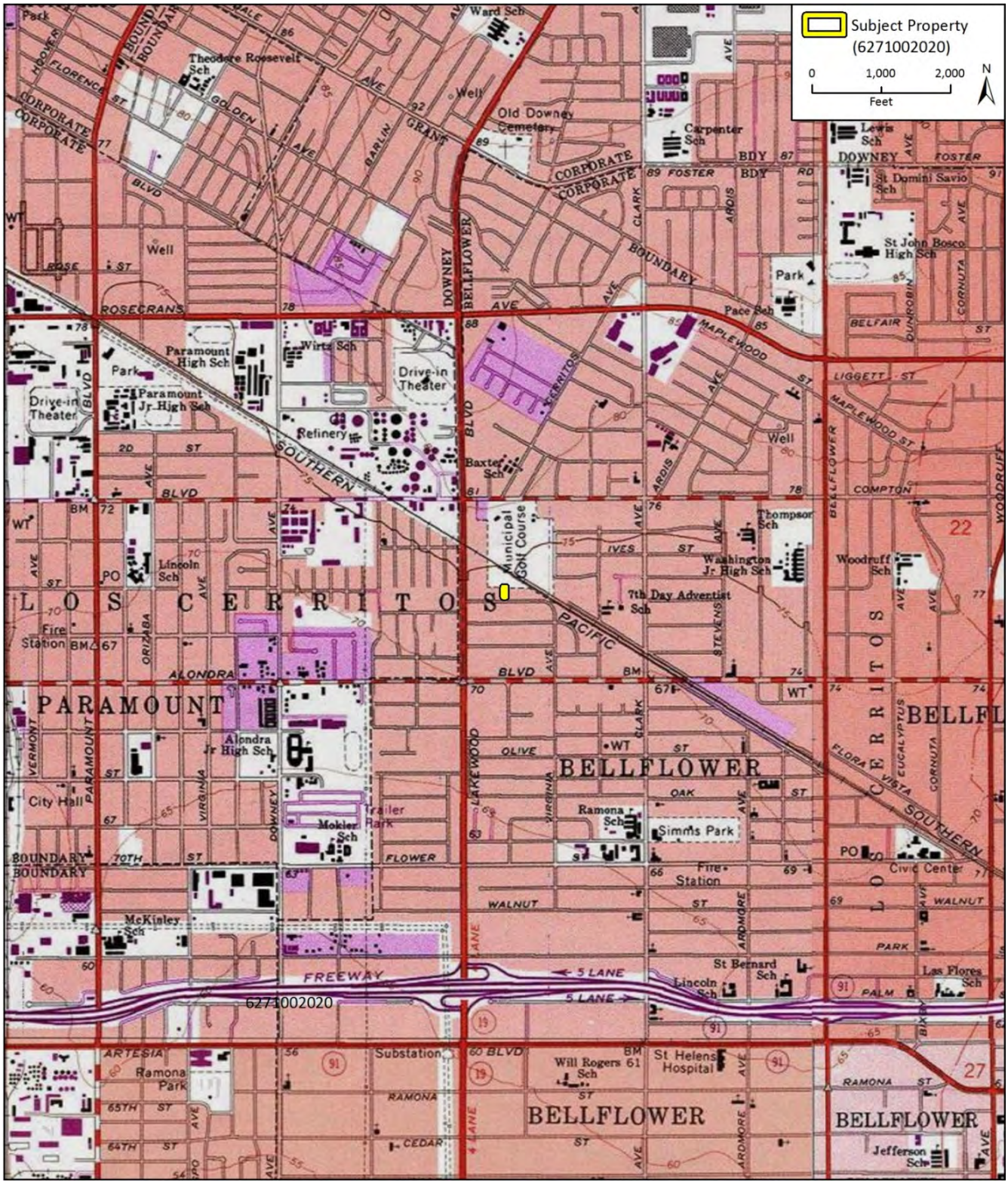
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 9103 Hegel Street (Map Reference No. 26-019)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
(6271002020)
0 1,000 2,000
Feet
N
6271002020
LOS CERRITOS
PARAMOUNT
BELLFLOWER
BELLFLOWER
BELLFLOWER
Theodore Roosevelt Sch
Old Downey Cemetery
Carpenter Sch
Lewis Sch
St Domini Savio Sch
St John Bosco High Sch
Paramount High Sch
Paramount Jr High Sch
Drive-in Theater
Wirtz Sch
Refinery
Baxter Sch
Municipal Golf Course
Thompson Sch
Washington Jr High Sch
Woodruff Sch
7th Day Adventist Sch
Lincoln Sch
Fire Station
City Hall
Alondra Jr High Sch
Mokler Sch
Trailer Park
Ramona Sch
Simms Park
Civic Center
McKinley Sch
St Bernard Sch
Las Flores Sch
Lincoln Sch
Substation
Ramona Park
Will Rogers 61 Sch
St Helens Hospital
Jefferson Sch
FREEWAY
5 LANE
5 LANE
PACIFIC
SOUTHERN
SOUTHERN
ROSECRANS
ALONDRA
BOUNDARY
BOUNDARY
MAPLEWOOD
MAPLEWOOD ST
LIGGETT ST
COMPTON
IVES
OLIVE
OAK
WALNUT
FLOWER
70TH ST
65TH ST
64TH ST
ARTESIA
RAMONA
CEDAR
PALM
PARK
FLORA VISTA
DOWNEY
BELLFLOWER
CLARK
ARDIS
LAKEWOOD
VIRGINIA
ARDMORE
STEVENS
VERMONT
PARAMOUNT
ORIZABA
EUCALYPTUS
CORNUTA
DUNROBIN
BELFAIR
FOSTER
GRANT
GOLDEN
FLORENCE
CORPORATE
CORPORATE
BOUNDARY
BOUNDARY
TERRITOS
WOODRUFF
Park
Well
Pace Sch
Park
Park
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Well
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Well
Ward Sch
Park
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Park

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9103 Hegel Street (Map Reference No. 26-019) ***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 style
***B6. Construction History:**
According to the Los Angeles County Assessor's office, the subject buildings were constructed in 1947. The windows on the residence appear to 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 a single-family residence constructed in 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Office of the Assessor 2018). A 1956 news article identified Clyde Wilber Boyd as a resident at this address. 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 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). 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.

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 December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

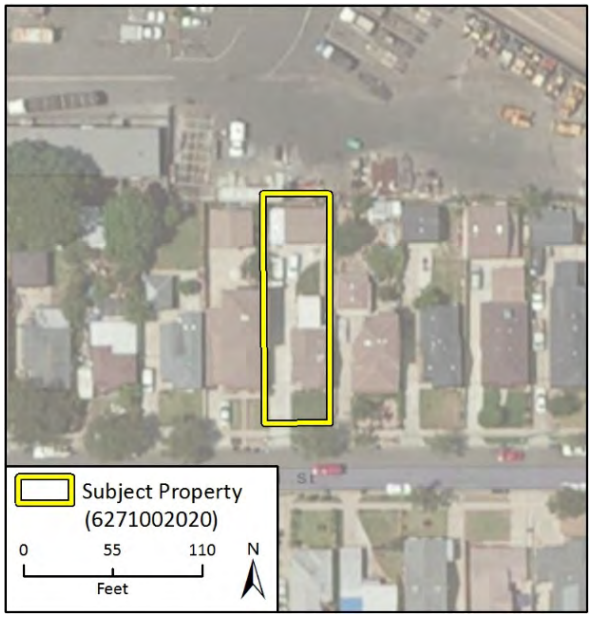
____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9027 Hegel Street (Map Reference No. 26-020)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9027 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-011

***P3a. Description:**

The subject property consists of a residence and a detached garage on a rectangular parcel. Built in 1962 in the Minimal Traditional style, the single-story residence features a rectangular floorplan and is topped with a low-pitched, hipped roof with shallow eaves and asphalt shingles. Exterior wall surfaces are clad primarily in stucco, with a brick-veneer band on the façade. The building's primary entry, a single door, is located on the west elevation, facing a concrete-paved driveway that traces the western property line. Original aluminum slider windows appear intact throughout. Windows on the front elevation are sheltered beneath metal awnings. The detached garage appears to have been designed in a manner consistent with the residence. Landscaping includes a front lawn, brick planters with mature plants, and a park strip planted with grass. The property is 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:
South façade of residence and partial view of detached garage; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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:**
January 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):

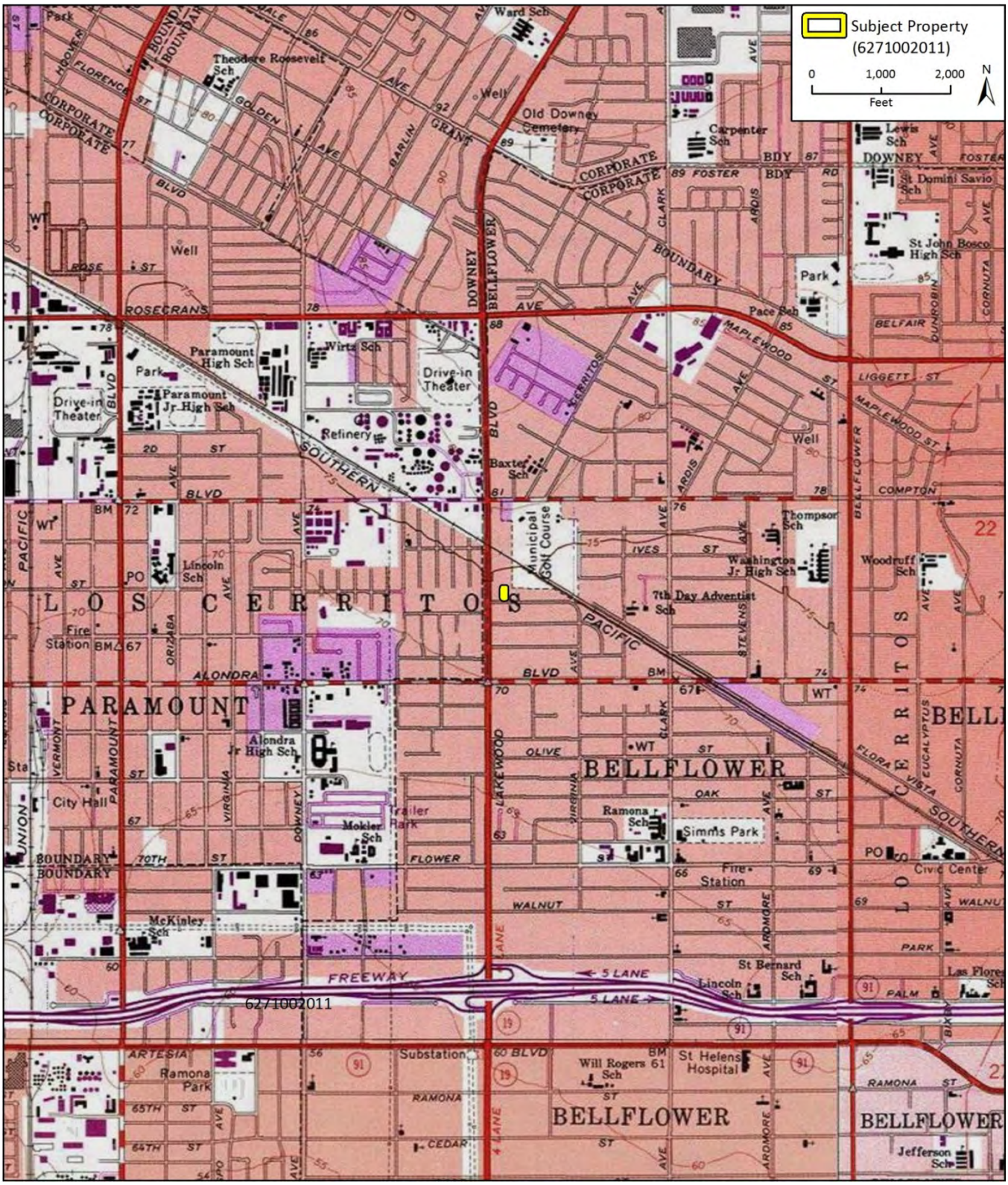
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 9027 Hegel Street (Map Reference No. 26-020)
***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
(6271002011)
0
1,000
2,000
Feet
N
6271002011
LOS CERRITOS
PARAMOUNT
BELLFLOWER
BELLFLOWER
BELLFLOWER
Theodore Roosevelt Sch
Old Downey Cemetery
Carpenter Sch
Lewis Sch
St Domini Savio Sch
St John Bosco High Sch
Park
Pace Sch
Paramount High Sch
Park
Paramount Jr High Sch
Drive-in Theater
Drive-in Theater
Wirtz Sch
Refinery
Baxter Sch
Municipal Golf Course
Well
Thompson Sch
Washington Jr High Sch
Woodruff Sch
7th Day Adventist Sch
Lincoln Sch
Fire Station
Alondra Jr High Sch
City Hall
Mokler Sch
Trailer Park
McKinley Sch
Ramona Sch
Simms Park
Civic Center
Fire Station
St Bernard Sch
Lincoln Sch
Substation
Ramona Park
Will Rogers 61 Sch
St Helens Hospital
Jefferson Sch
Ward Sch
Well
Well
Well
Park
Park
Park

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9027 Hegel Street (Map Reference No. 26-020) ***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 County assessor data, the residence and detached garage were built in 1962. The residence does not exhibit any major 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 single-family residence constructed in 1962. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Los Angeles County Assessor 2018). 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 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 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). 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: 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 County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

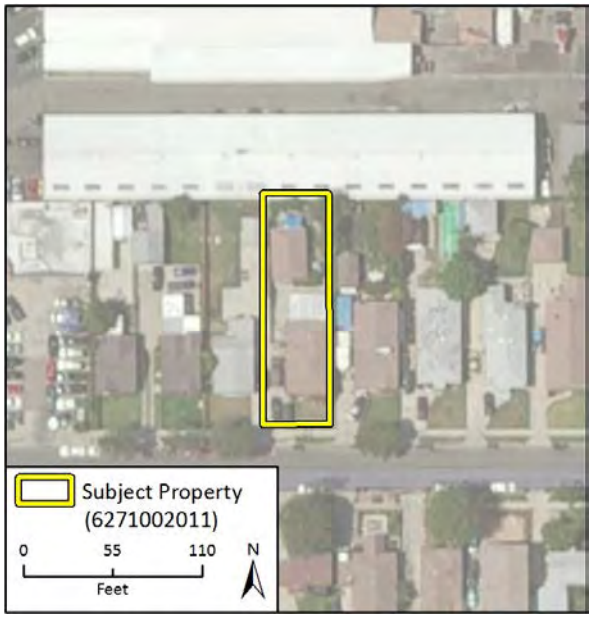
____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9021 Hegel Street (Map Reference No. 26-021)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9021 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-009

***P3a. Description:**

The subject property consists of a residence with detached garage, both built in the Minimal Traditional style. Set back from the street, the one-story residence is rectangular in plan and capped with a moderate-pitched, cross-gabled roof with exposed rafters and asphalt shingles. Exterior wall surfaces are clad primarily in stucco, though the gables include vertical wood-plank siding featuring a dovetail detail at center. Located on the asymmetrical, south-facing main façade, a shallow entry porch is housed under a roof extension supported by a decorative wood post system. The porch features a west-facing standard-size front door and vinyl-framed replacement window. A decorative, metal rail balustrade lines the outside edge of the porch. Although original windows and doors throughout appear to have been replaced, some wood frames and sills remain intact.

The single-car detached garage was designed in a manner consistent with the residence. Accessed by a concrete ribbon driveway just west of the residence, a wooden, swing-up garage door opens on the south-façade gable end.

Landscaping includes a front lawn situated behind a brick and metal-rail fence, concrete planters, and a park strip planted with a mature tree. The property is 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:
South and west elevations of residence with partial view of detached garage; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1938 (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:**
January 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):

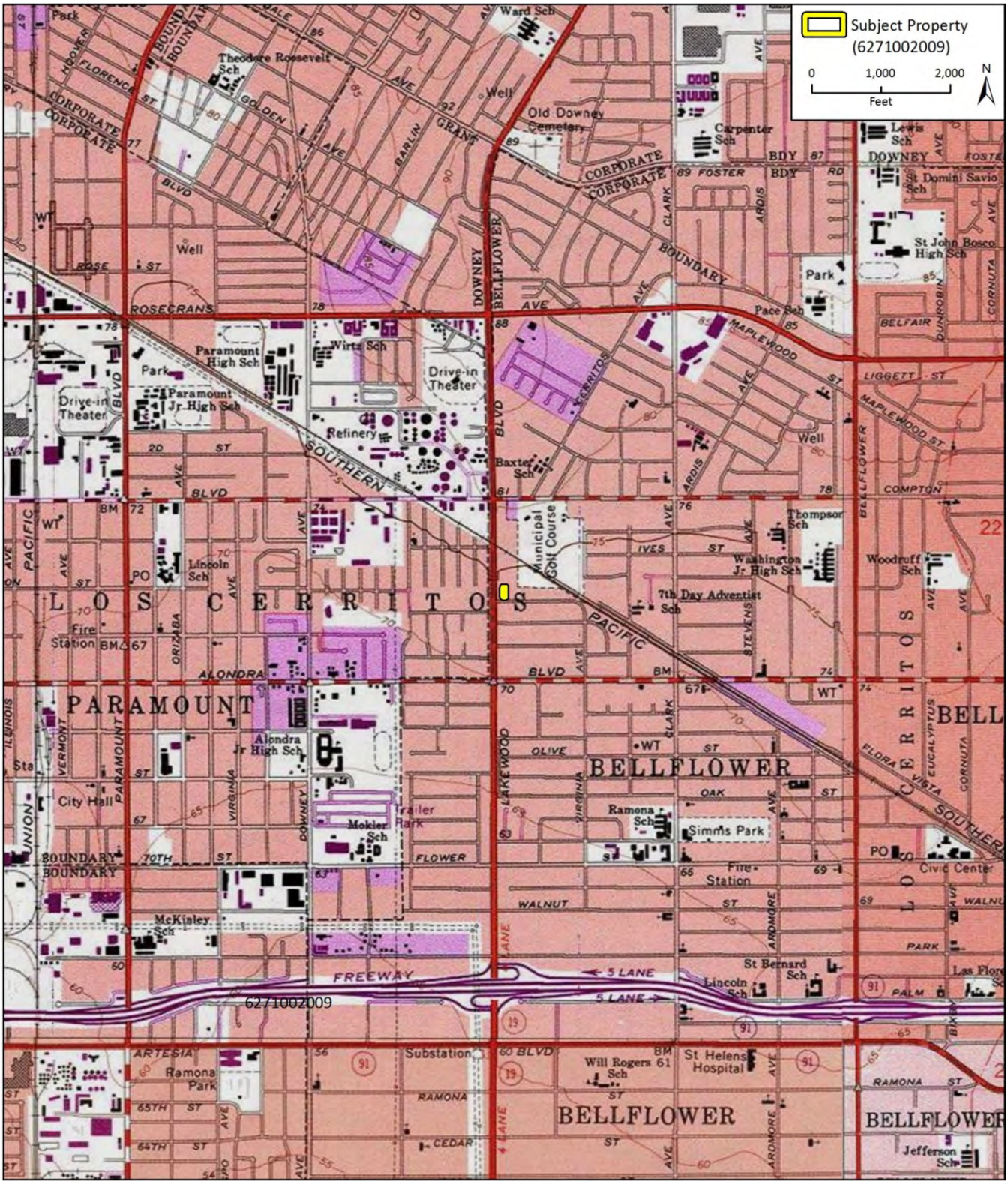
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 9021 Hegel Street (Map Reference No. 26-021)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9021 Hegel Street (Map Reference No. 26-021) ***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 style
***B6. Construction History:**
The residence and detached garage were both built in 1938 (Los Angeles County Office of the Assessor 2018). All windows visible from the public right-of-way are apparent 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 single-family residence constructed in 1938. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1924 (Los Angeles County Office of the Assessor 1924). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s. 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 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

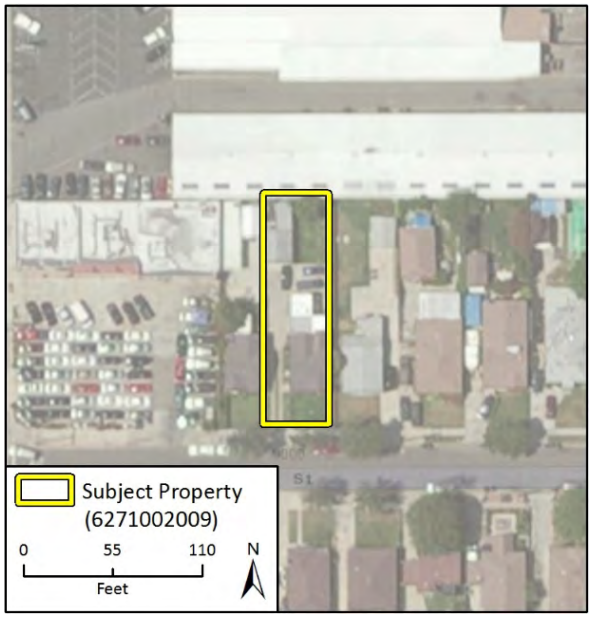
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract" [plat map]. January 1923.

____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks:
***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 #:** 9139 Hegel Street (Map Reference No. 26-022)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township: 3S, Range: 12W, Section: 21 S.B.**B.M.**

c. Address: 9139 Hegel Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ Y: mN (G.P.S.)

e. Other Locational Data: **APN:** 6271-002-029

***P3a. Description:**

The subject property consists of a residence and detached garage. Built in a utilitarian style with Minimal Traditional influences, the one-story, square-planned residence is topped with a gable-on-hip roof covered with asphalt shingles. The exterior walls are uniformly stucco-clad. The front porch is centered on the symmetrical, south-facing main façade and accessed by a set of concrete steps. A pent porch roof supported by stucco-clad columns shelters a non-original wooden panel door. A pair of metal-framed replacement windows flank the porch. Similar replacement windows are found throughout the residence.

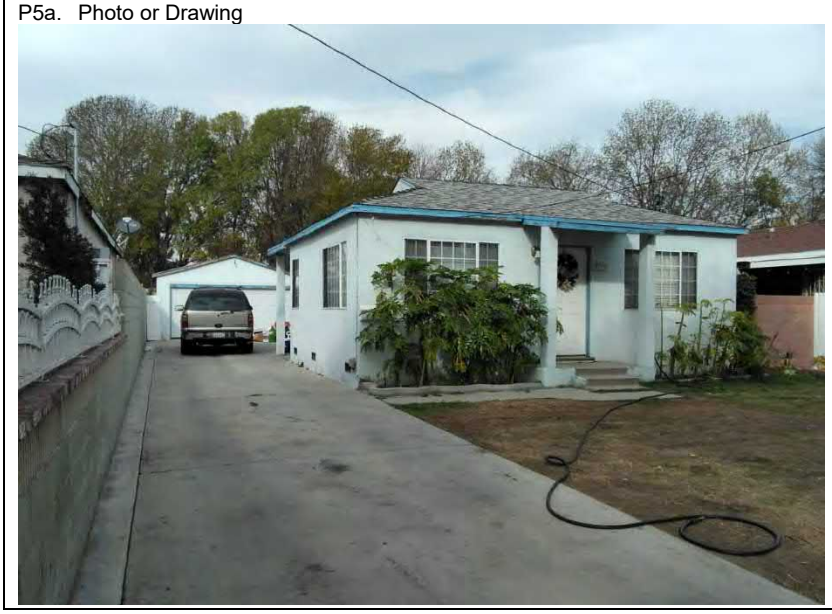
Situated northwest of the residence, toward the rear of the parcel, the detached garage features a front-gabled roof, stuccoed walls, and a non-original metal roll-up door.

Landscaping includes a front lawn, south-façade planters with shrubs, and a park strip planted with grass and a mature tree. The residence is 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:
South and west facades; 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:**
January 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):

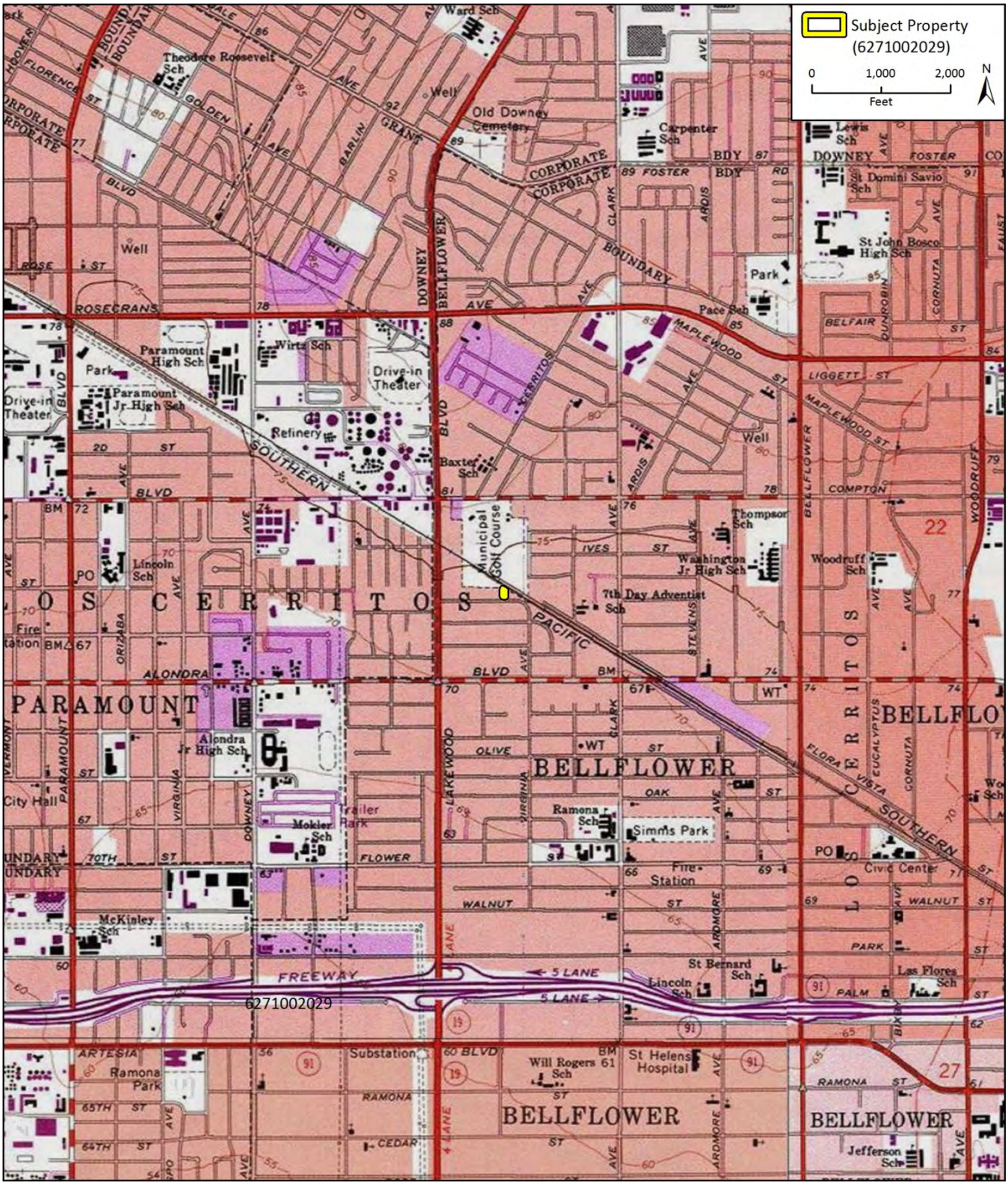
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *South Gate*

***Resource Name or #** 9139 Hegel Street (Map Reference No. 26-022)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9139 Hegel Street (Map Reference No. 26-022) ***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:** Minimal Traditional-influenced
***B6. Construction History:**
According to assessor data, the residence and detached garage were built in 1947. Alterations include the non-original windows and front door on the residence and a replacement garage door on the detached garage.

***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 1947. It was built as part of the Hegel Tract, a residential subdivision spanning the length of Hegel Street that was first platted in 1923 (Los Angeles County Office of the Assessor 1923). Historic aerial photographs and parcel data reveal the tract was gradually developed between the 1930s and 1960s (Netronline 2018; Los Angeles County Office of the Assessor 2018). 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 Minimal Traditional-influenced 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

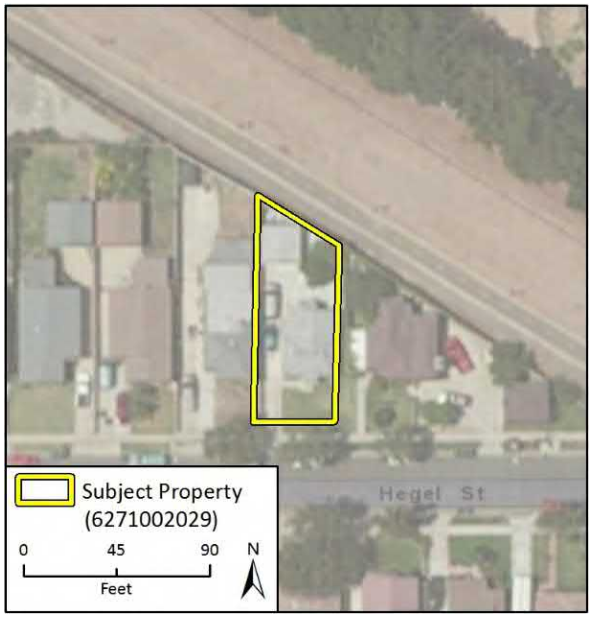
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles County Office of the Assessor. "Hegel Tract." [plat map]. January 1923.

____. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 9135 Somerset Boulevard (Map Reference No. 26-023)
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate, CA* **Date:** 1964 Township 3S , Range 12W, Section 21 S.B.**B.M.**
c. Address: 9135 Somerset Boulevard City: Bellflower Zip: 90706
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: **APN**: 627-800-9040 and 627-800-9039

***P3a. Description:**

The subject property consists of a single parcel containing a one-story commercial building with three storefronts and an adjacent one-story, single-family residence with a detached garage. The parcel is situated between Bayou Avenue and Touchwood Avenue; the single-family home is located at 14948 Bayou Avenue, with its primary elevation facing Bayou Avenue. Built in the Minimal Traditional-style, the one story, single-family residence is rectangular in plan, sits on a concrete foundation, and is capped with a side-gable roof with square asphalt shingles and a slight eave overhang. The primary, west-end elevation features an enclosed sunroom with three two over two single sash wall-length windows that continue to the north elevation. The primary elevation entry includes wooden lattice detailing and an ornamental metal security door. A detached garage is located at the parcel's eastern boundary.

The commercial portion of the property is located at 9135, 9137, 9141 and 9143 Somerset Boulevard, with three storefronts, each of which house a different commercial use. The building has an L-shape concrete foundation and is capped with a flat roof. The commercial building's primary, or south, elevation fronts Sommerset Boulevard. The primary elevation is stucco with decorative rock cladding, which marks the building's eastern boundary. The primary façade contains multiple glass storefront windows, with three separate primary entryways, one for each business. A metal awning tops the primary elevation entries for the length of the building. The west elevation features a large commercial window, and small irregular punched windows with metal security grills. It also includes two secondary entries - a sliding glass door and wooden double door framed in clapboard.

***P3b. Resource Attributes:** HP2. Single 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 14948 Bayou Avenue, camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
Residence: 1948; commercial building: 1954-1955 (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 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.

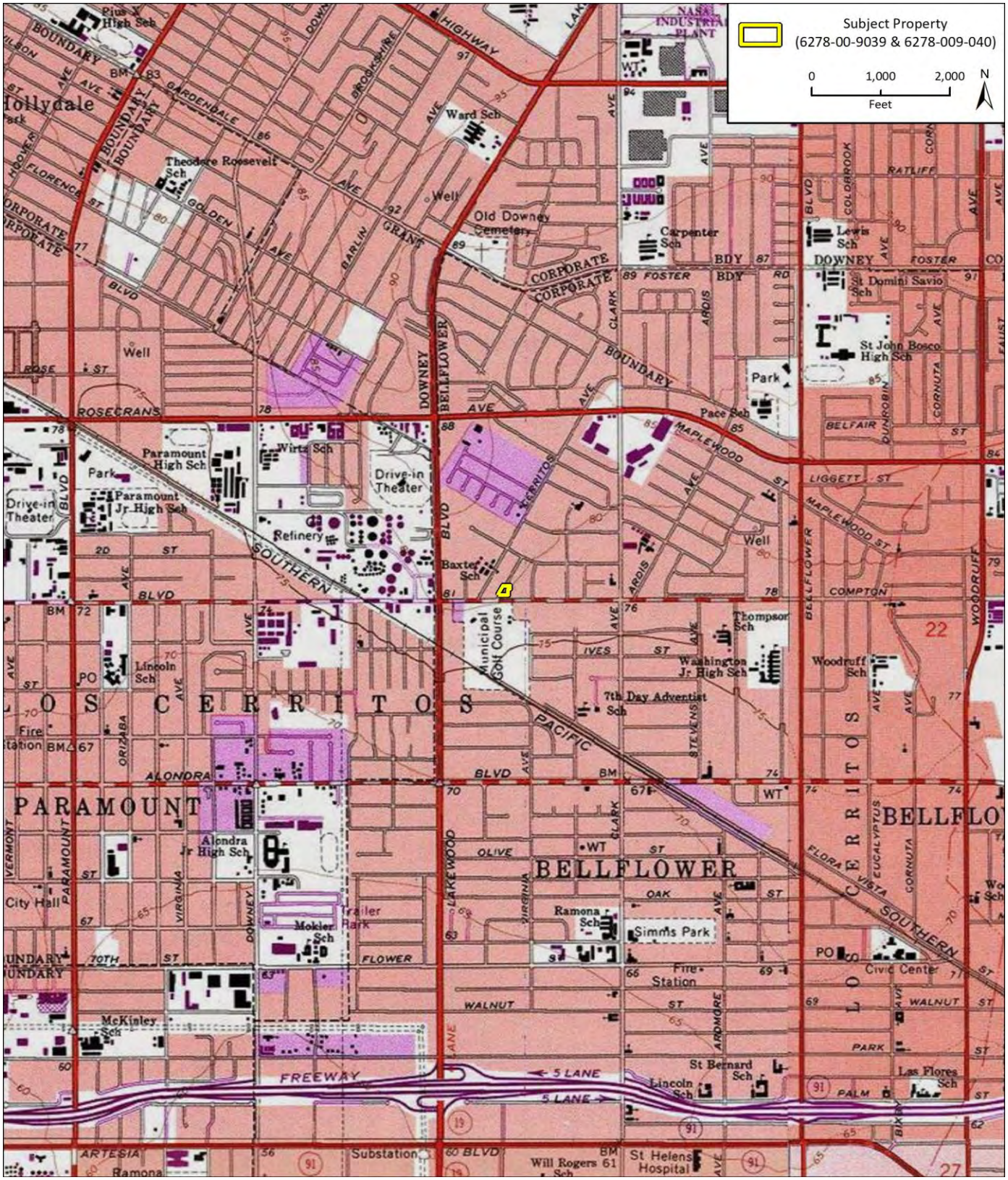
***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #:** 9135 Somerset Boulevard (Map Reference No. 26-023)
***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 #** 9135 Somerset Boulevard (Map Reference No. 26-023)

B1. Historic Name: N/A
B2. Common Name: 9135 Somerset Boulevard
B3. Original Use: Commercial/Industrial use
B4. Present Use: Residence; Vacant

***B5. Architectural Style:** Minimal Traditional; no discernible style

***B6. Construction History:**
The single-family residence was constructed in 1948., The commercial property was constructed between 1954 to 1955 and received an addition in the rear by 1972.

***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 dwelling and a multi-unit commercial building on a single parcel. Assessor data indicates that in 1948 the subject single-family residence was developed, and from 1954 to 1955, the storefront property was constructed (Los Angeles County Assessor 2022). Historical aerial photographs indicate that by 1972 the commercial building received a rear addition (NETR Online 2022). After this improvement, the single-family residence and commercial building remained largely unchanged (UCSB, 1976). A review of Sanborn Maps, ancestry.com, newspapers.com, California Digital Newspaper Collection, and Los Angeles city directories, uncovered no additional information of consequence pertaining to the subject property or its previous owners and occupants.

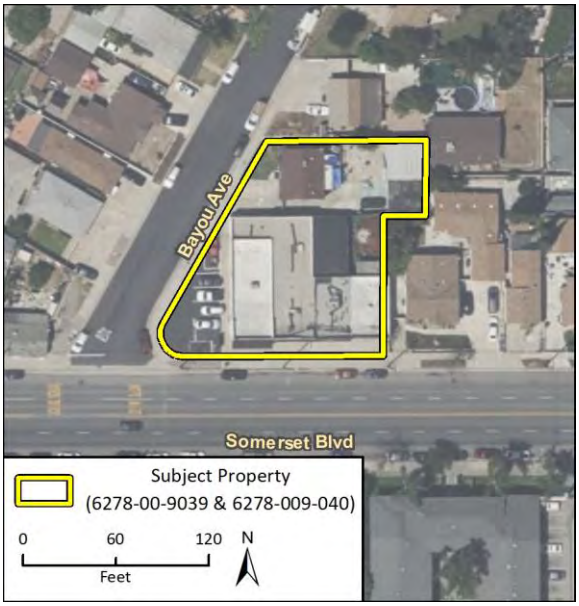
The property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property is a relatively ordinary example of a Minimal Traditional-style single-family house and commercial building built in 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). 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:**

California Digital Newspaper Collection, UCR: Center for Bibliographical Studies and Research, California Digital Newspaper Collection (ucr.edu). Accessed August 2022.
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed August 2022.
Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). August 2022.
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed August 2022
Los Angeles, County: Los Angeles Public Library, ProQuest Digital Sanborn maps, 1867-1970. ProQuest Digital Sanborn Maps ~ Browse Maps (lapl.org). Accessed August 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 August 2022.
UCSB Library FrameFinder (ucsb.edu). Accessed September 2022.

B13. Remarks: N/A
***B14. Evaluator:** Shelby Stepper, Rincon Consultants
***Date of Evaluation:** September 15, 2022



(This space reserved for official comments.)

Photographs:

Photo 2: 9135, 9137, 9141 and 9143 Somerset Boulevard, west and south elevations. Camera facing northeast. September 7, 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**

 ***Resource Name or #:** 9438 Alondra Boulevard (Map Reference No. 27-001)

P1. Other Identifier: Paramount Bilingual SDA Church

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1964 Township: 3S Range: 12W Section: 22 S.B.**B.M.**

c. Address: 9438 Alondra Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106012004

***P3a. Description:**

The subject property is a rectangular parcel containing a single ecclesiastical building and a surface large parking lot. Constructed in no discernible style, the one-to-two story building is roughly L-shaped in plan and situated along the parcel's south and west boundaries. It rises from a concrete foundation and is capped with a roof that is alternately gabled and flat. Stucco cladding conceals what is presumed to be a wood-frame structural system. Entrances face the parking lot to the north and east and feature solid wood, wood panel, and glazed wood doors. Windows are non-original sashes in various configurations. Additional details include a crucifix flanked by columns of flagstone veneer on the north facing gable end. Landscaping on the property is minimal, limited to a few ornamental trees and flowering plants along the parcel boundaries. The building appears to be in good condition, and no notable alterations were identified.

***P3b. Resource Attributes:** HP16. Religious 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 sanctuary; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1958/1965/1981 (Assessor data)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***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 X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

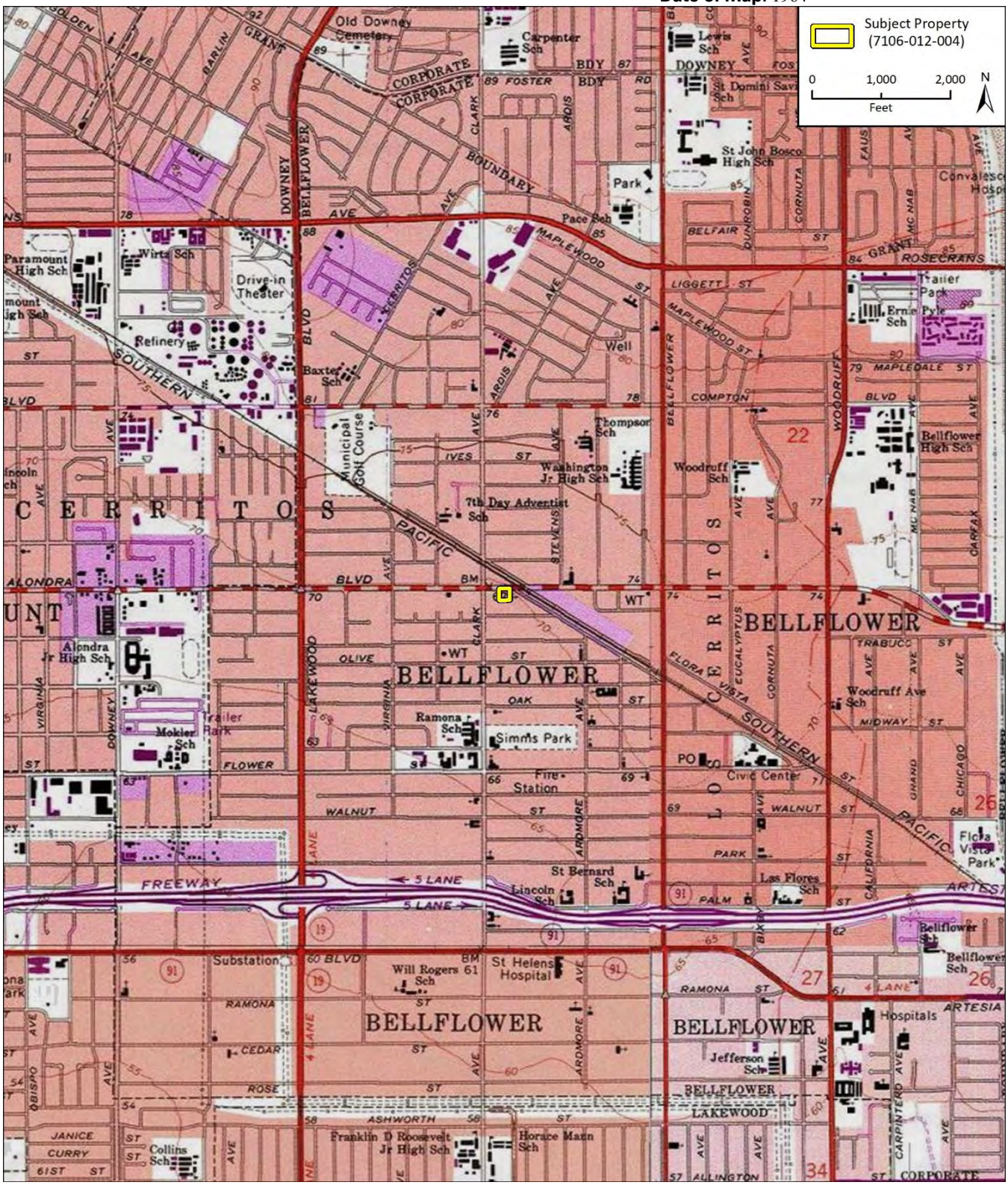
LOCATION MAP

Trinomial

Page 2 **of** 4
***Map Name:** *South Gate*

***Resource Name or #** 9438 Alondra Boulevard (Map Reference No. 27-001)
***Scale:** 1:24,000

***Date of Map:** 1964



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9438 Alondra Boulevard (Map Reference No. 27-001) ***NRHP Status Code 6Z**
Page 3 **of** 4

B1. Historic Name: Center Street Baptist Church; Alondra Baptist Church
B2. Common Name: Paramount Bilingual SDA Church
B3. Original Use: Church B4. Present Use: Church
***B5. Architectural Style:** No discernible style

***B6. Construction History:**

Assessor data and historical aerial images indicate the building was constructed in phases between 1958 and 1981 (NETROnline 2022; County of Los Angeles, Office of the Assessor 2022). Visible alterations since the time of its completion 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

Assessor data and historical aerial photographs show the subject building was completed in phases in 1958, 1965, and 1981. The property has been a church since at least as early as 1958. However, the existing sanctuary portion of the church building was not constructed until 1965, around which time buildings located what is now the parking lot were removed from the property. A review of historical city directories and newspapers identified Alondra Baptist Church and the Center Street Baptist Church as previous occupants (Los Angeles Time 1966; Luskey Brothers and Co. 1961).

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 persons or events significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The property is a relatively ordinary example of church 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 it may yield important information about prehistory or history

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, 1966, "New Sanctuary," March 6. Wwww.newspapers.com. Accessed August 2022.

Luskey Brothers and Co. 1961. "Luskey's Bellflower Criss Cross Directory and Home Blue Book Edition, July 1961," Via ancestry.com. Accessed August 2022.

NETROnline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2022.

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:** September 12, 2022

(This space reserved for official comments.)

Photograph:

North and east elevations. Camera facing south.

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 #:** 9712-9718 Harvard Street (Map Reference No. 28-001)

P1. Other Identifier: Little House

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 22 S.B. **B.M.**

c. Address: 9718 Harvard Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-016-007

***P3a. Description:**

The subject property is a roughly rectangular parcel occupied by four buildings. At the northern edge of the property is a two-story residence designed in the American Foursquare style. Originally built in 1922, its irregular footprint is a result of one-story addition. The residence is topped by a hipped roof covered with asphalt shingles. Exterior cladding is horizontal wood-plank siding. Fenestration includes wood sash double-hung and tripartite windows with wooden casings. Several of the windows are flanked by shutters. The primary entrance on the northern façade is composed of a standard size door sheltered by a small, projecting gabled roof supported by knee braces. Concrete steps with a simple black metal railings lead to the entry door, which is obscured from view by a metal security door. A one-story addition wraps around the west elevation to the south elevation. Covered by a hipped roof and clad with horizontal siding, it is similar in appearance to the main portion of the building. A bay window is displayed on its north elevation; additional fenestration on other elevations is not clearly visible from the public ROW, but appears to include sliding windows with wood casings. To the south is a multi-purpose building constructed in 2015.

Located across a paved driveway to the west, the remaining two residential buildings date from 1958. They are not clearly visible from the public ROW, but city records show that each is a duplex with a garage at center. The central building has a generally rectangular footprint and the southern building is L-shaped. Both are covered with hipped roofs and appear to be clad in stucco.

The property is located mid-block on a level parcel and is landscaped with front and rear lawns, shrubs, and trees. Hardscaping includes paved concrete walkways, a long driveway and a parking area near the center of the property. The properties are in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property; HP39. Other (Residential treatment facility)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North elevation of Building 1 with Building 2 in background, view to the south.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1922, 1958, and 2015 (Los Angeles County Office of the Assessor; Little House 2015).

***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:**
January 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):

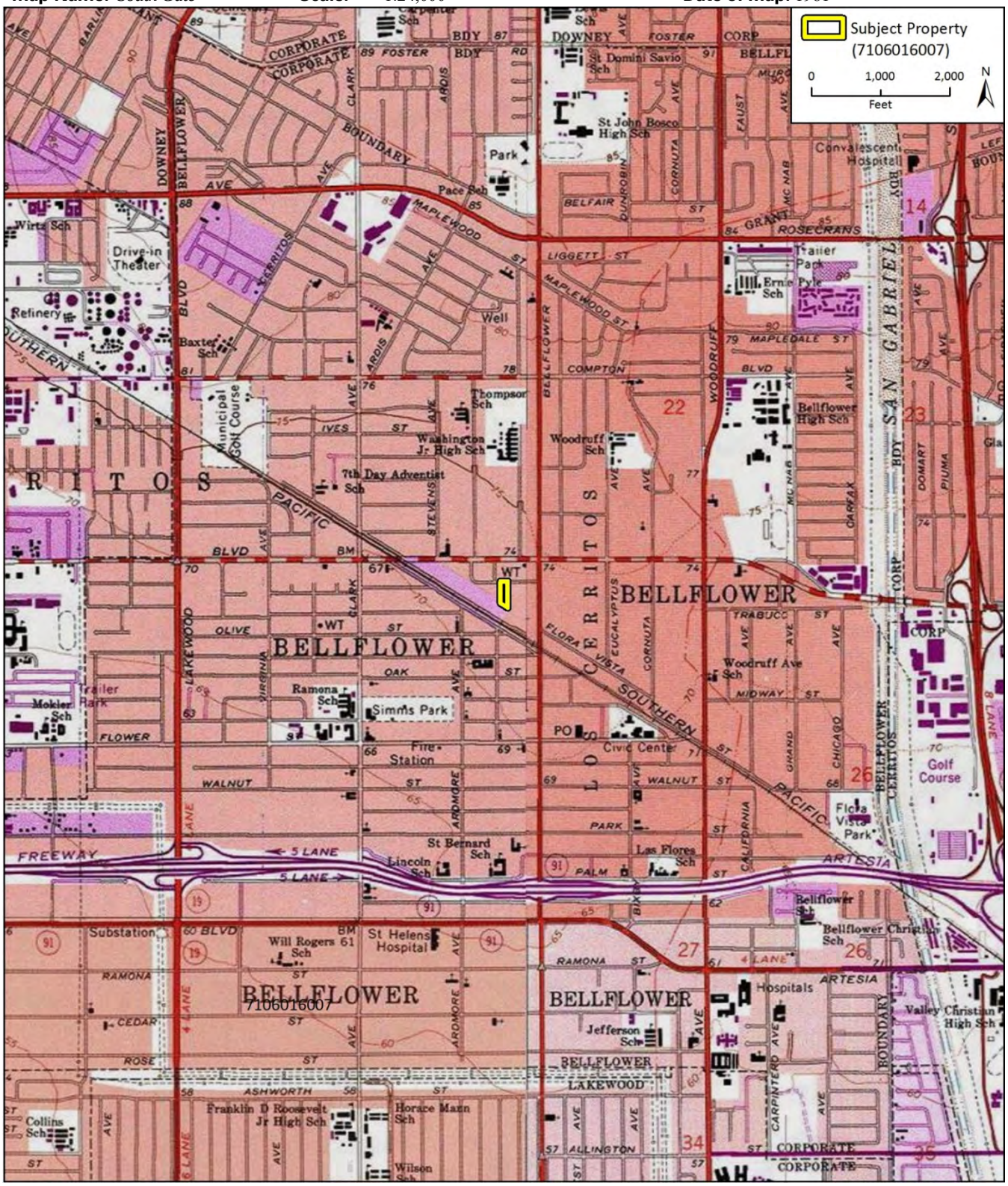
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 9712-9718 Harvard Street (Map Reference No. 28-001)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9712-9718 Harvard Street (Map Reference No. 28-001) ***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 treatment facility
***B5. Architectural Style:** American Foursquare
***B6. Construction History:**

The American Foursquare building was constructed in 1922. It has an addition wrapping from the western to the southern elevation that was built by 1956 per historic aerial photos (UCSB Map & Imagery Lab, 1956). A garage dating from the 1920s was demolished and the building on the eastern edge of the property was built in 2015. The two duplex buildings at the western edge of the property date from 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** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property currently serves as a residential treatment facility for women. Known as "Little House", the organization has operated on the property since 1977 (Korber 1977). Established in 1956, Little House had previously been located at 17224 Downey Ave (Gore 1975). Based on available city directories, the only previous occupant identified was J. Louis Santala, who resided at the property between 1948 and 1961. Santala was employed as an oil worker (Bellflower city directories, various). The architect for the 2015 buildings was Mid Cities Engineering, based in Bellflower (City of Bellflower 2012). The architect and contractor for the other three buildings were not identified.

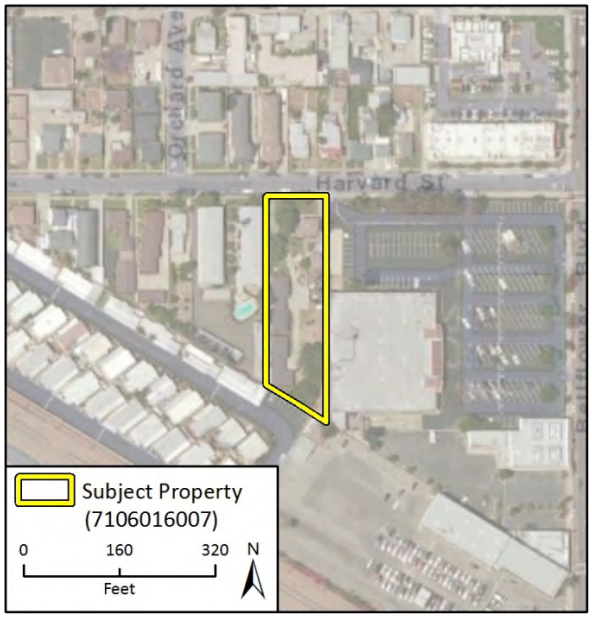
None of the subject properties are recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the 1922 building may have originally been a representative example of the American Foursquare style, it no longer retains integrity, due to the west- and south-elevation addition, which significantly changed the character-defining form and mass of the building. Furthermore, the property as a whole does not have a cohesive design or site plan, as the three additional buildings on the parcel were constructed between 1958 and 2015, and they do not appear to 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Bellflower city directories. Various. Accessed December 2018 at Ancestry.com
City of Bellflower. 2012. Staff Report from Elizabeth Corpuz, Associate Planner, to Honorable Chairman and Members of the Planning Commission, re: a public hearing to consider an application from Tina Marshall for a CUP…and Resolution No. PC12-34, 15 October. https://www.bellflower.org/civicax/filebank/blobdload.aspx?blobid=23565
Google Earth. Various. Aerial photographs of subject property.
Gore, Robert. 1975. "Little House 19th birthday observed", *Press Telegram* (Long Beach), 2 December. Accessed on newspaperarchive.com
Korber, Dorothy. 1977. "Suit planned to stop half-way house move", *Press-Telegram* (Long Beach), 11 March. Accessed on newspaperarchive.com
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. Various. "FrameFinder". [aerial photo database]. Accessed at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/, December 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 7, 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 #:** 16123 Bellflower Boulevard (Map Reference No. 28-002)

P1. Other Identifier: Ralph's (currently vacant)

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S, Range: 12W, Section: 22 S.B.**B.M.**

c. Address: 16123 Bellflower Boulevard City: Bellflower Zip: 90706-0000

d. UTM: Zone: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-016-008

***P3a. Description:**

The subject property is a large, roughly square parcel located at the southwest corner of Bellflower Boulevard and Harvard Street. The parcel contains one single-story, rectangular building sited in the southwest corner. The building, which recently held a Ralph's Grocery Store but is currently vacant, is clad in a combination of rusticated concrete block and stucco. A slightly domed roof covers a majority of the building. Projecting from the center of the façade is a wide shed roof supported by concrete block pillars. Flanking this are two arches supported by concrete block pillars and topped with canted roofs. Both the shed roof and the canted roofs are covered with red tile. The primary entrance is composed of large steel-framed automatic sliding doors and is surrounded with windows of a similar design. Surrounding the building is a paved parking lot, dotted with raised planter beds containing shrubs and decorative trees. The property appears in overall 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:
North and east (front) façade; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1977 (Los Angeles County 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 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.

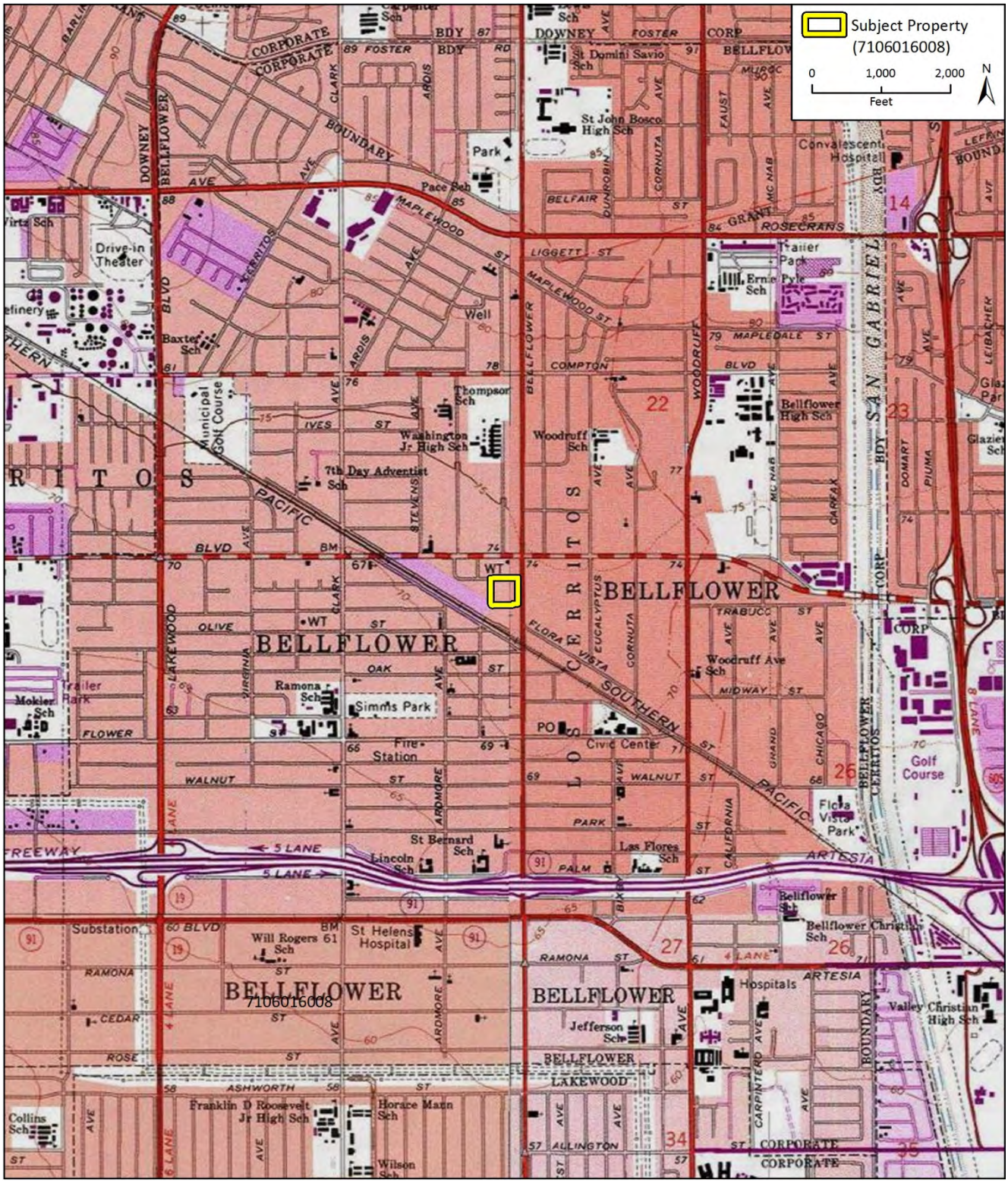
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 16123 Bellflower Boulevard (Map Reference No. 28-002)
***Map Name:** *Whittier* ***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 #** 16123 Bellflower Boulevard (Map Reference No. 28-002) ***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, Vacant
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
Built in 1977, per Los Angeles County Assessor records. No visible alterations noted.

***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 1977. Because building permits for the property were unavailable, the identities of its designer, builder and developer could not be ascertained. From at least as early as 2008 through early 2017, the building housed a Ralph's supermarket. It is currently vacant. 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 highly common example of a vernacular/utilitarian grocery store 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:**

Google Maps. Images of 16123 Bellflower Boulevard." https://www.google.com/maps/ @34.2787495,-119.2466332,15z.

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.

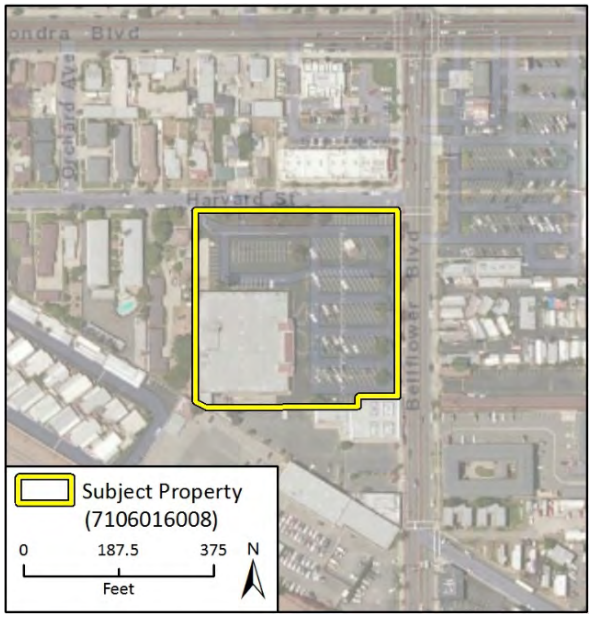
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed 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:** Susan Zamudio-Gurrola, 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 #:** 9530 Alondra Boulevard (Map Reference No. 28-003)

P1. Other Identifier: Aztec Mobile Estates

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *South Gate* **Date:** 1981 Township 3S, Range 12W, Section 22 S.B.**B.M.**

c. Address: 9530 Alondra Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-013-901, 7106-013-903

***P3a. Description:**

The subject property is a mobile home park situated on two adjacent parcels. It consists of a clubhouse, swimming pool, and approximately 70 mobile homes situated along a U-shaped internal roadway. Located at the property's Alondra Boulevard entrance, the clubhouse is a one-story commercial and recreational building designed in a generally Spanish Colonial Revival style. The irregular plan building sits on a concrete foundation and is capped by a false Mansard roof that is clad in red clay barrel tiles and which conceals a flat roof with rolled composition roofing material. Exterior walls are of exposed adobe brick. Windows are aluminum fixed sashes. The main entrance is located on the northeast elevation and features a glazed, aluminum framed commercial door and window assembly. A swimming facility is located immediately north of the clubhouse and features a rectangular pool, concrete deck, and a lawn, all sheltered from the public right-of-way by an adobe or imitation adobe brick wall. Most of the property's landscaping is located at the clubhouse and pool complex. It consists chiefly of the aforementioned lawn and several mature trees.

The mobile and manufactured homes at the property appear in a variety of styles, but most include a rectangular or roughly rectangular plan, flat or low-pitched gabled roofs, metal siding, raised foundations, and covered porches accessed via exterior steps.

***P3b. Resource Attributes:** HP3. Multiple family property, HP39. Other (mobile homes)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
Northeast and southeast elevations camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1971 (Los Angeles County Office of the Assessor)

***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:**
January 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.

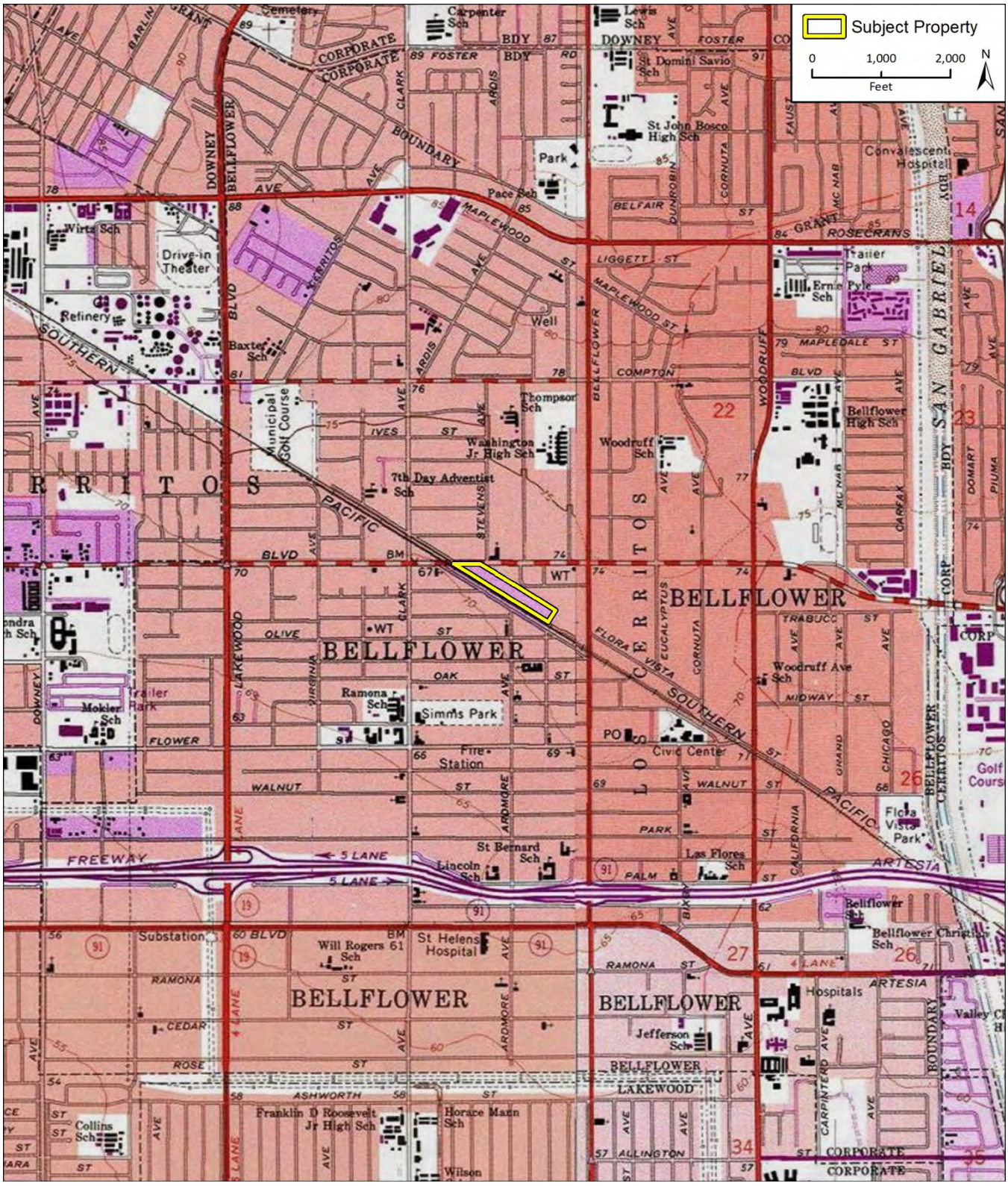
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 9530 Alondra Boulevard (Map Reference No. 28-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 9530 Alondra Boulevard (Map Reference No. 28-003) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: Aztec Mobile Estates
B2. Common Name: Aztec Mobile Estates
B3. Original Use: Mobile home park B4. Present Use: Mobile home park
***B5. Architectural Style:** Spanish Colonial Revival-influenced
***B6. Construction History:**

The property's permanent components were constructed in 1971. The first mobile homes were installed by 1972.

***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 mobile home park developed in 1971. Newspaper advertisements indicated it opened for its first "open house" event by November 20, 1971. A 1972 aerial photograph indicates that the park's permanent features had been constructed to their present form and that nearly all of the private stalls had been filled with mobile homes (NETR Online 2018). Aztec Mobile Estates was established at a time mobile home parks had evolved from their earliest roots as sites for recreational use and, later, transitional housing to properties developed for permanent residence. During the 1960s, mobile home parks were increasingly designed to resemble planned suburban communities and featured curvilinear internal street plans and shared recreational facilities, among other elements (SurveyLA 2016). Aztec Mobile Estates represents a modest iteration of this style of mobile home park planning, as evidenced by its simple internal street plan and the restrained design of its clubhouse and swimming pool complex.

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 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 suburban-style mobile home 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). 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: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed January 2019.

Los Angeles, City of: Department of City Planning, Office of Historic Resources (SurveyLA). SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization/Trailer Parks and Mobile Home Parks, 1920-1969. January 2016.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed January 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** January 28, 2019

(This space reserved for official comments.)

Pb5. Photographs (continued):

Photograph 2. Representative view of mobile homes. 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 #:** 16211 Bellflower Boulevard (Map Reference No. 28-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S, Range: 12W, Section: 27 S.B. **B.M.**

c. Address: 16211 Bellflower Boulevard City: Bellflower Zip: 90706-0000

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-016-009

***P3a. Description:**

The subject property is a roughly rectangular parcel located on Bellflower Boulevard, mid-block between Pacific Avenue and Harvard Street. The commercially zoned property includes a single-story building, currently occupied with Brothers Janitorial Supply. The main portion of the building is roughly square in plan; a narrow rectangular addition was added to the building's rear (west) elevation. While the rear portion of the building is not highly visible from the public right-of-way, it appears consistent in design with the original section of the building.

The building is sheathed in brick veneer and stucco cladding and capped with a flat roof. The building's north and south elevations display exposed brick surfaces painted light blue with three navy blue horizontal bands defining the top of the walls. On the primary (east) elevation, a cantilevered flat metal roof extends several feet to shelter the primary entrance. Below the cantilevered roof, large, metal-framed storefront windows rest over a bulkhead clad with small square colored tiles. The building's primary entry consists of recessed, metal-framed double doors, flanked by windows with a similar configuration. The remainder of the parcel is paved for use as a parking lot, with a few simple concrete planters containing shrubs and trees. The building sits at the front of the lot in the northeast corner of the property.

***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:
Eastern façade and south elevation, camera facing northwest,

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Built in 1952 (Los Angeles County Assessor 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** January 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.

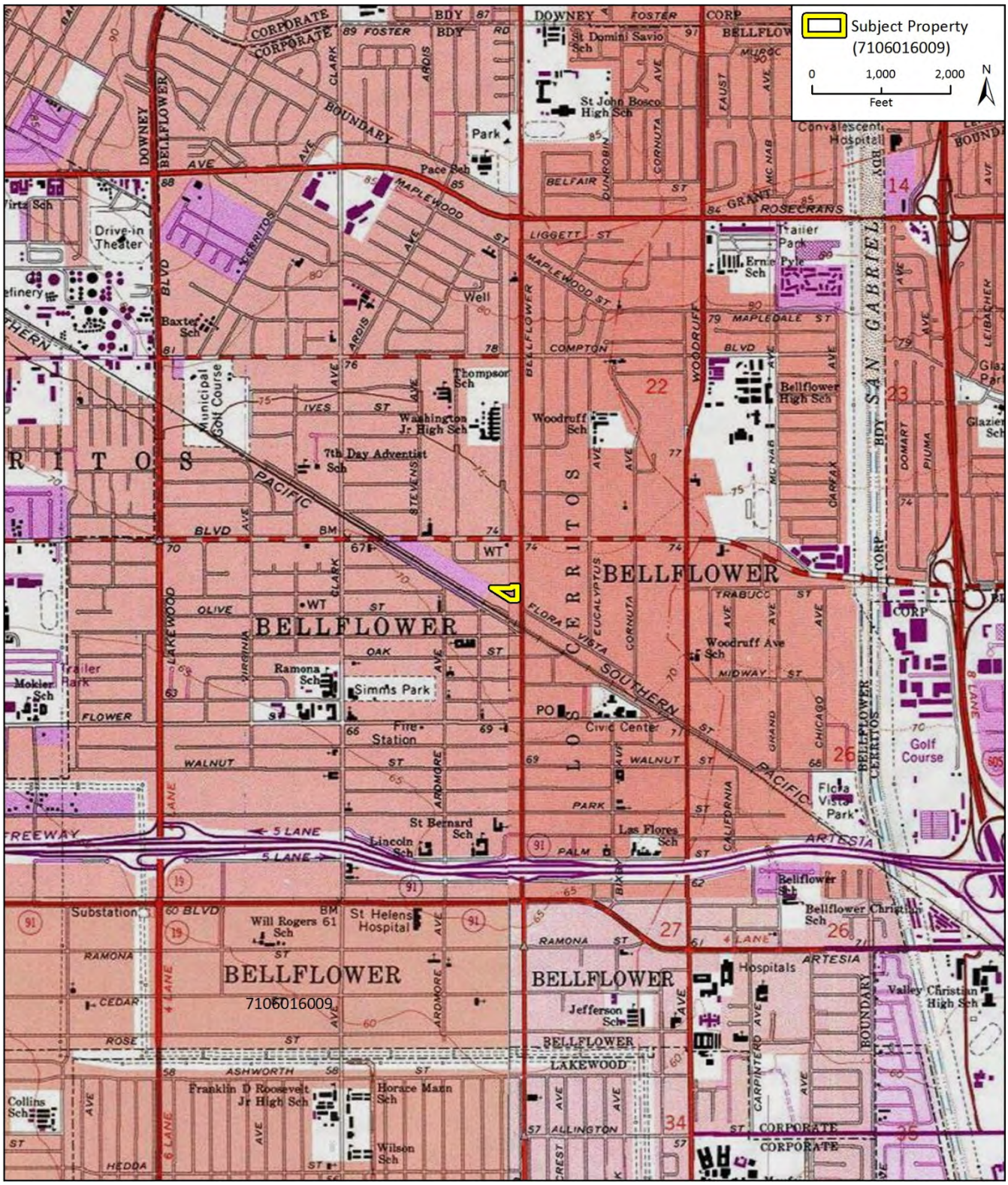
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 16211 Bellflower Boulevard (Map Reference No. 28-004)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

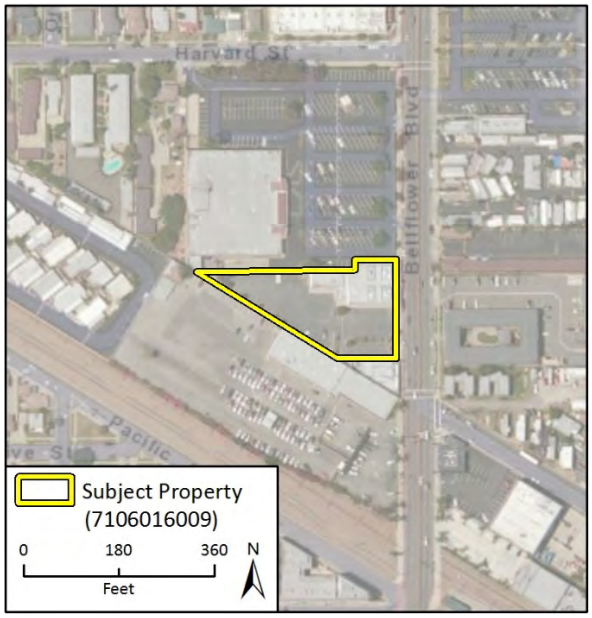
***Resource Name or #** 16211 Bellflower Boulevard (Map Reference No. 28-004) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Post office B4. Present Use: Commercial
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:**
Built in 1952 (Los Angeles County Assessor). Addition at rear of building constructed between 1963 and 1968 (NETROnline, various; UCSB Map and Imagery Lab 1968). North elevation stuccoed at 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
Constructed in 1952, the building originally housed a post office. The post office operated at this location through at least 1961 (Pacific Directory Co. 1950; TLM Publishing Co. 1952; Luskey Brothers & Co. 1961). By 1965, the building tenant was Bellflower Stationers, who likely built the addition at the rear of the building. The business changed its name to Omni Office Products in 1979 and remained a tenant through at least 1991 (*Independent Press-Telegram* 1965; *Los Angeles Times* 1979 and 1991). Currently, the property houses Brothers Janitorial Supply Co., a business which has been in operation since 1986 (Manta Media Inc., no date). Archival research failed to identify the architect, designer, or contractor for the building. The subject property is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Although the property is associated with the rapid postwar growth of Bellflower, 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 and B/2). The building is an extremely common example of a Mid-Century Modern style 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:**

Bellflower, City of. Nd.. "City History: The War Years & After: From Town to City". Accessed November 7, 2018 at https://www.bellflower.org/styles/collapsible.asp
Independent Press-Telegram 1965. Ad for Schaeffer pens, 12 September. Newspapers.com
Los Angeles Times 1979. Ad for Omni Office Products, 12 July. Newspapers.com
Los Angeles Times 1991 Ad for Pilot Corporation of America, 23 July. Newspapers.com
Luskey Brothers & Co. 1961. Bellflower Blue Book Criss Cross City Directory.
Manta Media Inc., no date. "Brothers Janitorial Supply", Accessed November 7, 2018 at https://www.manta.com/c/mm595fj/brothers-janitorial-supply
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.
Pacific Directory Co. 1950. Bellflower City Directory. Ancestry.com
TLM Publishing Co. 1952. Bellflower Community Directory. Ancestry.com
UCSB Map and Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Nov. 2018.



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***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 #:** 16227 Bellflower Boulevard (Map Reference No. 28-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S, Range: 12W, Section: 27 S.B. **B.M.**

c. Address: 16227 Bellflower Boulevard City: Bellflower Zip: 90706-0000

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-016-010

***P3a. Description:**

The subject property is a triangular parcel occupied by a single-story commercial building with a triangular footprint. With no setback, the building's eastern façade presents three separate storefronts and features a roof-mounted sign at its northeast corner. The building exterior is primarily clad in stucco, although the facade features narrow stacked-bond brick veneer on the approximate lower half of the wall. The building is capped with a flat roof, but also includes a parapet wall wrapping around from the façade to the north and south elevations. A flat, cantilevered roof projection spans the length of the building, sheltering the three storefronts' primary entries. The upper portion of the façade is covered with either painted wood or smooth stucco and displays varying types of signage. Entrances include a canted entry at the northeast corner and two adjacent recessed entries near the center of the façade. The single entry doors and large, single-light storefront windows are aluminum-framed.

The sign at the northeast corner likely once featured neon letters and other designs as evidenced by the tubing holes visible on the upper and lower trapezoidal shapes. A rectangular frame at center appears to contain replacement back-lit plastic panels which read "Taylor's Lock Service Where Jesus is the Key". Additionally, surface-mounted letters reading "Lock &Key" are located on individual circular elements arranged in a vertical column. The building is 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.)

P5b. Description of Photo:
East (front) elevation fronting Bellflower Boulevard; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1954 (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:**
January 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.

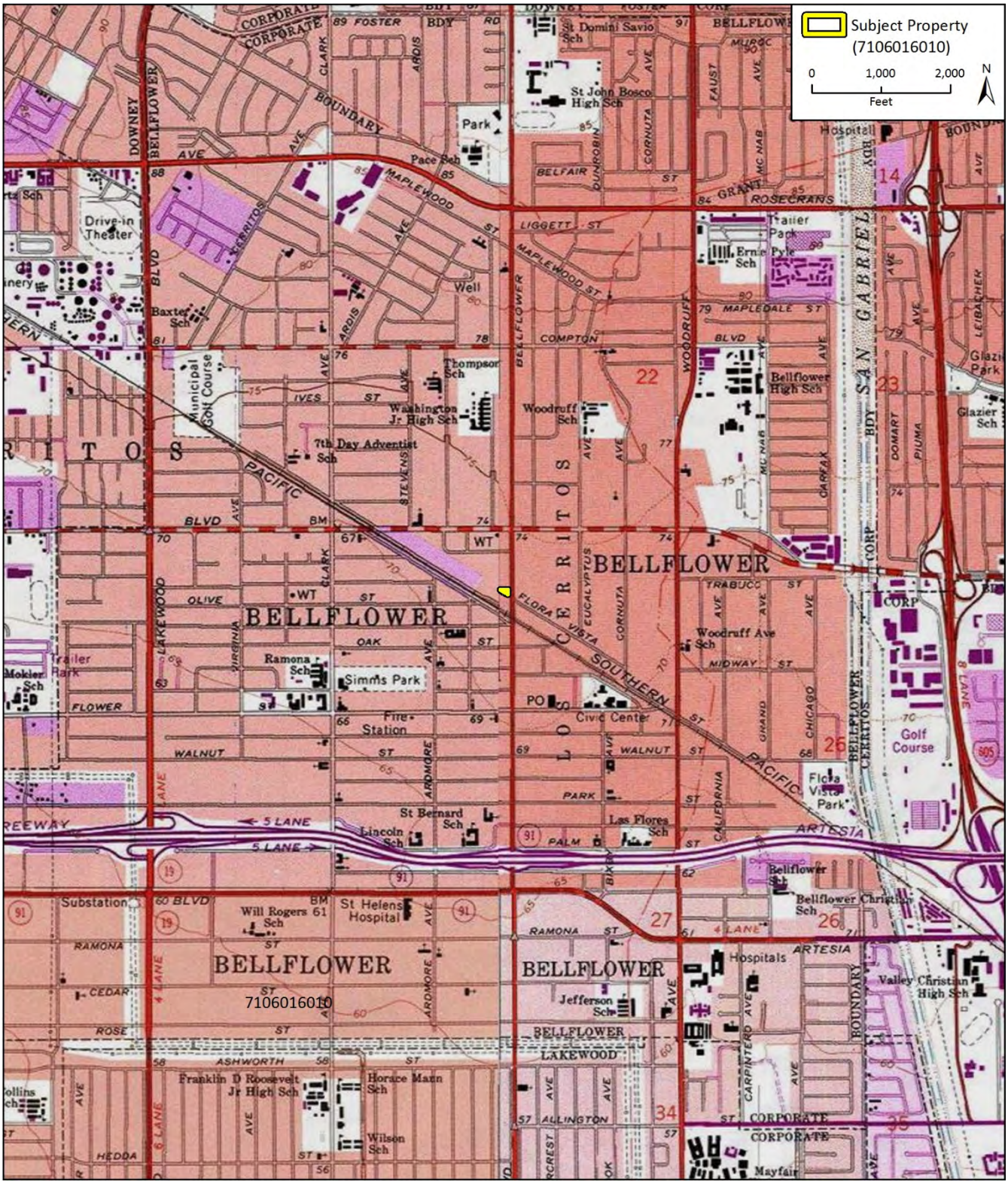
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 16227 Bellflower Boulevard (Map Reference No. 28-005)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16227 Bellflower Boulevard (Map Reference No. 28-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
Original building constructed in 1954. Enlarged between 1956-1960. Alterations to roof-mounted sign at unknown date (Los Angeles County Assessor; UCSB Map and Imagery Lab, 1956 and 1960).

***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 Los Angeles County Assessor's records, the subject property was developed in 1954. Historic aerial photos demonstrate that the property originally contained two buildings: the southernmost building which had a triangular footprint, and a smaller rectangular building slightly to the north. Brite Cleaners was the first known tenant, occupying the property from at least 1958 through 1966 (Long Beach *Independent* 1958; Long Beach *Independent* 1966). Between 1956 and 1960 the northern portion of the parcel was developed with a larger rectangular building. The resulting structure presents from the street as one larger, consolidated building (UCSB Map and Imagery Lab 1956 and 1960). By 1976, "Pioneer Mint" occupied the property (*Los Angeles Times* 1976). In 1980, the building also housed the California Southern Cities branch of the Apartment Association (*Los Angeles Times* 1980). Present tenants include Taylor's Lock & Key, Do Your Hair, and Healthy Hair.

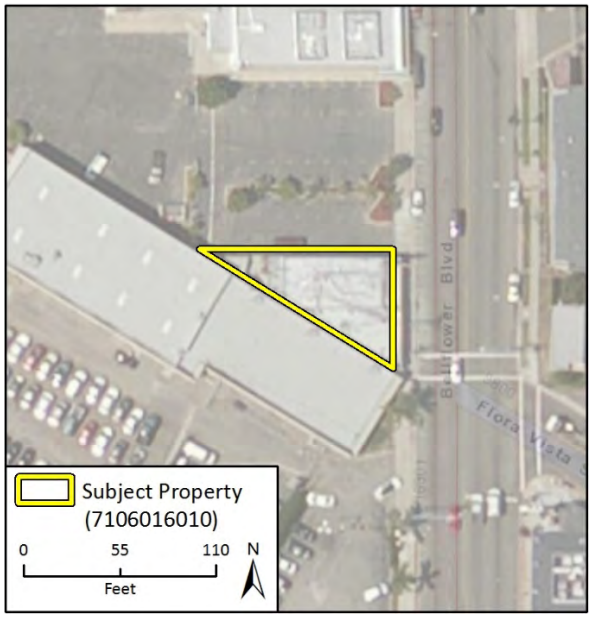
The subject property is a one-story commercial building originally constructed in 1954 and enlarged by approximately twice its size 1960. Archival research failed to identify the architect or contractor. No consequential information was uncovered about its former owners or occupants. The property is not recommended 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 undistinguished 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Long Beach Independent 1958. "Green Stamp Guide," 2 March. Newspapers.com
Long Beach Independent 1966. Ad for Brite Cleaners, 29 November. Newspapers.com
Los Angeles Times 1976, Ad for Solid Silver Art Ingot, 22 August. Newspapers.com
Los Angeles Times 1980. "Ex-Thief to Give Talk", 26 October. Newspapers.com
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. Various. "FrameFinder" [aerial photograph database]. Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ Accessed Nov. 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***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 #:** 16307 Bellflower Boulevard (Map Reference No. 28-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township: 3S, Range: 12W, Section 27 S.B.**B.M.**

c. Address: 16307 Bellflower Boulevard City: Bellflower Zip: 90706

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7106-013-001

***P3a. Description:**

The subject property is a single-story building located at the northeast end of the parcel. Rectangular in plan, the building is clad in rusticated concrete blocks and capped with a flat roof with no eaves. The roof line is marked by patterned brick work. The front (east) elevation displays three symmetrically-placed pairs of aluminum-framed windows. Secondary elevations feature limited openings. The building's primary entry on the southern elevation is a single steel or aluminum-framed door topped with a transom. The property is primarily paved, providing a parking lot for the business. A grass lawn, shrubs, and palm trees are planted in front of the street-facing (east) elevation of the building. The building is 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 and east elevations; north-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (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:**
January 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.

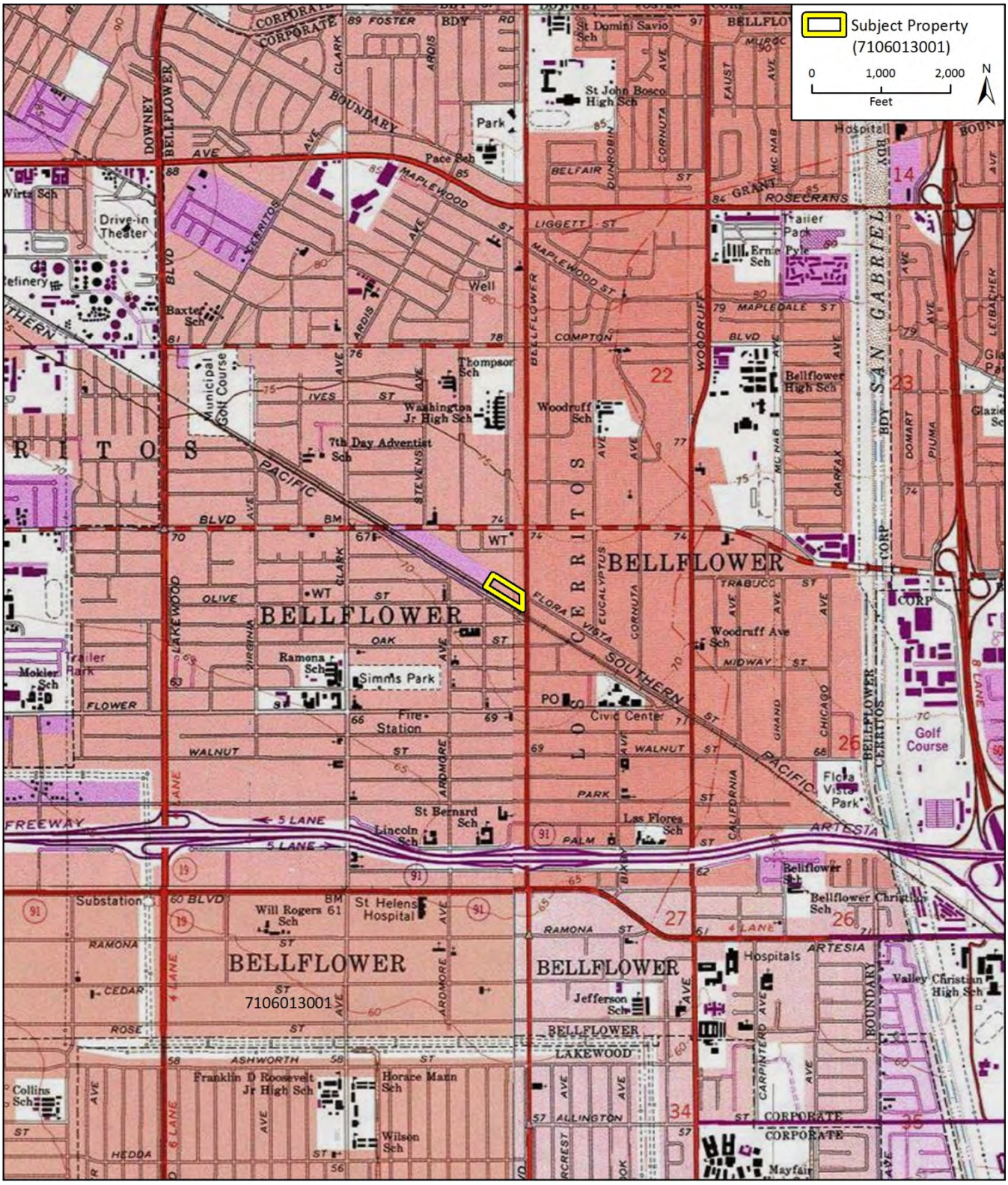
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 16307 Bellflower Boulevard (Map Reference No. 28-006)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16307 Bellflower Boulevard (Map Reference No. 28-006) ***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:** Utilitarian
***B6. Construction History:**
The building on the subject property was constructed in 1967; 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** Commercial Development **Area** Cudahy
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject includes one commercial building constructed in 1976. Archival research indicates that the building was used as the location of Hammond Lumber company in the mid-1970s. It is currently used as ABS Auto Auctions. 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 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 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 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: 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:** December 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 #:** 16310 Bellflower Boulevard (Map Reference No. 28-007)

P1. Other Identifier: Omega Burgers

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S, Range: 12W, Section: 27 S.B. **B.M.**

c. Address: 16310 Bellflower Boulevard City: Bellflower Zip: 90706-0000

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-009-009

***P3a. Description:**

The subject property is an irregularly shaped parcel located at the southeast corner of Bellflower Boulevard and Flora Vista Street. The parcel includes a one-story building sited at the northwest corner of the parcel. The building, which is occupied by the restaurant Omega Burgers, consists of a square-plan building with a small angled addition on the north elevation. The building is capped with a hipped roof that is truncated by a central, low-walled enclosure obscuring mechanical equipment. A series of embedded pillars line the western elevation. The building is clad in stucco, and fenestration largely consists of bands of metal-framed single-light windows. A scalloped fabric awning covers the windows on the west elevation. Entries are located on the north, south and east elevations and consist of single solid doors and metal-framed commercial style doors with transoms. The addition at the north elevation of the building displays several windows covered by security grilles and a paneled wood door. The area surrounding the building is completely paved and utilized as a parking lot. Near the corner of Bellflower Boulevard and Flora Vista Street is a pole sign with a series of geometric elements. The property is 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

1968 (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:**
January 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):

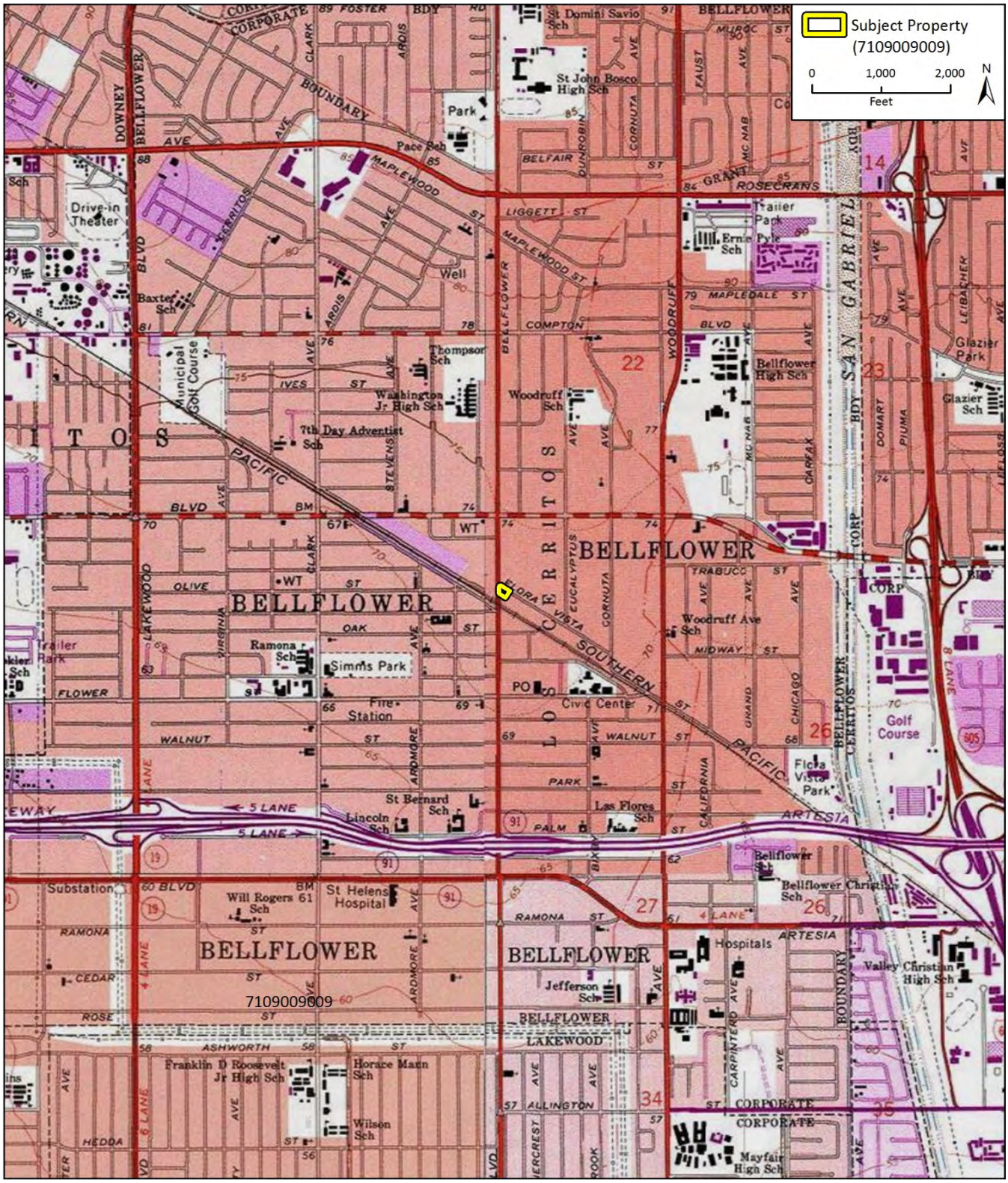
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 16310 Bellflower Boulevard (Map Reference No. 28-007)

***Map Name:** *Whittier* ***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 #** 16310 Bellflower Boulevard (Map Reference No. 28-007) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Douglas Drive-In
B2. Common Name:
B3. Original Use: Burger Stand B4. Present Use: Commercial - restaurant
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**
Built in 1968 (Los Angeles County Assessor). Addition on north side of building built between 1977 -1982 (UCSB Map and Imagery Lab 1977 and 1982). Alterations to pole sign at 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 was developed in 1968 with a smaller square-shaped building. The first known occupant was the Douglas Drive-In, a burger stand, during the mid-1970s. The restaurant chain had other locations in neighboring communities on Pacific Coast Highway, Long Beach and Pioneer boulevards, and Cherry and Garfield avenues (*Independent Press-Telegram* 1973 and 1974). Between 1977 and 1982, an addition was made to the restaurant on the north elevation (UCSB Map and Imagery Lab 1977 and 1982). Omega Burgers has occupied the property since 1999. The restaurant was previously located at the intersection of Lakewood Boulevard and Imperial Highway in Downey between 1988 and 2001 (Omega Burgers Inc. 2017).

The subject property is a one-story fast-food restaurant constructed in 1968. Archival research failed to identify the original architect or contractor. No consequential information was uncovered 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 an ordinary example of a utilitarian restaurant of the era 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

Independent Press-Telegram 1973. "Coupon Days: Restaurants", 4 March. Newspapers.com

Independent Press-Telegram 1974. Ad for Douglas Drive-In, 15 August. Newspapers.com

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.

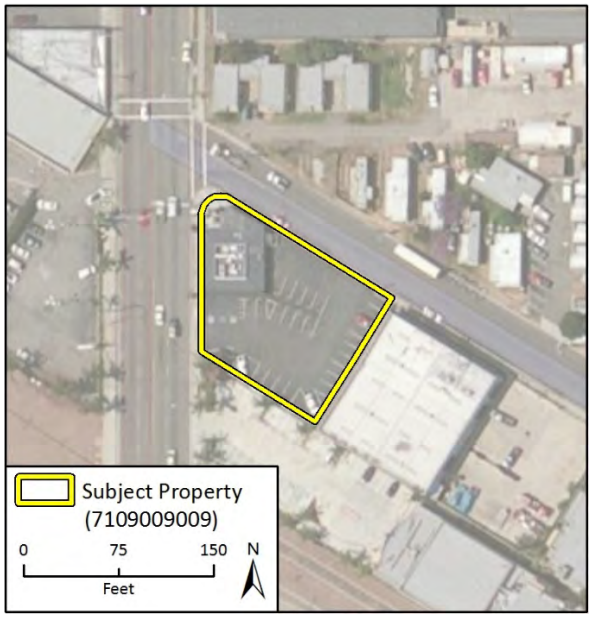
Omega Burgers Inc., 2017. "About Us", http://www.omegaburgers.net/about.html

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. Various. "FrameFinder" [aerial photograph database]. Aerials of project area. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed November 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola
***Date of Evaluation:** November 8, 2018

(This space reserved for official comments.)



The subject property has been subject to previous historic resources evaluations. It was first recorded and evaluated on a set of California Department of Parks and Recreation (DPR) 523 series forms in 1999 by S. Ashkar of Jones & Stokes as part of a cultural resources report for a fiber optic cable system installation project (Ashkar 1999). At that time, the property was recommended ineligible for listing in the National Register of Historic Places (NRHP) as it was found to be one of many such depots in the Los Angeles area and to have compromised integrity due to incompatible alterations.

The significance and eligibility of the property was again considered in the early 2000s as part of the multi-phase and federally funded Bellflower Revitalization Project. Although no DPR 523 series forms appear to have been prepared, supporting environmental documentation prepared for the project found the property eligible for listing in the NRHP under Criteria A and C for its significant role in the context of settlement in transportation history of Bellflower, and also its embodiment of the distinctive character of early street railway depots (Lee 2003). Lucinda Woodward of the California Office of Historic Preservation subsequently reviewed this documentation and found the building to meet the definition of a historical resource for the purposes of the California Environmental Quality Act, but ineligible for listing in the NRHP (Woodward 2004). Documentation for the further indicates the building was to be restored from original plans in conformance with the Secretary Standards for Rehabilitation by John Heller, a historic architect with experience in Pacific Electric stations (City of Bellflower 2005).

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 restored/rehabilitated in a historically accurate manner and it is appearance is consistent with its original design. As a result, the property appears to be eligible for listing in the NRHP and CRHR under Criteria A/1 and C/3. The property is directly associated with the early transportation history of southern California and embodies the distinctive characteristics of a purpose-built street railway depot.

Bellflower Railroad Depot west and south elevations, view to the northeast.

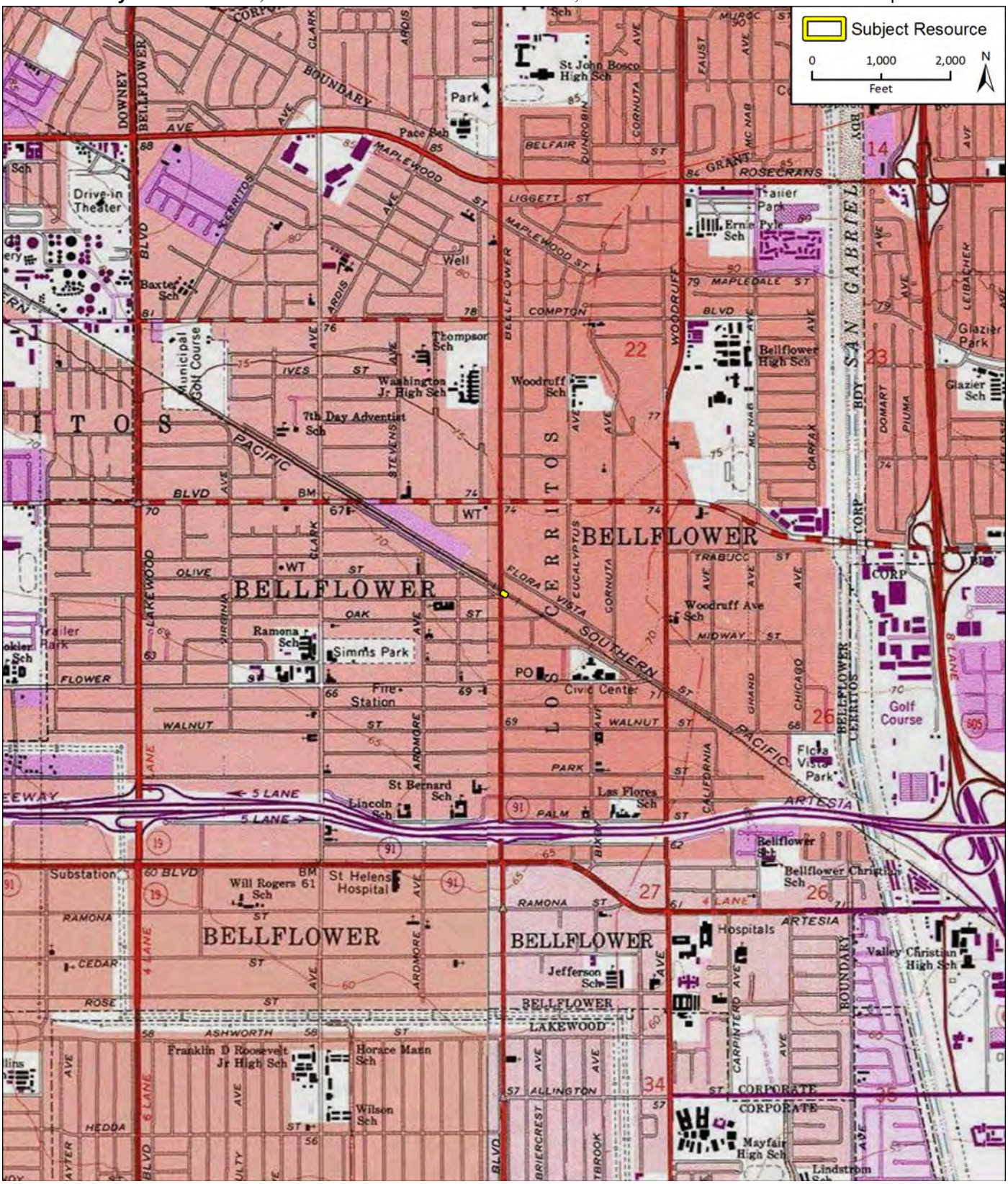
References:

Ashkar, S.
1999 California DPR 523 Series Forms for the Bellflower Railroad Depot (P-19-186111). Available at the South Central Coastal Information Center, California State University Fullerton.

City of Bellflower
2005 Staff Report Regarding the Consideration of a Mitigated Negative Declaration for the Belmont Building Resuse Project Located at 16601 Bellflower Boulevard. On file with the City of Bellflower. 14 November.

Lee, Portia (California Archives)
2003 *Historic Structure Evaluations: 16605 Bellflower Boulevard (Belmont Building) and MTA Train Depot (Old Pacific Electric Station).* Prepared for Regina Collins, City of Bellflower.

Woodward, Lucinda
2004 Correspondence with Regina Collins of the City of Bellflower Regarding Downtown Revitalization. Electronic mail, on file with the City of Bellflower. 22 January.


Subject Resource
0 1,000 2,000
Feet
N
BELLFLOWER
LOS CERRITOS
SAN GABRIEL
PACIFIC SOUTHERN
FLORA VISTA
ARTESIA
BOUNDARY
BELLFAIR
MAPLEWOOD ST
COMPTON BLVD
LAKEWOOD
ROSECRANS
GRANT
Drive-in Theater
Municipal Golf Course
Baxter Sch
Thompson Sch
Washington Jr High Sch
7th Day Adventist Sch
Woodruff Sch
Bellflower High Sch
Ernie Pyle Sch
Trailer Park
Glazier Park
Glazier Sch
Woodruff Ave Sch
Civic Center
Golf Course
Ramona Sch
Simms Park
Fire Station
Trailer Park
Lincoln Sch
St Bernard Sch
Las Flores Sch
Flora Vista Park
Bellflower Sch
Bellflower Christian Sch
St Helens Hospital
Will Rogers 61 Sch
Substation
Hospitals
Valley Christian High Sch
Jefferson Sch
Franklin D Roosevelt Jr High Sch
Horace Mann Sch
Wilson Sch
Mayfair High Sch
Lindstrom Sch
St John Bosco High Sch
Park
Well
Pace Beh
CORPORATE
22
23
26
27
34
35

State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code **3S;3CS**

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 4 ***Resource Name or #:** 10040 Flora Vista Street (Map Reference No. 28-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1965 (rev. 1981) Township 3S Range 12W Section S.B. **B.M.**

c. Address: 10040 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-009-004

***P3a. Description:**

The subject property is an irregularly-shaped parcel improved with a single-family residence and a detached garage. Featuring an irregular plan and asymmetrical massing, the 1 ½ story residence is capped with a high-pitched, cross-gabled roof with varying heights, clad in composition shingles. A lower front-gabled roof with a flared roof eave caps the entrance porch. A shed-roofed dormer is located on the south side of the roof, and a gabled dormer is located on the west side. Exterior walls are sheathed in stucco. Located on the northern façade, the primary entrance is reached via a set of steps and consists of a single wooden entry door. Adjacent to the entrance, a stucco-clad chimney rises above the roofline. A secondary entrance is located on the south (rear) elevation and consists of a single door sheltered by a shed roof supported by simple post supports. Fenestration consists of wood-sash, multi-paned windows of various sizes, which appear to be original. A porte cochere extends from the eastern elevation. The home is surrounded by a grass lawn on all sides, and an iron rail fence is situated across the front of the home. Although not clearly visible from the public right-of-way, a detached garage is located to the rear of the residence. Based on available information, the garage is capped by a steeply pitched hipped roof, similar to that of the residence. The building features narrow vertical windows that appear to be wood-framed, and a wooden tilt-up garage door on the eastern elevation. A small one-story building or enclosed patio is located between the two buildings. The southern half of the parcel is undeveloped and contains a large lawn and mature trees. A shed is located at the southeast corner of the property. The property is in good condition.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North and east elevations, camera facing southwest, October 24, 2018

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
1931 (L.A. County 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:**
November 8, 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):

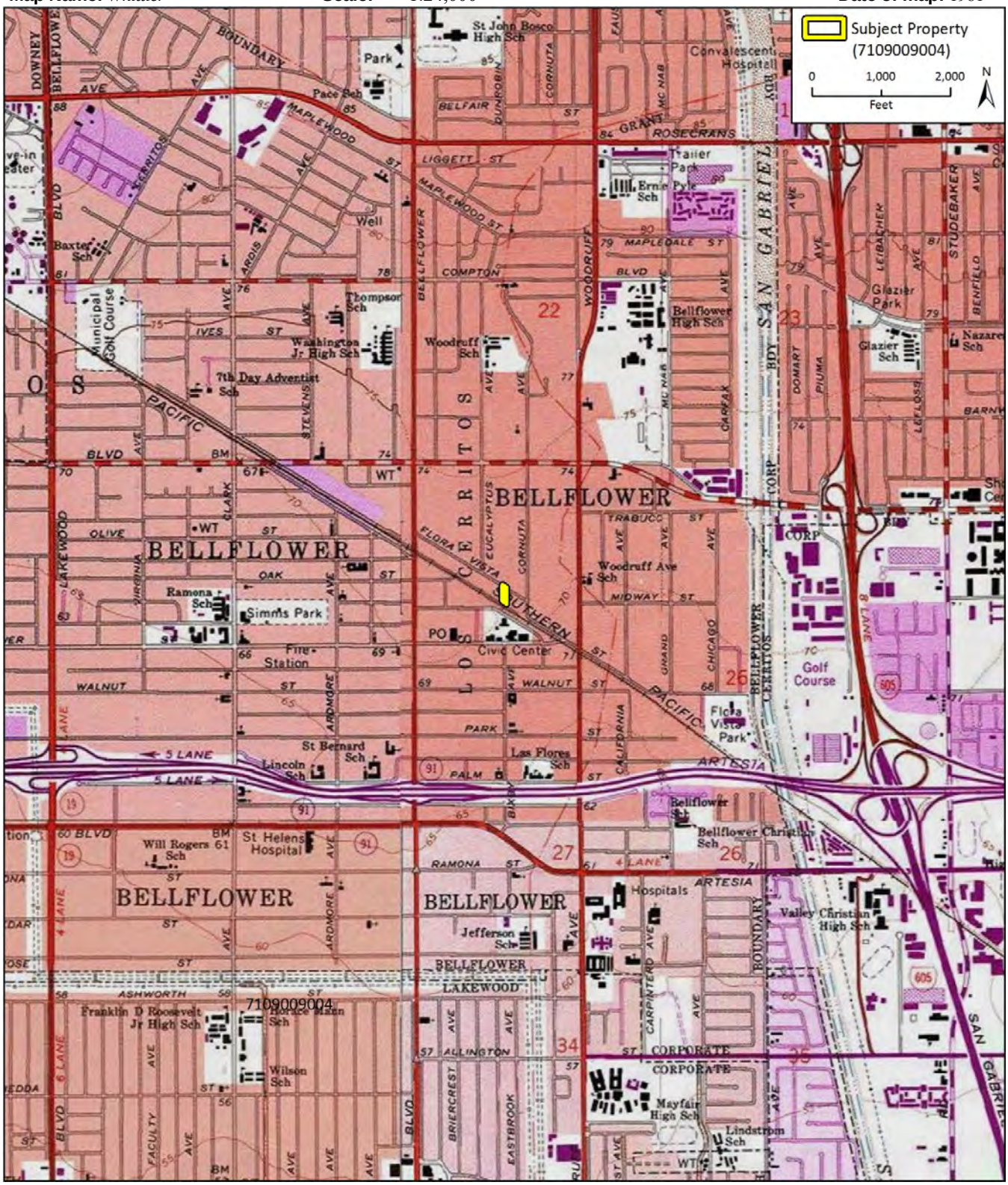
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 10040 Flora Vista Street (Map Reference No. 28-009)

***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981


Subject Property
(7109009004)
0 1,000 2,000
Feet
N
7109009004
BELLFLOWER
LAKEWOOD
Golf Course
Civic Center
Simms Park
Fire Station
Hospitals
St Helens Hospital
Jefferson Sch
Woodruff Sch
Bellflower High Sch
Glazier Park
Flora Vista Park
Valley Christian High Sch
Mayfair High Sch
Franklin D Roosevelt Jr High Sch
Washington Jr High Sch
Lincoln Sch
St Bernard Sch
Las Flores Sch
Ramona Sch
Wilson Sch
Baxter Sch
Thompson Sch
Ernie Pyle Sch
Trailer Park
Municipal Golf Course
7th Day Adventist Sch
Will Rogers 61 Sch
Bellflower Christian Sch
Lindstrom Sch
Nazarene Sch
Pacific Southern
Los Cerritos
San Gabriel
Artesia
Boundary
Woodruff
Compton
Belfair
Rosecrans
Grant
Maplewood
Liggett
Ives
Oak
Walnut
Olive
Ramona
Palm
Park
Midway
Corporate
Allington
Ashworth
Faculty
Briercrest
Eastbrook
Carpenter
Lakewood
Bellflower
Flora Vista
Eucalyptus
Cornuta
Trabuco
Chicago
Grand
Palm
Ardmore
Clark
Stevens
Virginia
Lakewood
Bellflower
Cerritos
Corp
Domart
Pioma
Garfax
Mc Nab
Dunrobin
Ardis
Studebaker
Leibacher
Benfield
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Glazier
Glazier Park
Golf Course
Flora Vista Park
Bellflower
Bellflower Christian Sch
Valley Christian High Sch
Hospitals
Artesia
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Corporate
Mayfair High Sch
Lindstrom Sch
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Faculty
Briercrest
Eastbrook
Franklin D Roosevelt Jr High Sch
Horace Mann Sch
Wilson Sch
Will Rogers 61 Sch
St Helens Hospital
Lincoln Sch
St Bernard Sch
Las Flores Sch
Ramona Sch
Simms Park
Fire Station
Civic Center
Golf Course
Flora Vista Park
Bellflower High Sch
Glazier Park
Glazier Sch
Nazarene Sch
Woodruff Sch
Woodruff Ave Sch
Trailer Park
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Washington Jr High Sch
Bellflower Christian Sch
Lindstrom Sch
Mayfair High Sch
Valley Christian High Sch
Hospitals
Bellflower
Flora Vista Park
Golf Course
Civic Center
Simms Park
Fire Station
Ramona Sch
Lincoln Sch
St Bernard Sch
Las Flores Sch
St Helens Hospital
Will Rogers 61 Sch
Franklin D Roosevelt Jr High Sch
Horace Mann Sch
Wilson Sch
Jefferson Sch
Woodruff Sch
Bellflower High Sch
Glazier Park
Glazier Sch
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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10040 Flora Vista Street (Map Reference No. 28-009) ***NRHP Status Code** **3S; 3CS**

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style:** Tudor influenced/Storybook-style
***B6. Construction History:**

Built in 1931 per L.A. County Assessor. A previously existing sun deck located between the residence and the garage was enclosed in 1962 to create a storage area (City of Bellflower City Clerk, various; Redfin 2018). Roofing material was 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** Architecture **Area** Bellflower, California
Period of Significance 1931 **Property Type** Single-family residence **Applicable Criteria** 3

The subject property is a single-family residence developed in 1931 in an area known as Somerset Acres, a tract that was subdivided by Emil Firth in 1904 (L.A. County Assessor; City of Bellflower 2010). The names of the building architect, contractor and original owner were not available. Available city directories show that addresses on Flora Vista St. were changed in the late 1940s, with the subject property changing from 1040 to 10040 Flora Vista St. The property appears to have been rented, as the occupants changed frequently during the 1940s. These individuals included: Homer Nearpass, a superintendent of public schools, and his wife Susanna Mae; Harold A. Henderson, who worked as a clerk, and his wife Ethel; Charles and Christa Henderson (no occupation listed); and Isaac Idema, who had operated a dairy farm. Walter F. Baggs, who worked as a factory worker and a welder, resided at the property with his wife Betty between at least 1952 and 1962. In 1960 and 1962, Baggs obtained permits to build a 36 sq. ft. addition to the kitchen and build a roof over an existing sun deck to create a storage area (City of Bellflower, various).

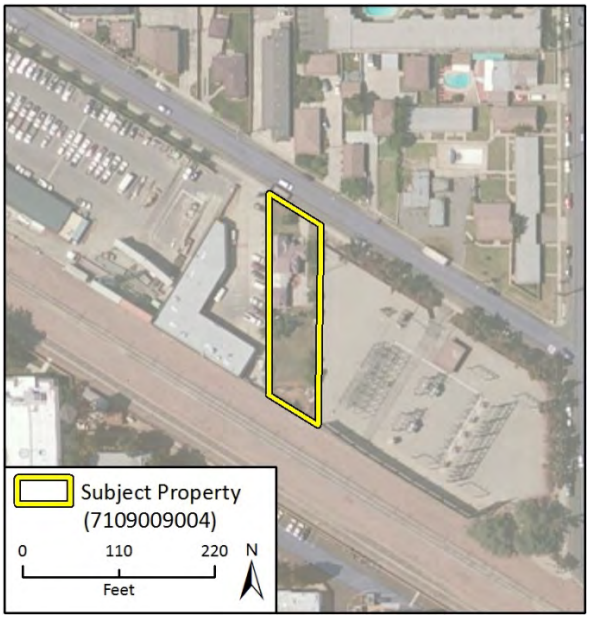
A wide range of related period-revival styles emerged in the Los Angeles region during the 1920s, corresponding with the growth of the film industry and expansion of the city during this period. The Storybook and related Tudor Revival style of architecture took their stylistic and design cues from earlier European forms of architecture. For all these styles, in varying forms, the roof was an important feature in expressing the character of the style. Although elements of the style vary greatly from home to home, some of the character-defining features of the styles include steeply pitched roofs, multiple gables, flared or rolled eaves, asymmetrical facades, the use of stucco, stone, brick or wood for exteriors, dormers, chimneys, metal hardware and other ironwork. Additionally, their surroundings typically include greenery in keeping with their faux rural heritage. See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

City of Bellflower City Clerk's Office. Various. Building permits for 10040 Flora Vista St.

Gellner, Arrol and Keister, Douglas. 2001. *Storybook Style: America's Whimsical Homes of the Twenties*. Penguin Putnam Inc., New York.

Hanson, Forrest. 2017. "A fairy tale born in La La Land: Introducing Storybook style architecture, the whimsical and uniquely American homes that emerged from Hollywood in the 1920s". Daily Mail. Accessed November 21, 2018 at https://www.dailymail.co.uk/news/article-4809748/Storybook-style-architecture-developed-Los-Angeles.html



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 20, 2018

(This space reserved for official comments.)

B10. Significance, continued:

While a small structure has been added to the property, it is located to the rear of the residence; therefore, it is not visible from the public right-of-way. Based on building permit records and realtor photographs, it appears to be an enclosure of a previously existing sun deck and does not appear to be a structural addition to the residence.

The subject property is recommended eligible for listing in the National Register and California Register under Criteria C/3, as it embodies the distinctive characteristics of an architectural style and period. The period of significance is 1931, the year of the building's construction. An intact example of a Storybook style home, it retains many of its primary character-defining features, including: steeply-pitched roofs, flared eaves, an asymmetrical façade, irregular massing, stucco exterior, chimney, metal hardware in the form of a speakeasy on the primary entry door, and its original wood-sash multi-paned and narrow vertical windows. In terms of Criteria A/1 and B/2, 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. In terms of Criteria D/4, a review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history. The property is not eligible as a contributor to any existing or potential historic districts. The property retains integrity of location, association, design, setting, materials, workmanship, and feeling. The boundary is defined by the property's legal parcel boundaries.

B12. References, continued:

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering, Theme: Period Revival, 1919-1950, Sub-Theme: Period Revival Neighborhoods, 1918-1942. Prepared by GPA Consulting. January 2016.

Luskey Brothers & Co. 1960 and 1964. Paramount Blue Book & Criss Cross City Directory. Ancestry.com. Accessed November 15, 2018.

Marlow, John Robert. No date. "A Storybook Primer: Defining Storybook Architecture". Electronic document. Accessed November 21, 2018 at http://storybookers.com/

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 Nov. 2018.

Redfin. 2018. Listing details for 10040 Flora Vista Street, Bellflower, CA 90706, MLS # DW18127313. Accessed November 21, 2018 at https://www.redfin.com/CA/Bellflower/10040-Flora-Vista-St-90706/home/7505058

T.L.M. Publishing Company. 1956. Paramount-Hollydale City Directory. Accessed November 2018 at Ancestry.com

Northern façade, view to the south.

Garage, south and east elevations (Source: Redfin real estate listing, 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 #:** 10044 Flora Vista Street (Map Reference No. 28-010)

P1. Other Identifier: Southern California Edison (SCE) Cortuna Substation

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S Range: 12W Section: 27 S.B.**B.M.**

c. Address: 10044 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-009-802

***P3a. Description:**

Occupying an irregularly-shaped parcel at the corner of Cortuna Avenue and Flora Vista Street, the subject property is a utilitarian-design public utility building. Owned by Southern California Edison (SCE), the property functions as the Cortuna Substation. Included on the paved and fenced property are the standard components of an electrical substation, including a 66 kV switchrack, a 12 kV switchrack, and a relay house, among other components. The Cortuna Substation relay house, located in the northcentral portion of the property, is a single-story, rectangular planned utilitarian building. The building sits on a concrete slab and displays exposed concrete block walls and no windows. The building is topped with a flat roof with moderate overhangs. The buildings of the site are in good condition.

***P3b. Resource Attributes:** HP8. Industrial Building/ 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:
Cortuna Substation as viewed from the northeast; west-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1964 (SCE 2018)

***P7. Owner and Address:**
Southern California Edison Co.
2244 Walnut Grove Avenue
Rosemead, CA 91770

***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.

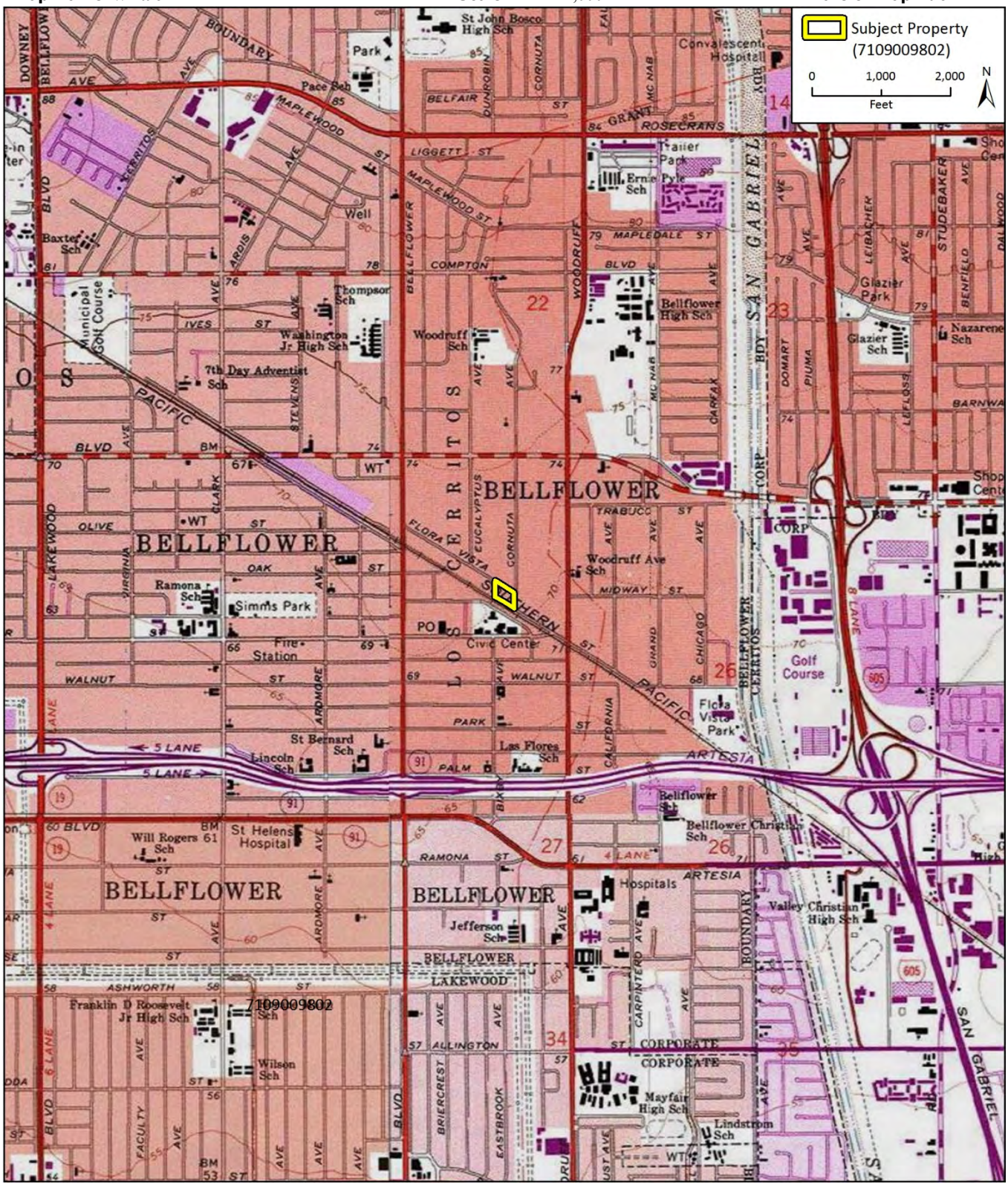
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 10044 Flora Vista Street-SCE Cortuna Substation (Map Reference No. 28-010)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10044 Flora Vista Street-SCE Cortuna Substation (Map Reference No. 28-010) ***NRHP Status Code** 6Z

B1. Historic Name: Cortuna Substation
B2. Common Name: Cortuna Substation
B3. Original Use: Public Utility Building/Substation B4. Present Use: Public Utility Building/Substation
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**
The Cortuna Substation was constructed by SCE in 1964. Alterations include the replacement of components as necessary for its continued use. (SCE 2018). Visual observation suggests that the relay house is relatively unaltered.

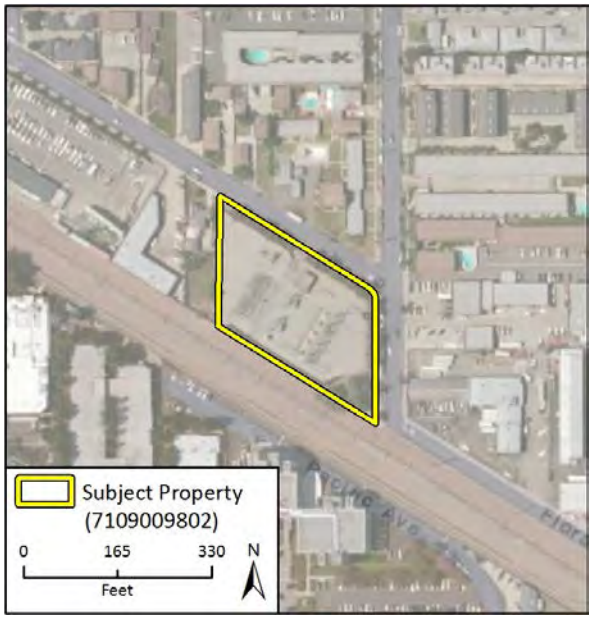
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Southern California Edison Company b. Builder: Southern California Edison Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The Cortuna Substation was constructed by Southern California Edison at the corner of Flora Vista Street and Cortuna Avenue in 1964. At the time, the City of Bellflower, along with much of Southern California, was in the midst of an extended period of growth that began following the Second World War. This growth was accompanied by a necessary expansion of the electrical system and therefore led to the construction of many substations throughout the region.

The Cortuna Substation is recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is one of many substations constructed by SCE to accommodate the post-World War II growth of Southern California. It was not the first SCE substation to service Bellflower; Somerset Substation was constructed in 1926 and Woodruff Substation was constructed in 1948. Research did not reveal that the property is associated with important events or patterns of development significant to the city, region, state or nation (Criteria A/1). Archival research failed to indicate that the building is associated with persons significant in our past (Criteria B/2). The property includes the standard equipment of an electrical substation. The building extant on the property, the relay house, was designed after the period in which SCE employed programmatic architecture in the design of its substations. The building is utilitarian 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 any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are eligible as a contributor to any existing or potential historic districts.

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 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.
Southern California Edison Company (SCE). Historic-Era Electrical Infrastructure Management Program. Prepared by SCE, Urbana Preservation & Planning, LLC, and Pacific Legacy, Inc. August 2005.
Southern California Edison Company (SCE). Various archival information provided by SCE. 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 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

Page 1 of 3 ***Resource Name or #:** 10125 Flora Vista Street (Map Reference No. 28-011)

P1. Other Identifier: Ultimate Performance Auto Repair

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10125 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-008-021

***P3a. Description:**

The subject property is an auto-repair building with no discernible style. L-shaped in plan, the building sits on a concrete foundation and is capped by gabled and vaulted roof segments. The vaulted section is sheathed in composition shingles, while the gabled portion is clad in corrugated metal. Smooth stucco and standing-seam metal sheathe its structural system. Windows include two of multi-light wood-or steel-sash ribbons located on the south elevation. Entrances to the building are located on the south and west elevations and metal roll-up doors and others of undetermined types. The property is located on a level corner parcel without landscaping. Outside the building footprint, the lot is entirely paved. A pent-roof open-frame shelter constitutes a likely addition. The property appears in overall good 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:
South elevation; camera facing north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1950 (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 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.

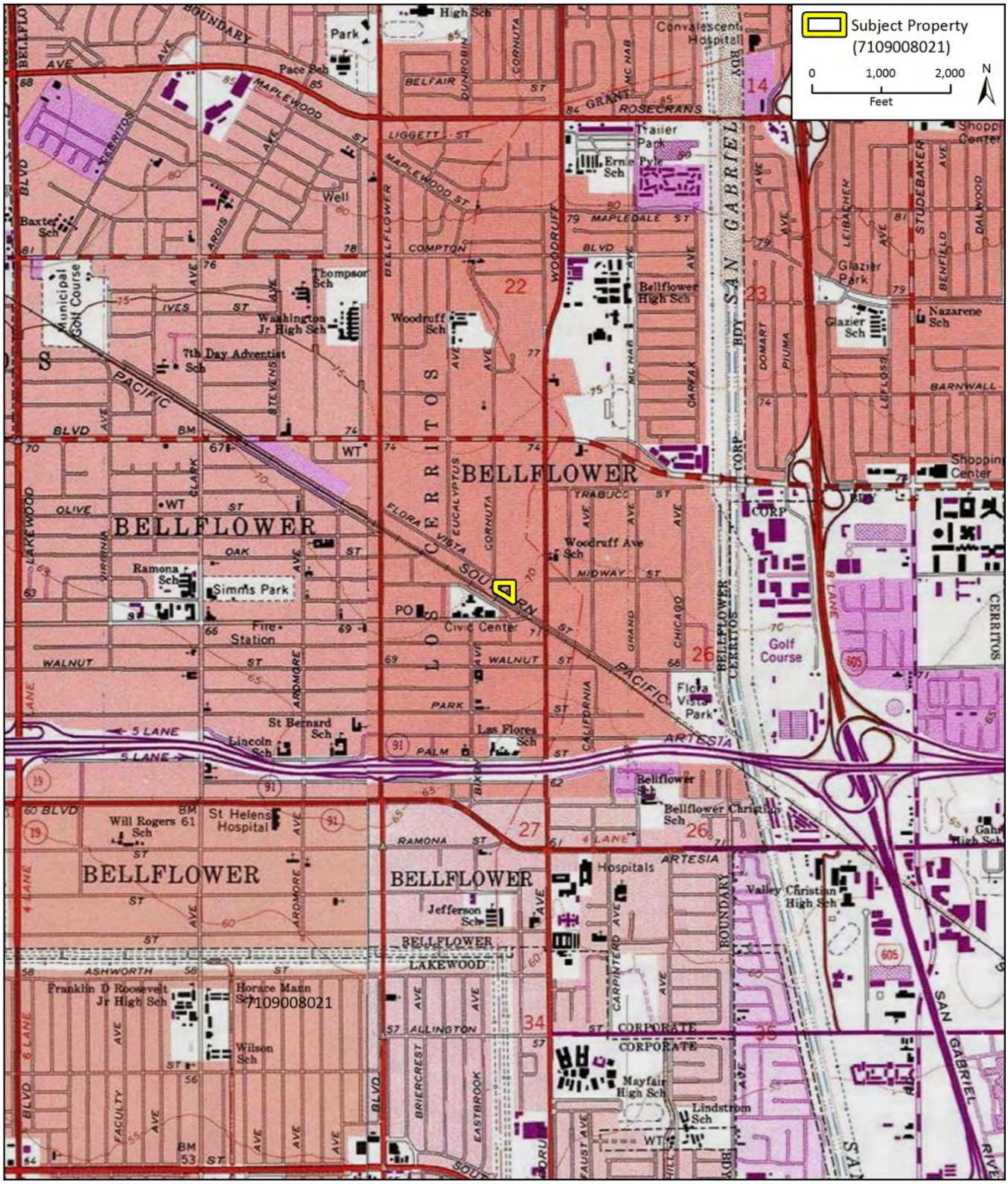
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10125 Flora Vista Street (Map Reference No. 28-011)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10125 Flora Vista Avenue (Map Reference No. 28-011) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: Ultimate Performance
B3. Original Use: Industrial B4. Present Use: Automotive services
***B5. Architectural Style:** No Discernible Style
***B6. Construction History:**
According to parcel data, the subject building was constructed in 1950 (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 a commercial and industrial building constructed in 1950. A *Los Angeles Times* news item suggests that, prior to 1999, the building was used as a furniture factory (Newspapers.com).

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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2018.

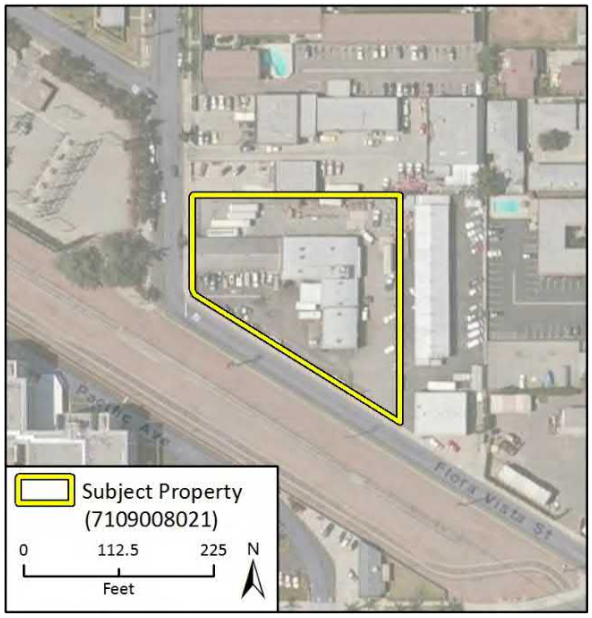
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed 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 24, 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 #:** 10131 Flora Vista Street (Map Reference No. 28-012)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10131 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-008-005

***P3a. Description:**

The subject property contains two steel-clad industrial buildings. Rectangular in plan, the buildings sit on concrete foundations and are capped with gabled roofs sheathed in standing-seam metal panels. Exteriors are also sheathed in standing-seam metal siding. The front building has one primary entrance on the southern elevation with large garage doors on the south and east elevations. No windows are visible on the front building. The rear building has entrances on the south elevation, with four garage doors on the west elevation and two on the east elevation. Multi-light windows are present on the west elevation of the rear building. The property is located mid-block on a level parcel and is entirely paved. Alterations include a small addition clad in compressed wood siding on the rear building. The buildings are in fair to 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 front building and south elevation of rear building; camera facing northeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Front building: 1969; rear building: 1961 (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 20, 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.

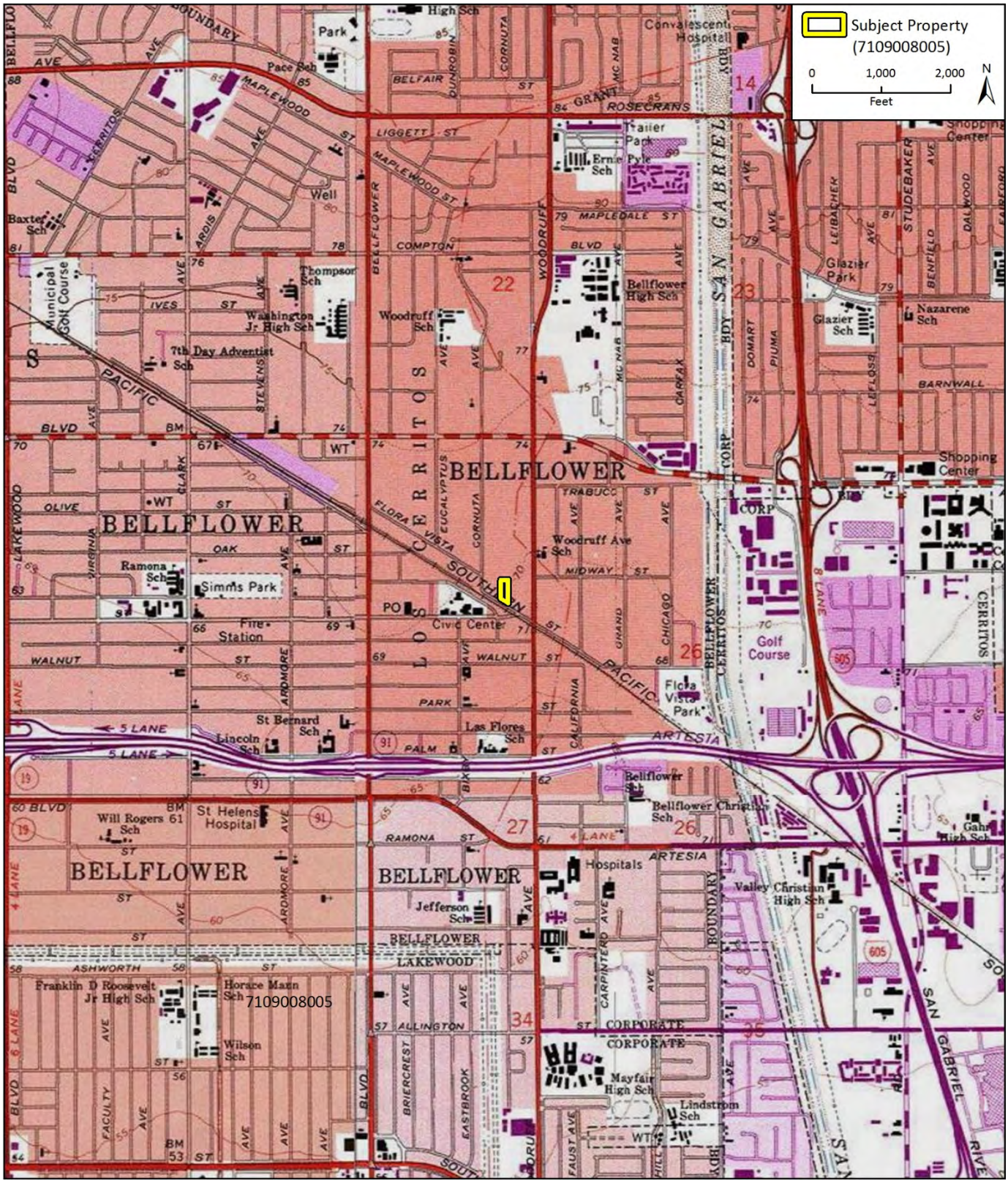
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10131 Flora Vista Street (Map Reference No. 28-012)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10131 Flora Vista Street (Map Reference No. 28-012) ***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:** Utilitarian
***B6. Construction History:**
According to parcel data, the rear building was constructed in 1961, and the front building was completed in 1969.

***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 industrial buildings, parcel data and historic aerial photographs indicate were developed in 1961 and 1969 for industrial uses. The property currently serves as a carpet cleaning facility. 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 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 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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 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 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 #:** 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013)

P1. Other Identifier: Los Angeles County-Bellflower Civic Center

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township: 3S Range: 12W Section: 27 S.B.**B.M.**

c. Address: 10025 Flower Street/16600 Civic Center Drive City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-012-911/ 7109-012-912/ 7109-012-908/ 7109-011-905/ 7109-011-906/ 7109-011-908

***P3a. Description:**

The Los Angeles County-Bellflower Civic Center complex (Civic Center) consists of five primary buildings and structures constructed between 1957 and 1985; the Bellflower Health Center (1957), the Clifton M. Brakensiek Library (1975), the Bellflower City Hall (1981), a three-story parking structure (1984) and the Los Angeles Superior Court & Bellflower Courthouse (1985).

The Civic Center Complex is located on a roughly 9.5-acre triangular parcel, bound by the Pacific Electric Rail line to the north, Flower Street to the south, and Civic Center Drive/Belmont Street to the west. The City Hall, parking structure, Courthouse and Health building are each back on the property to the north towards the rail line with parking and entrances situated south of the buildings. The library building is situated on the southwest corner of the property and features parking to the west and north. Although the buildings and parking lots comprise most of the site, the Civic Center complex features light landscaping including mature trees, shrubs, minimal walkways and lawn (See continuation sheets).

***P3b. Resource Attributes:** HP4 Ancillary Building (2), HP14 Government Buildings (4), HP11 Engineering Structure (1)

***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 Clifton M. Brakensiek Library; west-facing

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1957-1985, City of Bellflower Building Permits, newspaper articles and historic aerials

***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:**

***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.

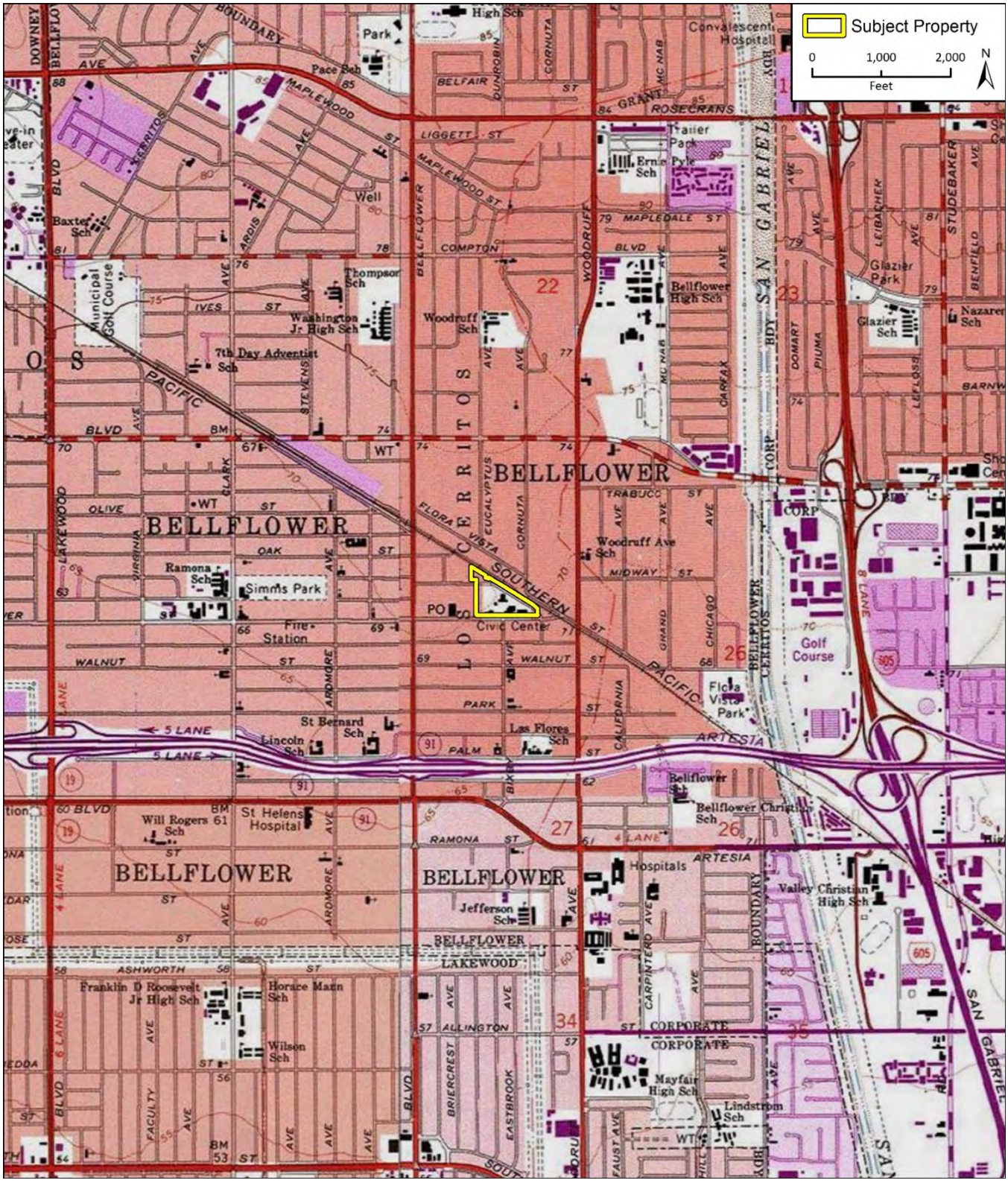
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 10 ***Resource Name or #** 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10025 Flower Street/16600 Civic Center Drive (Map Reference No. 28-013) ***NRHP Status Code 6Z**
Page 3 **of** 10

B1. Historic Name: Los Angeles County-Bellflower Civic Center
B2. Common Name: Bellflower Civic Center
B3. Original Use: Civic Center B4.Present Use: Civic Center
***B5. Architectural Style:** Various (New Formalist, International Style, Brutalism)
***B6. Construction History:**

The buildings on the subject property were constructed over several decades: The Health Center Building (originally the probation building) was constructed between 1957 and 1960; the Clifton M. Brakensiek Library was constructed in 1975; Bellflower City Hall was constructed in 1981-1982; the parking structure in the northwest corner of the property was constructed in 1984; the Superior County-Bellflower Courthouse was constructed in 1985 (City of Bellflower var.; Newspapers.com var.; historic aerials, var.)

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Various b. Builder: Various
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Situated on a roughly 9.5-acre property, the subject property includes five primary buildings and structures that comprise the Los Angeles County-Bellflower Civic Center complex. Archival research indicates that prior to the mid-20th century, this general area was improved with single-family residences (See Continuation Sheets).

B11. Additional Resource Attributes: N/A
***B12. References:**

(See continuation Sheets).

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** November 1, 2018

(This space reserved for official comments.)

***P3a. Description (continued):**

The Health Center building was constructed in the International Style, between 1957 and 1960. Characteristic of the style, the building features a sparsely ornamented exterior, flat roof, cantelievered overhang, and an overall emphasis on horizontality (Brown 2010). The only building constructed as part of the original 1950s County facility, the building was originally the probation building (currently the health center). The single-story building sits on a raised concrete foundation. It consists of two identifiable sections, a front (south) end clad in common-bond brick and a stuccoed rear (south) section. At the front end of the building, banks of steel casement windows are shaded with decorative metal screens of various design. A prominent, stucco-clad roof projection spans a portion of the south elevation and shelters the primary entrance, which consists of a set of double metal doors surrounded with windows. The rear section of the building features a band of windows sheltered by a projecting screen element with vertical wood slats.The building is set back on the lot and accessible from Flower Street via a paved pathway.

Constructed in 1974-1975, the Clifton M. Brakensiek Library is located at the southwest corner of the property. The single-story, rectangular-planned building is set back from Flower Street and fronted by a lawn, mature plantings, and concrete planters. It exhibits such elements of New Formalism as prominent supporting members suggestive of a collonade, a flat roof with an overhanging entablature, and generally symmetrical main facades (City of Riverside 2009). The building sits on a raised concrete foundation and is capped with a thick flat roof, the wide fascia of which features a simple geometric design. Its walls are divided by structural members, concrete posts, alternating with expanses of rusticated block and full-height, fixed metal-framed windows. Spanning each elevation is a series of attenuated concrete T-shaped posts, which support a prominent, cantilevered roof eave. On the north and south elevations, the pronounced eaves shelter broad verandas and twin public entrances. Essentially identical in design, the deeply recessed entryways feature glazed metal double doors surrounded by fixed multi-pane window assemblies. Mounted above either entrance is clay-tile sculpture featuring an organic abstract design. Terraced concrete planters line the north and south elevations. On the south elevation, the planters flank a wide concrete staircase, which leads to the main public entrance.

Constructed in 1981 the Bellflower City Hall anchors the northwestern corner of the property. The building's heavy massing and raw, unfinished masonry exterior suggest influence of Brutalism. Its flat roof its concealed by a parapet wall with heavily massed, rusticated-brick projections. A broad brick stairway leads from the public right-of-way to the the primary (west) elevation's focal point, a projecting atrium and entrance patio. The atrium is composed chiefly of square fixed panes enframed in a metal gridwork. Built into the ground level of the atrium is a recessed entrance consisting of a pair of glazed metal double doors. A three-story parking structure built in 1984 is located adjacent (to the east) of the building. The parking structure is constructed entirely of reinforced concrete and features metal railings on the second and third levels.

The eastern half of the subject property is largely occupied with a building that serves as the Los Angeles Superior Court-Bellflower Courthouse. The building is set back from the Flower Street sidewalk behind a large hardscaped area. Designed with elements of Brutalism, the building features an exposed concrete exterior, heavy overhangs, and recessed fenestration. The building consists of a pair of joined four-story towers, each with a rectangular plan and a flat roof. It is constructed of reinforced, board-formed concrete, with many of its structural components—posts and beams—exposed. Featured throughout the building are expanses of windows, which vary in size and style and are sheltered in many locations by the wide reinforeced-concrete overhangs that trace much of the perimeter of the building's east section. The west section of the building is differentiated from the east by expanses of board-formed concrete punctuated by large glass-brick corner windows.

(See continuation sheet)

***B10. Significance (continued):** The City of Bellflower was first established in 1906 by F.E. Woodruff. Woodruff originally selected the name Somerset for the town and post office stop; however, the name was already in use and the town was instead named Bellflower, in honor of the variety of apple which was grown by many local farmers. The community was predominantly agricultural, with an immigrant population of Dutch, Portuguese and Japanese farmers producing dairy products and fruit orchards.

The city was incorporated in 1957, and immediately adopted what was known as the "Lakewood Plan." Named for the newly created master-planned City of Lakewood, the city contracted with the County of Los Angeles for police, jail, prosecution, library and fire protection services. A number of newly incorporated cities followed suit, including Bellflower, Duarte, La Puente, Norwalk, Paramount, Rolling Hills, and Santa Fe Springs. Together, they established the League of California Contract Cities which drafted its first by-laws in 1958.

The growth of the region following the end of World War II prompted an increased need for municipal services. The extant Civic Center site was first developed by the county for municipal services in the early 1950s. The site included buildings for a library, building and safety, courthouse and probate building. These facilities served the city and surrounding communities for nearly two decades. As the need for services increased, additional portable structures were added to the site to accommodate the subsequent needs and growth of the region.

In July 1971, the Los Angeles County Board of Supervisors approved construction of a new $12 million civic center for the county municipal property in Bellflower. The site, which was to be designed by noted civic center architects Anthony and Langford, would include a 9-story courthouse, subterranean parking, and a new city hall.

Despite having a completed feasibility analysis and preliminary designs for the project, by December of 1971 it was announced that the contract with Anthony and Langford had been terminated and that the National Engineering Company, which had already been awarded the contract to design and construct the new county library on the site, would be selected to complete the additional civic buildings. No pertinent information was found about the National Engineering Company.

The Dr. Clifton M. Brakensiek County Library, named for the former city mayor was dedicated in August of 1975. Following the construction of the library, the remaining civic center buildings were to be developed in two additional phases, all directed by the county: the courthouse building followed by city hall. While the library and courthouse would be fully funded by the county, the final city building would be completed with county and city funds. The original municipal buildings would be demolished and replaced as the new buildings were completed.

Newspaper articles from the early and mid-1970s provided conflicting accounts of the future development plans for the site. Early articles suggested the first master plan designed by Anthony and Langford would still be implemented; later articles suggested the same firm that completed the library would be commissioned for the remaining buildings, and then the county entered discussions with architect John Carl Warnecke to complete the courthouse building. However, Anthony and Langford's and Warnecke's respective plans were never developed, and no new buildings were completed on the site for nearly ten years. The buildings within the Civic Center complex were ultimately completed at different dates, by various architects and were not developed as a cohesive plan, largely due to a lack of funding. Newspaper articles from the late 1970s suggested the funding issues resulted from the passing of Proposition 13 (1978), which significantly reduced the county's financial reserves.

Following nearly a decade of failed discussions with the county, the City of Bellflower ultimately opted to develop the City Hall without the county's assistance. City bonds were sold to fund the construction, which was completed in 1981. The City Hall complex was designed by Hill Danielson and Associates of Newport Beach. The firm selected for the design was a partnership between architects Russ Hill and Douglass A. Danielson, who designed a number of banks and medical buildings throughout Los Angeles and Orange counties. The two-story Civic Center facility with a glass façade featured 32,000 square feet of space and included offices for city departments, a council chamber and lobby.

The final two structures to be completed at the Civic Center were the County Courthouse and the tri-level parking structure, located to the east of the City Hall. The parking structure was constructed in 1984, and the courthouse was constructed in 1985-1986. Originally intended to be a 9-story building, the courthouse is a pair of joined, 4-story towers. Historic research was unable to determine the architect for the building. (See Continuation Sheet)

***B10. Significance (continued):**

The property and its associated buildings and strucutres are not eligible for listing in the National or California Registers, or any applicable local register, as a historic district or as individual resources, under any significance criteria. The Civic Center complex was constructed over a number of decades and never achieved the original unified design and plan. The property landscaping, buildings and associated features all reflect this development history, resulting in a lack of cohesion to the overall site. Additionally, with the exception of the Bellflower Health Center (1957), the remaining buildings on the property were construted less than 50 years ago. Per the criteria of the National Register, properties that have achieved significance within the last 50 years are excluded from eligibility unless they are of exceptional importance per Criteria Consideration G. Although the California Register does not include a 50 year age threshold; a sufficient amount of time needs to have passed to understand a resource's potential historical importance. 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). While the development of the Los Angeles County-Bellflower Civic Center complex reflects Bellflower's extensive postwar expansion, the extant complex represents the City's second iteration of a civic center and one of many similar developments within the County of Los Angeles. The property features several buildings of varying architectural styles. While some of the buildings reflect the principles of modernism, specifically New Formalism (for the library) and International Style (for the health center), none are distinctive, outstanding examples in a city with many similar properties from the era. The health center lacks certain hallmarks of the International Style, such as smooth exterior surfaces and prominent ribbons of flush windows that might have emphasized the building's horizontal emphasis. For its part, the library combines a relatively low height, horizontal emphasis, and imperfect symmetry to produce a deisign lacking the sense of monumentality that is central to the New Formalist style. None of the buildings on the subject property 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).

***B12. References:**

Bellflower, City Of: City Clerk. Building permits, various by address. Accessed via public records request PRA 10-554. December 2018.

Brown, Mary. San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement, Final Draft. http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf. Accessed October 2018.

Harris, Lee. "Constuction of Los Cerritos Courthouse May Begin in March" *Los Angeles Times.* 2 Dec.1984.

Independent Press Telegram. "Civic Center for Bellflower" 24 July 1971.
"Bellflower Plans to Become Southeast's Civic Center" 5 Sept. 1971
"58,920 plans may be filed" 12 Dec. 1971.
"Contract for Library will be Let" 28 May 1974.

"Bellflower: Its the Friendly City" 1 Sept. 1974.
"Name Picked" 23 July 1975.

LaRiviere, Anne. "Bellflower Approves Civic Center" *Los Angeles Times*. 8 Feb. 1981.
"Bellflower Turns to Counultants to Pare Civic Center Costs" 3 Sept. 1981

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 October 2018.

Los Angeles Times."Bellflower Civic Buildings to be Dedicated Today" 8 Feb. 1951.
"County Library to be Opened in Bellflower Sunday" 10 Aug 1975.
"New Architect Named to Design County Building" 2 Nov. 1975.
"Bellflower to Break Ground on New Civic Center" 13 Dec. 1981

Netronline. "Historic Aerials." [digital photograph database]. Images 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." Sanborn Fire Insurance Maps, 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.

Riverside, City of. *Modernism Context Statement*. November 2009. https://www.riversideca.gov/historic/pdf/Modernism.pdf. Accessed October 2018.

P5a. Photograph (continued)

Primary Elevation of Heath Center Building; north-facing

Los Angeles Superior Court-Bellflower Courthouse, south elevation; north-facing

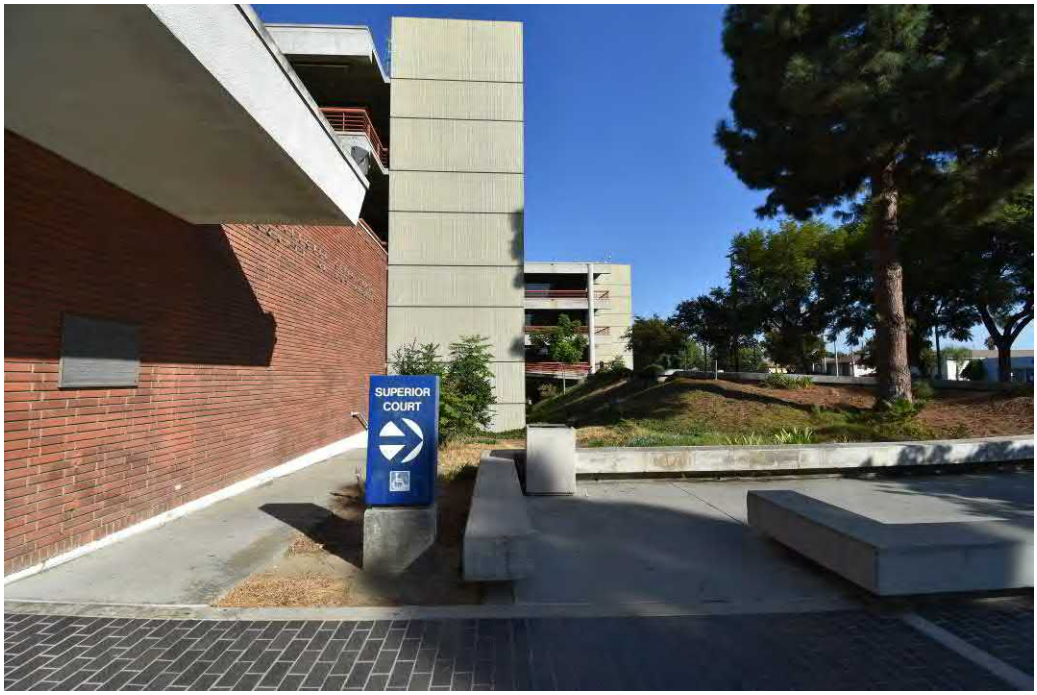
P5a. Photograph (continued)

Parking Structure, view to the northwest

Health Building façade and east elevation of the library; north-facing

P5a. Photograph (continued)

Health building and library, view to the southwest



Health Building façade and courthouse; view to the east

Site map of 10025 Flower Street/16600 Civic Center Drive.

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 Available/APN: 7109-008-900 (Map Reference No. 28-014)

P1. Other Identifier: Bellflower Maintenance Station (Caltrans)

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township: S3 Range: 13W Section: 27 S.B.**B.M.**

c. Address: N/A City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-008-900

***P3a. Description:**

The subject property is a 1.46-acre roughly triangular parcel located at the corner of Flora Vista Street and Woodruff Avenue in the city of Bellflower. The property, owned by the California Department of Transportation (Caltrans) and operated as the Bellflower Maintenance Station, is entirely paved and enclosed with a tall rusticated-block fence. It includes several utilitarian buildings and structures; three buildings, including one barn, sited along the northern property line and an additional building located in the southcentral portion of the property. The utilitarian buildings feature simple footprints and exposed concrete block or stucco-clad walls. Window openings are minimal. Door openings vary and include single doors, garage and barn-style doors. Three of the buildings feature flat roofs covered with composition shingles, and the barn features a gabled roof covered with metal.

In addition to the buildings previously described, the property includes approximately ten associated structures scattered throughout. Structures are primarily metal and feature an open air design providing shelter for materials and/or equipment.

***P3b. Resource Attributes:** HP8-Industrial Building (4); HP4-Ancillary Building (10)

***P4. Resources Present:** ■ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
Subject property from the east; west-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1960 – 1977 (Visual observation and historic aerial photographs)

***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.

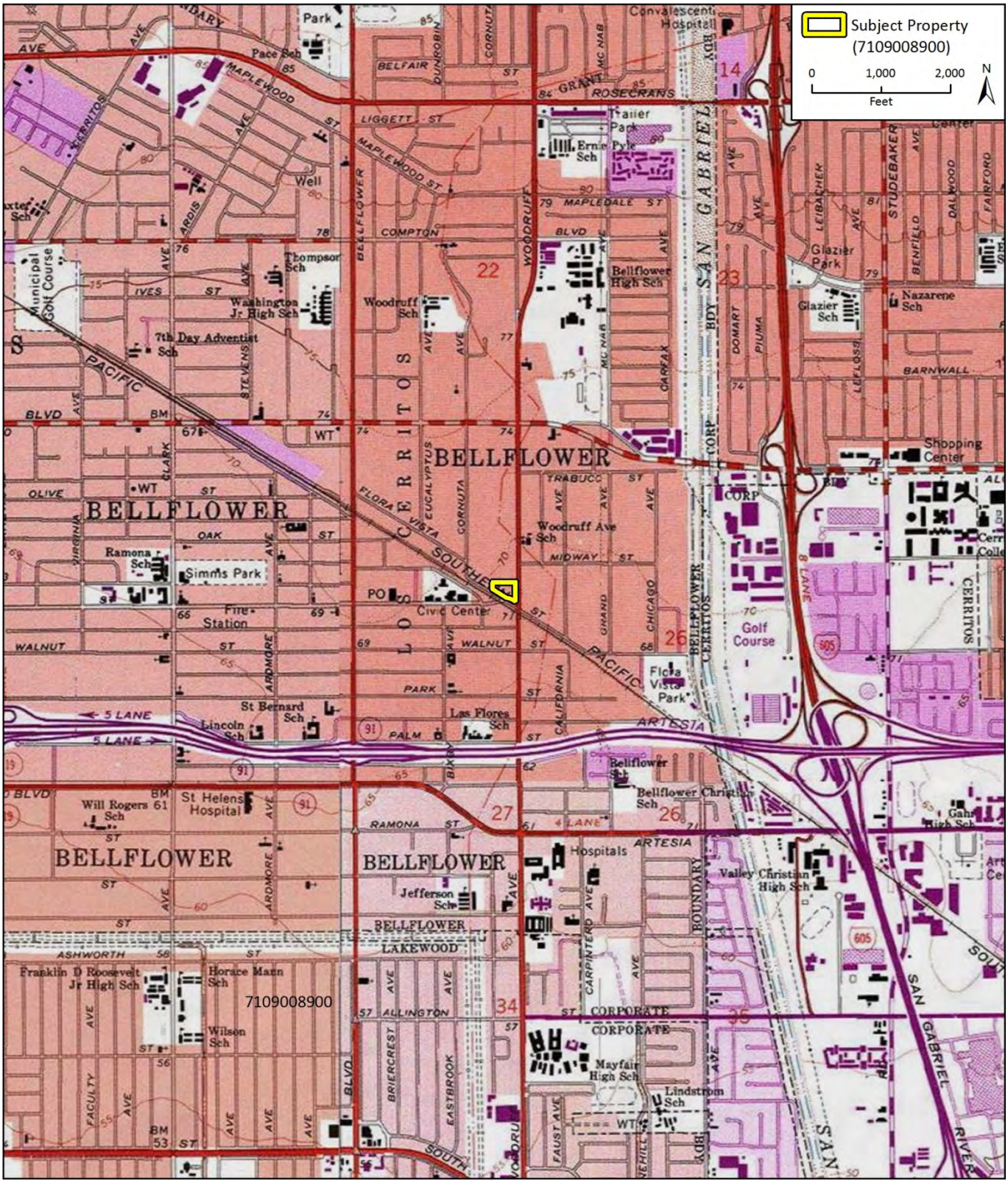
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** No Address Available/APN: 7109-008-900 (Map Reference No. 28-014)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** No Address Available/APN: 7109-008-900 (Map Reference No. 28-014) ***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: Caltrans maintenance facility
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

Three of the buildings on the subject property were constructed between 1960 and 1977; the rectangular-planned, gabled-roofed barn appears to predate the current development. The associated structures scattered throughout were added to the property incrementally following 1977.

***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

Located on a large corner parcel, the subject properties include four buildings and several structures that function as the Caltrans Bellflower Maintenance Station. While the barn appears to predate the current development, the property was primarily developed between 1960 and 1977 with additional structures added following 1977. Archival research failed to identify any consequential information regarding the property's history.

The subject properties are recommended ineligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. 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 and B/2). The buildings are vernacular/utilitarian 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). A review of available evidence and records search results did not indicate that any of the properties may yield important information about prehistory or history (Criteria D/4). None of the properties are 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 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.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

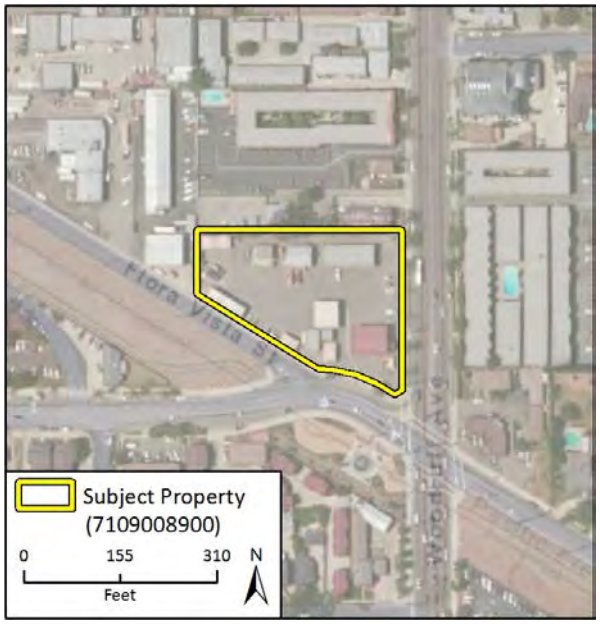
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 2018.

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." [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 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 #:** 16650 Woodruff Avenue (Map Reference No. 29-001)

P1. Other Identifier: Bellflower Radiator Automotive Repair

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 16650 Woodruff Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-010

***P3a. Description:**

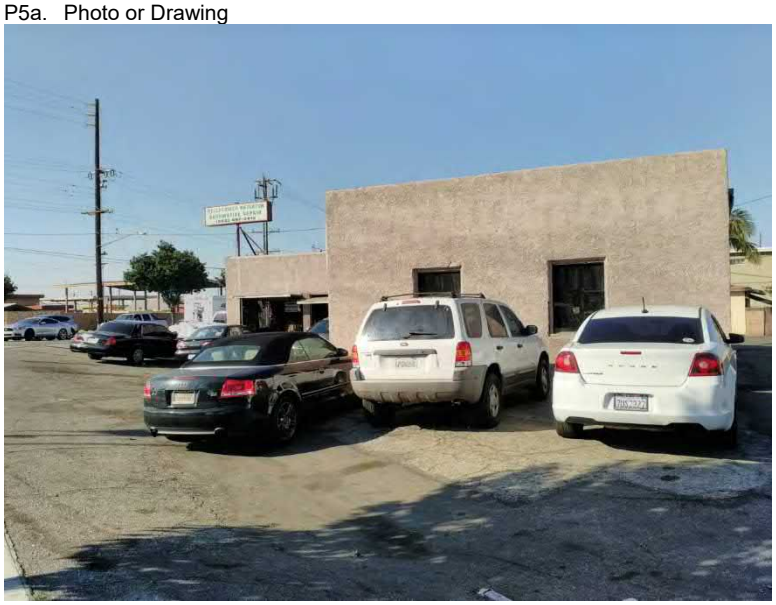
The subject parcel includes three residential buildings and a commercial auto repair shop. The residences are stucco-clad, one-story bungalows with a utilitarian design. L-shaped in plan, each residence sits on a concrete foundation and is capped by a cross-hipped roof sheathed in asphalt shingles. Windows types include wood-framed, 1-over-1 double-hung sashes, in addition to non-original vinyl- and aluminum-framed horizontal sliding windows. Entrances to the building are obscured by metal security doors. The two easternmost residential buildings include metal roll-up garage doors.

Built in a vernacular style, the automotive shop fronts the intersection of Flora Vista Street and Woodruff Avenue. The L-plan building sits on a concrete foundation and is capped by a pent roof sheathed in composition roofing sheets. At the front of the building, smooth stucco sheathes its structural system, while the sides and rear feature an exposed brick exterior. Windows are wood and metal framed fixed sashes. Entrances are located on the south and west elevations and feature metal swing-up garage doors. The property is located on a level corner parcel and is landscaped with lawns, shrubs, and palms. The properties are in fair condition. Alterations include the replacement of original window and roofing materials.

***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:
South elevation of automotive shop; camera facing northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Auto shop: 1947; residences: 1958 (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 14, 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.

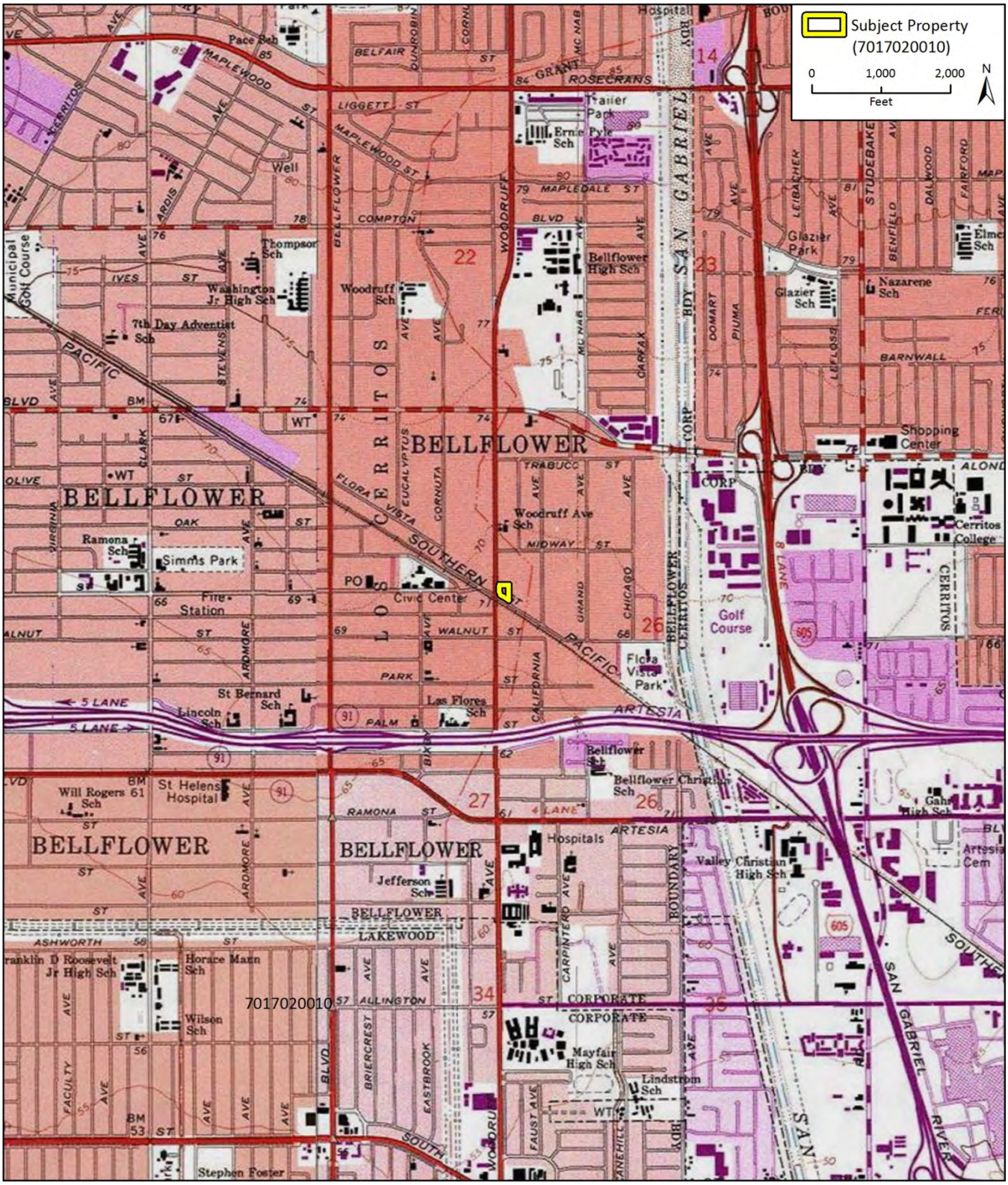
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 16650 Woodruff Avenue (Map Reference No. 29-001)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16650 Woodruff Avenue (Map Reference No. 29-001) ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: Bellflower Radiator Automotive Repair
B3. Original Use: Commercial/Residential B4. Present Use: Commercial automotive, multi-family residential
***B5. Architectural Style:** Vernacular/Utilitarian
***B6. Construction History:**

According to parcel data, the automotive shop was built in 1947 and the residential buildings 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** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

According to parcel data, the subject property consists of an automotive shop constructed in 1947 and three multi-family residential buildings constructed in 1958. Archival research failed to identify any additional consequential information about its former owners or occupants.

None of the properties on the site are recommended eligible for listing in the National or California Registers under any significance criteria. Research did not indicate that any of the properties are associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). In addition, none of the properties 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 any of the properties 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.

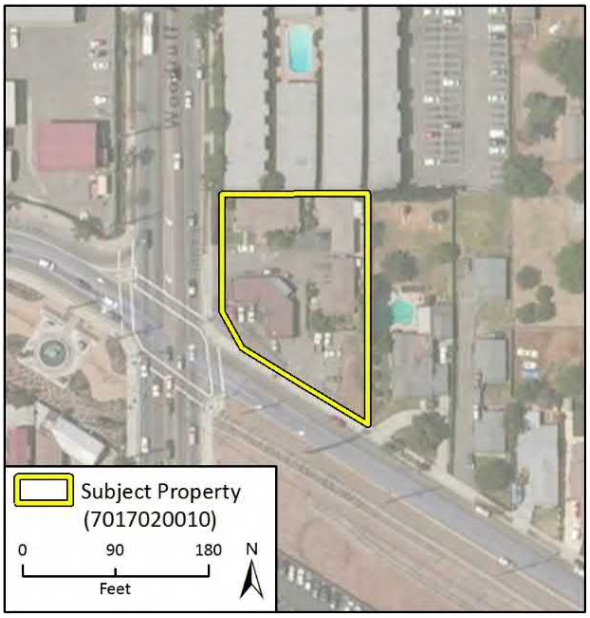
B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, 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 July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

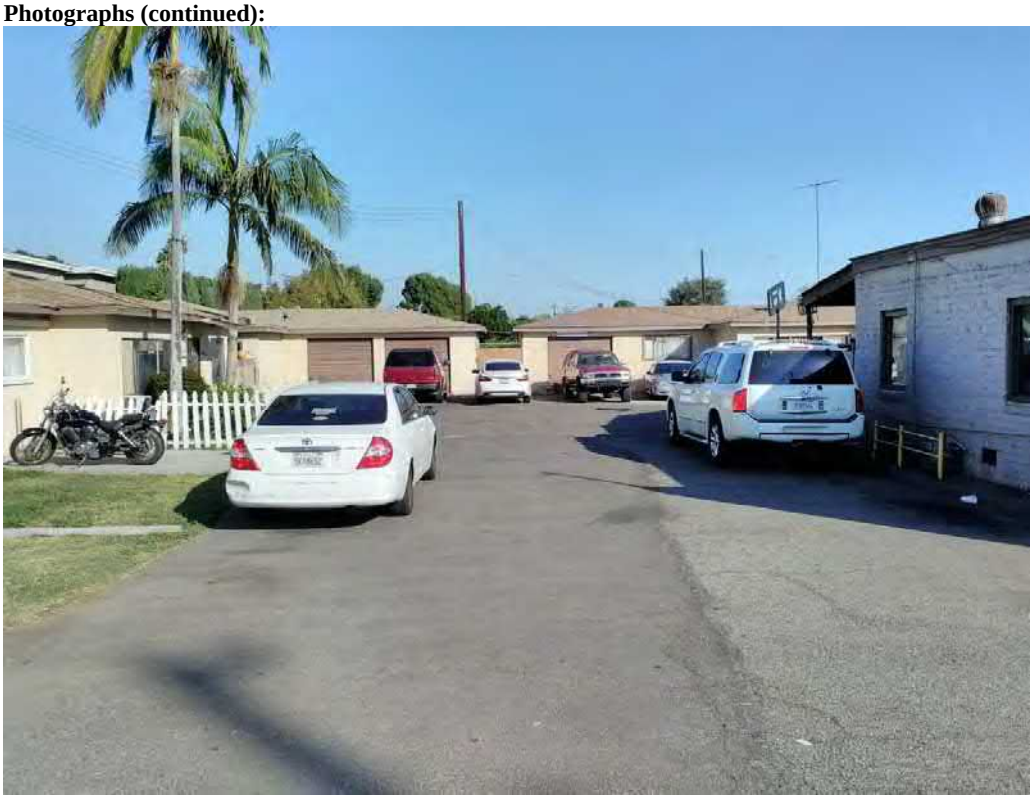
ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. http://sanborn.umi.com.ezproxy.lapl.org/splash.html. Accessed July 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** November 25, 2018

(This space reserved for official comments.)

Photographs (continued):



Photograph 2. Overview of residential buildings with partial view of auto shop (right). Camera 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 #:** 10229 Flora Vista Street (Map Reference No. 29-002)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S Range 12W Section 27 S.B.**B.M.**

c. Address: 10229 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-011

***P3a. Description:**

The subject property is a one-story vernacular residence with some elements of the Ranch House style. Roughly L-shaped in plan, the residence is sheathed in stucco cladding and brick-veneer. Fenestration primarily consists of vinyl-frame windows in a variety of configurations. Capping the residence is a cross-gabled roof, sheathed in asphalt shingles and terminating in open eaves with unadorned wood bargeboards. The primary entrance is recessed beneath a porch on the south elevation. The property is located mid-block on a level parcel and is landscaped with grass, small shrubs, and a mature fruit tree. The residence is in good repair. Alterations include the replacement of original metal-framed windows and wood trim and a large-scale addition to the rear of the building.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
South (primary) elevation; northeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1950 (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:**
November 14, 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):

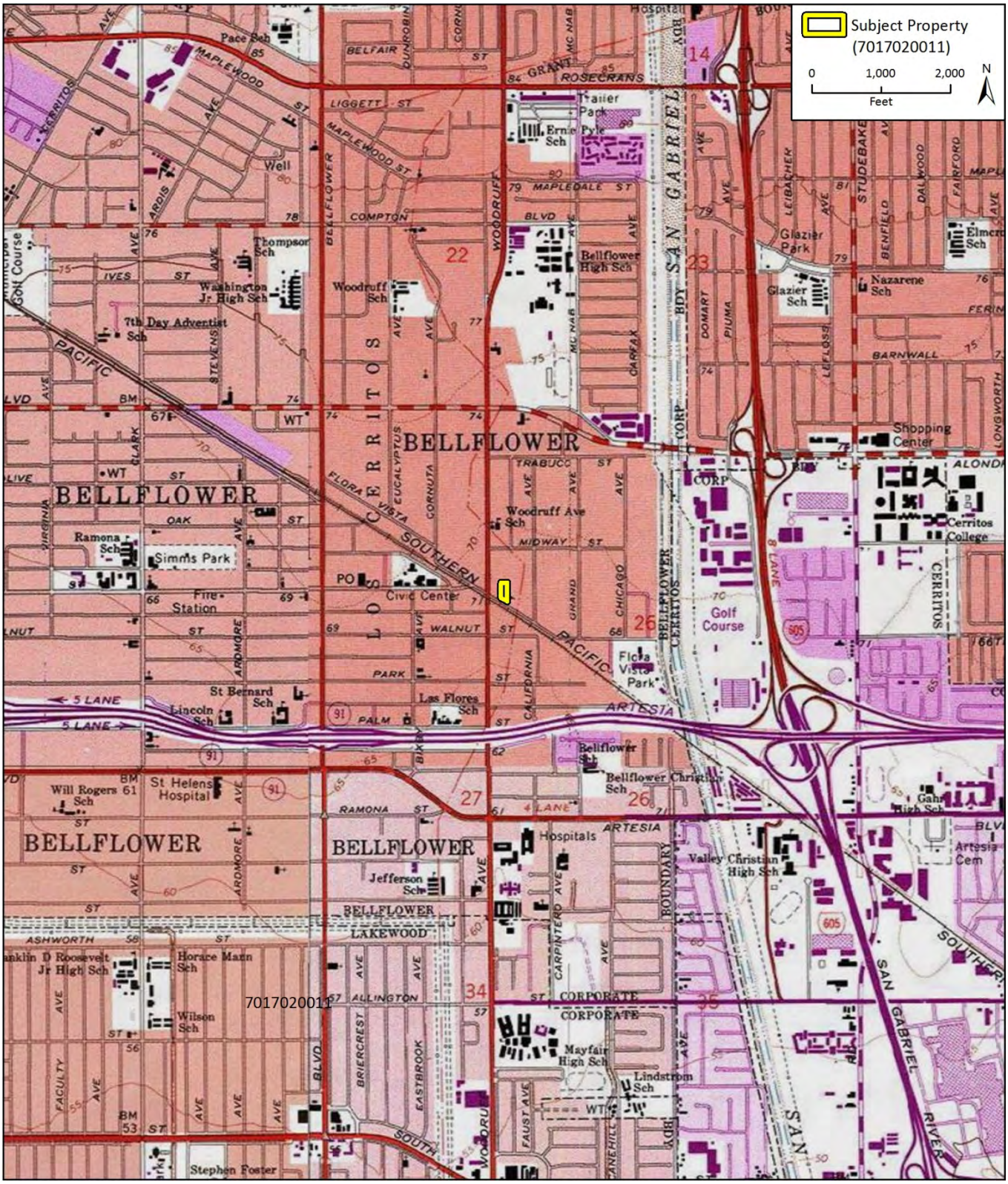
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 10229 Flora Vista Street (Map Reference No. 29-002)

***Map Name:** *Whittier* ***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 #** 10229 Flora Vista Street (Map Reference No. 29-002) ***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:** Vernacular, with Ranch House-style influences
***B6. Construction History:**
The residence on the subject property was constructed in 1950 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of original windows and wood trim. A large-scale addition was constructed at the rear of the building 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** Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, 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 persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. In addition, as an extremely common, vernacular residential building, the property does not represent a distinctive or exceptional example of its architectural style. . The property does not 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 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: 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.

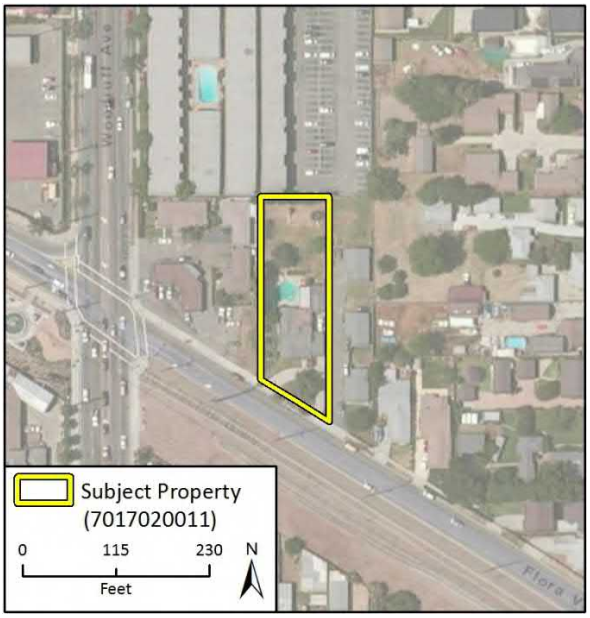
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

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 December 2018.

UCSB Map & Imagery Lab. Various. "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 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 #:** 10231 Flora Vista Street (Map Reference No. 29-003)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S Range 12W Section 27 S.B.**B.M.**

c. Address: 10231 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-012

***P3a. Description:**

The subject parcel includes three vernacular residential buildings designed in no discernable style. The single-story, rectangular-planned buildings line the property's eastern boundary, with an adjacent paved driveway to the west. The southernmost building is set back behind a lawn and single mature tree. A large lawn occupies the rear elevation of the property. Each of the three units includes an attached single-car garage, accessible from the driveway. The buildings clad in stucco and display aluminum-framed, wood-trimmed window units. Primary entrances to the buildings are located on the west elevations. These entrances are topped with gabled roofs covered with composition shingles. The properties are in fair to good condition and include fencing along the north, west, and east boundaries. Mature landscaping is found throughout the site.

***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:
South (secondary) elevation of southernmost building; north-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 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 14, 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):

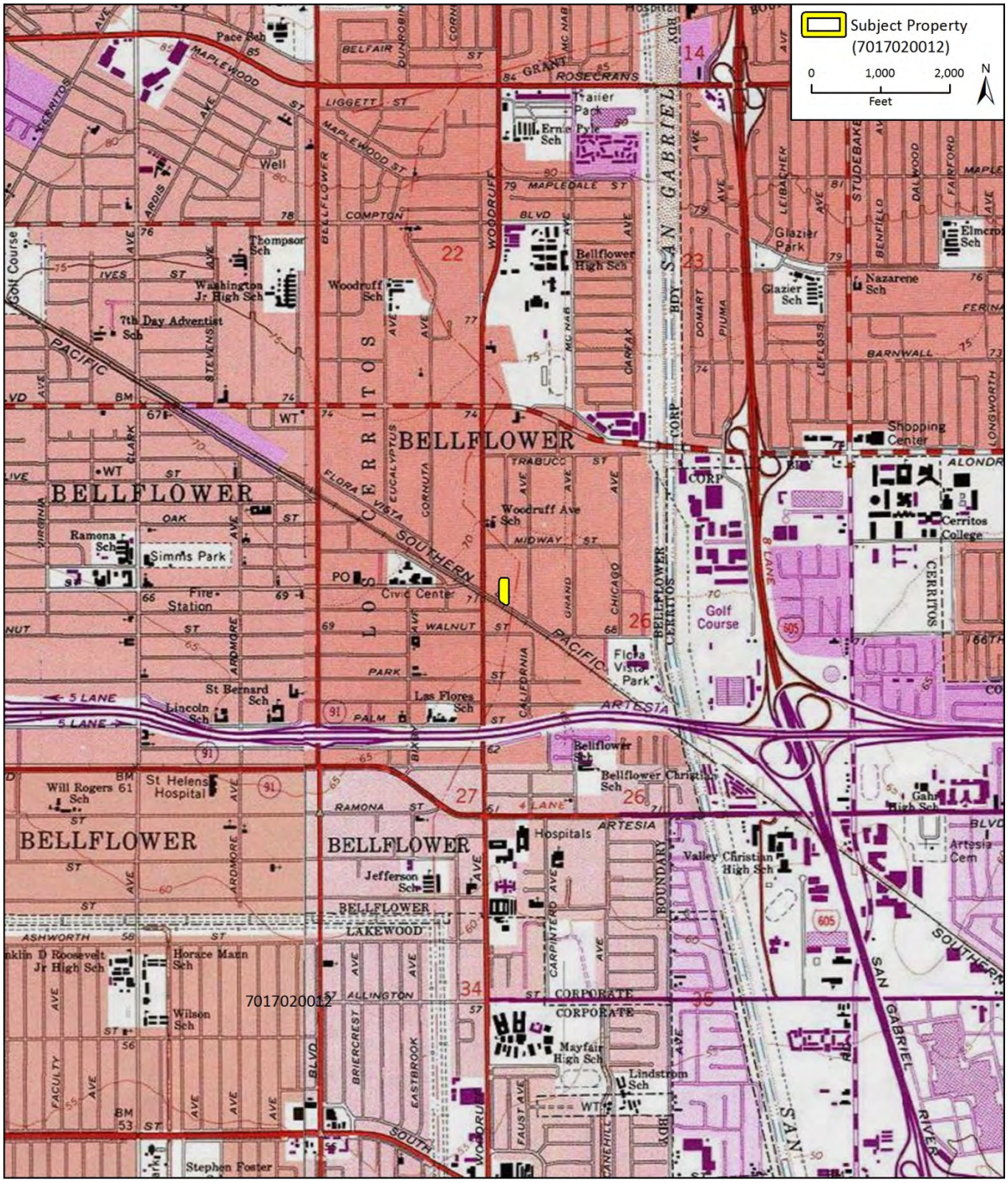
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** 10231 Flora Vista Street (Map Reference No. 29-003)

***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10231 Flora Vista Street (Map Reference No. 29-003) ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** No discernable style
***B6. Construction History:**
The buildings on the subject property were constructed in 1957 (Los Angeles County Office of the Assessor). They appear 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** Multi-Family Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, 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 persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. In addition, as an extremely common residential building type, the property does not represent a distinctive or exceptional example of its architectural style or type of construction. The property does not 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 any of the properties 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: 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.

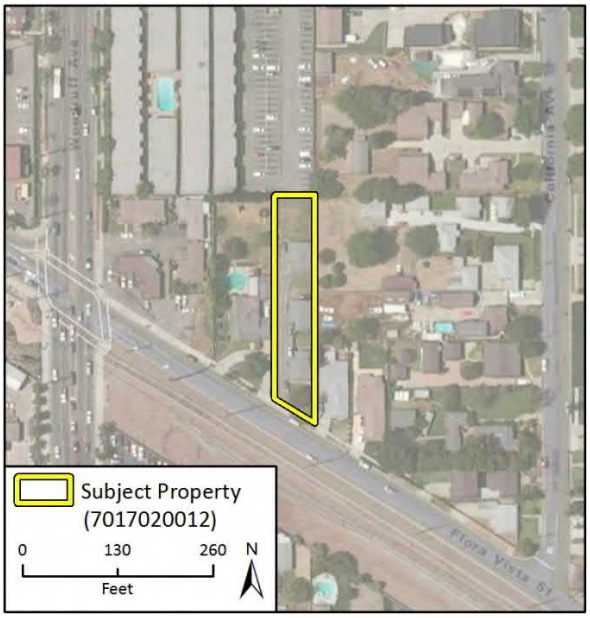
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed July 2018.

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:** Rincon Consultants, Ventura, CA
***Date of Evaluation:** December 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 #:** 10068 Flower Street (Map Reference No. 29-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10062-10072 Flower Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7109-016-044

***P3a. Description:**

The subject property consists of two one-story residential duplex buildings sharing a utilitarian design with Ranch House-style influences. The front building is rectangular in plan, and the rear building exhibits a U-shaped plan. Both buildings sit on a concrete foundation and are capped with hipped roofs sheathed in asphalt shingles. Exterior walls are clad in smooth stucco. Fenestration generally consists of aluminum-framed windows in a variety of configurations and sizes. Entrances to the buildings are located on the north and west elevations, with doors obscured by metal security gates. The property is located mid-block on a level parcel and is landscaped with a lawn and small palms. A concrete driveway and parking area covers much of the parcel. The buildings are in good condition and exhibit few visible exterior alterations.

***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

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:**
January 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.

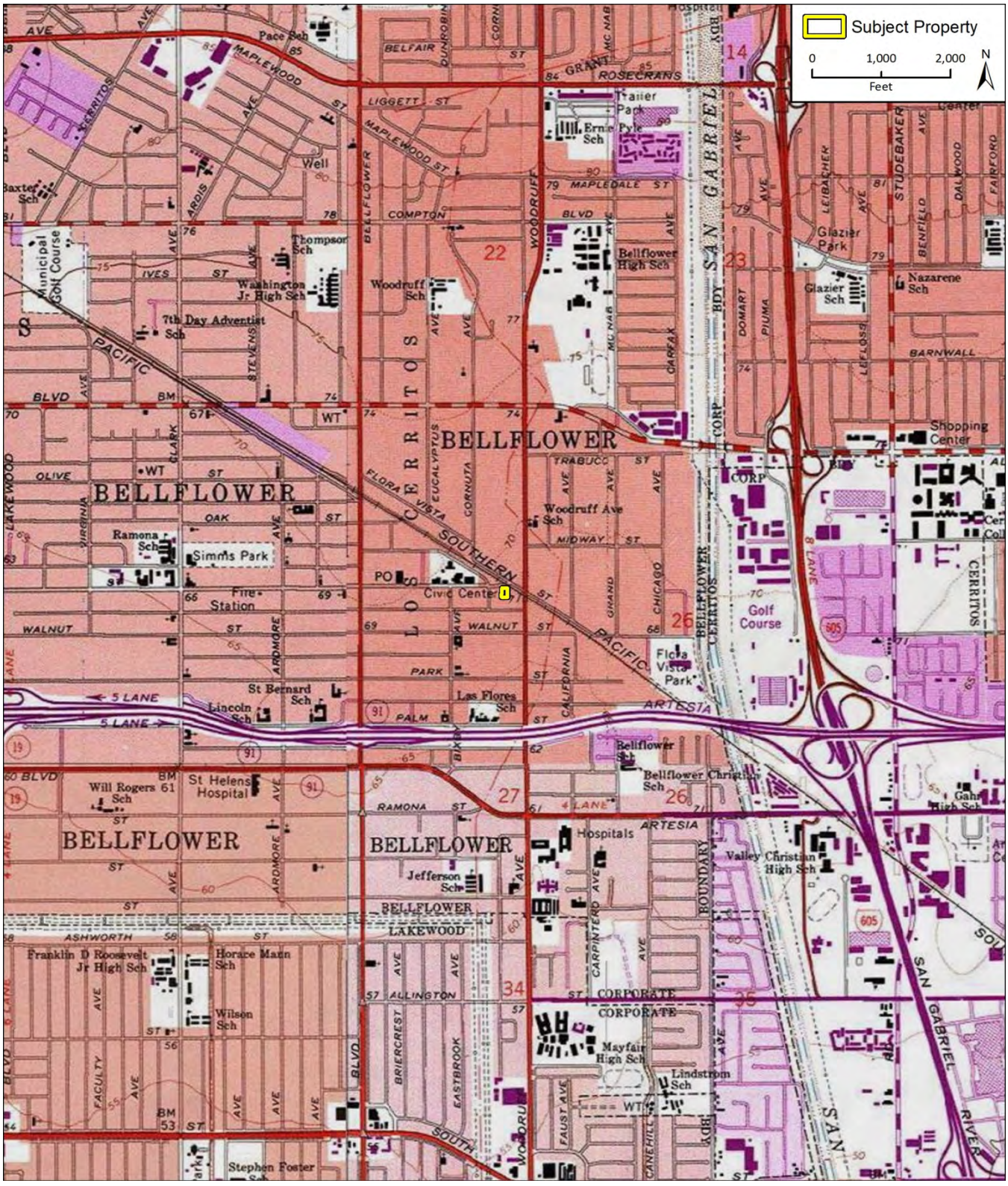
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 10068 Flower Street (Map Reference No. 29-004)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10068 Flower Street (Map Reference No. 29-004) ***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:** Ranch House-style influenced
***B6. Construction History:**
According to parcel data, the subject buildings were constructed in 1961.

***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 two multi-family residential buildings constructed in 1961. 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 vernacular, Ranch House-style influenced multi-family residential complex 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:**

Ancestry. "U.S. City Directories." [digitized archive]. Bellflower, CA, 1961. https://search.ancestry.com/search/db.aspx?dbid=2469&path=. 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed INPUT December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***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 #:** 10241 Flora Vista Street (Map Reference No. 29-005)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S Range 12W Section 27 S.B.**B.M.**

c. Address: 10241 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-036

***P3a. Description:**

The subject property is a single-story residence and attached garage designed in the Ranch House style. The building occupies a narrow, rectangular lot and is set back from Flora Vista Street and fronted by a small lawn and mature landscaping. Roughly rectangular in plan, the residence has stucco cladding and vinyl-framed windows in a variety of sizes and configurations. The roof of the building includes hipped and gabled sections, clad with composition shingles and terminating in open eaves with simple wood bargeboards. Adjacent to the garage, the roof eaves extend to create a sheltered entry porch, which is supported on a simple square brick pier. Visible alterations include the replacement of original doors and windows and the addition of a covered patio at the rear 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:
South and west elevations; northeast-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1965 (Los Angeles County Office of the Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
October 24, 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.

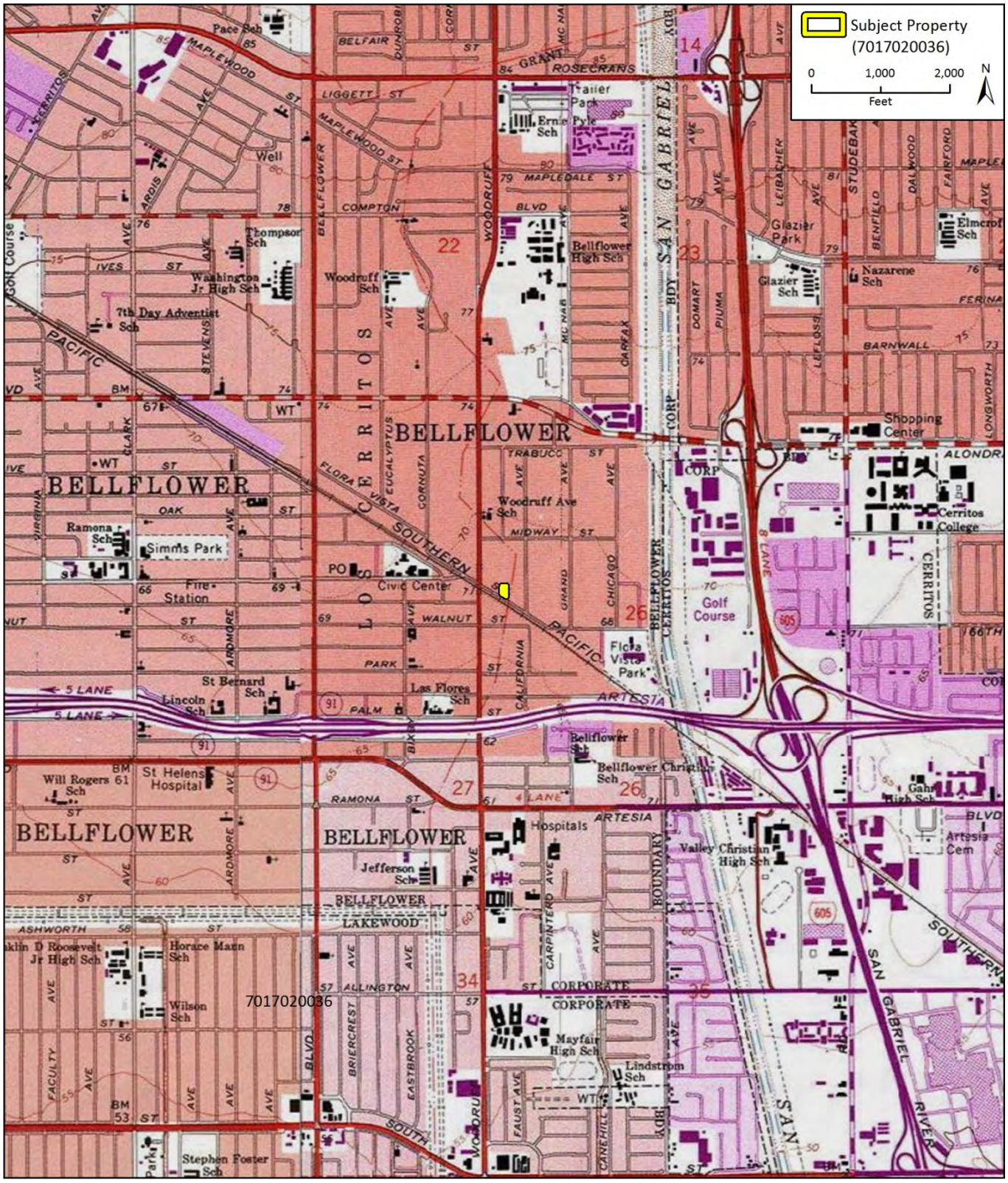
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10241 Flora Vista Street (Map Reference No. 29-005)
***Map Name:** *Whittier* ***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 #** 10241 Flora Vista Street (Map Reference No. 29-005) ***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:** Ranch House style
***B6. Construction History:**
The subject property was constructed in 1965 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of all original windows and doors and the addition of a covered patio at the rear of the building.

***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** Single-Family Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended 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 persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. The residence is a highly common example of the Ranch House style in Bellflower, but it does not represent a distinguished or excellent example of the style. The property does not 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 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 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 Dec. 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

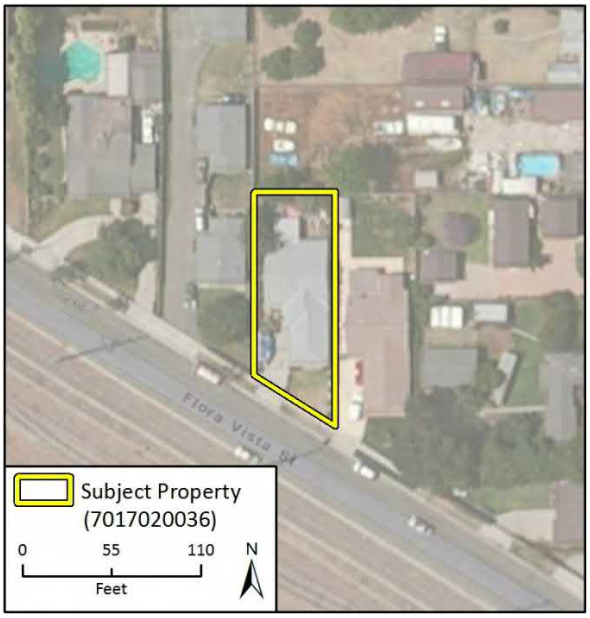
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 5, 2018

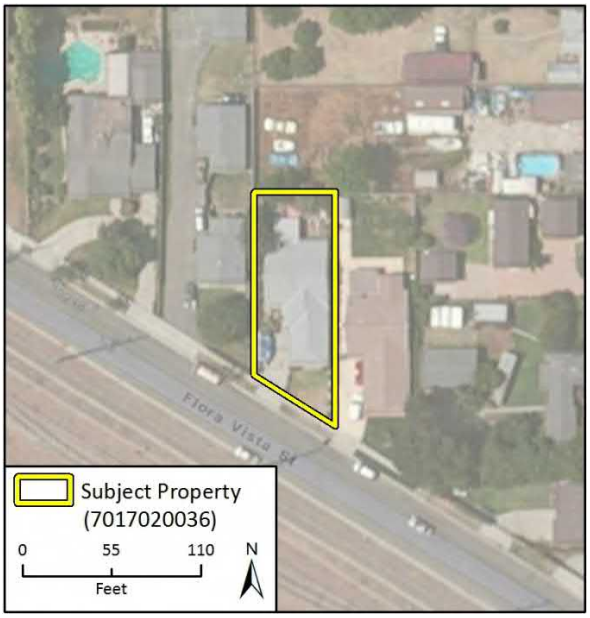
(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10241 Flora Vista Street (Map Reference No. 29-005) ***NRHP Status Code** **6Z**

(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 #:** 16821 California Avenue (Map Reference No. 29-006)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 16821 California Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-034

***P3a. Description:**

The subject property consists of two single-family residences and an associated ancillary building. The primary residence is one-story in height and designed in a modest iteration of the Ranch style. The irregular plan building sits on a concrete foundation and is capped by a cross-gabled roof sheathed in asphalt shingles. Smooth stucco and vertical wood-plank siding sheathe its wood frame structural system. Window types include wood, 1/1 double-hung and fixed sashes. The front entrance is located on the east elevation and features a door of an undetermined type. Ornament is minimal, consisting of vertical plank gable-end cladding and false window shutters. Its recessed entry, wing-and-gable front, and somewhat sprawling plan are indicative of Ranch-style residential architecture (McAlester 2013).

Two additional buildings are located at the rear of the lot. A secondary residence is located directly behind the main residence. The one-story, vernacular-style residence features an L-plan, hipped roof, and horizontal wood-plank siding. Alterations include the construction of sizeable addition the south elevation of the building. In addition, a gable-roof ancillary building is located at the far west end of the parcel. Due to site constraints, no further details were observed during the field survey. The property is located mid-block on a level parcel and is landscaped with a small strip of grass, mature trees, and small shrubs.

***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 primary residence (left) and partial view of secondary residence (far right); camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Primary residence: 1943, secondary residence 1940 (Los Angeles County Office of the Assessor 2019)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams and Alexandra Madsen
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**
January 28, 2019

***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.

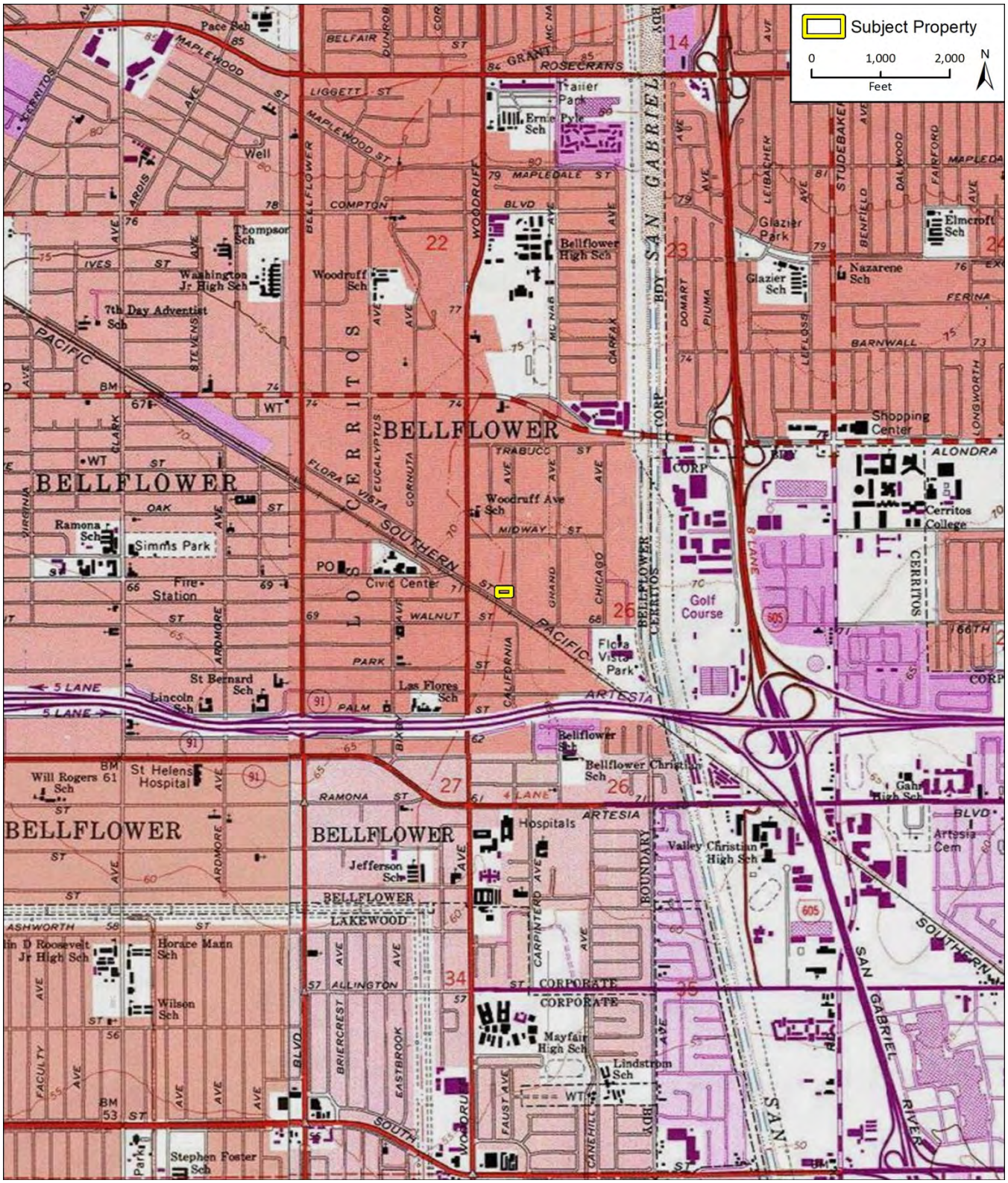
***Attachments:** ☐ NONE ■ Location Map ■ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 16821 California Avenue (Map Reference No. 29-006)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16821 California Avenue (Map Reference No. 29-006) ***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:** Ranch-style elements
***B6. Construction History:**
According to parcel data, the secondary residence was constructed in 1940 and the primary residence in 1943. An addition was built onto the secondary residence sometime between 1953 and 1972 (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 property with buildings constructed in 1940 and 1943. A search of city directories and a historic newspaper database revealed that R.A. Whitby lived at this address by 1946 and until at least as recently as 1962 (Ancestry.com 2011; Newspapers.com 2019). 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 under any significance criteria. It is not associated with any important events or persons significant in our past (Criteria A/1 and B/2). The property is a modest example of the Ranch style; of which the City of Bellflower has numerous examples. Neither residence on the property 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). There is no reason to believe 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:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Bellflower, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

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.

McAlester, Virginia Savage. 2013. A Field Guide to American Houses, revised and expanded edition. New York: Alfred A. Knopf.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed January 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 2019.

B13. Remarks: N/A
***B14. Evaluator:** J. Williams & A. Madsen, Rincon Consultants
***Date of Evaluation:** January 30, 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 #:** 16831 California Avenue (Map Reference No. 29-007)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S Range 12W Section 27 S.B.**B.M.**

c. Address: 16831 California Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-020-024

***P3a. Description:**

Located at the corner of Flora Vista Street and California Avenue in Bellflower, the subject property is a single-story, L-shaped residence, set back from California Street and fronted by a lawn and mature vegetation. The residence is sheathed in smooth stucco and exhibits a simple, vernacular form, with some elements of the Minimal Traditional/Ranch House styles. An attached, non-original garage is located adjacent to the residence. Fenestration generally consists of vinyl-frame windows, with simple wood surrounds, in a variety of configurations. The residence is capped with a cross-gabled roof sheathed in composition shingles. The primary entrance, a single door, is centered on the east elevation; it is sheltered beneath an overhang supported on simple metal posts. The residence is in good repair. Visible alterations include the replacement of original windows and doors and the addition of an attached single-car garage.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
East (primary) elevation; west-facing.

***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:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
October 24, 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):

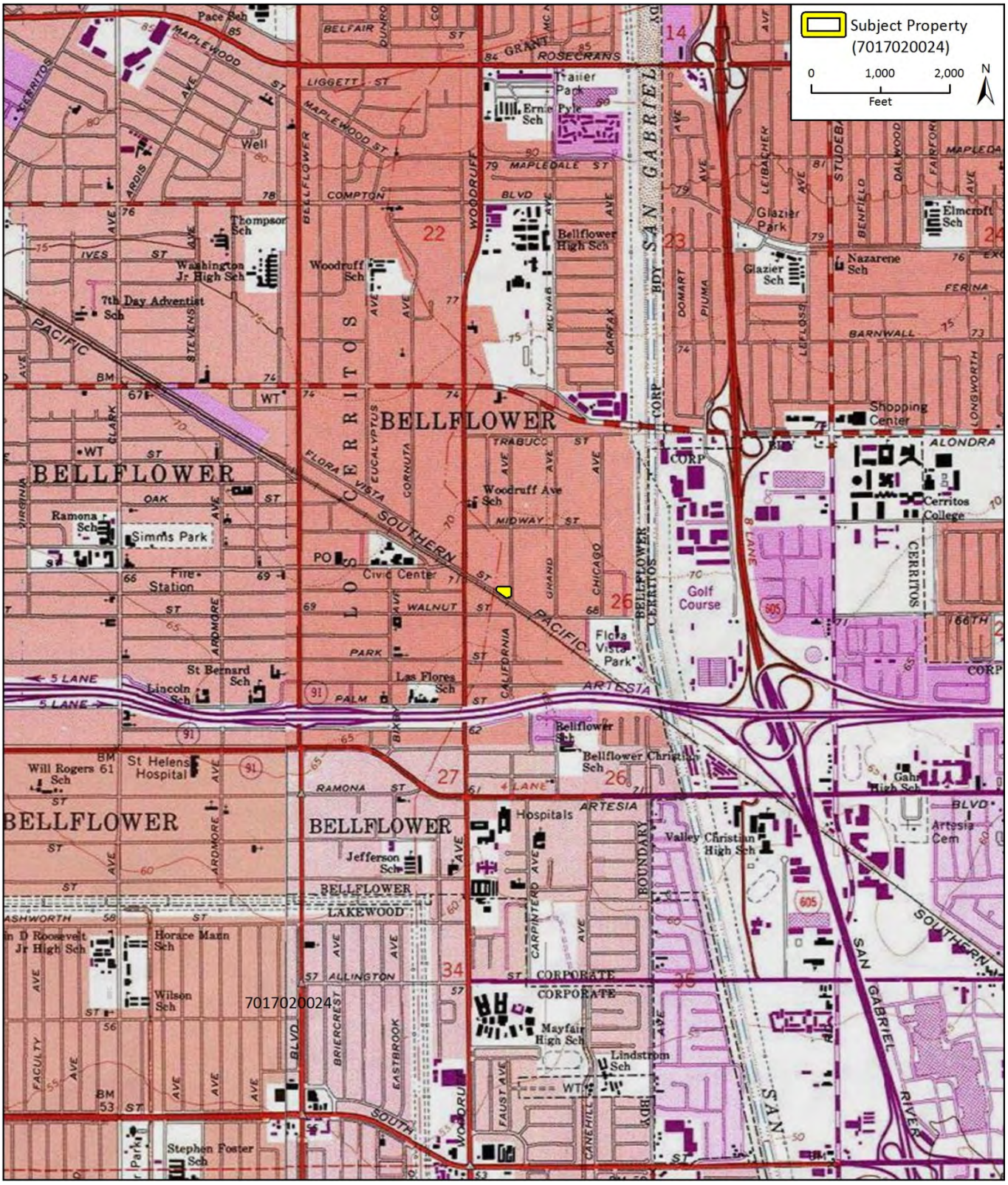
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 16831 California Ave (Map Reference No. 29-007)

***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16831 California Avenue (Map Reference No. 29-007) ***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:** Minimal Traditional/Ranch House influenced
***B6. Construction History:**
The building on the subject property was constructed in 1947 (Los Angeles County Office of the Assessor). The attached single-car garage was added to the property after 1960 (UCSB 1960). Visual observation indicates that original windows and doors 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** Single-Family Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended 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 persons significant in the history of the city, region, state or nation. While the property's development reflects the rapid postwar growth of Bellflower, it does not appear significant within this context (Criteria A/1 and B/2). The residence exhibits a ubiquitous vernacular form, with some elements of the Minimal Traditional/Ranch House styles. However, the residence is not a distinguished or excellent example of either style. The property does not 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 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 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.

UCSB Map & Imagery Lab. Various. "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 5, 2018

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16831 California Avenue (Map Reference No. 29-007) ***NRHP Status Code** **6Z**

(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 #:** 16826 California Avenue (Map Reference No. 29-008)

P1. Other Identifier: 10325-10333 Flora Vista Street

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 16826 California Avenue/10325-10333 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7017-019-021

***P3a. Description:**

The subject property consists of an irregularly shaped parcel occupied by a single-family residence fronting California Avenue, two smaller ancillary buildings situated behind the residence, and a complex of four residential cottages fronting Flora Vista Street. The single-family residence is a one-story Craftsman Bungalow. The rectangular-plan building sits on a concrete block foundation and is capped by a cross-gabled, medium-pitch roof sheathed in asphalt shingles. The roof terminates in open eaves, trimmed with simple wood bargeboards. Gable apexes are pierced with vertical vents on the house, while the gable sheltering the entrance is accented with a simple wood truss. The residence has wood-shingle sheathing and wood-framed windows in a variety of sizes and configurations. These include paired multi-light windows as well as ribbon windows flanking the main entrance. A wood-framed, one-over-one-, fixed sash-window partially encloses the southwest corner of the full-width porch. The main entrance is located on the west elevation, its door type obscured by a metal security door. The building's Craftsman style is further expressed in details such as the vertical wood slats accenting the gable apexes, the wood truss of the porch roof, and decorative beams. The building exhibits few apparent alterations. At the rear of the residence are two gabled ancillary buildings, which were not recorded in detail due to the lack of visibility from the public right-of-way. Landscaping in the section of the property fronting California Avenue includes a front lawn and mature palms. A concrete driveway traces the southern boundary. Largely identical in design, the buildings fronting Flora Vista Street are one-story Minimal Traditional residences. The L-shaped, stucco-clad buildings sit on concrete foundations and are capped by hipped roofs sheathed in asphalt shingles. Windows are a combination of wood-framed, one-over-one double-hung and vinyl-frame replacement sashes. Entrances to the buildings are front doors whose types are obscured by metal security doors and non-original metal roll-up garage doors. Alterations include the aforementioned windows and garage doors. Landscaping on this portion of the property consists of a lawn, mature trees of several types, and small shrubs. Two concrete driveways serve the complex. The buildings are in fair to 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:
Craftsman-style residence, west and south elevations; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1908, 1953, 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, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
January 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.

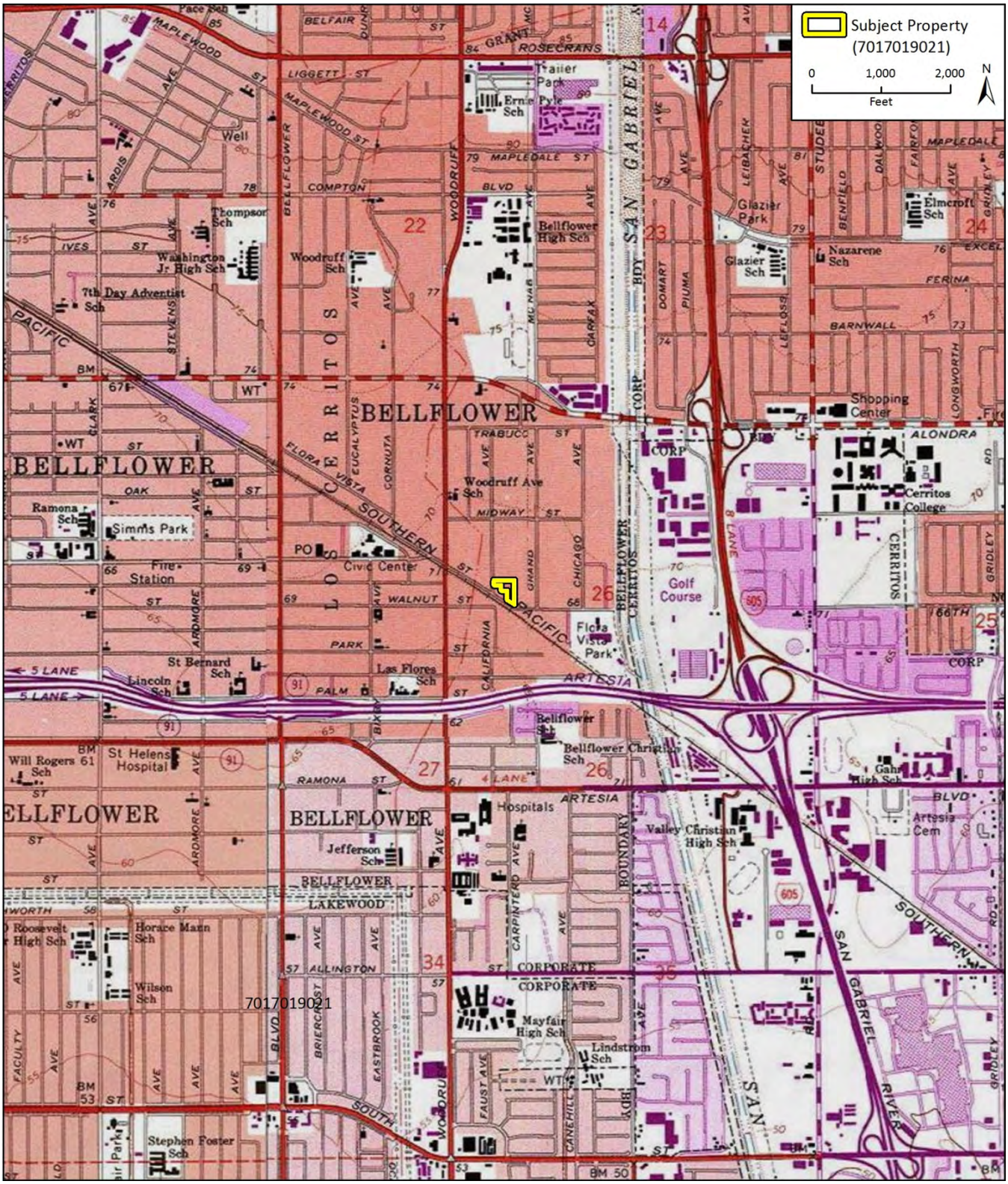
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 16826 California Avenue (Map Reference No. 29-008)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 16826 California Avenue (Map Reference No. 29-008) ***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:** Craftsman Bungalow, Minimal Traditional
***B6. Construction History:**

According to parcel data, the Craftsman-style residence was constructed in 1908, while the remaining buildings were completed in 1953 and 1956. Available sources did not specify which buildings were constructed in either year. Aerial photographs suggest that the Craftsman Bungalow was moved onto the property sometime between 1953 and 1956 (UCSB Map & Imagery Lab 1930, 1947, 1956; NETROnline 2019). However, a lack of clarity in the 1953 image consulted for this study makes it difficult to determine definitively.

***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

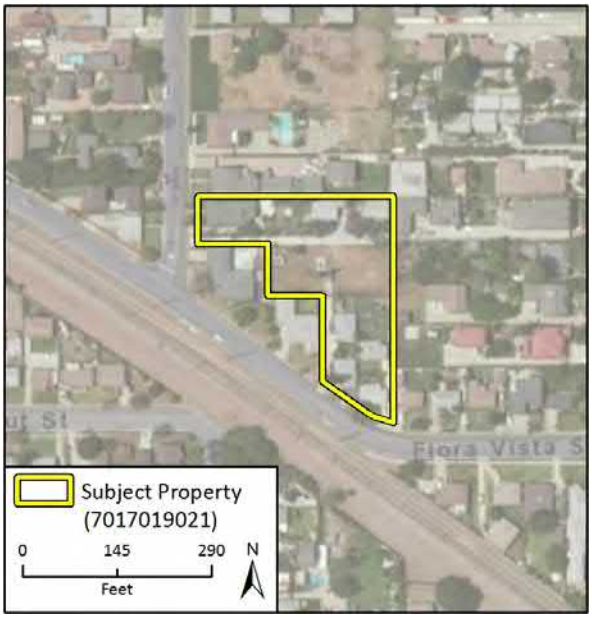
The subject parcel includes buildings constructed in 1908, 1953, and 1956. Aerial photographs reveal the area surrounding the subject property remained largely agricultural as late as 1930. Increased residential construction took place following World War II, and by the early 1950s, the area had taken on roughly its current pattern of development. Aerial photographs raise doubts over whether the 1908 Craftsman-style residence was originally located at its present site. A building is visible at this location in a 1930 aerial photograph, but a 1953 photo appears to depict the location as undeveloped. All seven extant buildings are visible in a 1956 aerial image (UCSB Map & Imagery Lab 1930, 1947, 1956; NETROnline 2019). According to city directories for years between 1940 and 1961, past residents of the property included R.A. Stewart, H.L. Bowyer, H.O. Troutman, W.H. Patrick, C.E. Griffiths, T.A. Lanaster, D. Kasenberg, P.E. Johndrow, and H.S. Clark (Ancestry.com 2011). 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:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Bellflower, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
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 January 2019.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed January 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 Jan. 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** January 31, 2019



(This space reserved for official comments.)

B10. Significance (continued):

None of the properties on the site are recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Research did not indicate that the properties are associated with any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the Craftsman-style residence is a fair example of its type, similar and more intact residences of this style are ubiquitous in Southern California. The cottages represent highly common examples of the Minimal Traditional style. None of the subject properties 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). In addition, 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.

Pb5. Photographs (continued):

Photograph 2. Overview of cottages on Flora Vista Street. Camera facing north.

Photograph 3. Closeup of 10331-10333 Flora Vista Street. 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 #:** 10307 Flora Vista Street (Map Reference No. 29-009)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S Range 12W Section 27 S.B.**B.M.**

c. Address: 10307 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-019-022

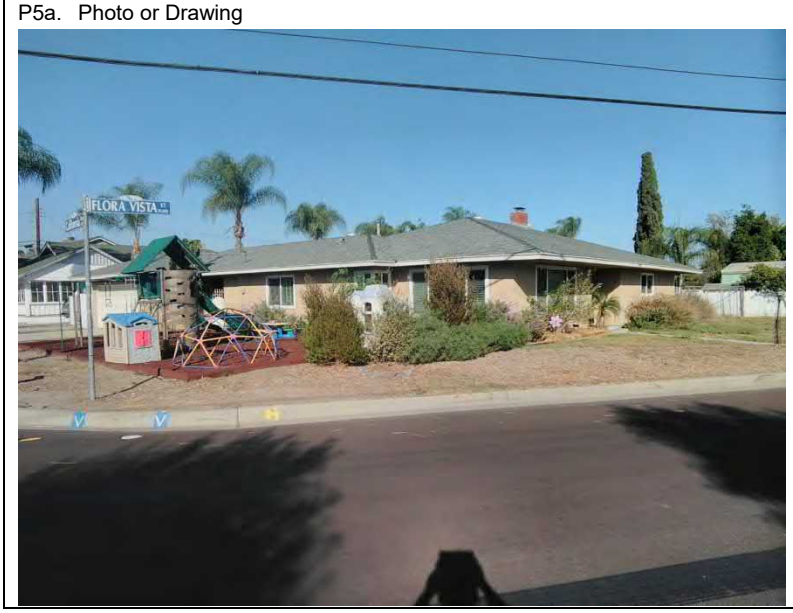
***P3a. Description:**

Located on the corner of Flora Vista Street and California Avenue in Bellflower, the subject parcel includes one residence set back from both streets and surrounded with landscaping. A kidney bean-shaped pool is located to the northeast of the residence and surrounded with a paved patio. The single-story building was designed in the Ranch House style. It features an irregular footprint and includes an attached two-car garage. The building displays smooth-finished stucco and vinyl-frame windows in a variety of configurations. Primary entry to the building is sheltered in an alcove on the south elevation. The building is topped with an intersecting hipped roof with open eaves and sheathed in composition shingles. A brick chimney is visible over the roofline. The property is in good condition. Visible alterations include the replacement of original doors and 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:
Southwest elevation; northeast-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 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
October 24, 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):

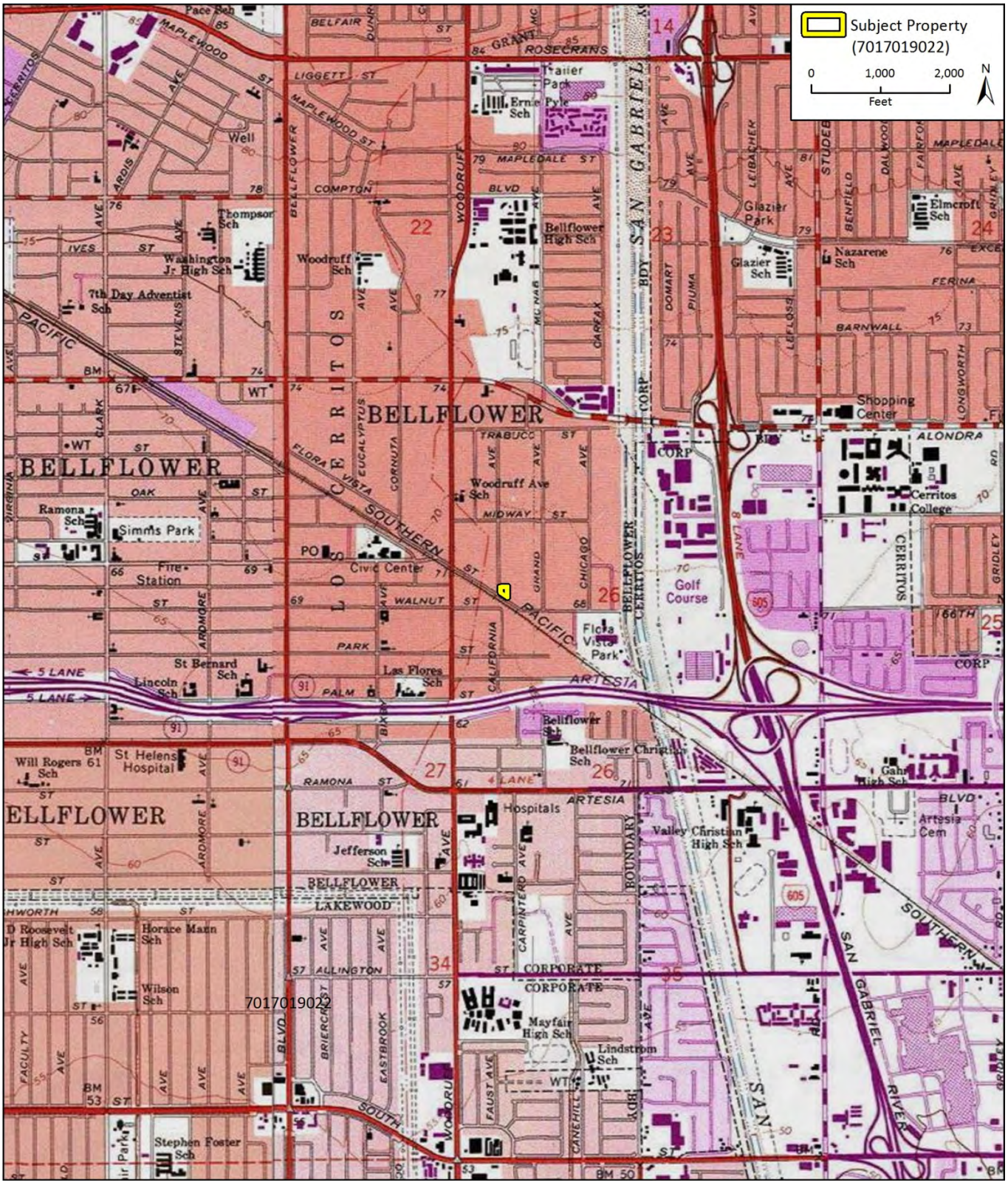
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 10307 Flora Vista Street (Map Reference No. 29-009)

***Map Name:** *Whittier* ***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 #** 10307 Flora Vista Street (Map Reference No. 29-009) ***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:** Ranch House style
***B6. Construction History:**
The building on the subject property was constructed in 1957 (Los Angeles County Office of the Assessor). Visual observation suggests that alterations include the replacement of original windows and doors.

***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** Single-Family Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. The subject property reflects this extensive postwar residential expansion. However, the property is not recommended 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 persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). While the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context. The property exhibits a Ranch House-style that is highly common for homes of this era. The residence is not a distinguished or excellent example of an architectural style or type of construction, nor does the property 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 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 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. https://www.historicaerials.com/viewer. Accessed July 2018.

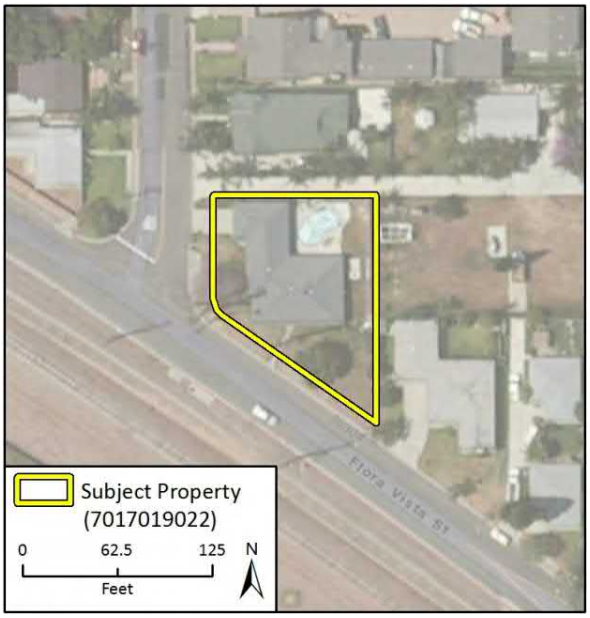
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 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 #:** 16910 Woodruff Avenue (Map Reference No. 29-010)

P1. Other Identifier: Bellflower Medical Investors

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 16910 Woodruff Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-021-008

***P3a. Description:**

The subject property is a one-story medical office building designed with elements of the Neo-Formalist style of architecture. The building is rectangular in plan, with two interior courtyard spaces. Facing the primary elevation on Woodruff Avenue, the principal wings of the building are capped with a prominent, low-pitched side-gabled roof, sheathed in asphalt shingles and terminating in wide overhangs. Centered on the principal elevation is a projecting, full-height shed roof, which shelters the primary entrance. The shed roof rests on simple post supports with molded capital and base detailing. A decorative broken pediment detail marks the entrance. Exterior walls are sheathed in brick veneer and smooth stucco. A series of aluminum-framed windows, accented with shutters, line each wing of the building. The property is located on a level corner lot and is landscaped with lawns, shrubs, and trees. The property is in good repair. No substantial alterations were observed during 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.)

P5b. Description of Photo:
View of main entrance, west elevation; camera facing northeast.

***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:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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):

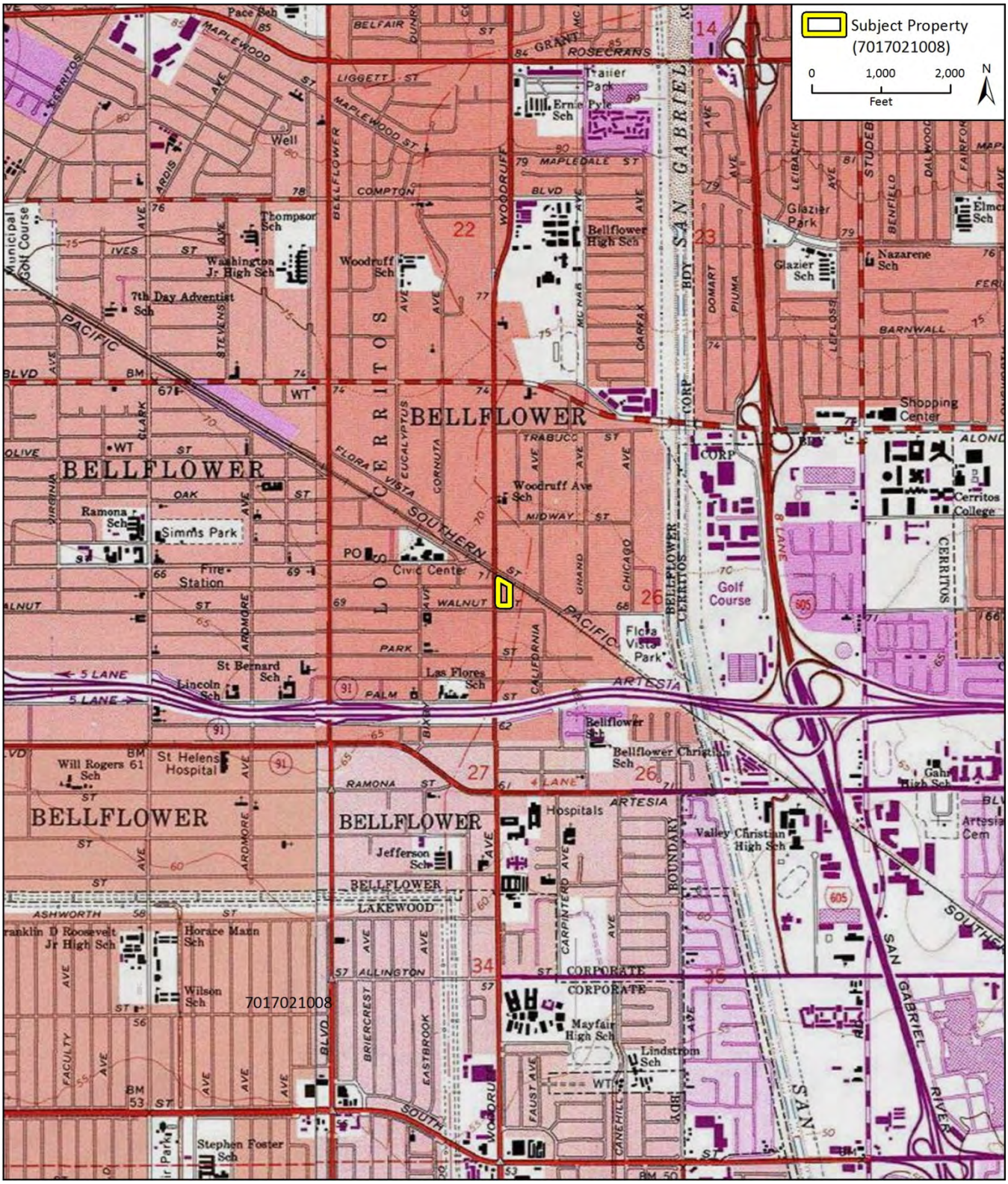
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 16910 Woodruff Avenue (Map Reference No. 29-010)

***Map Name:** *Whittier* ***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 #** 16910 Woodruff Avenue (Map Reference No. 29-010) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: Bird Haven Convalescent Hospital
B2. Common Name: Bellflower Medical Investors
B3. Original Use: Medical office B4. Present Use: Medical office
***B5. Architectural Style:** Neo-Formalist-style influenced
***B6. Construction History:**
According to parcel data, the subject resource was constructed in 1968.

***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 medical office building constructed in 1968. Contemporary newspaper items indicate it was originally developed as Bird Haven Convalescent Hospital, a firm with multiple Southern California locations. The property's current occupant is Bellflower Medical Investors. 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 under any significance criteria. Research did not indicate that the property is associated with any important events or persons significant in our past (Criteria A/1 and B/2). The building is not a distinguished example of the Neo-Formalist style of architecture 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 it 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: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1969-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

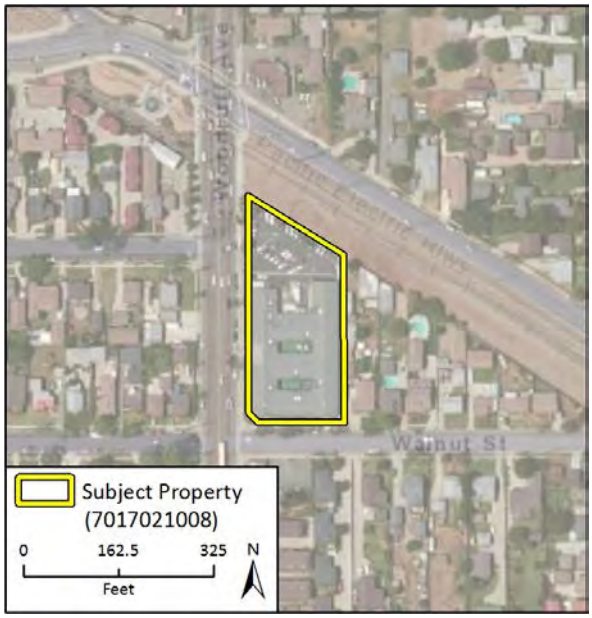
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed INPUT December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 10229 Walnut Street (Map Reference No. 29-011)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10229 Walnut Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017021004

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. Rectangular in plan, the building sits on a concrete foundation and is capped by a side- and front-gabled roof sheathed in asphalt shingles. Textured stucco sheathes the lower story. The upper story is sheathed in board-and-batten siding. Fenestration consists of vinyl-framed windows, both sliding and fixed lights, in a variety of configurations. Plain wood surrounds enclose the windows. The entrance to the building is located on the south elevation and consists of a glazed wood-panel door. The building is in good repair. Alterations include the replacement of windows. Aerial imagery reveals two additional buildings at the rear of the parcel. These buildings are not fully visible from the public right-of-way and were not recorded during the field survey. The property is located mid-block on a level parcel and is landscaped with a lawn and shrubs.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southern elevation, facing northeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1978 (Los Angeles County Office of the Assessor)

***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 15, 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):

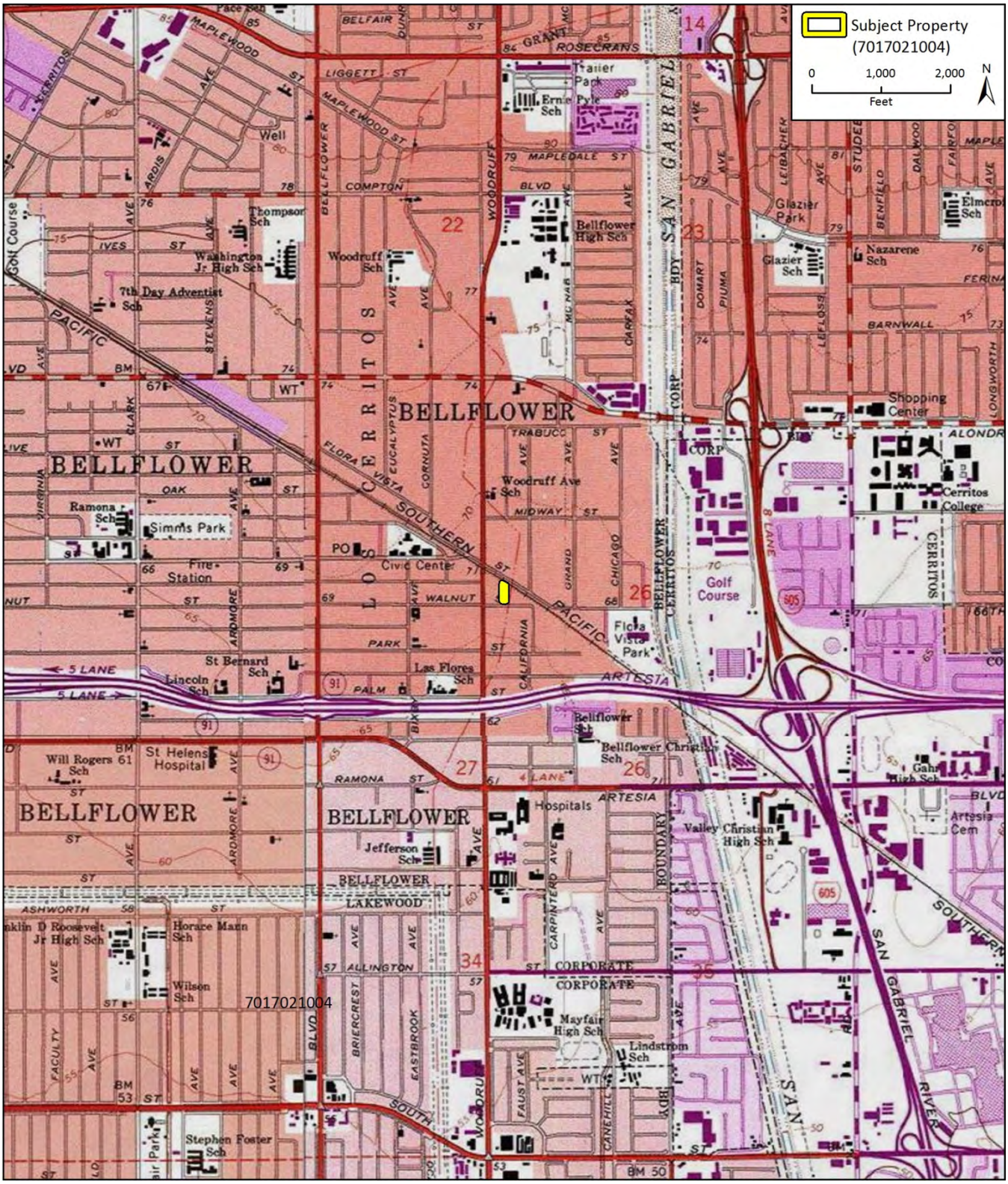
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 3
***Map Name:** *Whittier* ***Scale:** 1:24,000

***Resource Name or #** 10229 Walnut Street (Map Reference No. 29-011)
***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10229 Walnut Street (Map Reference No. 29-011) ***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:**
The residence at the front of the property was constructed in 1978, according to parcel data. The dates of construction for the buildings at the rear of the lot could not be determined.

***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 1978. Archival research failed to identify any additional consequential information about the property or its former owners or 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 any important events or persons 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 purpose-built, vernacular residence, with no discernible style. 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 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 December 2018.

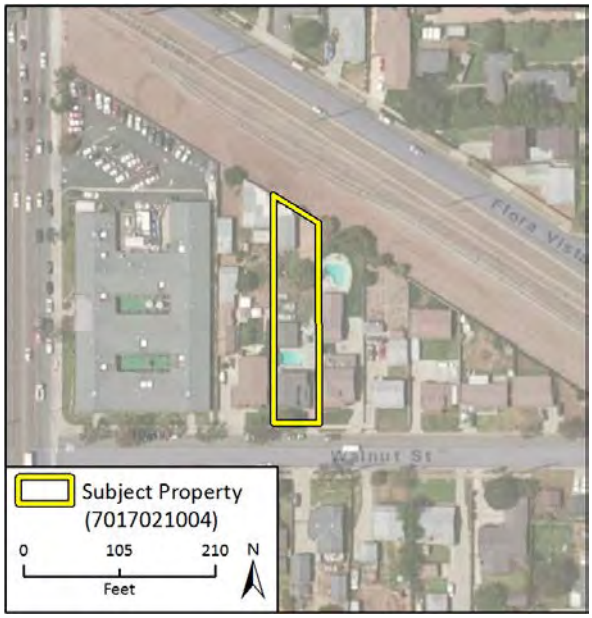
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, 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**

Page 1 of 3 ***Resource Name or #:** 10315 Flora Vista Street (Map Reference No. 29-012)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3W Range 12W Section 26 S.B.**B.M.**

c. Address: 10315 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-019-004

***P3a. Description:**

The subject parcel is occupied by a one-story residence with an attached, two-car garage, designed in the Modern Ranch House-style. Irregular in plan, the residence is set back from Flora Vista Street and fronted by a lawn and mature landscaping. The residence displays stucco cladding and vinyl-frame windows in a variety of configurations. The building is capped with a low-pitched, hipped and gabled roof with open overhanging eaves. The primary entrance porch of the home is sheltered beneath the roof eaves and accessed via three concrete steps. The south elevation also features a large masonry chimney. The residence is in good repair. Visible alterations include the replacement of original windows and the addition of an attached 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:
South elevation; north-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
October 24, 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):

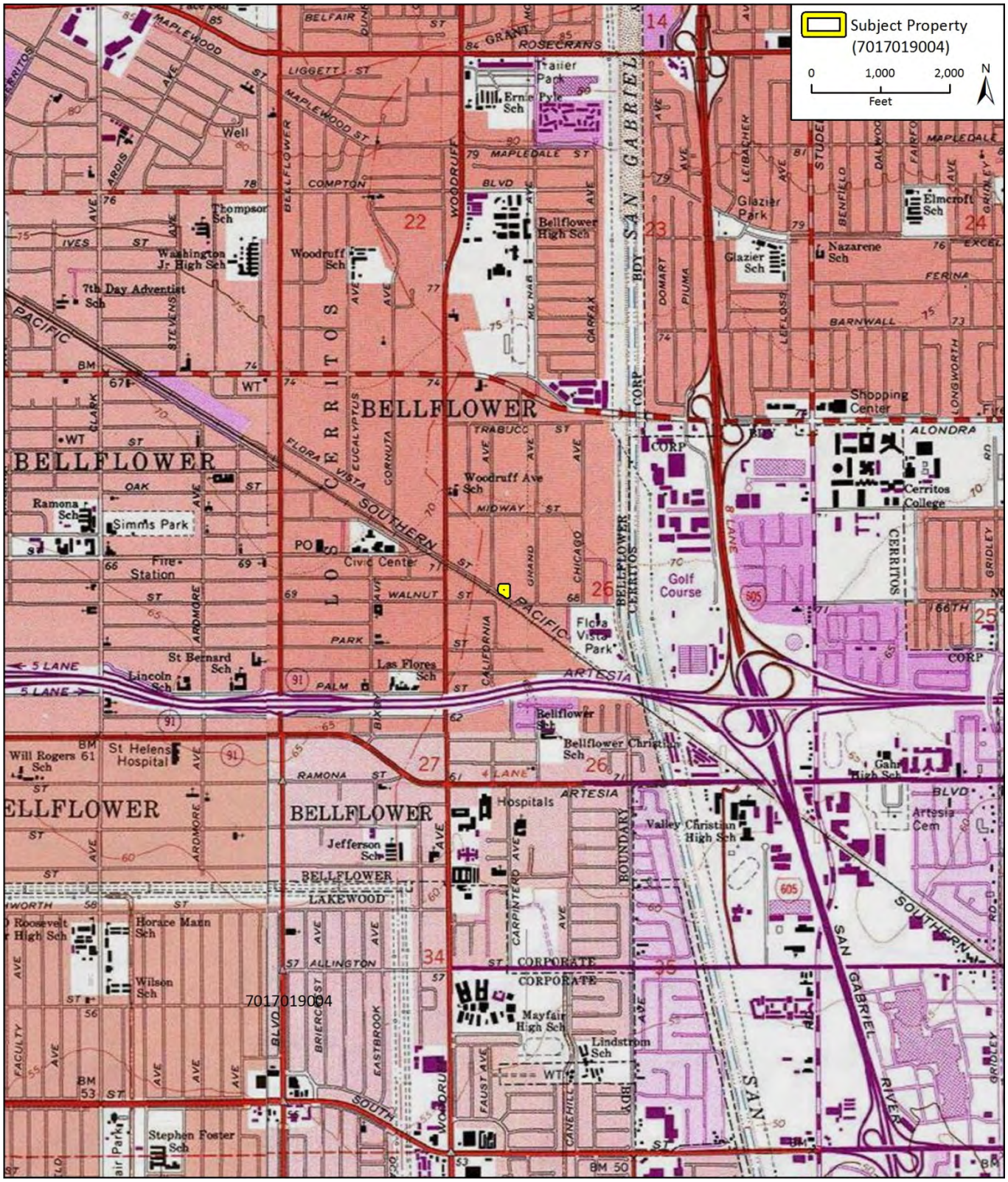
State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 10315 Flora Vista Street (Map Reference No. 29-012)

***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10315 Flora Vista Street (Map Reference No. 29-012) ***NRHP Status Code 6Z**
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style:** Modern Ranch House style
***B6. Construction History:**
The subject building constructed in 1962 (Los Angeles County Office of the Assessor). Visual observation indicates that the building's original 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** Single-Family Residential Development **Area** Bellflower
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
Following World War II, Bellflower experienced rapid population growth and residential settlement consistent with the trends that impacted postwar Southern California as a whole. The community incorporated in 1957. Constructed in 1962 in the Modern Ranch House style, the subject property reflects this ongoing postwar residential expansion.

However, the property is not recommended 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 persons significant in the history of the city, region, state or nation; while the property's development reflects the continuing postwar growth of Bellflower, it does not appear significant within this context (Criteria A/1 and B/2). The property exhibits a Ranch House-style that is highly common for homes of this era. The residence is not a distinguished or excellent example of an architectural style or type of construction, nor does the property 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 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 July 2018.

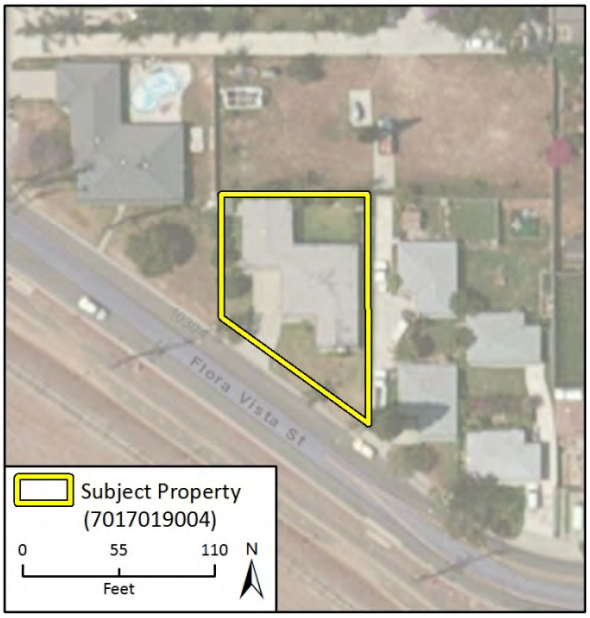
Los Angeles, City of: Public Library. "Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018.



B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** December 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 #:** 10231 Walnut Street (Map Reference No. 29-013)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10231 Walnut Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017021005

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. Rectangular in plan, the building sits on a concrete foundation and is capped by a cross gabled roof sheathed in faux wood shingles. Walls are sheathed in textured stucco. Fenestration generally consists of vinyl-framed windows in a variety of configurations. The primary entrance to the building is located on the south elevation and consists of a solid wood double door. The building is in good repair and appears to have no substantial alterations. Aerial imagery reveals there is an additional building at the rear of the building. Due to site constraints, it could not be recorded during the field survey. The property is located mid-block on a level parcel and is landscaped with a small lawn and small shrubs.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
South elevation, facing north

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1978 (Los Angeles County Tax Assessor)

***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 15, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

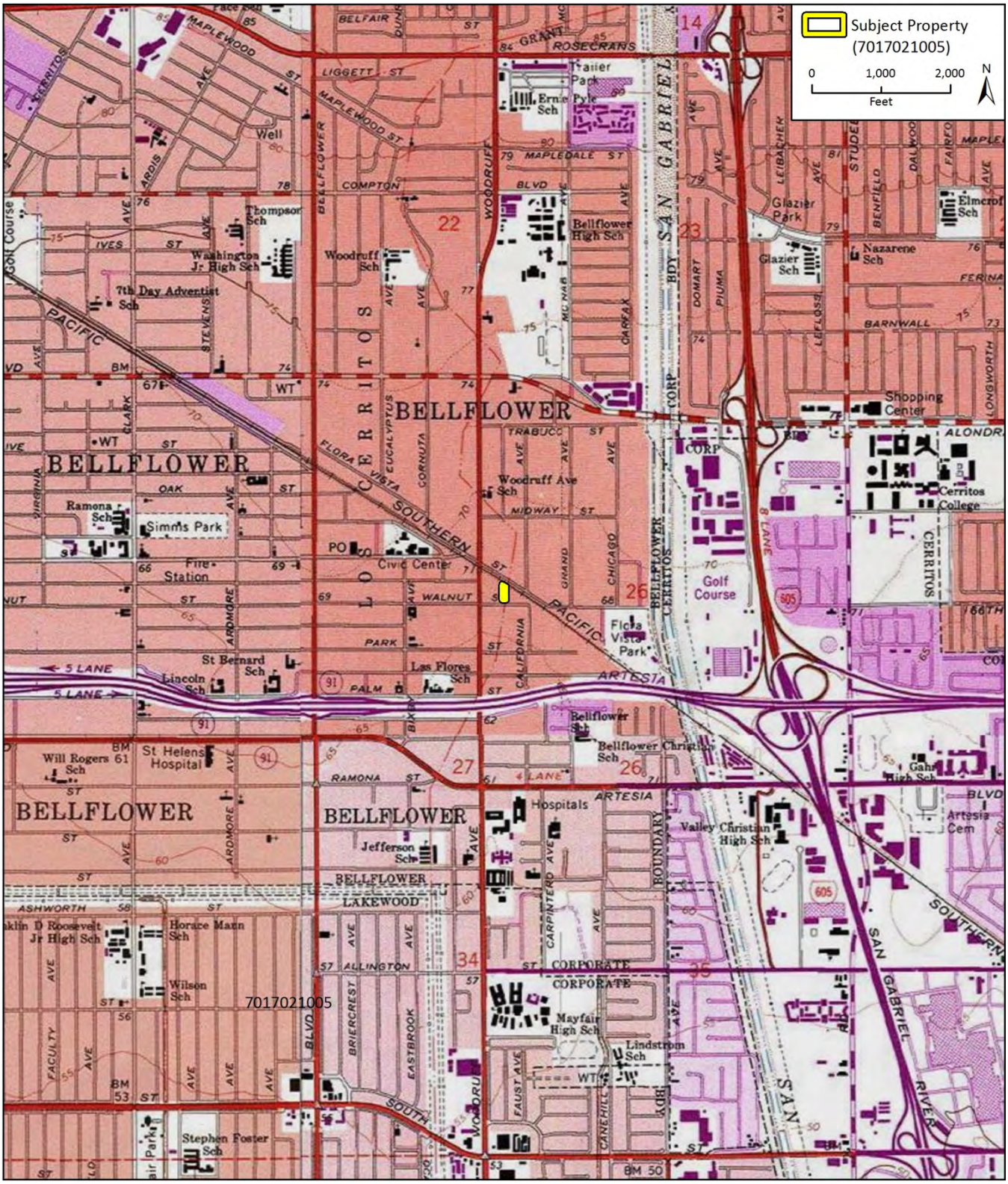
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10231 Walnut Street (Map Reference No. 29-013)
***Map Name:** Whittier ***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 #** 10231 Walnut Street (Map Reference No. 29-013) ***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 County Tax Assessor parcel data, the residence at the front of the property was constructed in 1978. The date of construction for the building at the rear of the lot could not be determined.

***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 1978. 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 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 has 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). 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: 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.

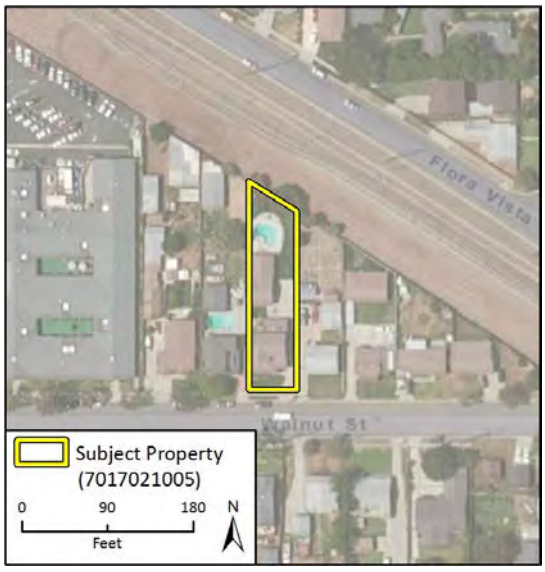
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, 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 #:** 10237 Walnut Street (Map Reference No. 29-014)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 10237 Walnut Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-021-006

***P3a. Description:**

The subject property is a one-story single-family residence with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a side-gabled roof with a gable-on-hip projection, all of which is sheathed in asphalt composition shingles. Smooth stucco sheathes a majority of the building, with board-and-batten siding on a portion of the façade. Windows include non-original vinyl, 1/1 sashes and a tripartite vinyl-sash picture window on the façade. The primary entrance is located beneath a partial-width porch supported by square wooden posts. Accessed via a set of concrete steps, the entry consists of a solid wood door. Alterations include the replacement of the original windows. Aerial imagery reveals a second building located at the rear of the residence. It is rectangular in plan and capped with a cross-gabled roof. Due to site constraints, further details could not be recorded. The property is located mid-block on a level parcel and is landscaped with a lawn and ornamental plants. The residence is in good condition.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
South elevation of building, camera facing northeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1953 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 15, 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.

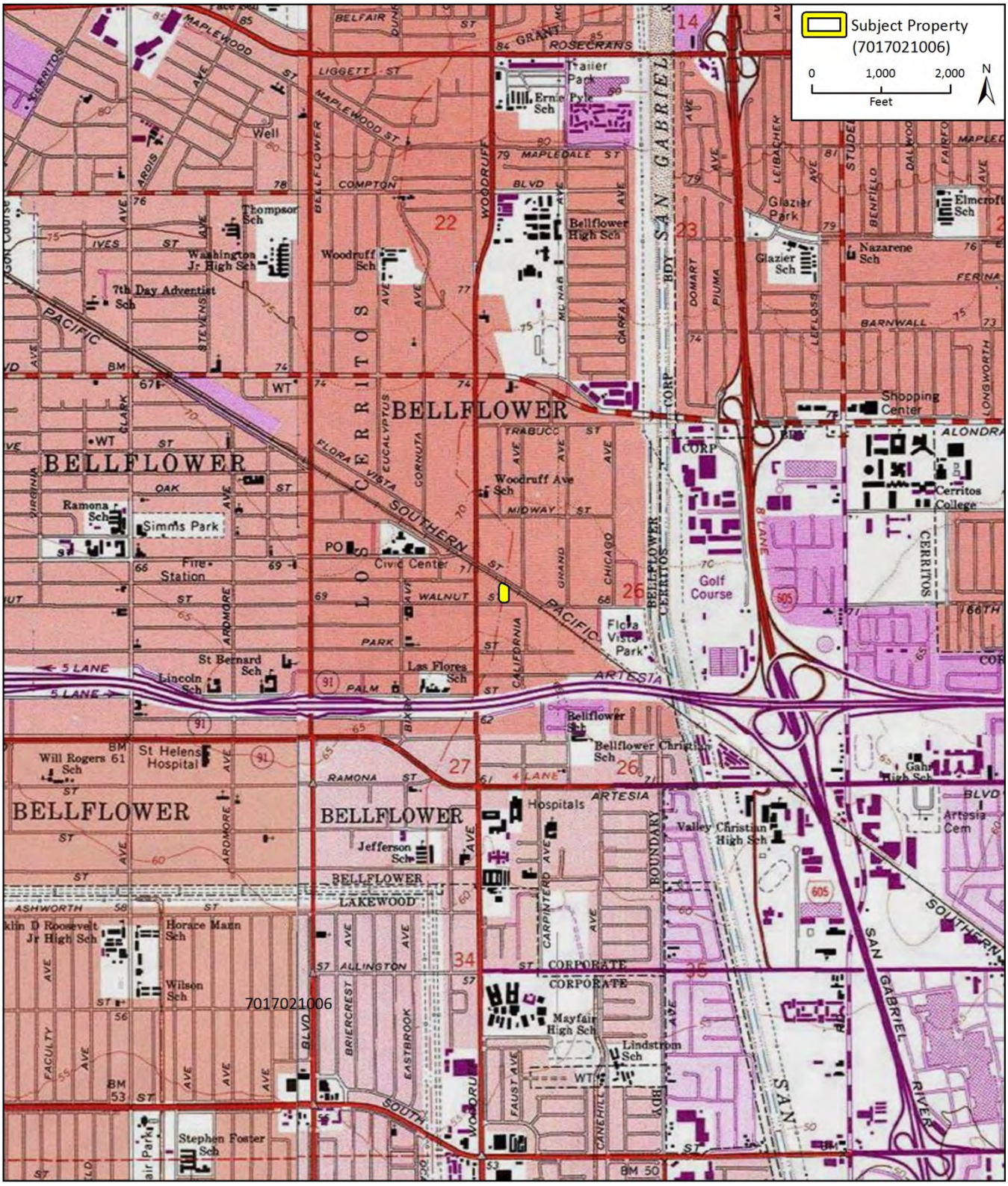
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10237 Walnut Street (Map Reference No. 29-014)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10237 Walnut Street (Map Reference No. 29-014) ***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 assessor data, the building was constructed in 1953.

***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 1953. City directories list William Zeilenga as a resident of the property in 1960 and 1961. 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 or California Registers under any significance criteria. Research did not identify any associations with important events or persons significant in our past (Criteria A/1 and B/2). The building is a modest and undistinguished example of a 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). 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 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]. Bellflower, CA, 1947, 1955, 1956, 1960, 1961. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2018.

Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. https://www.ancestry.com. Accessed December 2018.

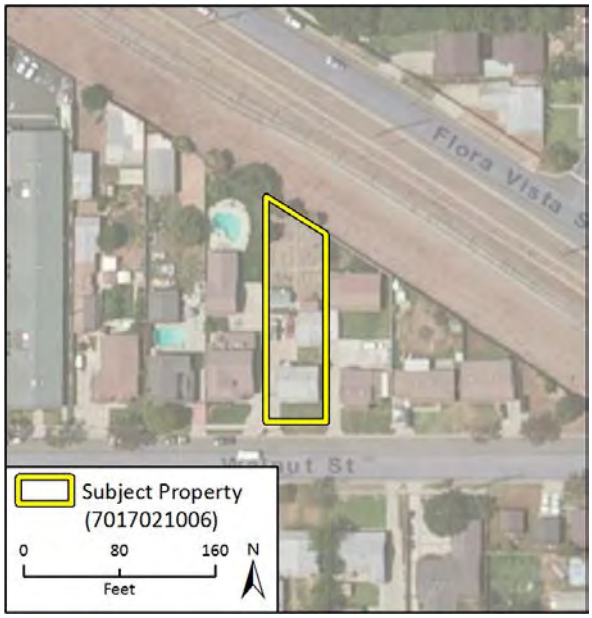
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 10241 Walnut Street (Map Reference No. 29-015)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles
***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**
c. Address: 10241 - 10251 Walnut Street City: Bellflower Zip: 90706
d. UTM: Zone: mE/ mN (G.P.S.)
e. Other Locational Data: **APN:** 7017-021-007

***P3a. Description:**
The subject property is a multi-family development containing four separate single-unit buildings. Located at the southwest corner of the parcel, building #1 is one-story and designed with some Ranch House-style elements. The generally rectangular plan building sits on concrete foundation and is capped by a moderate-pitched gabled roof with a low-pitched lower tier at the rear of the building. The roof is sheathed in composition shingles. Smooth stucco sheathes the exterior walls of the building. Fenestration on all four buildings generally consists of vinyl-framed windows in a variety of configurations. The entrance is located on the south elevation and is obscured by a screen door. Alterations include the replacement of the original windows.

Buildings #2 and #3 are located along the property's Walnut Street frontage, while building #4 is situated directly behind building #1. Each building is one-story and designed with a similar utilitarian design, with some Ranch House-style elements. The generally rectangular plan buildings sit on concrete foundations and are capped by low-pitched gabled roofs sheathed in composition shingles. Smooth stucco sheathes each building. The entrance to each building is located on the south elevations. Alterations include the replacement of original windows.

The property is located on a triangular corner lot on a level parcel and is landscaped with lawns and small shrubs. All properties are in fair to good repair.

***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:
10241 Walnut south elevation, camera facing northeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1947/1955/1956
Los Angeles County Assessor's Office

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 15, 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.

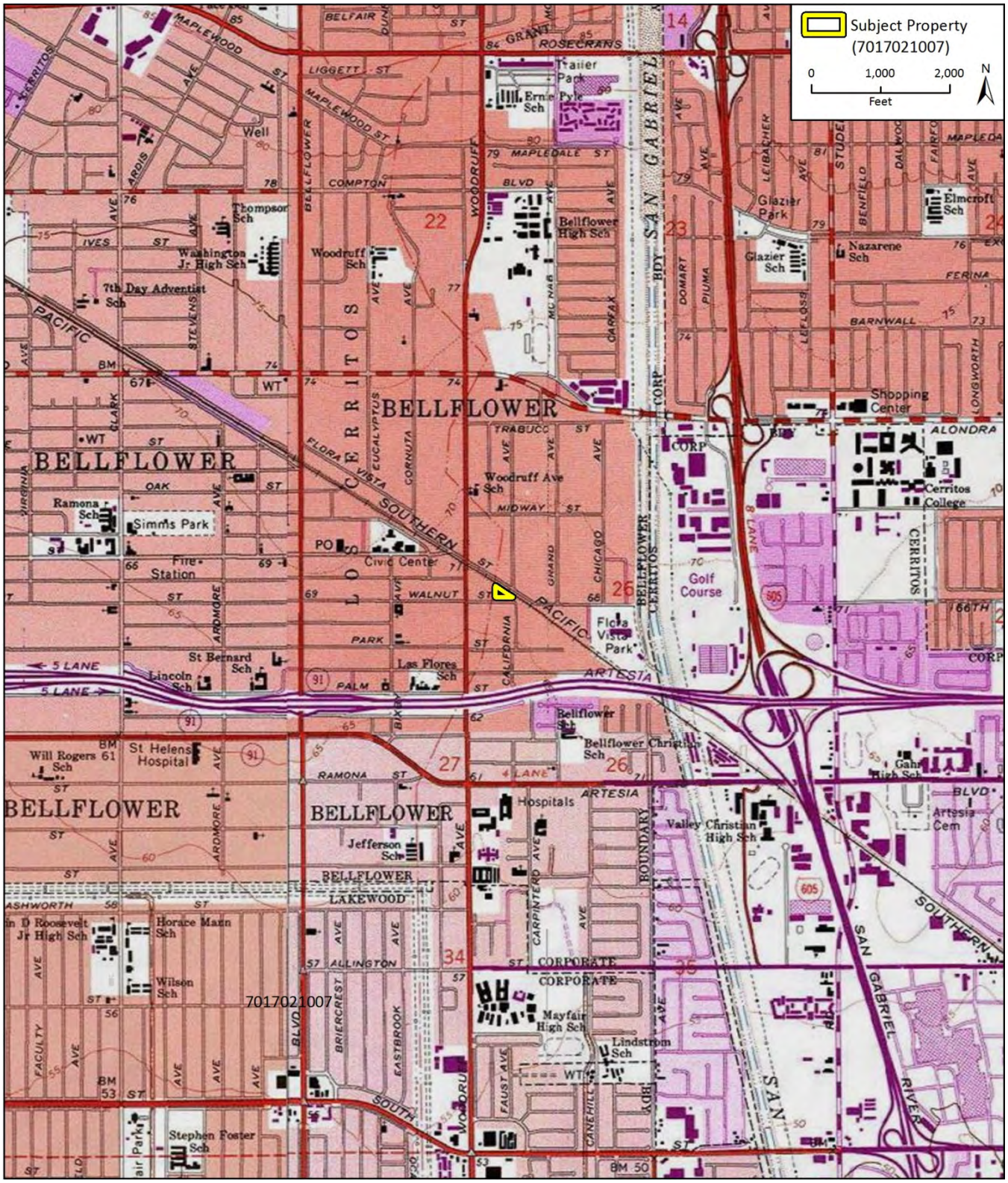
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10241 Walnut Street (Map Reference No. 29-015)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 10241 Walnut Street (Map Reference No. 29-015) ***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:** Vernacular/Utilitarian, Ranch House style-influenced
***B6. Construction History:**
According to parcel data and historic aerial photographs, building 1 was constructed in 1947, and building #2, #3, and #4 were built in 1955 and 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** N/A **Area** N/A

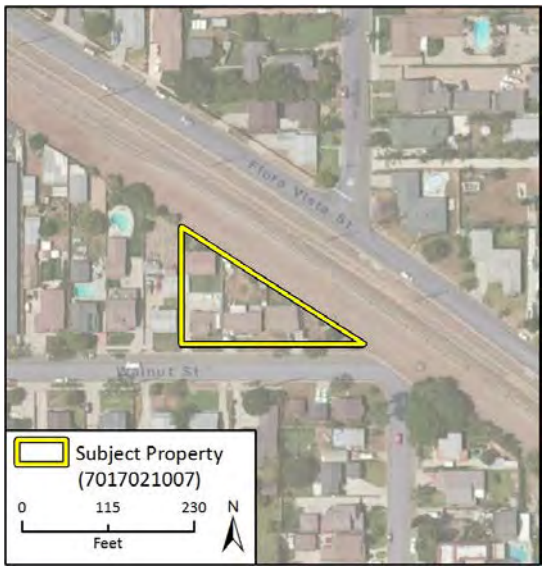
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a multi-family residential property with buildings constructed in 1947, 1955, and 1956. City directories list the following occupants between 1948 and 1961: M.L. Snyman, W.E. Ham, Mrs. A.F. Dishman, Johana Mans, C.S. Snyman, John Ham, I.I. Snyman, R.E. Harvey, and C. Jones. Archival research failed to identify any additional consequential information about the former owners or 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 any important events or persons significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The buildings are highly common examples of vernacular/utilitarian homes, with some Ranch House-style features; 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 (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 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]. Bellflower, CA, 1947, 1955, 1956. https://www.ancestry.com/. 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, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

B13. Remarks:
***B14. Evaluator:** James Williams, 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 #:** 17006 California Avenue (Map Reference No. 29-016)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 17006 California Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-024-009

***P3a. Description:**

The subject property is a one-story residential building designed in the Spanish Colonial Revival style. The irregular-plan building sits on a concrete foundation and is capped by a generally flat roof with an ornamental parapet on the northern two-thirds of the façade and a shed roof clad in clay barrel tiles on the southern third. Smooth stucco sheathes its wood frame structural system. Fenestration generally consists of vinyl-frame windows in a variety of configurations, including horizontal sliding windows. Entrance to the building is located on the west elevation below the shed roof and opens onto a curved platform stairway. The property occupies a triangular corner-lot on a level parcel and is landscaped with a grass, shrubs, and small trees. The property is in good repair. Alterations include the replacement of original window materials.

Aerial imagery reveals there is a generally rectangular plan building with a flat roof located at the rear of the property. This property was not fully visible from the public right-of-way and therefore not recorded in detail.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West elevation; camera facing east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1929 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 15, 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.

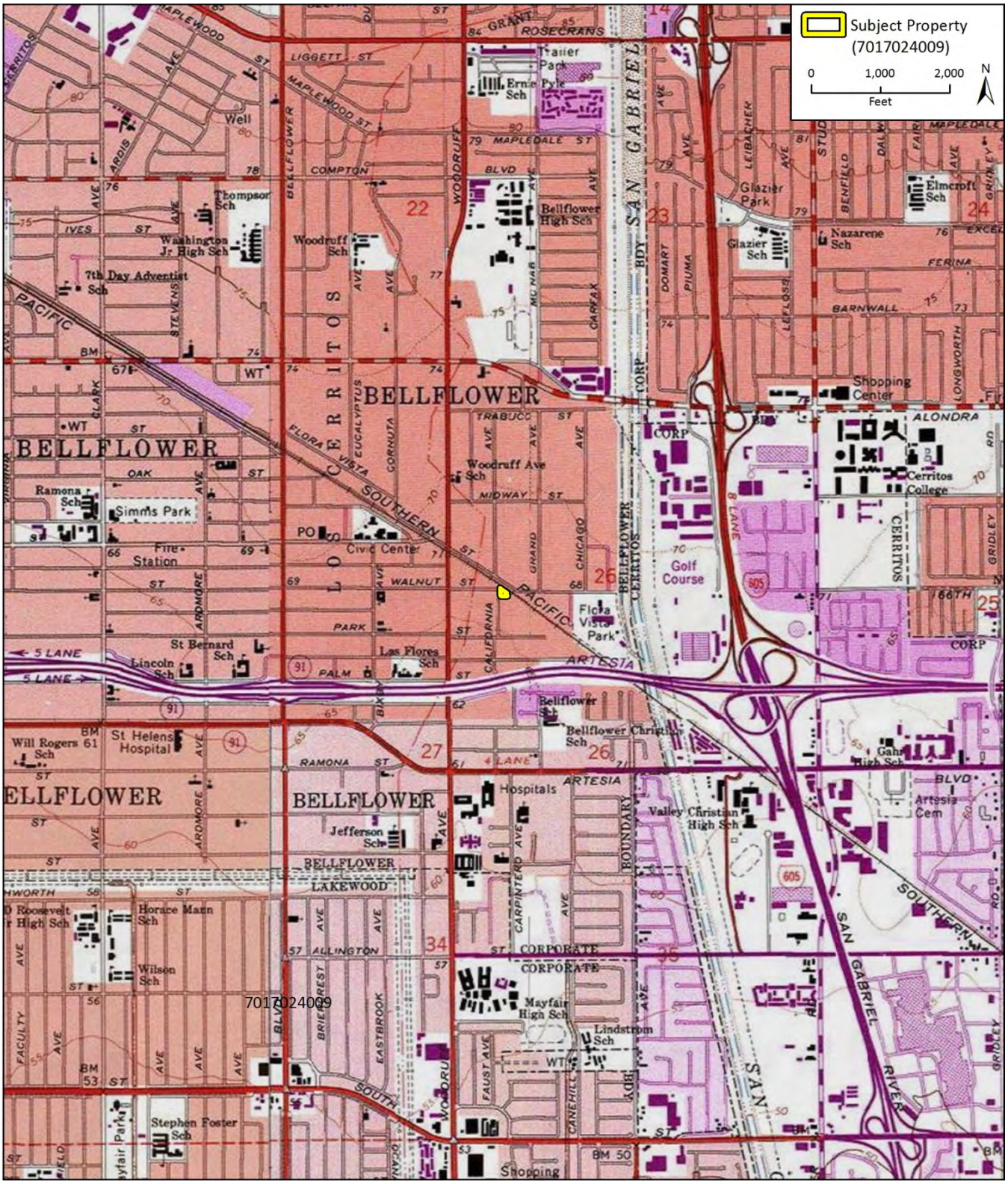
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 17006 California Avenue (Map Reference No. 29-016)
***Map Name:** Whittier ***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 #** 17006 California Avenue (Map Reference No. 29-016) ***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:** Spanish Colonial Revival style
***B6. Construction History:**
According to parcel data, the residence was constructed in 1929, with unspecified improvements made in 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 a single-family residential building constructed in 1929. City directories and newspaper items dating from between 1940 and 1975 indicate that past residents of the property include C.I. Capron, H.M. Chaffin, and Paul Krynen. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 events, people, or patterns of development 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 Spanish Colonial Revival style 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry. "U.S. City Directories." [digitized database]. Bellflower, 1940, 1946, 1948, 1950, 1952, 1960, 1961. https://search.ancestry.com/search/db.aspx?dbid=2469&path=. Accessed December 2018.

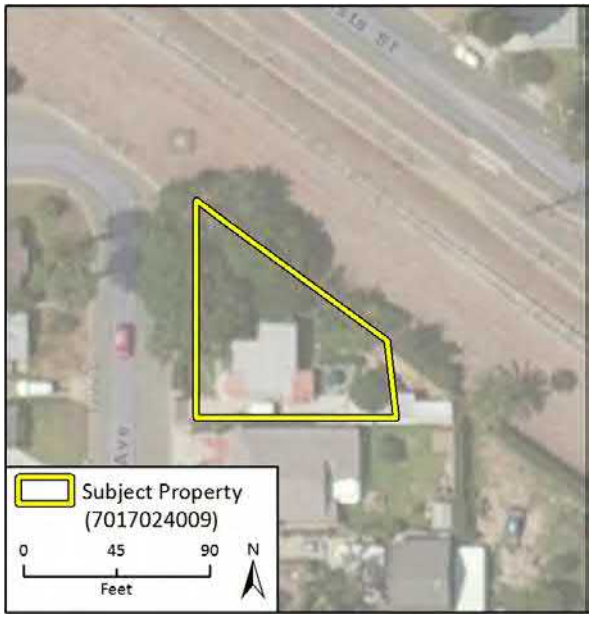
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed July 2018.

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:** 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**

Page 1 of 3 ***Resource Name or #:** 10340 Flora Vista Street (Map Reference No. 29-017)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 10340 Flora Vista Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7017-025-001

***P3a. Description:**

The subject property is a one-story residence with attached garage designed in no discernable style. The residence has an L-shaped plan which rests on a brick foundation and is capped by a cross-gabled roof sheathed in composition shingles. The roof terminates in open eaves with simple wood bargeboards. The façade features a faux dovecote beneath the front gable. The residence is clad in textured stucco on the top two-thirds and a brick band on the bottom third. Fenestration generally consists of non-original vinyl-frame sashes in various sizes and configurations. The front door is located on the west elevation, its type obscured by a metal security door. The property is located on a corner lot on a level parcel and is landscaped with grass and multiple varieties of palm tree. Alterations include the replacement of original windows and the installation of a glazed, metal roll-up garage door. The residence is situated on a level lot with lawn and small palm trees.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North and west elevations, camera facing south

***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:**
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 14, 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#

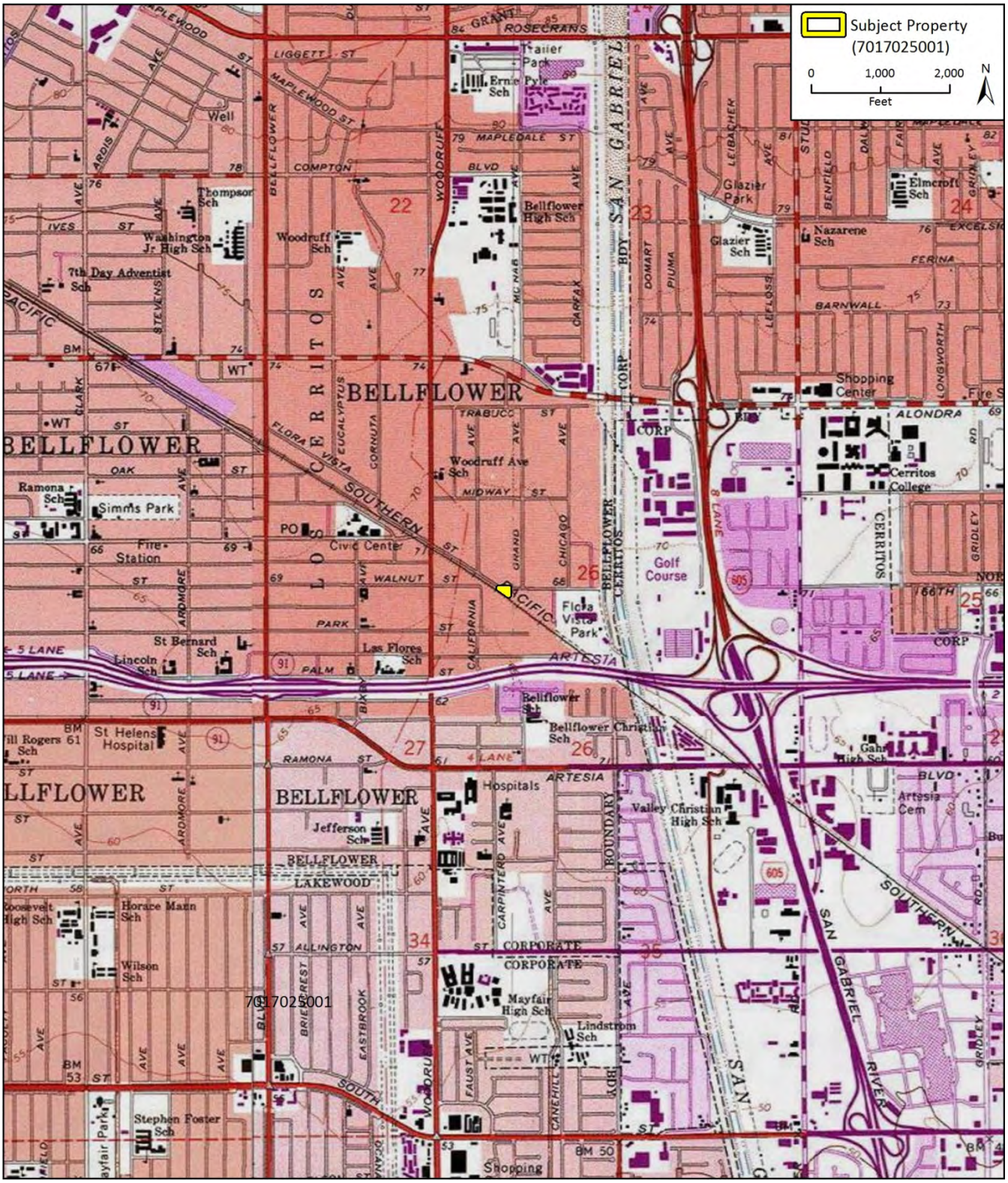
LOCATION MAP

Trinomial

***Resource Name or #** 10340 Flora Vista Street (Map Reference No. 29-017)

***Map Name:** *Whittier*

***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 #** 10340 Flora Vista Street (Map Reference No. 29-017) ***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 discernable style
***B6. Construction History:**
According to parcel data, the subject building was constructed in 1957. Its windows and garage door were subsequently 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 contains a single-family residence constructed in 1957. The Los Angeles County Assessor lists Yadira Reynoso and Gabriel Bueno as former owners. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or 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/1/1 and B/2/2). The building is a relatively ordinary example of a single-family residential building of 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). 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:**

1959-1960 Bellflower City Directory "Blue Book". Ancestry.com. Accessed December 4, 2018.

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.

Luskey's Bellflower Criss Cross City Directory and Blue Book. July 1961. Ancestry.com. Accessed December 4, 2018.

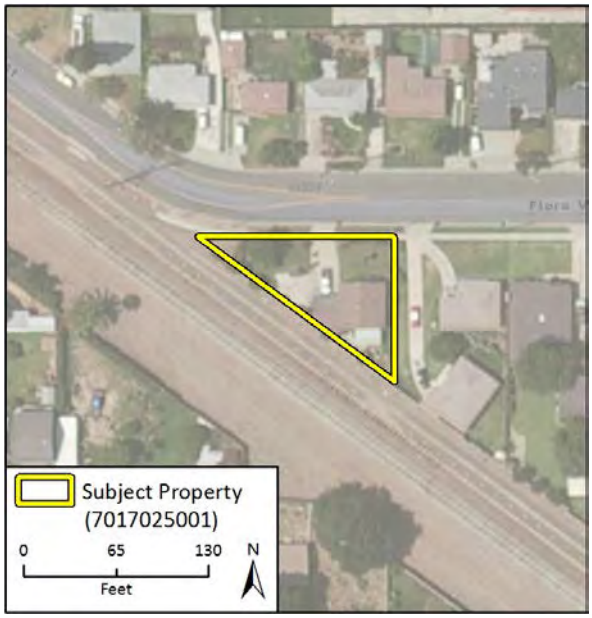
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams
***Date of Evaluation:** December 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 #:** 10333 Park Street (Map Reference No. 29-018)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Whittier **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 10333 Park Street City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

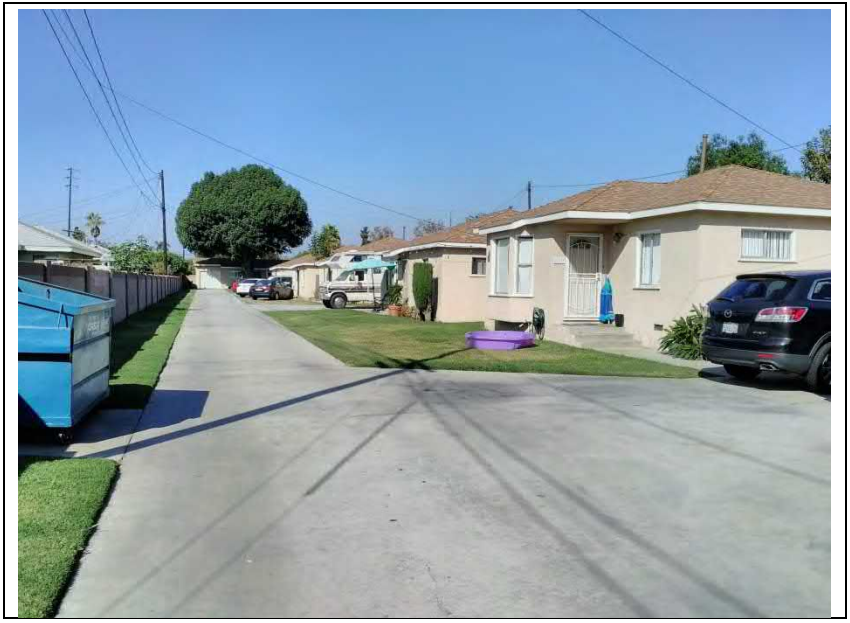
e. Other Locational Data: **APN:** 7017-025-017

***P3a. Description:**

The subject property is a narrow, rectangular parcel that contains a complex of multi-family residences. The parcel contains nine, one-story buildings, consisting of six small residences and three garages. Each of the nearly identical residences is rectangular in plan, clad in stucco and capped with a hipped or gabled roof clad with composition shingles. Windows include a combination of aluminum sliders, double-hung, and fixed. Each building is accessed from a shared driveway along the western edge of the property. Doors appear to be wooden. The property is located mid-block on a level parcel and is landscaped with small lawns and several trees.

***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:
Overview of property from southern edge. View to the northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1952, 1955, 1956 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 15, 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.

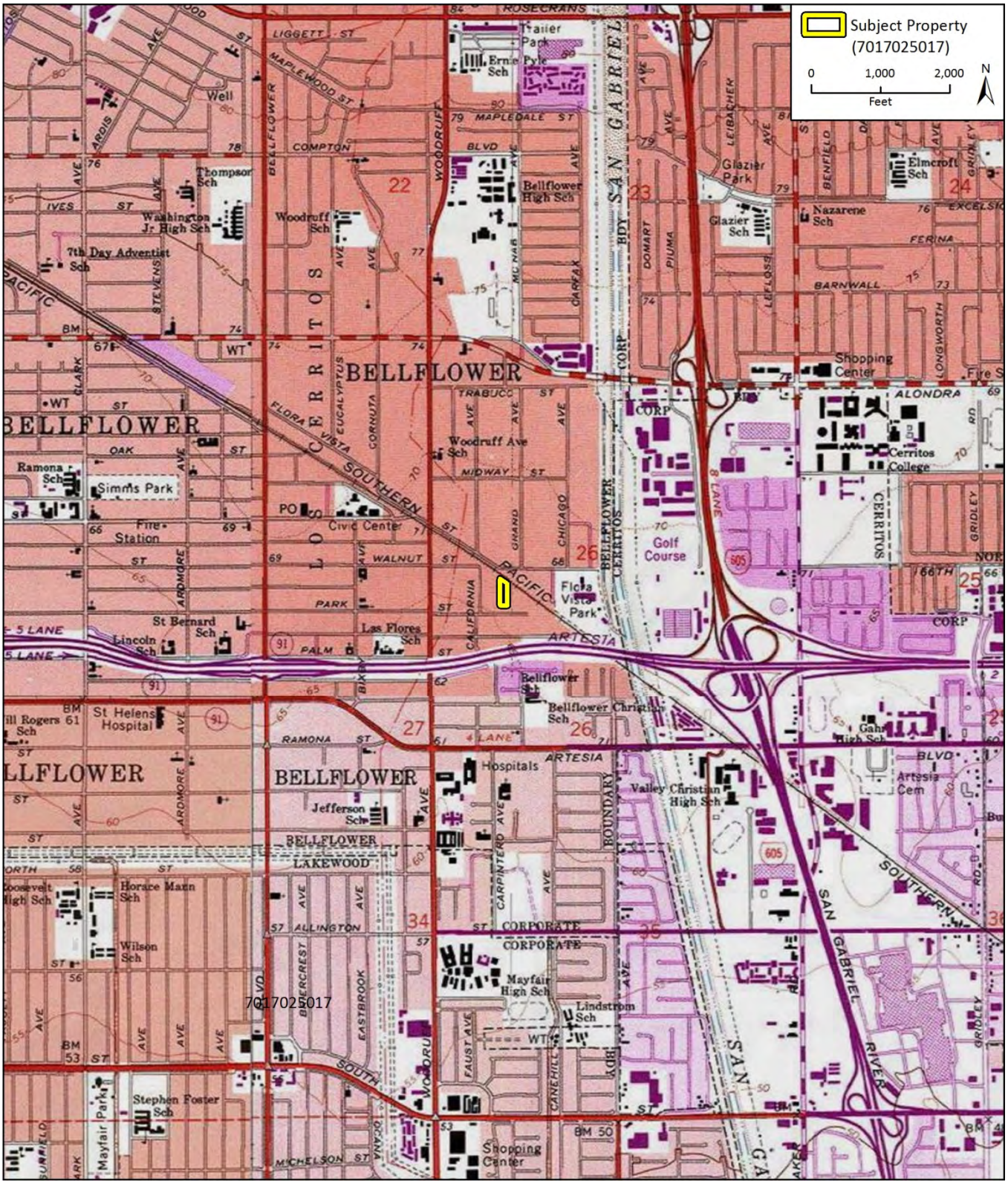
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 10333 Park Street (Map Reference No. 29-018)
***Map Name:** *Whittier* ***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 #** 10333 Park Street (Map Reference No. 29-018) ***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:** No discernible style
***B6. Construction History:**
Buildings were constructed in 1952, 1955 and 1956 (Los Angeles County Assessor). Stucco cladding is likely non-original; garage doors are non-original; security doors have been installed over entry doors. Some original windows have been replaced with aluminum sliders (dates unknown).

***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 property with six residences and three garages which were constructed between 1952 and 1956. Archival research failed to ascertain the original owner, architect or contractor. Other known owners/occupants, based on available city directories, include D. V. Wiersma, G. G. Van Leeuwen, and D. S. Carpenter. No consequential information was uncovered regarding former owners or occupants.

The property is not eligible for listing in the National or California Registers under any significance criteria. It is not associated with any important events or persons significant in our past (Criteria A/1 and B/2). The property contains multi-family residences with no discernible style; 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 (Criteria C/3). There is no reason to believe 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:**

Bellflower "Blue Book" City Directories. Ancestry.com. Accessed December 4, 2018.

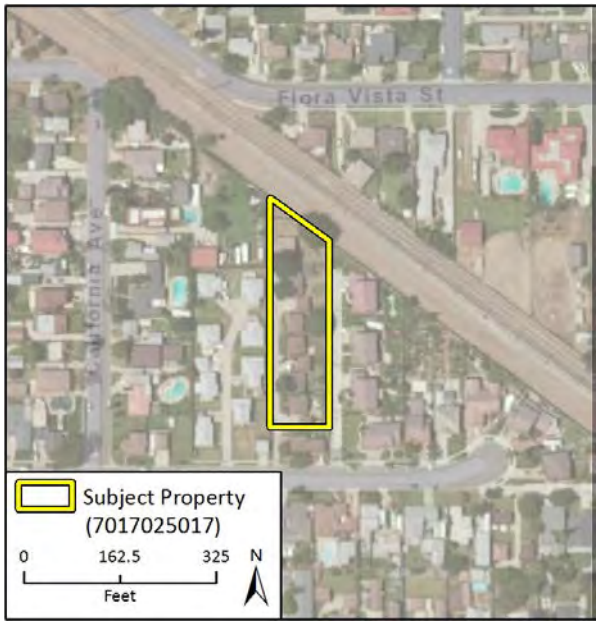
Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.

Luskey's Bellflower Criss Cross City Directory and Blue Book, July 1961. Ancestry.com. Accessed December 4, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 10, 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 #:** 17204 Balfern Avenue (Map Reference No. 29-019)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 17204 Balfern Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7163-002-035

***P3a. Description:**

The subject property is a two-story residential building with no discernible style. The irregular-plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Smooth stucco and horizontal wood plank siding sheathe its wood-frame structural system. Windows are vinyl, horizontal sliding. Entrance to the building is located on the southwest elevation and exhibits a solid wood door. The property is located on a cul-de-sac on a sloped parcel and is landscaped with a lawn and small shrubs. The building is in good overall condition with alterations which include the replacement of original window and roofing materials.

***P3b. Resource Attributes:** HP2. Single family residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwest elevation of building, camera facing north

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1969 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

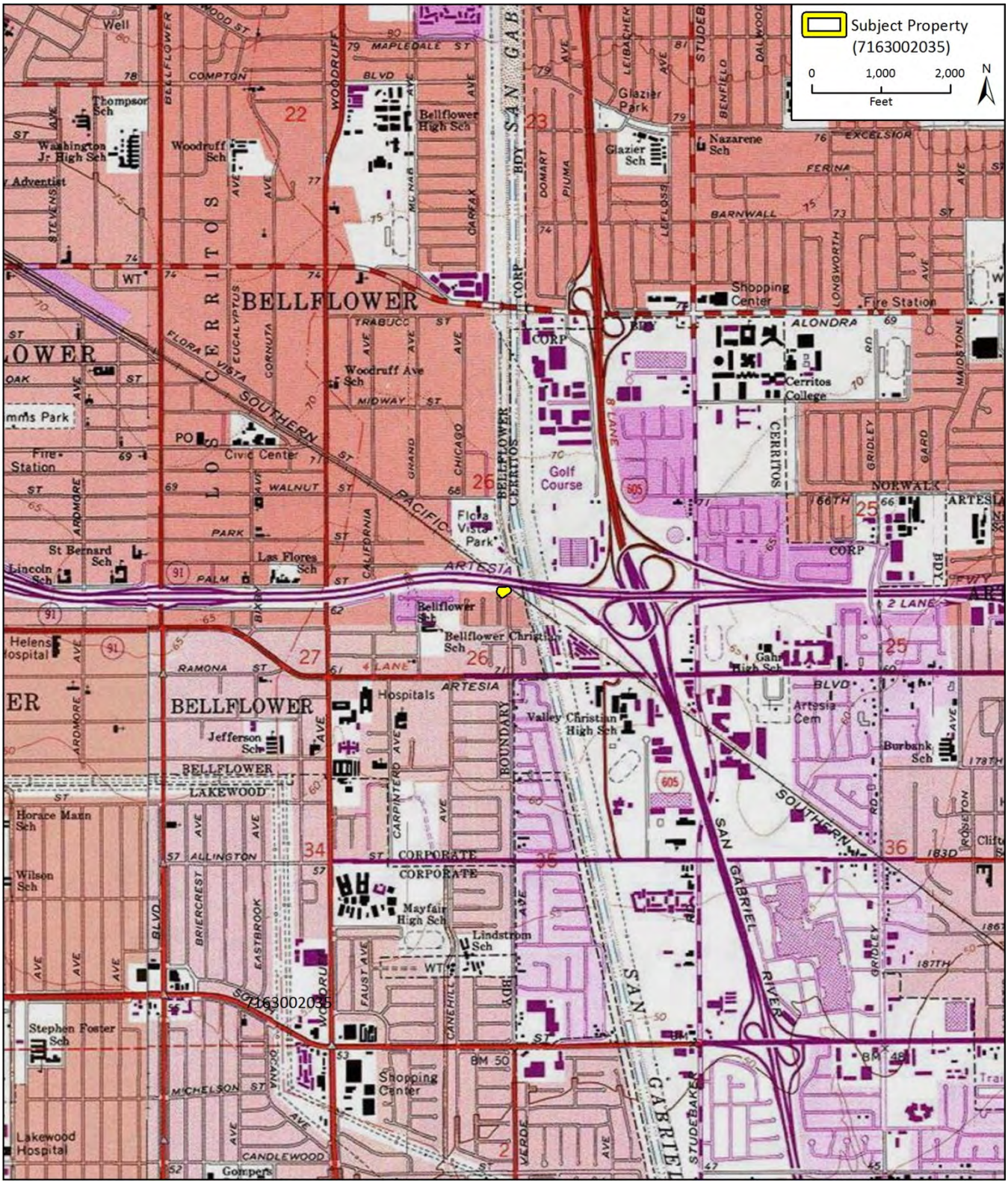
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 17204 Balfern Avenue (Map Reference No. 29-019)
***Map Name:** *Whittier* ***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 #** 17204 Balfern Ave (Map Reference No. 29-019) ***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 county parcel data, the residence was built in 1969. Historic aerial images suggest a two-story addition was built sometime between 2002 and 2005 (Netronline 2018). The replacement windows facing the public right-of-way were likely installed in recent years.

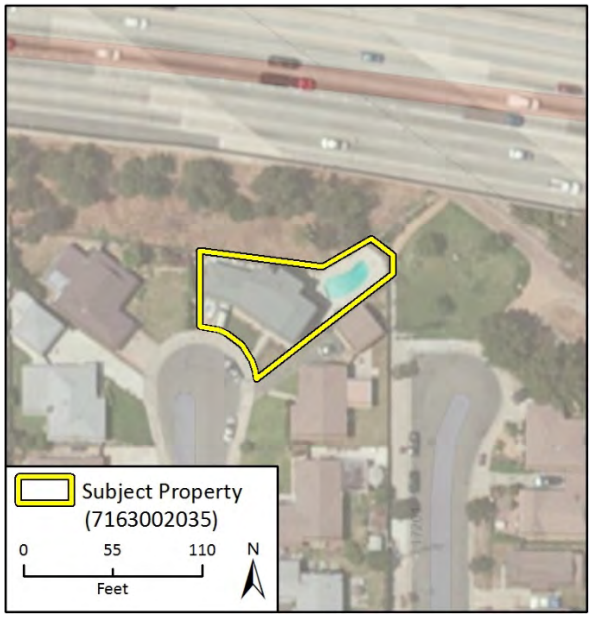
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
The subject property is a single-family residence constructed in 1969. The Los Angeles County Office of the Assessor lists John E. and Barbara J. Deneen as previous owners. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 recommended eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 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
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 17210 Palo Verde Avenue (Map Reference No. 29-020)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 17210 Palo Verde Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7163-001-033

***P3a. Description:**

The subject property is a one-story residential building with no discernable style. The building is largely rectangular in plan and features a hipped roof sheathed in composition shingles. The building has been substantially altered with what appears to be non-original rough stucco which envelopes its wood frame structural system. Windows are aluminum sliding. Entrances are located on the west elevation and feature a swing-up garage door made of vertical wood planks and a front door that is obscured by a metal screen door. The property is located on a cul-de-sac on a level parcel and is landscaped with shrubs and trees. The property is in moderate condition and no substantial alterations were apparent at the time of the field survey with the possible application of non-original stucco to exterior wall surfaces.

***P3b. Resource Attributes:** HP2. Single family residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West (front) elevation. View east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
B. Burkhart & J. Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

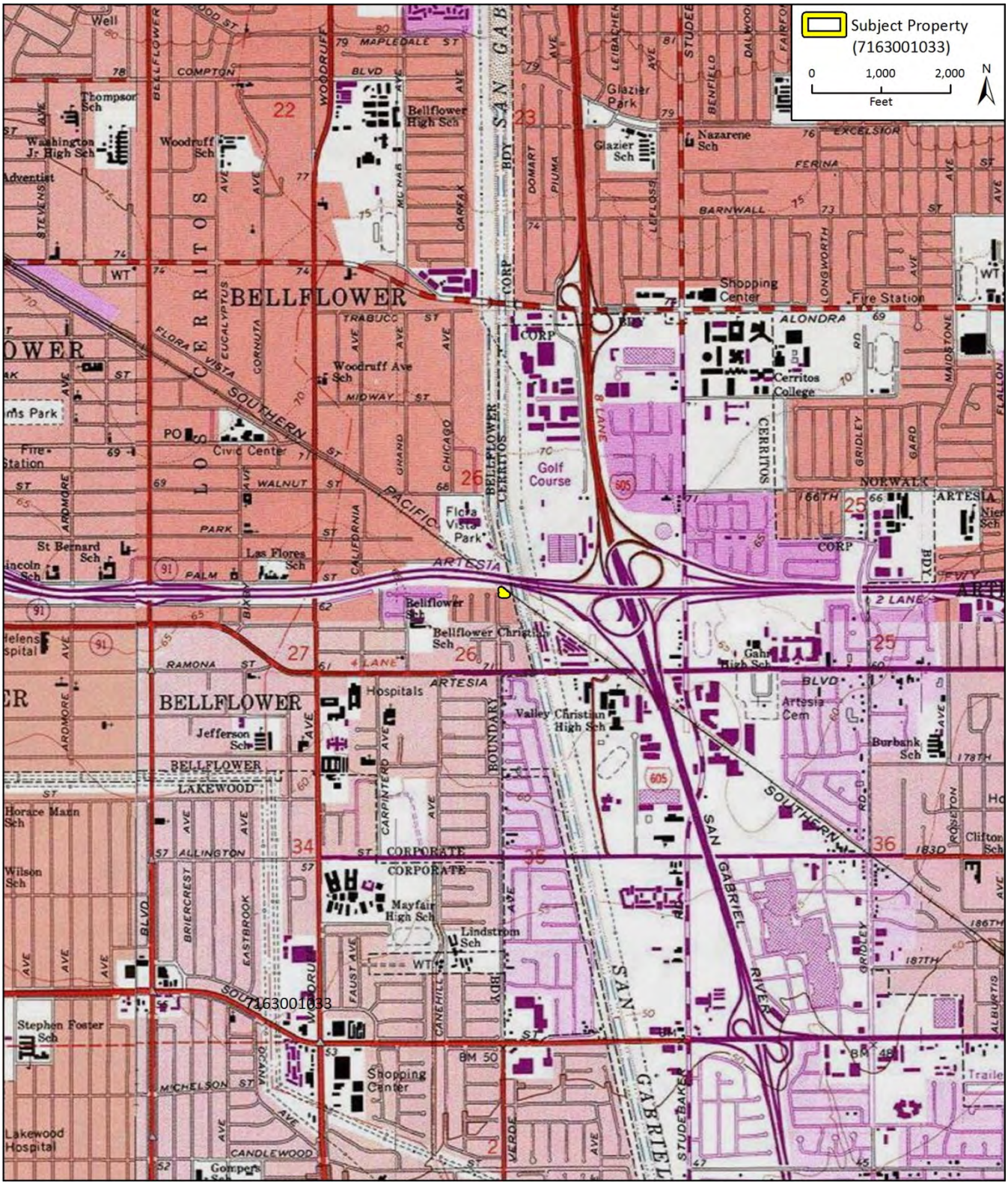
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 17210 Palo Verde Avenue (Map Reference No. 29-020)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 17210 Palo Verde Avenue (Map Reference No. 29-020) ***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 discernable style
***B6. Construction History:**
Constructed in 1963.

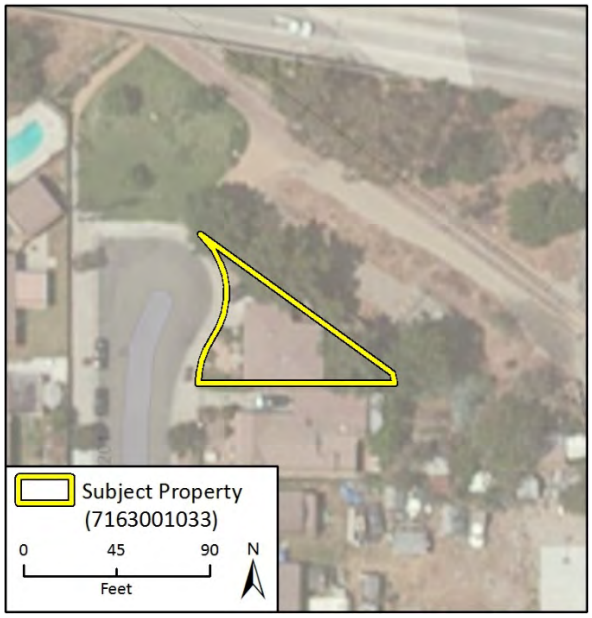
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single-family residential building constructed in 1963. The Los Angeles County Office of the Assessor lists Cynthia Montes as an owner. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 single-family residential 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 4, 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.



B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 17214 Palo Verde Avenue (Map Reference No. 29-021)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 17214 Palo Verde Avenue City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7163-001-054

***P3a. Description:**

The subject property is a one-story residential building designed in the Minimal Traditional style. Built on a roughly rectangular plan, the residence features a cross-gabled roof clad in composition shingles. Its wood frame structural system is finished in potentially non-original rough stucco and brick veneer. Windows throughout the building are aluminum sliders, also possibly non-original. The entrance to the building is located on the west elevation, where the door was obscured by a metal screen door. The property is located mid-block on a level parcel and is landscaped with a lawn and shrubs. The building is in moderate condition with alterations including rear additions and the possible replacement of exterior cladding and windows.

***P3b. Resource Attributes:** HP2. Single family residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West (front) elevation. View east.

***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:**
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

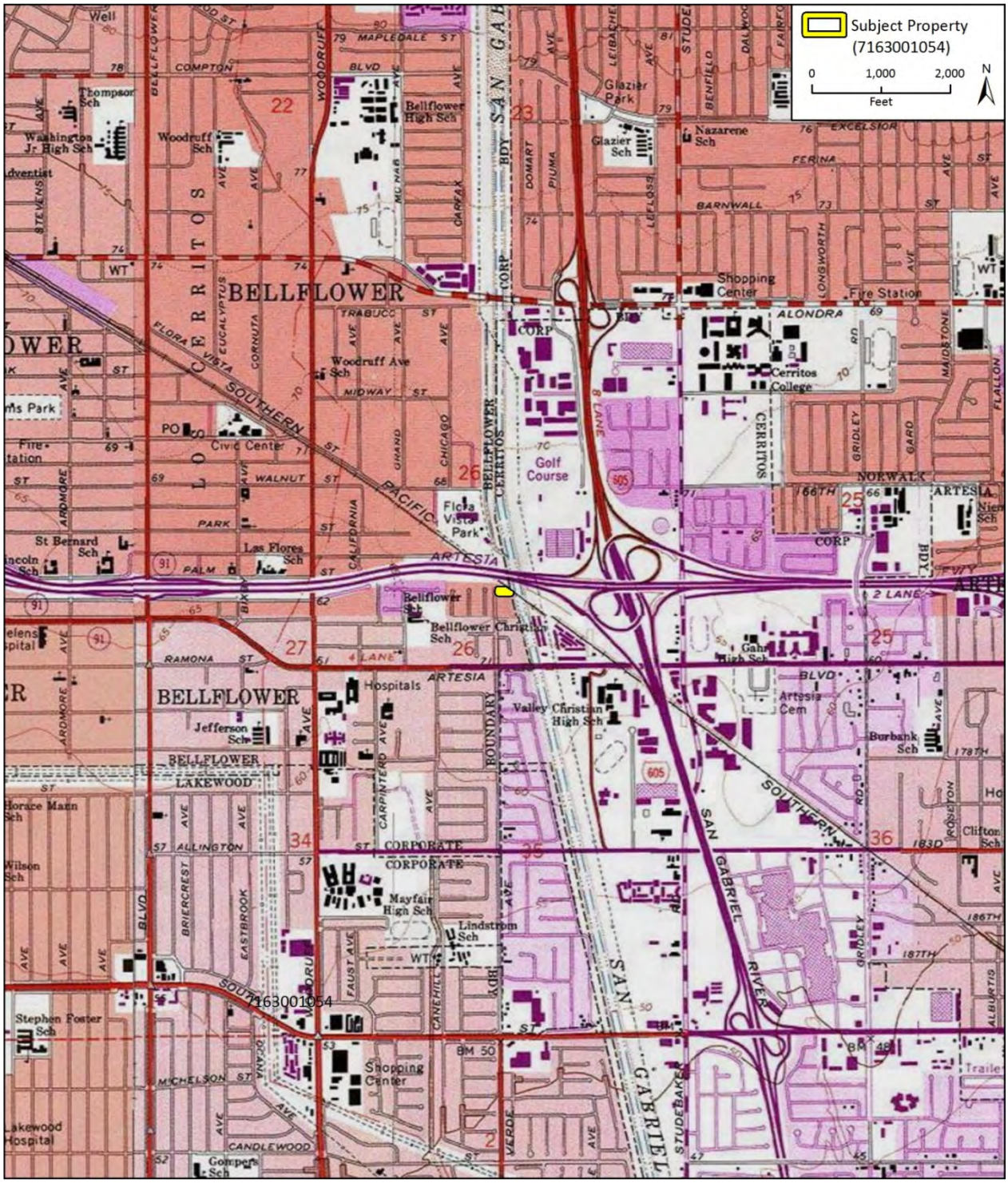
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 17214 Palo Verde Avenue (Map Reference No. 29-021)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 17214 Palo Verde Avenue (Map Reference No. 29-021) ***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:** Minimal Traditional
***B6. Construction History:**
According to parcel data the building was constructed in 1941. Historic aerial photographs suggest the rear additions were built between 1963 and 1972.

***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 1941. Parcel data and city directories list the following individuals as past owners and occupants of the property: C. L. Scheible, L. O. Schnerbauch, Joe Kello, W.H. Pote, S.M. Owens, D.D. Hackwell, E.B. Rascon. Elva Lee, and Ricardo M. Quesada. Archival research failed to identify the architect or builder, or any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 Minimal Traditional-style 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

1959-1960 Bellflower City Directory "Blue Book". Ancestry.com. Accessed December 4, 2018.

Fred F. Polley's Bellflower Community Directory. 1952. Ancestry.com. Accessed December 4, 2018.

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.

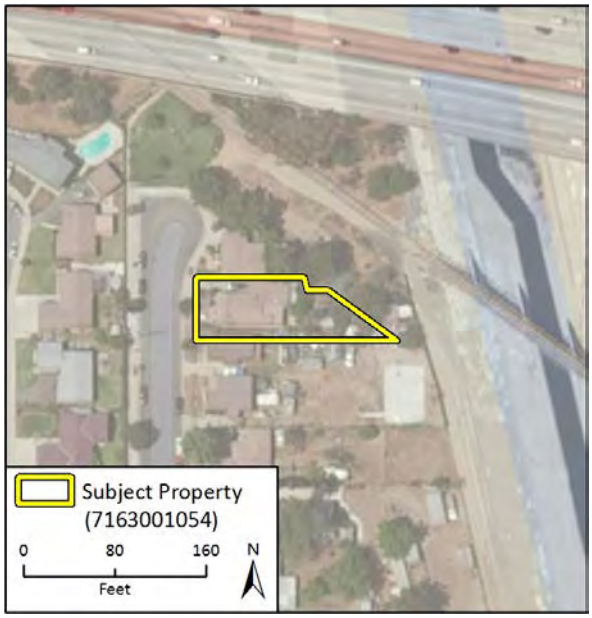
Luskey's Bellflower Criss Cross City Directory and Blue Book, July 1961. Ancestry.com. Accessed December 4, 2018.

Pacific Directory Company's Bellflower City Directory 1948, 1950. Ancestry.com. Accessed December 4, 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 4, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 4, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 4, 2018.



B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** San Gabriel River Bridge (Map Reference No. 29-022)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: None City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: The subject bridge crosses the San Gabriel River immediately south of California State Route 91.

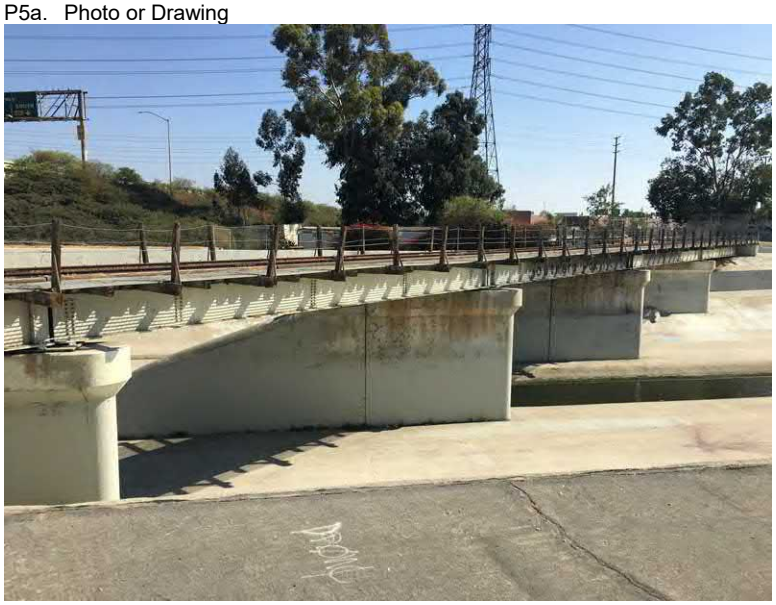
***P3a. Description:**

The San Gabriel River Bridge is a steel girder rail bridge constructed in 1963. Following a northwest-southeast alignment over the San Gabriel River, it features a single span and measures approximately 275 feet with a deck width of 10 feet. Five steel beams run the length of the bridge and support wooden floor beams, which, in turn, carry a bridge deck composed of wooden ties, metal rails, and a metal grate perforated walkway. Railings composed of vertical wooden posts strung through with metal cable flank run along the outside of the bridge. The entire structure is supported from beneath by concrete abutments at each terminal embankment and four center piers.

***P3b. Resource Attributes:** HP19. Bridge

***P4. Resources Present:** ☐ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
San Gabriel River Bridge; camera facing northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (Bridgehunter.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:**
October 22, 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.

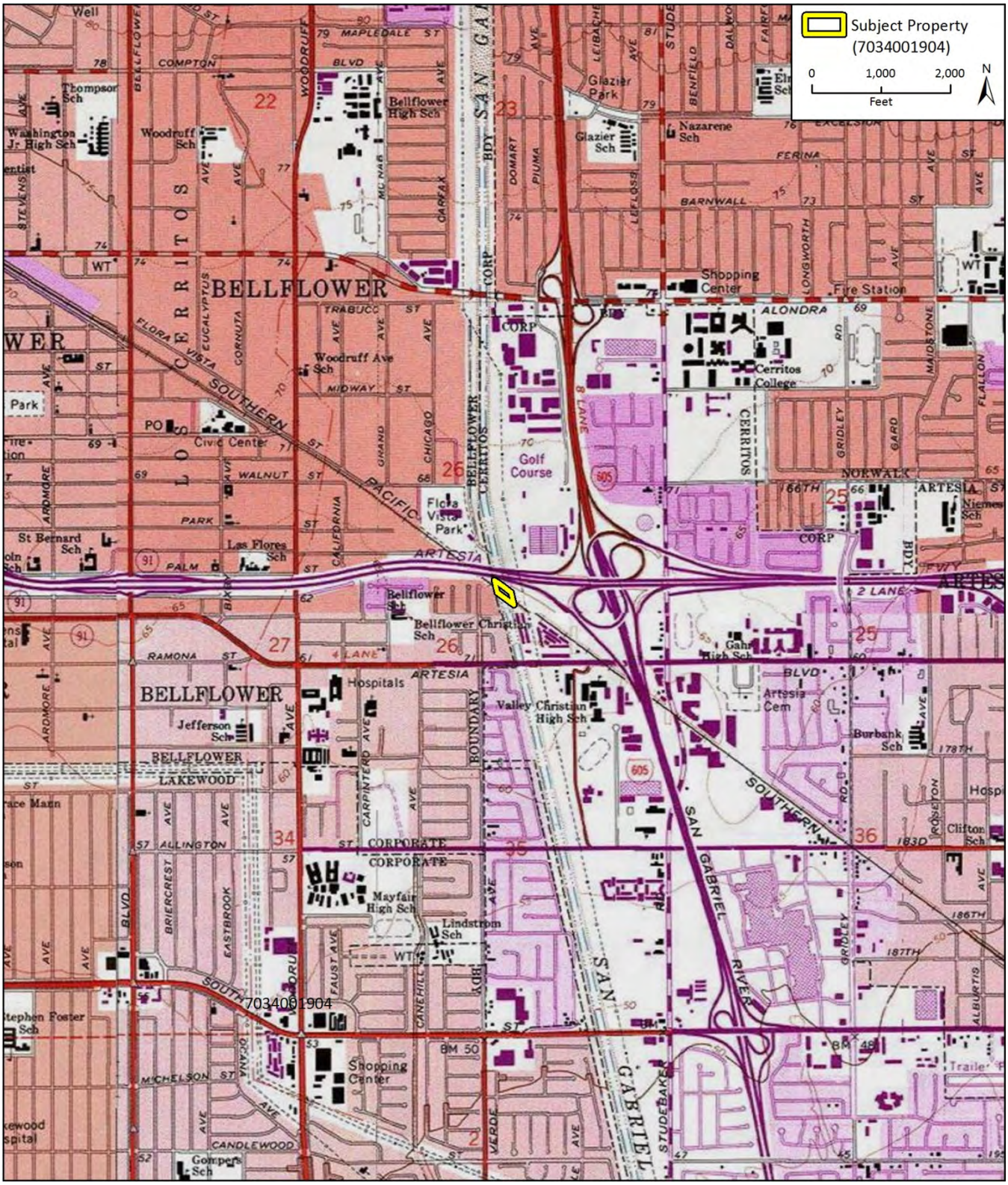
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** San Gabriel River Bridge (Map Reference No. 29-022)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** San Gabriel River Bridge (Map Reference No. 29-022) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Rail bridge B4. Present Use: Abandoned
***B5. Architectural Style:** None
***B6. Construction History:**
The bridge was constructed in 1963 (Bridgehunter.com 2018).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** Pacific Electric Santa Ana Line
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Transportation **Area** Engineering
Period of Significance N/A **Property Type** Railroad bridge **Applicable Criteria** N/A

The subject bridge was constructed in 1963, replacing a single-span truss bridge located at the same site at least as late as 1953 (Bridgehunter.com 2018; NETROnline 2018). The Pacific Electric (PE) Railway Company established alignment associated with the bridge—the Santa Ana Line—in 1903 as a combined freight and interurban passenger route (Caltrans 1982). After 1913, PE leased the line from the Southern Pacific (SP) Company. PE gradually cut back Santa Ana Line service, terminating it entirely in 1958. SP then assumed sole operation of the line, renaming it the West Santa Ana Branch (EHRA 2017). The subject bridge was built about five years after SP took over the line. According to Bridgehunter.com, the bridge is also associated with the Union Pacific Railroad and is currently abandoned.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. Although the bridge is located within the former right-of-way of the PE Santa Ana Line, it was constructed in 1963, five years after the PE terminated the line in 1958 and has no associations with the PE Research did not indicate that the property is associated with any other important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). It is an ordinary example of a steel girder rail bridge on concrete abutments 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 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.

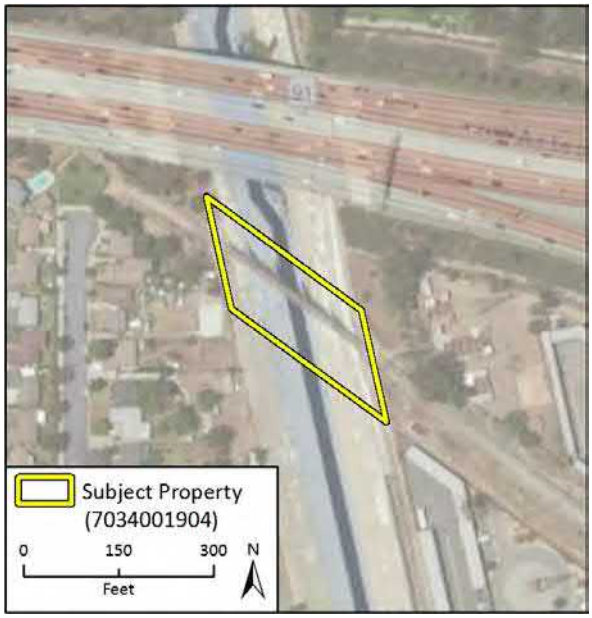
Bridgehunter.com. 2018. "UP San Gabriel River Bridge (Bellflower)." http://bridgehunter. com/ca/los-angeles/bh72350/. Accessed November 2018.

Electric Railway Historical Association (EHRA) of Southern California. "Santa Ana Line." http://www.erha.org/pessa.htm. Accessed November 2018.

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 #:** APN 7034-001-802 (Map Reference No. 29-023)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township: 3S Range: 12W Section: 26 S.B.**B.M.**

c. Address: None City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-001-802

***P3a. Description:**

The subject property is an irregularly shaped, approximately 0.9-acre parcel containing two transmission towers owned by Southern California Edison (SCE) and horse stables. Landlocked and not accessible to the public, the property is bounded by the 91 Freeway to the north, a smaller parcel housing horse stables to the west, a storage facility property to the east, and the railroad right-of-way to the south. As the subject property was not accessible it could not be property surveyed. Based on aerial photographs, the property contains at least three groupings of open-air stalls/sheds, some with attached pens. The structures appear to be constructed of corrugated metal panels and metal railings. The stalls are located on approximately the western half of the property and riding rings or corrals are located at the southeastern end of the property. Access to the stables is via a dirt road that enters at the northeastern corner of the property after passing through the adjacent storage facility's property.

***P3b. Resource Attributes:** HP33. Farm/Ranch; HP31. Urban Open Space; 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:
Aerial view of property via Google Earth.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1970s – 2000s (NETROnline, various)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
December 11, 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.

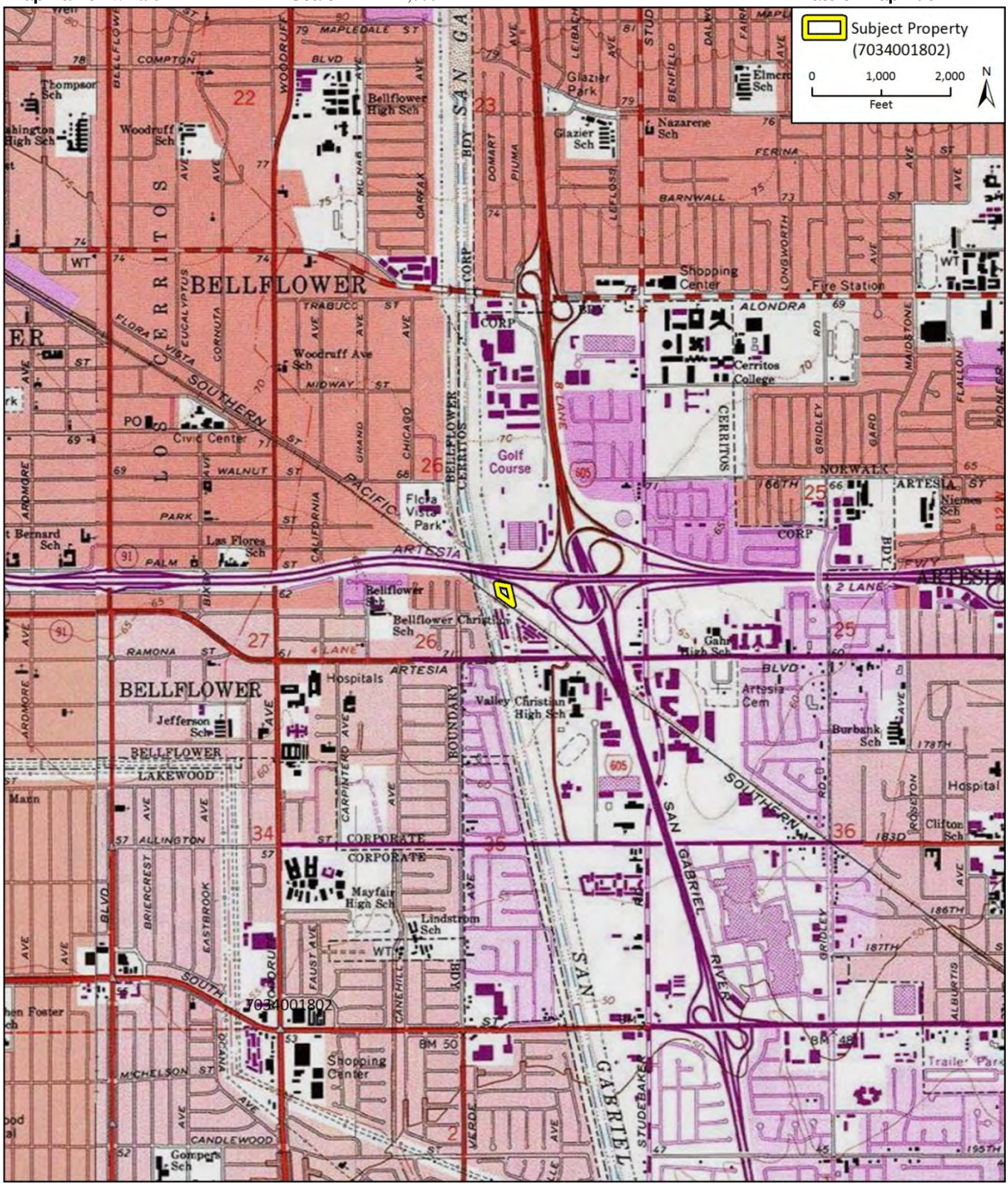
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** APN 7034-001-802 (Map Reference No. 29-023)
***Map Name:** *Whittier* ***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 #** APN 7034-001-802 (Map Reference No. 29-023) ***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: Undeveloped land/horse boarding/electrical transmission lines
***B5. Architectural Style:** Utilitarian
***B6. Construction History:**

No construction date on file with Los Angeles County Assessor. A circular corral/pen was built on the property between 1963 and 1972. Various stalls/sheds have been built in different configurations on the property starting after 1972 through the 2000s (NETROnline, various).

***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 undeveloped land owned by Southern California Edison (SCE) which contains two transmission towers, horse stalls/sheds, a rectangular corral and a circular corral. Although not accessible to the public, aerial photographs indicate various stalls/sheds have been built on the property in differing configurations over many years, beginning sometime after 1972 through the 2000s (NETROnline, various). The utilitarian and impermanent shed-type structures appear to be built of corrugated metal panels and metal railings. Neither an address or property owner were ascertained based on available sources.

According to City of Cerritos records, a parcel on the south side of the railroad ROW also owned by SCE (APN 7034-001-803) once housed Navens horse stable beginning in 1966. That parcel was recorded and evaluated as part of a grouping of four adjacent parcels that have been redeveloped into a self-storage facility and RV/automotive/boat storage. Archival research and the survey conducted for this study indicate that Navens horse stable is no longer extant.

The subject property is not recommended 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 persons or events significant in the history of the city, region, state or nation (Criteria A/1 and B/2). The horse stables are impermanent shed-like structures which 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 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:**

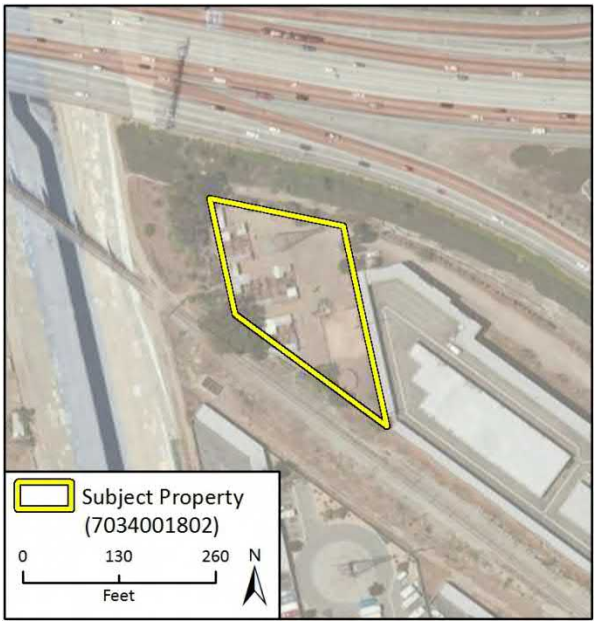
Los Angeles County Office of the Assessor. Property Assessment Information System [database]. Parcel details for APN 7034-001-802. Accessed December 11, 2018 at http://maps.assessor.lacounty.gov/.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 2018.

City of Cerritos. 2019. Sabrina Fung to Meghna Khanna of LA County Metropolitan Transportation Authority, regarding Historical Consultation for the West Santa Ana Branch Transit Corridor Project, Los Angeles County, California, 24 April.

B13. Remarks: N/A
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 11, 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 #:** 17055 Artesia Boulevard (Map Reference No. 29-024)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 26 S.B.**B.M.**

c. Address: 10755 Artesia Boulevard City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034001002, 7034001803, 7034001001, 7034001003

***P3a. Description:**

The subject property consists of four adjacent parcels that currently contain a building and storage lockers utilized by Extra Space Storage, paved areas used to store automobiles, trailers and boats, a single-family residence, an ancillary building, and facilities belonging to Southern California Edison (SCE). The parcels are being recorded as one property as, per city records, they previously housed a complex of horse stables.

The one-story single-family home, built c. 1954 with no discernible style, is located near the southeast end of the property and near Artesia Blvd. It has an irregular footprint and is covered by hipped roofs which have overhanging eaves and are clad with composite shingles. The home's exterior is clad with stucco. Fenestration on the façade appears to be wood sash and includes a large picture window covered by a metal awning. There also appears to be a pair of double-hung windows (although they are not clearly discernible due to an awning and foliage). The primary entrance is located on the west façade, where the door was also obscured from view by a metal security door. The attached garage features a sectional metal roll-up door. The home, which faces the entry drive leading to the storage facility, is surrounded by a low wooden rail fence, various plantings and ground cover. To the rear (east) and south of the home is a paved area utilized for storing automobiles, boats and trailers. The home is in good condition with no obvious major alterations; although based on historic aerial photos, there may be additions on the east and south sides of the building.

Across the driveway to the west is a two-story building occupied by Extra Space Storage. Constructed in 2004, the contemporary building has a rectangular footprint, a flat roof, and stucco cladding. Slightly projecting surrounds accent the building's exterior, lining the edge of the roofline and creating a band between the first and second story. Single-pane and sliding windows are also accented by projecting surrounds. See continuation sheet, p. 4.

***P3b. Resource Attributes:** HP2. Single family residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Western façade. View east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Single-family residence c. 1954; storage lockers c. 1977; Extra Space Storage building 2004 (Los Angeles County Office of the Assessor; NETROnline, various).

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
November 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.

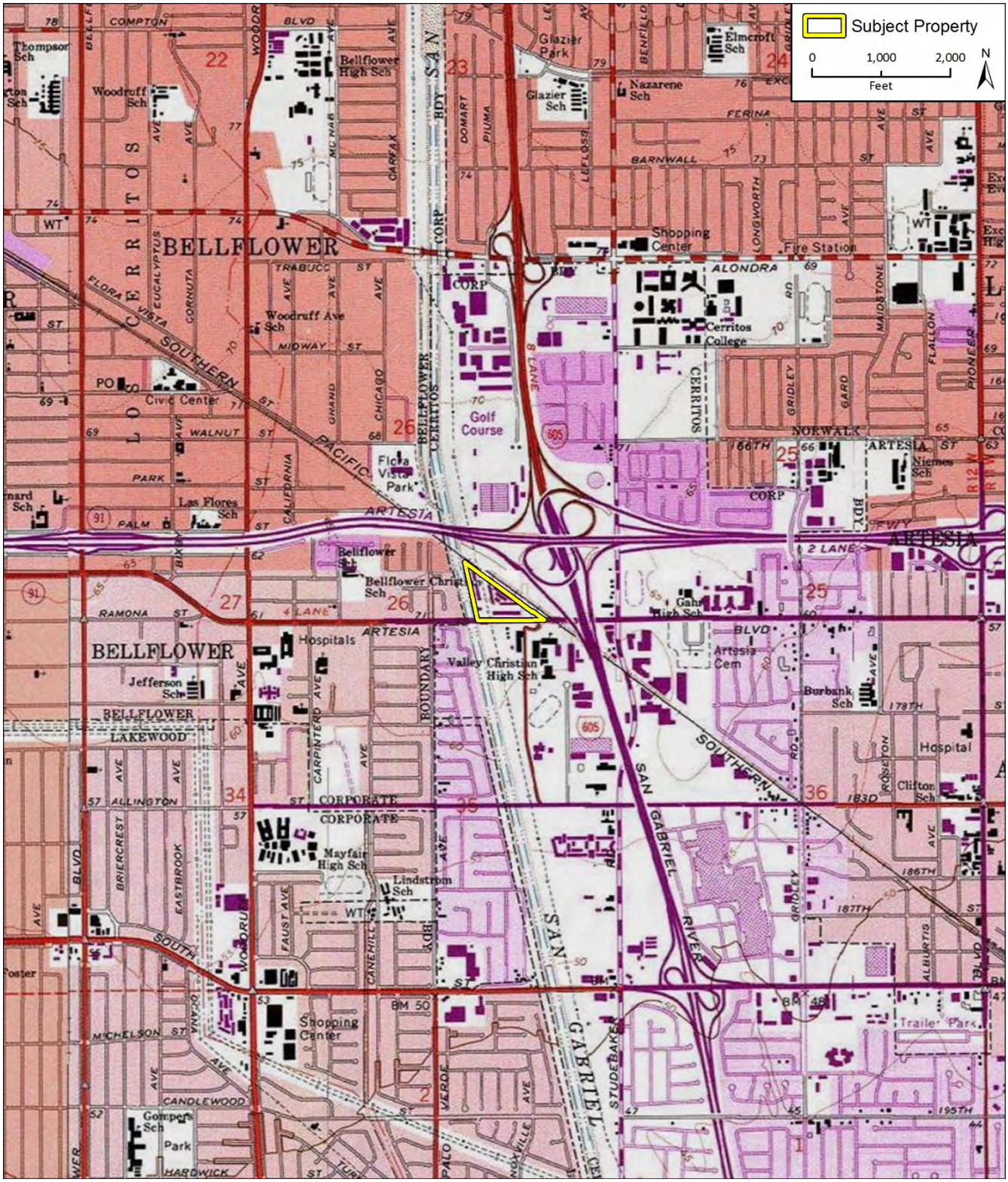
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 10755 Artesia Boulevard (Map Reference No. 29-024)
***Map Name:** *Los Alamitos* ***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 #** 10755 Artesia Boulevard (Map Reference No. 29-024) ***NRHP Status Code** **6Z**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence, stables B4. Present Use: Single-family residence, public storage, SCE facility
***B5. Architectural Style:** Contemporary; no discernible style
***B6. Construction History:**

Single-family home built c. 1954 (LA County Assessor; NETROnline 1953 and 1963). Aerial photos suggest the house was enlarged to the east and possibly the south. Two-story building near the center of the property appears to have been built after 1972 (NETROnline 1972). Long storage locker buildings built 1977 (LA County Office of the Assessor). Two-story building near Artesia Blvd. built 2004 (NETROnline 2004).

***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 composed of four adjacent parcels on the south side of the railroad ROW that currently house the Extra Space Storage facility, a single-family residence, SCE equipment, and automobile/RV/boat storage. According to City of Cerritos records, the Navens horse stables were located on the SCE easement parcel (APN 7034-001-803) starting in 1966 (City of Cerritos 2019). However, aerial photos indicate that the property was in use as a stable or other ranch-type facility as early as 1953. A complex of buildings was located at the southern end of the property near Artesia Boulevard, and various corrals were located between them and the railroad ROW to the north. By 1972 the stable buildings and corrals appear to be limited to roughly the central portion of the property (approximately today's APN 7034-001-002). An oval riding ring was located on what today is the SCE parcel, APN 7034-001-803 (NETROnline 1953, 1972).

By 1994 the self-storage locker buildings had replaced the majority, if not all, of the stable buildings, and the riding ring appeared to no longer exist (NETROnline 1994). Although a conditional use permit was purportedly granted by the City in 1994 to re-establish stables at the site, no evidence of stables was seen on this property at the time of survey. The SCE parcel (APN 7034-001-803) is currently occupied by two transmission towers and is utilized for RV storage. The single-family home that remains near the southeast end of the property on APN 7034-001-002 may once have been related to the stable complex. It has been enlarged through additions since the time of its original construction. With the removal of the associated stables/structures/corrals and construction of the various self-storage buildings, the property does not retain integrity to its former use as Navens horse stables. A smaller SCE parcel on the north side of the railroad ROW, APN 7034-001-802, currently houses structures that appear to be horse stalls (based on aerial photos). This property is separately recorded and inaccessible. See continuation sheet, p. 4.

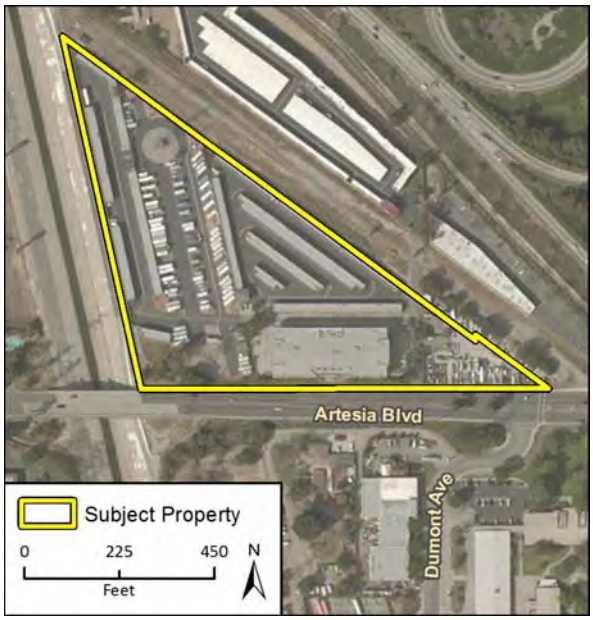
B11. Additional Resource Attributes: N/A
***B12. References:**

City of Cerritos. 2019. Letter from Sabrina Fung to Meghna Khanna of LA County Metropolitan Transit Authority re: Historical Consultation for the West Santa Ana Branch Transit Corridor Project, Los Angeles County, CA, 24 April.

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed May 15, 2019.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed May 15, 2019.

B13. Remarks:
***B14. Evaluator:** S. Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** May 15, 2019



(This space reserved for official comments.)

P3a. Description, continued:

The building's primary entrance is located in a recessed area at the ground floor, above which is the projecting second story that is supported by thick cylindrical posts. The entry appears to consist of steel-framed automatically sliding doors. The building appears in good condition.

An ancillary building near the center of the property was not accessible; however based on limited visibility and aerial photos, it has two stories, a hipped roof and a square footprint. Exterior cladding appears to be stucco and windows appear to be modern sliders. The self-storage locker buildings are long, narrow, single-story buildings with flat roofs and repetitive metal doors across the length of each buildings. The SCE parcel (APN 7034-001-803) runs north-south near the western end of the property; it contains at least two transmission towers and is utilized for RV storage. The narrow, westernmost parcel contains additional self-storage locker buildings which were not accessible. The small triangular parcel at the southeast end of the property to the rear (east) of the single-family residence is utilized for automobile/boat storage.

B10. Significance, continued:

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria Research did not indicate that the subject property is associated with any important events or persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the property, or a portion thereof, previously housed the Navens horse stables, assessor's data, aerial photos, and the survey conducted for this study demonstrate that the majority of the property was redeveloped with the self-storage facility beginning in 1977 and the SCE parcel, APN 7034-001-803, has been utilized as a parking/storage area since at least 2002 (NETROnline 2002). The property does not retain integrity to its prior use as a horse stable. The single-family home, contemporary office building, self-storage lockers, and ancillary building are all ubiquitous and undistinguished buildings. 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 (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 recommended eligible as a contributor to any existing or potential historic districts.

Extra Space Storage building, east & north elevations, view southwest

Auto/trailer storage at southeast edge of property near Artesia Blvd.

Storage lockers near center of property, view southwest

RV storage and SCE equipment on APN 7034-001-803, view north

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code (assumed) 3S; 3CS

Other Listings
Review Code **Reviewer** **Date**

Page 1 **of** 5 ***Resource Name or #:** 1,220 feet of the San Gabriel River Channel between State Route 91 and Artesia Boulevard in Cerritos (Map Reference No. 29-025)

***P1. Other Identifier:** N/A

***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 Alamitos, Calif.* **Date:** 1964 **T** 3S ; **R** 12W; **Sec** 26 and 35**;** S.B..**B.M.**

***b. USGS 7.5' Quad:** *Whittier, Calif.* **Date:** 1965 **T** 3S ; **R** 12W; **Sec** 26**;** S.B..**B.M.**

c. Address: N/A City: Cerritos Zip: 90703

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APNs 703-400-1904, 703-400-1900, 703-400-1901

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject resource is a roughly 1,220-foot-long segment of the San Gabriel River Channel located between State Route 91 on the north and Artesia Boulevard on the south (subject segment). The channel is a component of the Los Angeles County Drainage Area (LACDA) flood control project.

Improvements to the subject segment, which accounts for only a fraction of the river's 58-mile length, were completed in 1966. Aligned roughly north to south, the sub is roughly trapezoidal in cross-section. The concrete-paved river bottom is flat, except for a central trench. Banks are sloped at roughly a 45-degree angle. The surveyed segment is approximately 150 feet wide across the top and 85 feet wide at the bottom. Storm drain outlets are placed at intervals in the banks. Asphalt-paved trails line the top of both banks. A review of satellite imagery suggests the subject segment is representative of much of the rest of the channel. The San Gabriel River Bridge rail crossing traverses the subject segment but was evaluated separately.

The San Gabriel River Bridge, a railroad bridge, crosses the subject segment; however, the bridge was recorded and evaluated separately (MRN 29-022).

***P3b. Resource Attributes:** HP22. River Channel

***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 #) Subject segment of San Gabriel River Channel, facing northwest, 7/26/2022

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1966 (USACE 1992)

***P7. Owner and Address:**

N/A

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
July 26, 2022

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
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):

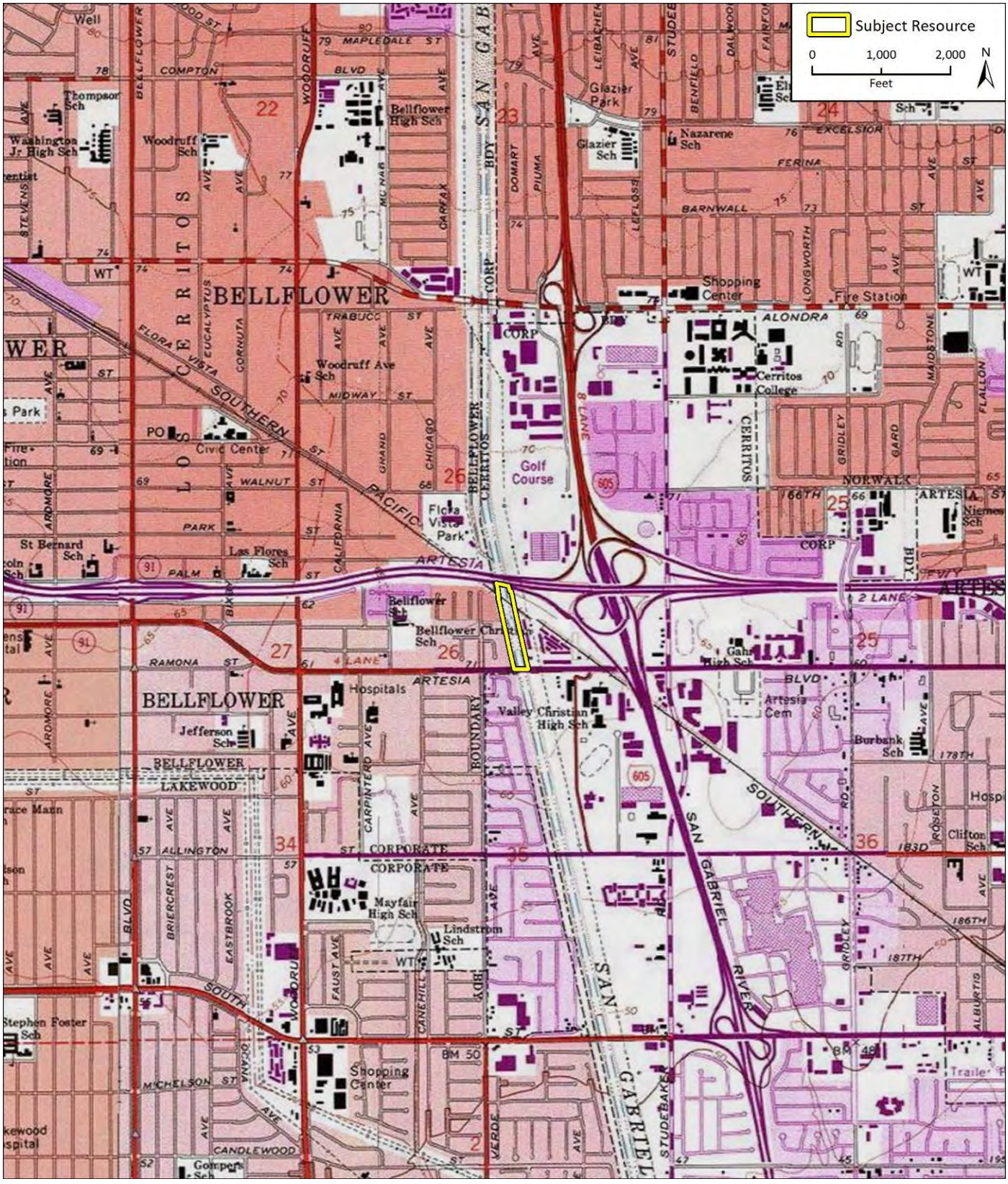
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 5 ***Resource Name or #:** 1,220 feet of the San Gabriel River Channel between State Route 91 and Artesia Boulevard in Cerritos (Map Reference No. 29-025)

***Map Name:** *Los Alamitos, Calif; Whittier, Calif.* ***Scale:** 1:24,000 ***Date of Map:** 1964; 1965



DPR 523J (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** (assumed) 3S; 3CS

***Resource Name or #** (Assigned by recorder) 1,220 feet of the San Gabriel River Channel between State Route 91 and Artesia Boulevard in Cerritos Channel (Map Reference No. 29-025)

B1. Historic Name: San Gabriel River
B2. Common Name: San Gabriel River
B3. Original Use: River
B4. Present Use: River, flood control channel

***B5. Architectural Style:** N/A

***B6. Construction History:** (Construction date, alterations, and date of alterations)
A review of historical United States Geological Survey topographical maps shows the subject segment of the San Gabriel River Channel was straightened along roughly its current course sometime between 1934 and 1942 (NETROnline 2022). According to documentation by the United States Army Corps of Engineers, the subject section of the San Gabriel River was paved as part of the LACDA Project in 1966. The work was part of a larger improvement of the San Gabriel River Channel that took place between 1947 and 1968 (ACOE 1992).

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** Various channels, dams, and other elements of the LACDA Project system.

B9a. Architect: United States Army Corps of Engineers
b. Builder: Unknown

***B10. Significance: Theme:** Community Development **Area:** Los Angeles County
Period of Significance: 1966-1969 **Property Type:** Flood Control Channel **Applicable Criteria:** A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is a segment of the San Gabriel River Channel, which was subject to paving and other improvements as part of the LACDA Project, a system of improved drainage channels and other features built to safely and efficiently move stormwater through the Los Angeles Basin to the Pacific Ocean. Planned and implemented by the United States Army Corps of Engineers (ACOE) throughout the mid-twentieth century, the LACDA Project augmented existing flood control measures constructed by the Los Angeles County Flood Control District (LACFCD) and other local flood control bodies.

Major rivers in the region, such as the Los Angeles, San Gabriel, and Santa Ana, meandered across the wide alluvial plane known as the Los Angeles Basin. These rivers created a fertile environment that supported the early development of Los Angeles County into an agricultural success. Historically, the local rivers were known for their unpredictability. Until the they were channelized starting in the 1930s, the rivers in the Los Angeles Basin altered their courses drastically and overflowed their banks regularly (Gumprecht 2001). It was such unpredictability that formed the current course of the San Gabriel River. Until the 1886, the southernmost part of the river followed the current course of what is now the Rio Hondo, before emptying into the Los Angeles River. However, flooding that year forced the river over its banks onto a course several miles to the east, roughly along the river's current course which ultimately ends at Alamitos Bay (MWH 2006). Available historical records indicate that Los Angeles County experienced significant floods approximately once every four and a half years during the last half of the nineteenth century; the Los Angeles River, for example, flooded 11 times during that period (Gumprecht 2001).

See continuation sheet, p. 4.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See continuation sheet, p. 5.

B13. Remarks:

***B14. Evaluator:** James Williams, Rincon Consultants, Inc.

***Date of Evaluation:** July 27, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

B10. Significance (continued):

Today, the Los Angeles Basin is occupied by Metropolitan Los Angeles, which grew dramatically in the decades that bracketed the turn of the 19th century. The rapid urbanization of region in this period spurred development throughout the watersheds of the region's major rivers and creeks, often putting new development at risk of flooding. The historical significance of the Los Angeles River is best understood within the context of the history of flood control efforts, which established the river as a concrete-lined flood control channel, and in particular in relation to the design and construction of the LACDA in the mid-twentieth century.

Prior to 1914, attempts to control the flow of the San Gabriel River and other major rivers and creeks in the region were limited mostly to piecemeal efforts by communities most directly impacted by periodic flooding. As Metropolitan Los Angeles continued to develop and fluctuations impacted larger numbers of people, however, the scale and coordination of control measures began to increase accordingly. In February of 1914, the region was struck by what was up to then the worst flood in Los Angeles history, causing an estimated $10 million worth of structural damage and providing the impetus for coordinated flood control efforts. In 1915, the LACFCD was created and tasked with flood control and conservation efforts in Los Angeles County (ACOE 1992).

From 1915 through the early 1930s, the LACFCD pursued a variety of control measures aimed at preventing future flooding and associated damage. Measures included the construction of damns and catch basins and the redirection and deepening of river channels. Due in part to a lack of reliable funding and the absence of a comprehensive plan, these measures proved only marginally effective. Further complicating matters, the rapid rate at which the region urbanized outpaced flood control capacities. In addition, the large-scale development of the Los Angeles Basin led to drastic increases in storm water runoff, further exacerbating the LACFCD's management efforts (ACOE 1992).

On New Year's Day in 1934, Los Angeles experienced yet another devastating flood, underscoring LACFCDA's inadequacy to grapple with extreme seasonal flooding and prompting the agency to request $19.3 million in flood control financing from the Works Progress Administration (WPA). Through the Emergency Relief Appropriation Act, Congress appropriated nearly $14 million to the LACFCD for the construction of storm drains, permanent channel improvement, and debris basins throughout Los Angeles County. The projects were to be executed by the ACOE with labor provided by unemployed local laborers on WPA relief rolls. By 1942, the San Gabriel Rivers irregular natural course in the vicinity of the subject segment was straightened roughly to its current alignment, though the segment was not paved as part of the project (NETROnline 2022).

The federal government's role in Los Angeles County flood control management was further expanded after 1936, when the ACOE's mission was redefined to include the provision of permanent supervision of future flood control plans throughout the United States. With WPA funding, the ACOE and LACFCD partnered to design a comprehensive flood plan for the Los Angeles County rivers (Los Angeles, Santa Ana, and San Gabriel Rivers) and their tributaries. The plan centered on the development of a system of new flood channels, debris basins, and flood control basins. In the decades that followed, the ACOE and LACFCD executed the comprehensive plan for the LACDA Project (ACOE 1992).

Construction of the LACDA Project began in 1939, with the earliest efforts focused on the channelization and paving of the Los Angeles River, which was completed in phases through 1959. This corresponded with improvements to other major streams, which were completed between the late 1930s and late 1960s, such as the paving of the San Gabriel River between 1947 and 1968 and the Rio Hondo between 1951 and 1959. Completed in 1966, the subject segment was among the last parts of the San Gabriel River to be paved (NETROnline 2022; ACOE 1992).

Historical aerial photographs of the area suggest LACDA Project development in the area helped to secure existing and new development in the adjacent sections of Cerritos and Bellflower. By the early 1950s, dense residential development in Bellflower extended to the west bank of the subject segment of the river. Across the river in Cerritos, however, development remained sparse in the same period. However, new construction accelerated in the 1960s and 1970s, including the construction of State Route 19 and Interstate 605 to the north and west of the subject segment. New light industrial properties were built directly east of the segment by the late 1980s (NETROnline 2022).

By 1969, the LACDA Project had reached what was at the time projected to be 99 percent completion, resulting in what would become one of the most extensive flood control systems ever to be constructed in a metropolitan area (ACOE 1992; Turhollow 1975). That year, a major flood equaling or surpassing the 1938 inundation, tested the LACDA Project's effectiveness. While there was significant property damage to landslides on recently developed tracts, the improved channels did not substantially overflow. As of 1975, within the Los Angeles River Basin, the LACDA system comprised "17 debris basins on 53 miles of tributary streams, three major flood control basins (Sepulveda, Hansen, and Lopez), 48 miles of main channel control, and more than 100 bridges over main and tributary channels" (Turhollow 1975). This system of improvements proved capable again in the 1970s and 1980s, when significant flooding was once again contained (ACOE 1992).

Since the initial development of the existing channel improvements on the subject segment in 1966, there have been no notable changes to the subject segment, and changes to the surrounding setting reflect the pattern of urbanization the LACDA Project was intended to safeguard (NETROnline 2022).

See continuation sheet, p. 5.

B10. Significance (continued):

Historical Evaluation

The San Gabriel River Channel is significant in the history of flood control in Metropolitan Los Angeles, particularly as it relates to the LACDA, the project under which the San Gabriel River was channelized and concretized along with other major regional waterways in the mid-twentieth century. As part of the LACDA Project, the San Gabriel River was concretized in phases between 1947 and 1968 to prevent future flooding. Improvements to the subject segment of the San Gabriel River Channel was implemented in 1966. The ACOE began building the LACDA Project in 1939 and, by 1969, essentially completed a comprehensive flood control system serving the Los Angeles Basin. In addition to the channelization of the Los Angeles River and other major waterways, the LACDA Project included the construction of several other permanent flood control measures, such as debris and flood control basins, throughout Los Angeles County. The LACDA Project is one of the most extensive flood control systems ever to be constructed in a metropolitan area (ACOE 1992). Without the LACDA project components in place, including improvements to the San Gabriel River Channel, the stable development of the Los Angeles Metropolitan Area would not have been possible.

The recordation and evaluation of the entirety of the Los Angeles River was outside the scope of the current assessment. However, the subject segment, is assumed eligible for listing in National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as part of the San Gabriel River for its association with important events, namely the design and construction of the LACDA Project and the flood control system's role in safeguarding the development of the Los Angeles Metropolitan Area since the mid-twentieth century. The period of significance associated with the subject segment begins in 1966, when the segment was channelized and paved, and concludes in 1969, the year the first phases of construction of the LACADA Project were completed. Constructed in 1966, the subject segment of the river channel retains integrity to the period of significance. As it has been minimally altered since the time of its construction, its integrity of design, materials, workmanship, feeling, and association are highly intact. The integrity of setting has been lost somewhat as the area surrounding the subject segment was increasingly developed in the decades since these portions of the river were improved. However, such development is central to the LACDA Project's significance under Criteria A/1 and does not appear sufficient to disqualify the subject segment from assumed NRHP or CRHR eligibility.

B12. References (continued):

Gumprecht, Blake
1999 The Los Angeles River-Its Life, Death and the Possible Rebirth. Baltimore & London: The Johns Hopkins University Press.

MWH
2006 Final Program Environmental Impact Report for the San Gabriel River Corridor Master Plan. Prepared for the County of Department of Public Works. June 2006. https://www.ladpw.org/wmd/watershed/sg/mp/docs/sgrmp_eir.pdf. Accessed May 11, 2022.

Nationwide Environmental Title Research Online (NETROnline)
2022 "HistoricAerials" [historical aerial photograph and topographical map database]. Historical aerial photographs and maps of the subject resource and vicinity. www.historicaerials.com. Accessed July 2022.

Turhollow, Anthony F.
1975 A History of the Los Angeles District, U.S. Army Corps of Engineers 1898-1965. Los Angeles, CA: U.S. Army Corps of Engineers.

United States Army Corps of Engineers (ACOE), Los Angeles District
1992 Los Angeles County Drainage Area Review. Final Feasibility Study Interim Report and Environmental Impact Statement. December 1991. Revised January 1992.
2019 The Los Angeles River Revitalization Master Plan. http://boe.lacity.org/lariverrmp/index.cfm accessed February 6, 2019.

Van Wormer, Stephen R.
1991 A History of Flood Control in the Los Angeles County Drainage Area. Southern California Quarterly 73 no. 1 (Spring): 55-94.

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 #:** 11110 Business Circle (Map Reference No. 30-001)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 11110 Business Circle City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-016-030

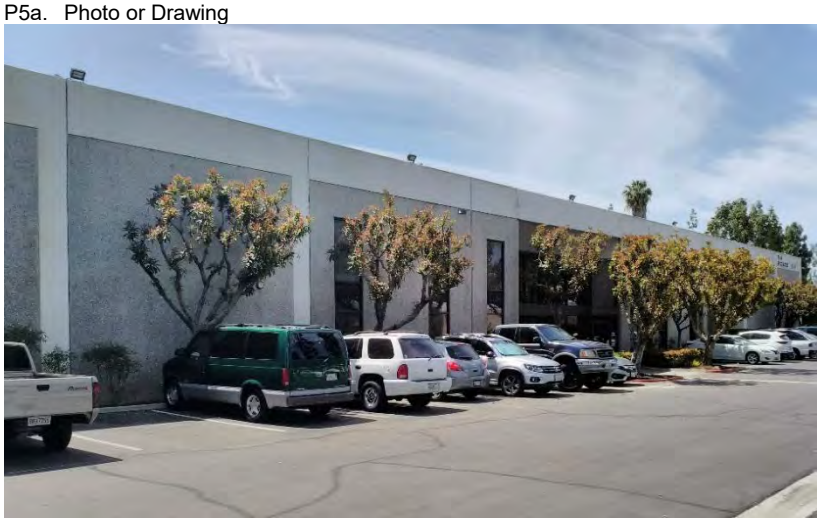
***P3a. Description:**

The subject property is a two-story commercial building with no discernible style. The building has a large irregular footprint situated in the center of the parcel that faces north onto Business Circle. The building has a concrete foundation and flat roof with security lights evenly placed along the parapet. It features a concrete exterior that is broken into smooth texture visual framing around large swaths of exposed aggregate concrete. Grooves are evenly located along the façade's concrete exterior. The primary entrance is defined by its expansive two-story ribbon of fixed metal windows that seamlessly surround the automatic sliding commercial doors. An additional pair of these windows are slightly separated from the central ribbon and flank the entrance. This dark glass expanse is framed by two planters filled with trees and low shrubs. A parking lot abuts the north façade and signage identifying the building as "Foam Specialties" is situated on the northeastern corner of the building. Overall the building 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 elevation; camera facing southeast. May 28, 2019.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1978 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 East 1st Street, Suite 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#

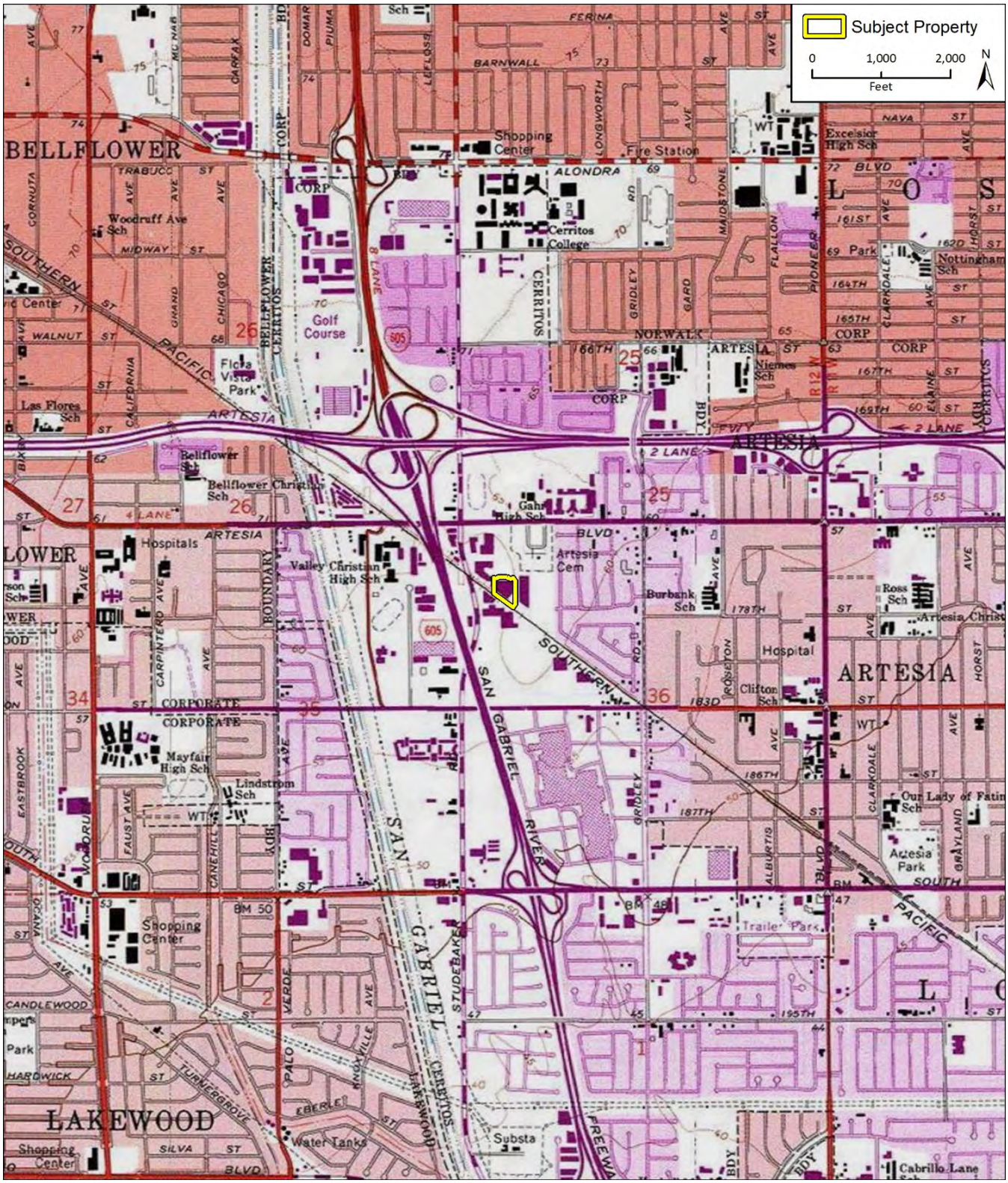
LOCATION MAP

Trinomial

***Resource Name or #** 11110 Business Circle (Map Reference No. 30-001)

***Map Name:** *Whittier*

***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 #** 11110 Business Circle (Map Reference No. 30-001) ***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:**
Los Angeles County Assessor records date the building's construction to 1978. (Los Angeles County Office of the Assessor) Parcel Map No. 8268 that contains the subject property was recorded in July 1977. There do not appear to be any alterations to the subject building.

***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 1978. Archival research failed to identify the architect or builder, or 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 persons 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 late 1970s commercial 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

Bellflower City Directory. 1961. Lusky Borthers & Co.
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.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

B13. Remarks: N/A
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** June 25, 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 #:** 11130 Business Circle (Map Reference No. 30-002)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Whittier* **Date:** 1981 Township 3S, Range 12W, Section 27 S.B.**B.M.**

c. Address: 11130 Business Circle City: Bellflower Zip: 90706

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-016-029

***P3a. Description:**

The subject property is a tall one-story commercial building of no discernible style. This building exhibits a concrete foundation and is capped by a flat roof with a slight parapet. Its exterior is of cast concrete with various business bays along the west façade. Exteriors have a horizontal band of smooth concrete below the parapet set above exposed aggregate concrete; bays are relatively uniform with a banded flush square feature. The recessed entrance is surrounded by vertically grooved concrete that emphasizes the geometries of the entryway. A central commercial double metal door is flanked by metal sliding windows. Approximately half of the bays feature garages with sliding metal doors. Landscaping is comprised of planters along the west façade with low shrubs and larger trees interspersed between bays. The building appears to be 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:
West elevation; camera facing southeast. May 28, 2019.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1978 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
Rincon Consultants
250 East 1st Street, Suite 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.

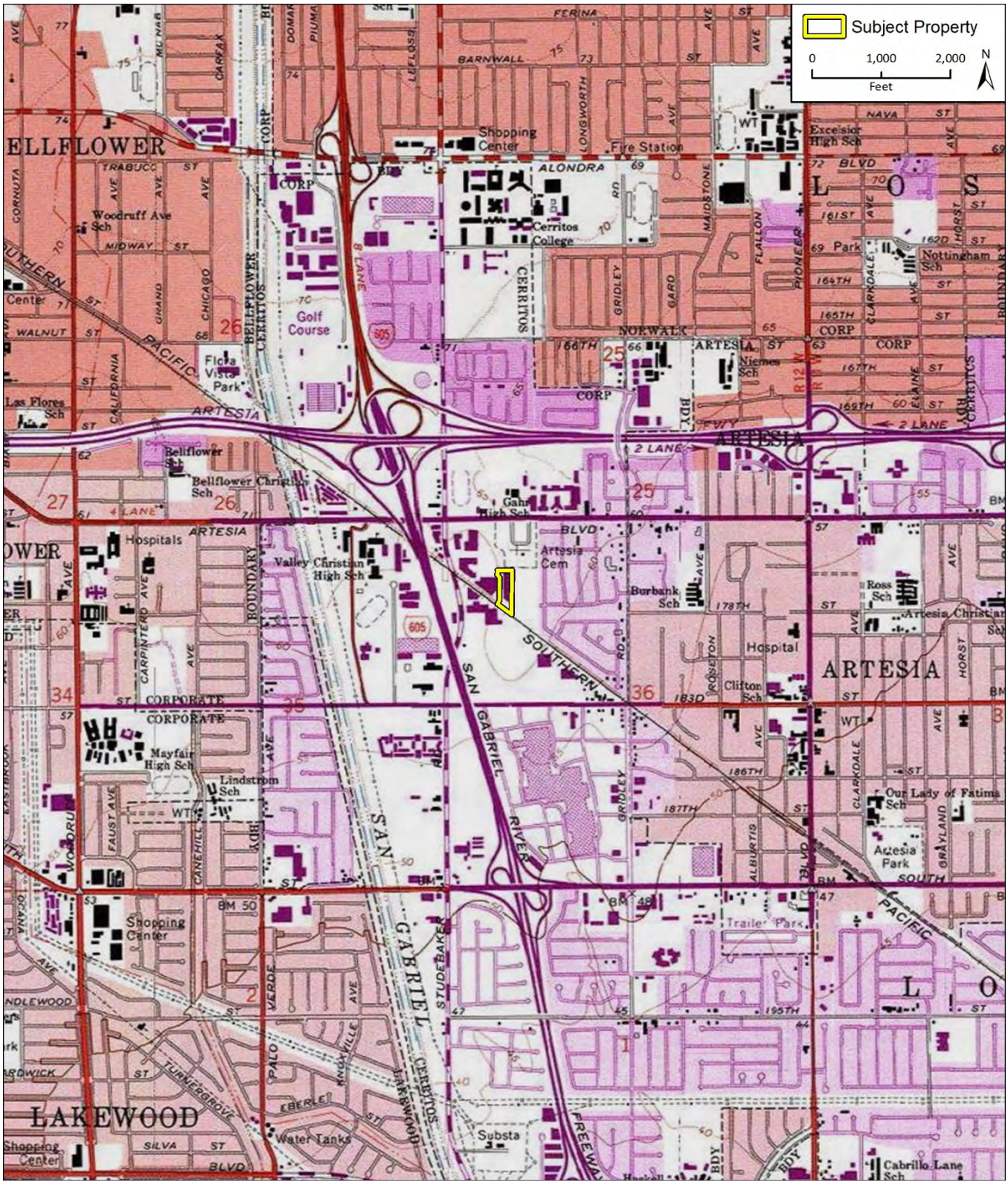
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 11130 Business Circle (Map Reference No. 30-002)
***Map Name:** *Whittier* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11130 Business Circle (Map Reference No. 30-002) ***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:**
Los Angeles County Assessor records date the building's construction to 1978 (Los Angeles County Office of the Assessor). Parcel Map No. 8268 that contains the subject property was recorded in July 1977. There do not appear to be any alterations to the subject building.

***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 1978. Archival research failed to identify the architect or builder, or 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 persons 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 late 1970s commercial 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). 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.

B11. Additional Resource Attributes: N/A
***B12. References:**

Bellflower City Directory. 1961. Lusky Brothers & Co.
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.
UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 2019.

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**

 ***Resource Name or #:** 17710 Studebaker Road (Map Reference No. 30-003)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 35 S.B. **B.M.**

c. Address: 17710 Studebaker Road City: Artesia Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-016-036

***P3a. Description:**

The subject property is an irregularly-shaped one-acre parcel that roughly forms a triangle between Studebaker Road to the west, the railroad right-of-way to the north, and the adjacent property to the south. A two-story, 19,475 square foot building occupies the subject property which is zoned industrial/commercial. Constructed in 1968, and conforming to the shape of the parcel, the building has a roughly triangular footprint (similar to an equilateral triangle). Its façade is oriented towards Studebaker Road and displays an emphasis on geometric shapes through numerous rectangular elements of contrasting sizes, materials and colors which contrast the horizontality of the large building.

The building exterior walls are smooth, painted concrete which are broken up into separate rectangular planes around the perimeter of the building and create parapets. In addition, on several of the walls a raised rectangular surround spans nearly from the ground to the roofline and frame blank expanses of wall. Each of the aforementioned elements are painted a different earth-tone color. Between the sections of wall, also near the roofline, smaller rectangular, decorative elements project from the wall surface. This decorative feature continues around the building on the other three elevations. The building's primary entrance is in the central bay of the façade which is recessed and is flanked on either side by two-story planes covered with earth-tone brick veneer. In this central bay, two pairs of large vertical windows are framed by projecting rectangular surrounds; because of their deep projection they also serve as sun shades for the windows and shelter the entrance below. The primary entry at ground level consists of a commercial-style aluminum-frame and glass door. Similar aluminum-frame windows are also located at ground level within the central bay, alternating with brick veneer wall surfaces. Low, brick planter areas are located in front of each of the three bays of the façade. See continuation sheet, p. 4.

***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, facing southeast.

***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:**
S. Zamudio-Gurrola & S. Carmack
Rincon Consultants
250 E. First Street, Suite 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):

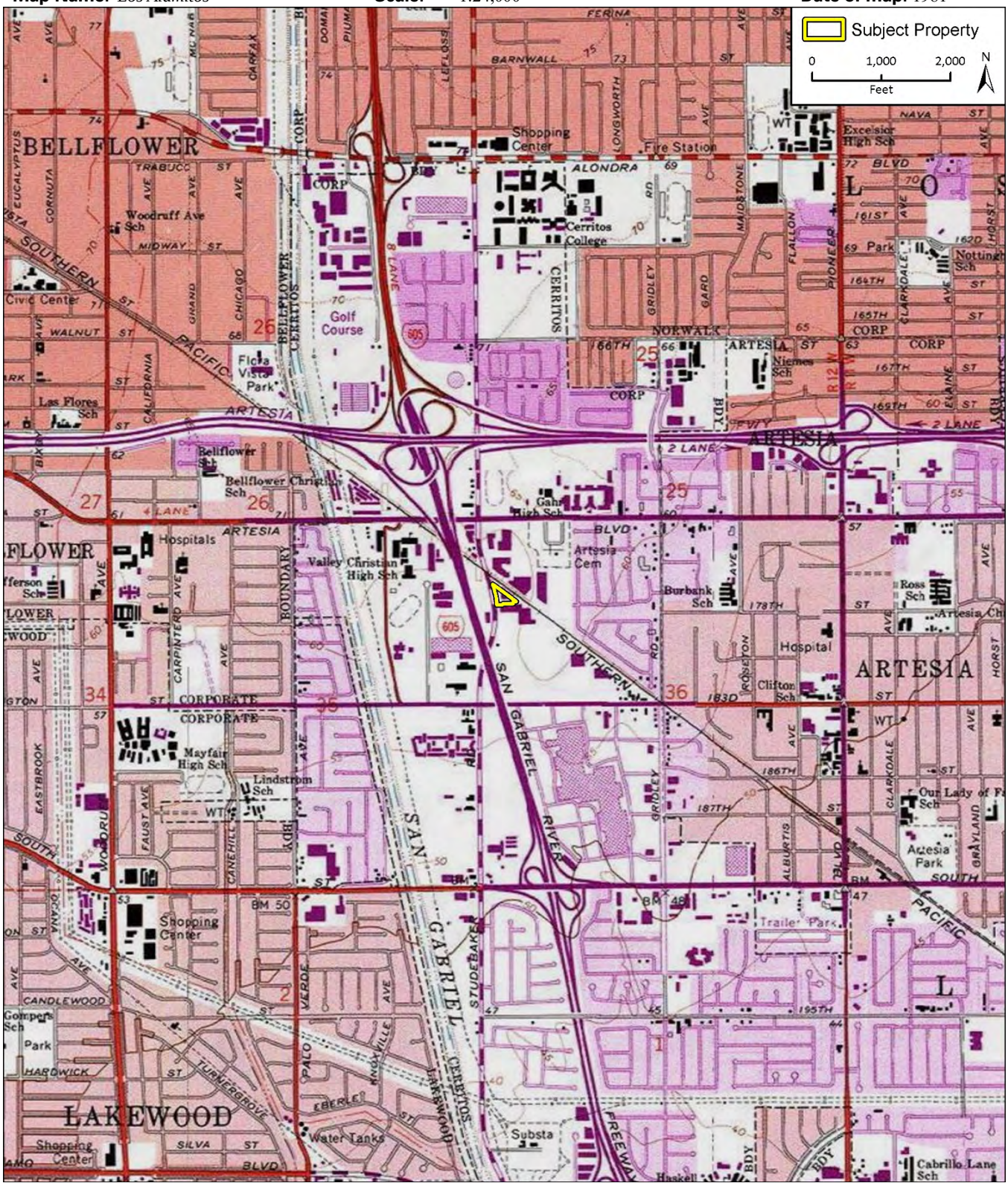
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 17710 Studebaker Road (Map Reference No. 30-003)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 17710 Studebaker Road (Map Reference No. 30-003) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial/industrial/office B4. Present Use: Auto body shop
***B5. Architectural Style:** Postmodern
***B6. Construction Historv:**
Per building permit records: the original 18,550 sq. ft. building was constructed in 1968. A 2,000 sq. ft. two-story addition was built in 1969. In 1973 a one-story room enclosure was added to the building. Two underground storage tanks were installed on the property in 1975. Two signs were installed in 1977. Fire sprinklers were installed in 1996. Alterations between 1995-1996 consisted of a new door and partition, installation of a new downflow auto spray booth, heater and paint room. Alterations in 1998 consisted of installing new counters and windows within existing walls (City of Cerritos, various).

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Fox & Harper b. Builder: Svend Birkelund
***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 industrial/commercial/office building originally constructed in 1968 for the Triangle Distribution Company. Permit records show that the company was located at 17720 Studebaker Road, which today would be the adjacent property to the south. It appears the new building was constructed to rent/lease. Valued at $120,000, the 18,550 sq. ft. building was designed by Fox & Harris and built by contractor Svend Birkelund (City of Cerritos, var.). Triangle Distribution Company was a distributor for Anheuser-Busch products, and additionally operated a recycling center for aluminum cans (*Long Beach Independent* 1971; *Southeast News* 1980).

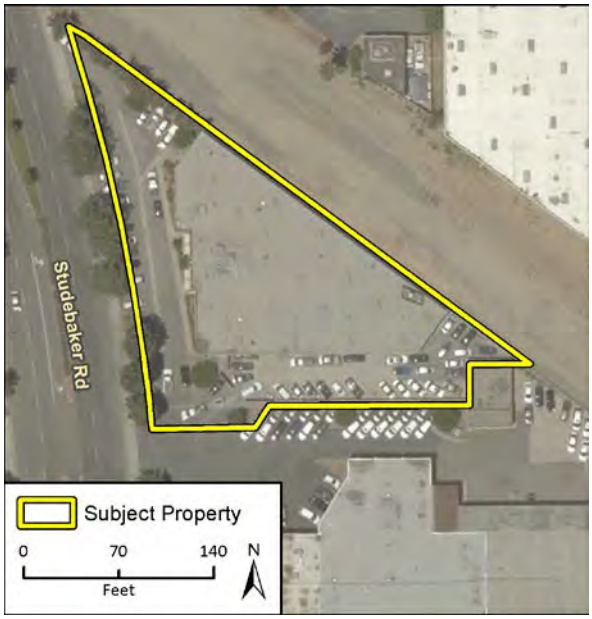
Fox & Harris was an engineering and architecture firm formed by partners James M. Fox, engineer, and David E. Harper, architect (City of Los Angeles, Department of City Planning, Office of Historic Resources 2013). The two men worked together on projects in the early 1960s and it appears that Fox hired Harper as part of his staff through his prior firm, James M. Fox & Associates. By 1967 the two had formed a partnership and the company name was changed to Fox & Harper (*Los Angeles Times* 1962 and 1967; Downey City Directory 1964 and 1965).

David E. Harper had previously worked as a contractor before becoming a licensed architect. Although he was listed as an architectural draftsman in a 1953 directory, he did not obtain his architect's license until 1961. In the early to mid-1950s Harper lived in Long Beach and Norwalk, California (Norwalk City Directory 1953; California Architects Board 2019; Long Beach City Directory 1955). A noteworthy commission Harper earned during this time was serving as the lead contractor for the construction of the twin Hafley and Moore residences in Long Beach, which were designed by the firm of renowned architect Richard J. Neutra. Harper worked closely with Neutra, calling him at the end of each work day to report the progress he and the construction crew had made that day (*Long Beach Press Telegram* 1952; Lamprecht 2011). See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

See continuation sheet, p. 5.

B13. Remarks:
***B14. Evaluator:** S. Zamudio-Gurrola & S. Carmack, Rincon Consultants
***Date of Evaluation:** June 25, 2019



(This space reserved for official comments.)

P3a. Description, continued:

Additional entries include single, solid doors (which appear to be metal) topped by single-pane transoms, and warehouse doors on the south elevation. Trees are planted near the northwest and southwest corners of the building, and a wall along the southern edge of the property creates a private parking area adjacent to the building. A larger parking lot, accessed from Studebaker Road, is located on the west side of the building.

B10. Significance, continued:

During the 1960s and early 1970s the firm Fox & Harper designed various projects including: a complex of buildings for Lockheed Propulsion Company in Redlands (1967); a 385,000 sq. ft. parts distribution center for General Motors in Santa Fe Springs (1967); a sales building for Diebold Incorporated (1969); a 130,000 sq. ft. Fedco department store in Cerritos (1969); and a 148,000 sq. ft. warehouse for Lucky Markets in Buena Park (1970) (*Redlands Daily Facts* 1967; *Independent Press-Telegram* 1967; *Los Angeles Times* 1969a, 1969b, 1970).

By 1973 Fox & Harper had dissolved; each businessman operated his own firm; David E. Harper & Associates and Fox Engineering Inc., both located in Downey (*Los Angeles Times* 1973, 1979; Shapouri, n.d.). Some of Harper's subsequent projects included a headquarters building for Coast Carloading Co. in Los Angeles (1973), a meat processing plant for Service Packing in Los Angeles (1975a), and a 70,384 sq. ft. addition to a Buffums department store in Long Beach (1979) (*Los Angeles Times* 1973, 1975a and 1979). In 1975 Harper also served as president of the Cabrillo chapter of the American Institute of Architects (*Los Angeles Times* 1975b). Harper & Associates continued to operate through at least the 1990s and Fox Engineering appears to continue to operate in present day (*Los Angeles Times* 1990; Yellow Pages 2019). No consequential information was discovered on the building's contractor, Svend Birkelund.

It appears Triangle Distributing Company relocated their office/administration to the subject property around 1969. That year the company again commissioned Fox & Harper to design an addition to the building: a two-story, 2,000 sq. ft. office. David E. Harper was the applicant for the building permit, and the construction was again completed by Svend Birkelund. At the time, the property was described as having a total of three buildings on the parcel, although it is likely that number included Triangle Distributing Company's buildings located to the south at 17720 Studebaker Road. An early tenant of the subject property between at least 1970 and 1973 was Crossroads Manufacturing Inc., a self-described "modern, progressive" upholstery and furniture factory (*Long Beach Independent* 1970, 1973). In 1972 Fox & Harper was again commissioned to design a two-story, 14,900 sq. ft. warehouse and manufacturing building; however, a note on the permit states it was voided and no work was completed. Target Chemical Company may have replaced Crossroads Manufacturing as a lessee by 1973 and undertook several minor improvements including enclosing a room in 1973, installing two underground storage tanks in 1975, and installing two signs in 1977. The company, which later changed its name to Target Specialty Products, was a developer and distributor of herbicides, pesticides, and sprayer and safety equipment. It also had additional locations throughout California and in Arizona (*Independent Press Telegram* 1977; *Landscape Management* 1994). Target Specialty Products was listed at the subject property through the 1990s; however, building permit records describe the building as being vacant in 1995. At that time, the property was described as having one building on the parcel, consistent with what was observed at the time of the field survey. A conditional use permit was issued in 1995 to locate an auto body repair shop in the building. Between 1995 and 1997 Craftsmen Auto Body obtained building permits to complete various tenant improvements to the building. This included installing fire sprinklers, creating a new door and partition, installing a downflow auto spray booth and paint room, and installing a new counter and window openings (City of Cerritos GIS 2019; City of Cerritos, various). The property continues to be occupied by Craftsmen Auto Body.

The subject project retains integrity of design, materials, association, feeling, setting, location and workmanship. The subject building has undergone alterations to accommodate different tenants over the years; these were minor and primarily in the interior. However, the building is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under any of the 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 and B/2). Constructed in 1968, the building is a modest example of an industrial/commercial building that features minor elements of Formalism and Expressionism that are more applied, rather than integrated into the design, and is not a good example of either as applied to the property type. The building is not considered the work of a master architect. While James M. Fox may have been a successful local engineer, and David E. Harper a successful local architect who was once hired by Richard Neutra as the contractor for the Hafley and Moore residences, archival research did not indicate that either Fox or Harper are considered masters in their fields. 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.

B12. References, continued:

California Architects Board. 2019. Licensing Details For: Architect License C 3474. Accessed June 28, 2019 at https://search.dca.ca.gov/

Cerritos, City of. 2019. Cerritos GIS. Accessed June 27, 2019 at www.cerritosgis.com

Cerritos, City of. Various. Building permits on file for 17710 Studebaker Rd.

City of Los Angeles Department of City Planning Office of Historic Resources. 2013. Recommendation Report for Historic-Cultural Monument Application for the Shopper's Market Building (Case No. CHC-2013-1563-HCM, ENV-2013-1564-CE), August 1, 2013.

Downey city directories. 1964, 1965. Accessed June 28, 2019 at Ancestry.com

Lamprecht, Barbara. 2011. National Register of Historic Places Registration Form for the Olan G. and Aida T. Hafley House, 30 January.

Landscape Management. 1994. "Dealers/Distributors", September 1994, p. 42.

Long Beach Independent Press Telegram. 1967. "GM Is Building Big Parts Dept. for Area", 10 December.
1970. Ad for "Seamstresses", 29 April.
1971. "Action Line: Recycling", 9 July.
1973. Ad for "Seamstress", 10 March.

Los Angeles County Assessor. 2017. Parcel detail for 17710 Studebaker Road. Accessed June 27, 2019 at https://portal.assessor.lacounty.gov/parceldetail/7034016036

Los Angeles Times. 1962. "Banking Firm Adds Annex", 4 March. Available at newspapers.com
1967. Ad for "Engineering Draftsman", 7 December. Available at newspapers.com
1969a. "Sales Facility", 19 October. Available at newspapers.com
1969b. "$1.95 Million Fedco Store Under Way", 14 December. Available at newspapers.com
1970. "2 Warehouses Worth $4 Million Started", 16 August. Available at newspapers.com
1973. "Freight Firm Constructing Downtown", 25 March. Available at newspapers.com
1975a. "Plant Completed for Service Packing", 18 May. Available at newspapers.com
1975b. "David Harper Heads Cabrillo Chapter of AIA", 23 February. Available at newspapers.com
1979. "Buffums Addition in Construction", 27 May. Available at newspapers.com
1990. Ad for "Architectural Structural Senior Level Draftspersons", 24 May. Available at newspapers.com

Netronline. 2019. "Historic Aerials." [digital photograph database]. Accessed June 28, 2019 at https://www.historicaerials.com/viewer

Norwalk City Directory. 1953. Accessed June 28, 2019 at Ancestry.com

Redlands Daily Facts. 1967. "LPC to build three buildings on Crafton at $550,000 cost", 3 October. Accessed at Newspapers.com

Shapouri, Michael. No date. Resume for Michael Shapouri, Sr. VP, Principal Engineer. Accessed June 28, 2019 at www.shapouri.com/sk/sk/pdf/11.4.2008%20SK%20Brochure.pdf

Southeast News. 1980. Ad for Triangle Distributing Co., p. 80. Accessed June 27, 2019 at www.talonmarks2.com/pages/80-81/091180.pdf

Yellow Pages. 2019. Listing for Fox Engineering Inc. at 8060 Telegraph Road, Downey, CA 90240. Accessed June 28, 2019 at www.yellowpages.com/downey-ca/mip/fox-engineering-inc-30959229

***NRHP Status Code: 6Z**

***Resource Name or #** (Assigned by recorder)**:** Tract No. 27574 (Map Reference No. 31-001)

D1. Historic Name: Tract Nos. 27574

D2. Common Name: Tract Nos. 27574

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tract No. 27574. The 22 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district as a whole. Documentation of the entire district was beyond the scope of this project. Tract No. 27574 is a residential tract containing a total of 119 lots that were developed in 1968 (County of Los Angeles Map Records Book 773, Page 96; Los Angeles County Office of the Assessor). The tract was platted adjacent to and north of the railroad right-of-way, and is bordered on the east by Gridley Road, on the west by Rosewood Park, and on the north by another residential subdivision. Circulation within the tract includes one cul-de-sac and curvilinear streets with long blocks of residential lots. Landscaping appears limited to street trees. The buildings located within this tract predominantly adhere to two architectural styles that were fashionable in residential tract housing during the mid-1960s to 1970s: the Multi-level House style and the Sweeping-roof style, as identified by Caltrans (2011). The landscape plan for the tract includes a grass lawn at the front of each home, and grass and large trees within the park strip in the public right-of-way.

The following addresses are included in this district record: 11206, 11212, 11218, 11222, 11228, 11234, 11240, 11246, 11252, 11258, 11262, 11304, 11310, 11314, 11320, 11326, 11332, 11336, 11342, 11346, 11352 and 11358 Sharon Street.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the south by railroad right-of-way, on the east by Gridley Road, on the west by Rosewood Park, and on the north by another residential subdivision.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A **Area:** N/A

Period of Significance: N/A **Applicable Criteria:** N/A (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.)

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 27574 appears to have been sparsely developed through the early 1960s; a small number of homes were located at the southern end of the property near the intersection of Gridley Road with the railroad right-of-way, and a grouping of buildings was located at the northeastern edge of the property.

Prior to being called Cerritos, the city had incorporated as Dairy Valley in 1956, with the incorporated area forming a U shape. In keeping with its agricultural character, a zoning ordinance was adopted that required individual homes be constructed on a minimum five-acre lot. However, a ballot measure that relaxed residential zoning passed in 1965, resulting in a rezoning of agricultural properties and a residential building boom. By the 1960s the surrounding area, including the communities of Cerritos and Artesia, had shifted from ranching and farming into urbanized communities. In 1967 the city changed its name to Cerritos. The property on which the tract was formed was subdivided in 1968, part of a westward spread of development which also brought schools and two freeways (I-605 and SR-91) to the area (Cenovich 1995a and 1995b; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The land was subdivided in 1968 by Cerritos Joint Venture, which was composed of Landmark Estates Inc. and Southern California Financial Corporation (County of Los Angeles 1968). The subdivision was developed by Landmark Homes, of which Donald McHone and William Shattuck were the president and secretary, respectively. The company's residential developments were often branded as "Landmark Homes" or included the word "Landmark" along with the name of the community the development was located in. Successful and prolific builders, the company had over 1,500 homes under construction in 1965. Contemporary to the subject tract, the company developed homes in the southern California cities of Walnut, Brea, Westlake Village, Cerritos, Northridge and Porter Ranch between the mid-1960s and early 1970s (*La Habra Star* 1965; Cameron 1966; *Independent Press-Telegram* 1968; *Van Nuys Valley News* 1965 and 1970).

R.J. Marvick and Associates served as the architect for the homes in the subject tract (City of Cerritos, various). The firm was also utilized by Signal Landmark to design homes for some of their other Southern California residential development projects, including "The Porter Ranch" in Northridge , the "Mayfair Series Homes" and "Foxmoor Community" in Westlake Village, and "Green Turtle Cay" at Coronado Cays (*Van Nuys Valley News* 1968; American-Hawaiian Land Company 1968; *Coronado Eagle and Journal* 1975). Archival research failed to identify substantial information on R.J. Marvick. See continuation sheet, p. 2.

D6. Significance, continued:

In 1968 the Landmark Homes company was acquired by Signal Oil and Gas and became known as Signal Landmark (Holm 2018). The company's continued success is evidenced by its numerous projects over the next two decades, including residential, commercial and industrial development projects as well as land management (Ritter 1985).

Soon after, Signal Landmark acquired waterfront property in the San Diego bay and over many years developed Coronado Cays, a residential marina development including 1,200 residences on 200 acres, boasting 600 boat slips and landscaped green belts (*Orange County Register* 1990; Coronado Cays HOA, n.d.). In approximately 1970 the company acquired about 2,000 acres of Bolsa Chica in Orange County, California, a highly publicized and controversial development site due to environmentally sensitive wetlands and archaeological resources. Battles over its development continued into the 2000s (Bolsa Chica Land Trust 2015; *Los Angeles Times* 1989; Mellen 2016). By 1982, Signal Landmark had built and sold over 12,000 homes in California, and in 1985, the *Los Angeles Times* reported that the company had at least thirty current projects throughout five counties in the region (*Orange County Register* 1982; Ritter 1985). In 1990 Signal Landmark was sold to an investment group which assumed complete ownership and management of its remaining land assets (Holm 2018). The company is active to this day.

Tract No. 27574 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of the city of Cerritos. Built out in 1968, the tract was developed as part of the residential building boom that followed the revision of Cerritos' zoning law that allowed for agricultural properties to be redeveloped for increased home construction. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Cerritos, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/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). The homes were designed by R.J. Marvick and Associates, and developed by the company Landmark Homes. Known as Signal Landmark after its acquisition by Signal Oil and Gas shortly after the subject tract was built, the company was involved in the development of large master-planned communities such as those in Westlake Village, Coronado Cays and Bolsa Chica. Based on a lack of press coverage, the subdivision at Tract No. 27574 does not appear to be significant in either company's body of work. Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The predominant styles seen within the tract, the Multi-level House-style and Sweeping-roof style, reached a popularity among builders and home buyers such that they have become ubiquitous residential types. According to Caltrans' context statement on tract housing in California, the Multi-level House-style became as popular as the Ranch house by the end of the 1960s. Similarly, Sweeping-roof style homes "came to dominate much of the California housing market by the early 1970s, and tracts of such houses can be found throughout the state" (Caltrans 2011). Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, and entry and garage doors. Some homes have had window openings enclosed or altered, and additions to the property such as gates and walls. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. 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 summary, the buildings in Tract No. 27574 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References**:

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1995b "Chapter 7: Zoning Changes and a New Name - Cerritos," The Story of Cerritos. Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory7.htm#geology

City of Cerritos. Various. Building permit records on file for the 22 parcels within the project APE (11206 through 11358 Sharon Street).

See continuation sheet, p. 3.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

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1968 Advertisement for "Landmark Homes Northridge on The Porter Ranch", 9 June. Accessed December 26, 2018 at newspaperarchive.com
1970 "Landmark Homes Series on Display Today", 22 November. Accessed December 5, 2018 at newspapers.com

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** December 5, 2018
Affiliation and Address: 250 E. First Street, Suite 1400 Los Angeles, CA 90012

***Recorded by:** Susan Zamudio-Gurrola ***Date:** December 5, 2018 ■ Continuation ☐ Update

***Recorded by:** Susan Zamudio-Gurrola ***Date:** December 5, 2018 ■ Continuation ☐ Update

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 #: Tract No. 27574 (Map Reference No. 31-001)

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; **B.M.**

c. Address: City: Cerritos Zip: 90703

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: Elevation:

The district is bounded by railroad right-of-way to the south, Gridley Road to the east, Rosewood Park to the west, and another residential subdivision to the north.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The twenty-two parcels of Tract No. 27574 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View of an example of a Multi-level House found in this district.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 12/5/2018

***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 – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 7 of 28 ***Resource Name or #:** 11206 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11206 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-011-033. Legal description: TRACT NO 27574 LOT 43.

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a L-shaped footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with barrel tile. Exterior cladding is stucco and fenestration includes vinyl-framed sliders and double hung windows. The primary entrance is located on the northeastern façade and is recessed beneath a two-story portico created by a roof overhang supported by T-shaped pillars. The entry consists of wood paneled double doors (which appear to be original), above which are similar decorative panels that nearly reach the top plate. The garage doors appear to be contemporary sectional roll-ups. A brick chimney is located on the eastern elevation. Landscaping includes a grass lawn, ornamental trees and small shrubs. A block wall with a simple horizontal railing lines the perimeter of the property. Alterations include the replacement of original windows, garage doors and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern elevation, view to the southwest, Nov. 2018

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 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 – 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 #:** 11212 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11212 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

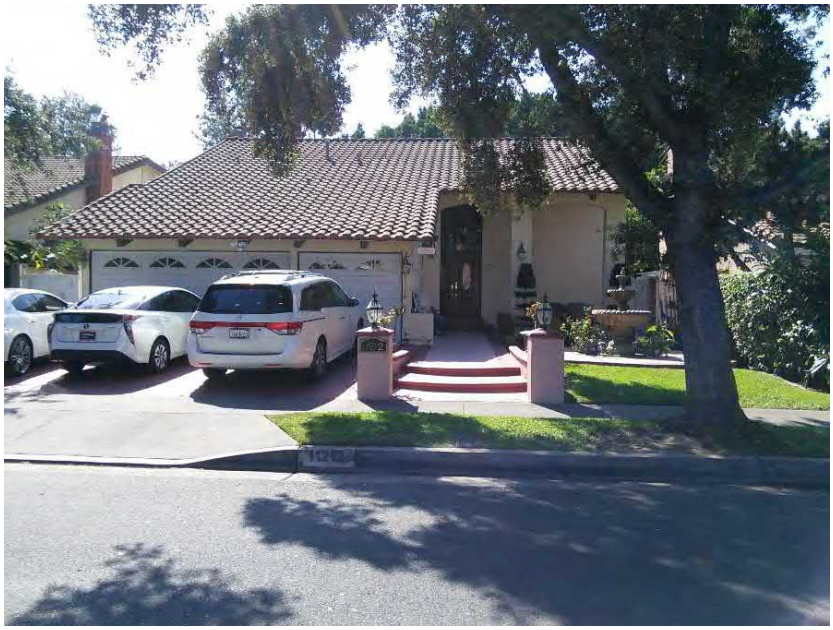
e. Other Locational Data: **APN:** 7034-011-034. Legal description: TRACT NO 27574 LOT 44

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Sweeping Roof style, the building has an L-shaped footprint in which the garage projects forward towards the street. The home is topped by a broad gabled roof which covers all of the building footprint and has overhanging eaves with exposed rafter tails. The roof is covered with what appears to be synthetic barrel tile. Exterior cladding is stucco. No windows are visible from the public right-of-way. The primary entrance is located on the northeastern façade and is recessed beneath a two-story portico created by a roof overhang supported by pillars with slight arches between them. The entry consists of wooden double doors decorated with paneling and oval shaped lights. Above the entry are large vertical glass panes nearly reaching the top plate. Landscaping includes a grass lawn, ornamental trees, shrubs, and a fountain. Two pillars at the property line flank a set of steps which lead to a paved walkway and the entry doors. The garage doors appear to be contemporary sectional roll-up doors. Alterations include the replacement of original doors and roofing material. Building permit records show that windows were also enclosed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northeastern façade, view to the southwest, Nov. 2018

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11218 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-011-035. Legal description: TRACT NO 27574 LOT 45

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence with an irregular plan. Designed in a combination of the Sweeping-roof and the Multi-level house styles, the home is topped primarily by a broad gabled roof covered with what appears to be synthetic tile. Exterior cladding is primarily stucco but a brick accent is located next to the entrance. Fenestration includes vinyl slider windows. The primary entrance is located on the northeastern façade recessed under a partial-width porch supported by pillars with arched openings between them. The entry consists of a wooden paneled door with a narrow arched light at center. Similarly styled sidelights flank the entry door. The partial second story that faces the street features a balcony with a metal railing, French doors with sidelights, and a fanlight. The garage doors appear to be contemporary sectional roll-up doors. Landscaping includes a grass lawn, shrubs, and plantings within a brick planter near the entrance. Hardscaping includes a paved concrete driveway and steps leading to the entrance. A chimney is located on the western elevation. Alterations include the replacement of original doors, windows and roofing material. In addition, building permit records show that an existing window was infilled and another opening was created in the living room. The second story balcony and fenestration may be a later alteration as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11222 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11222 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X Y mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-011. Legal description: TRACT NO 27574 LOT 46.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has an irregular footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical board-and-batten, and also stone veneer on a portion of the first story. Fenestration includes vinyl-framed sliders and double hung windows. The primary entrance is located on the northeastern façade and is sheltered by a roof overhang. The entry consists of a wooden door with an oval light. It appears to be flanked by sidelights. The garage door appears to be a contemporary sectional roll-up. A brick chimney is located on the west elevation. Landscaping includes a grass lawn, ornamental trees and shrubs. Hardscaping includes a walkway on the eastern edge of the property and a driveway covered with pavers. Alterations include the replacement of original windows and likely doors. Building permit records show that a window opening was enlarged in the kitchen as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the south, Nov. 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11228 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-012. Legal description: TRACT NO 27574 LOT 47

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical wood siding, and also stone veneer on a portion of the first story. Fenestration visible on the façade appears to be original and includes an aluminum-framed sliding windows and a ribbon window with five lights. The primary entrance is located on the northeastern façade and is sheltered by a roof overhang. The entry consists of wooden, paneled double doors. The garage doors appear to be the original tilt-up doors which are decorated with a grid pattern. A brick chimney is located on the west elevation. Landscaping includes a grass lawn, ornamental trees and shrubs. A gate and fence composed of stone-faced pillars and iron railing spans across the yard limiting access to the entry porch. Hardscaping includes a concrete paved driveway and walkway. The gate and fence may be a later alteration. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11234 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 14234 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X:Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-013. Legal description: TRACT NO 27574 LOT 48

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Designed in a combination of the Sweeping-roof and Multi-level House styles, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The garage is topped by a hipped roof, and the remainder of the home features a broad gabled roof, both covered with barrel tile. Exterior cladding includes stucco, vertical board and batten and also stone veneer on a portion of the first story. A tripartite window on the façade appears to be either wood- or vinyl-framed. A unique window, visible on the east elevation, is narrow, vertical, and spans nearly to the top plate. The primary entrance, located on the northeastern façade, is sheltered by a roof overhang. The garage also has a roof overhang which is supported by a brick pillar and creates a covered walkway leading to the entry, which consists of wooden, paneled double doors. The garage doors are replacement sectional roll-up doors. A brick chimney is located on the east elevation. Landscaping includes a grass lawn, ornamental trees, shrubs, and plantings within a brick planter near the entrance. Hardscaping includes a concrete paved driveway and walkway. Alterations include the replacement of original garage doors, roofing material and possibly windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to southwest, Nov. 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11240 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11240 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X Y mE/ mN (G.P.S.)

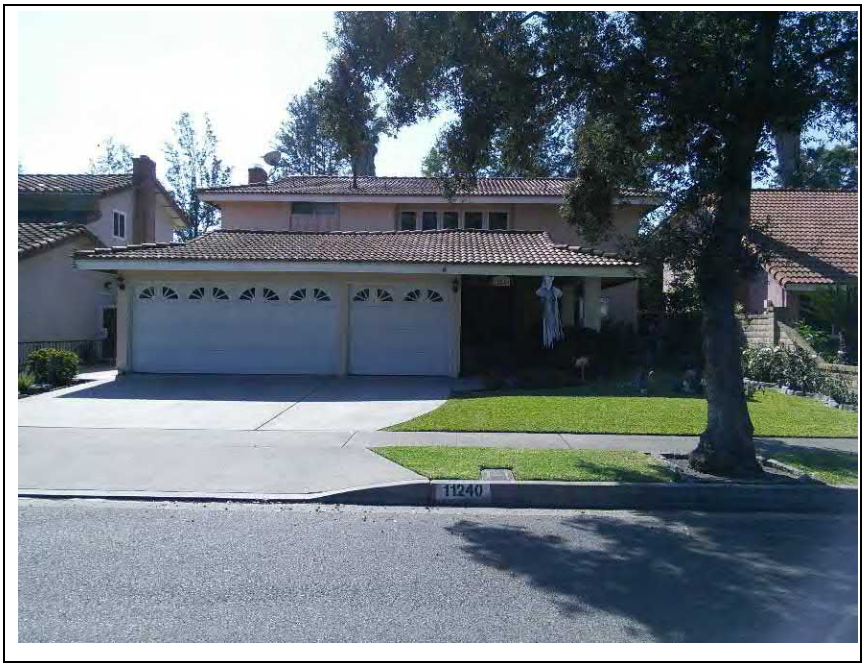
e. Other Locational Data: **APN:** 7034-014-014. Legal description: TRACT NO 27574 LOT 49

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gable-on-hipped roofs covered with barrel tile. Exterior cladding is primarily stucco, but a small area of vertical siding is visible under a second story window. A variety of fenestration is visible on the façade: a window on the first story appears to be a vinyl slider; however, the windows on the second story appear to be original and include an aluminum-framed sliding window and a ribbon window with five lights. The primary entrance is located on the northeastern façade and is accessed via a covered walkway created by the garage's roof overhang which is supported by square pillars. Not clearly visible from the public right-of-way, the entry consists of double doors that are wooden and paneled. The garage doors are contemporary sectional roll-up doors. A brick chimney is located on the east elevation. Landscaping includes a grass lawn and shrubs. Hardscaping includes a concrete paved driveway and walkway. Alterations include the replacement of some original windows, garage doors and the roofing material. Permit records show that a window opening was enlarged in the kitchen as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northeastern façade, view to the southwest, Nov. 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11246 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11246 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-015. Legal description: TRACT NO 27574 LOT 50.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a square footprint and is capped by gabled roofs covered with red barrel tile. The home is clad with stucco and features a brick chimney on the west elevation. Located on the northeastern façade, the primary entrance is recessed beneath the broad lower roof. An arcaded entry appears to have been partially infilled with a wall and window. The entry doors are wooden, paneled double doors with fanlights. The garage are contemporary sectional roll-ups. Fenestration includes vinyl-framed sliders and very narrow horizontal vinyl windows at the second story of the façade. The property is landscaped with a grass lawn and has a wide concrete driveway and walkway leading to the entry. A fence comprised of metal railing and block pillars lines the edges of the property. Alterations include the replacement of original windows, roofing material, garage doors and likely entry doors; the partial infill of the arcaded entry porch; re-paving of the walkway; and likely the installation of the perimeter fencing. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11252 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11252 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-016. Legal description: TRACT NO 27574 LOT 51.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence designed in the Multi-level House-style. The building has an irregular footprint and is topped by gabled and shed roofs showcasing exposed rafter tails. Red barrel tile covers the roofs. Stucco and brick are utilized for exterior cladding, and a brick chimney is located on the west elevation. The primary entrance is located on the northeastern façade under a two-story portico. A second-story balcony spans across a portion of the façade and is sheltered by the roof overhang. The balcony features wooden posts and a wooden railing, and is supported by brick piers at the ground level. Brick steps lead to the primary entry which consists of wooden double doors each with oval glazing. A large, vinyl-framed round-arched window is located above the entry, and additional windows observed were also vinyl-frame. The property is landscaped with a grass lawn and low plantings within brick planters. Hardscaping includes a paved concrete driveway and a walkway leading to the entrance. Alterations include the replacement of original windows, doors and roofing material. The balcony on the façade may be a later addition as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11258 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-017. Legal description: TRACT NO 27574 LOT 52.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence with an L-shaped footprint. Adhering to the Sweeping roof-style, the home is capped by a broad gabled roof over the main portion of the building and a hipped roof over the garage, both of which are covered with red barrel tile. The home's exterior is clad with stucco and brick, and a brick chimney is located on the west elevation. Windows are vinyl-framed. A portion of the garage's hipped roof extends across the front of the home and is supported by a brick pier; this creates a covered walkway leading to the primary entrance. Wooden, paneled double doors feature decorative relief in square panels. The three-car garage is accessed via a paved concrete driveway appears to contain contemporary sectional roll-up doors. The property is landscaped with a grass lawn and small trees. Alterations include the replacement of original windows, garage doors and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11262 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11262 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-018. Legal description: TRACT NO 27574 LOT 53.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence designed in the Sweeping roof-style. The home features an irregular footprint and is capped by a broad gabled roof over the main two-story portion and a flat roof over the garage. The broad gabled roof is covered with barrel tile. Rafter tails are exposed beneath the eaves, and the flat roof of the garage features a simple cornice. The home is clad with stucco and features wooden paneling surrounding a prominent second story window. Fenestration varies and includes a narrow vertical window on the garage wall and trapezoidal glazing above the entry, both of which appear to be original. Others may be replacement vinyl windows. The primary entrance is located on the northeastern façade and consists of wooden, paneled double doors topped with the aforementioned glazing that nearly reaches the top plate. A slightly curved concrete driveway leads to the garage which features a contemporary sectional roll-up door. The property is landscaped with a grass lawn and small trees. Alterations include the replacement of the garage door, roofing material, and apparently some of the original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11304 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11304 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-019. Legal description: TRACT NO 27574 LOT 54.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has a nearly square footprint and is capped by gable, shed, and flat roofs sheathed in barrel tiles. Exterior cladding includes stucco, brick and what appears to be wooden paneled accents under the windows on the façade. Fenestration includes vinyl sliding windows and a fixed tripartite window on the second story of the façade. The primary entrance on the northeastern façade is recessed under the shed roof. A paved concrete walkway leads to the wooden double doors. The three-car garage is accessed via a wide concrete driveway and exhibits contemporary sectional roll-up doors. A brick chimney is located on the west elevation, and solar panels are installed on the second story roof. A grass lawn, mature tree, and low plantings within brick planters adorn the property. Alterations include the replacement of original windows, garage doors and roofing material, and the installation of solar panels. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11310 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

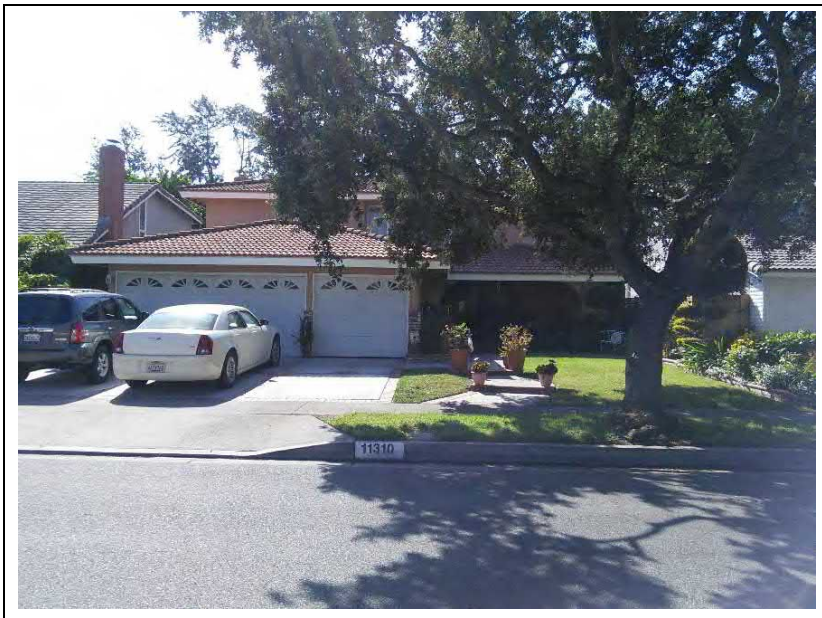
e. Other Locational Data: **APN:** 7034-014-020. Legal description: TRACT NO 27574 LOT 55.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a L-shaped footprint and is capped by a gabled and hipped roofs covered with red barrel tile. A hipped roof extends from the garage across the façade to create a partial-width porch supported by stucco and brick pillars. Exterior cladding is primarily stucco with brick accents. Fenestration includes vinyl sliders and a ribbon window which appears to be original. The primary entrance on the northeast elevation is recessed beneath the porch; although it is not clearly visible from the public ROW it appears to consist of a wooden door with glazing. Both the walkway leading to the entrance and the driveway are paved with concrete and brick accents. The three-car garage contains contemporary sectional roll-up doors. The property is landscaped with a grass lawn, ornamental trees and shrubs. Alterations include the replacement of original windows, garage doors and roofing material, and the installation of decorative scrolled ironwork over some windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11314 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-021. Legal description: TRACT NO 27574 LOT 56.

***P3a. Description:**

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House-style, the building has an irregular footprint and is capped by gabled and hipped roofs covered with synthetic shingles. Exterior cladding includes stucco, vertical board-and-batten and narrow horizontal siding, and stone veneer. Windows are not clearly visible from the public ROW, but appear to include vinyl double-hung windows on the west elevation. The primary entrance on the northeastern façade is recessed beneath the roof overhang which is supported by a square wooden post. The entry consists of wooden, paneled double doors which may be original. The garage doors are contemporary sectional roll-ups. A brick chimney is located on the northwest elevation and a skylight is installed on the roof near the entrance. The property is landscaped with a grass lawn enclosed by a concrete block wall with a metal railing. Alterations include the replacement of original windows, garage doors, roofing material, and the installation of the skylight. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11320 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11320 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-022. Legal description: TRACT NO 27574 LOT 57.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a roughly L-shaped footprint in which the garage projects forward towards the street. Exterior cladding includes stucco, vertical wood siding, and stone veneer. The home is capped by gabled roofs covered with composition shingles. In addition, a shed roof projects from the façade to create a partial-width porch supported by wide posts of an undetermined material. Sheltered beneath the porch, the primary entrance consists of wooden double doors each with a rectangular pane. Fenestration includes vinyl sliders and a ribbon window at the second story of the façade. A brick chimney is located on the northwestern elevation. Landscaping includes a grass lawn, low hedge, palm trees and small shrubs. Hardscaping includes a paved concrete driveway and walkway to the entry. Alterations include the replacement of original windows and doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County: Los Angeles

*b. USGS 7.5' Quad: Los Alamitos Date: 1981 Township , Range , Section B.M.

c. Address: 11326 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-023. Legal description: TRACT NO 27574 LOT 58.

*P3a. Description:

The subject property is a rectangular parcel containing a one and one-half-story single-family residence. Adhering to the Multi-level House style, the building has an irregular footprint in which the garage projects forward towards the street. The home is topped by hipped and gabled roofs covered with composition shingles. Exterior cladding includes stucco, vertical board-and-batten, and also stone veneer on a portion of the first story. Fenestration includes vinyl-framed double-hung and sliding windows, at least one of which is covered by a scrolled iron security grille. The primary entrance on the northeastern façade is recessed under a roof overhang and is obscured from view by a metal security door. The garage door is a contemporary sectional roll-up. A brick chimney is located on the southeast elevation. Landscaping includes a grass lawn and small shrubs; hardscaping includes a paved concrete driveway and walkways on either sides of the house. Alterations include the installation of a metal security door and window grille, and the replacement of original windows and likely the garage door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

*P3b. Resource Attributes: HP2. Single family property

*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the south.

*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:
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

*P9. Date Recorded:
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11332 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-024. Legal description: TRACT NO 27574 LOT 59.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Designed in the Sweeping roof-style, the home is multi-level and has an L-shaped footprint. The home's broad gabled roof covers the entire footprint of the building and is covered with a synthetic tile. Rafter tails are exposed at the overhanging eaves. The home's exterior is sheathed in stucco, and its eastern elevation features a brick chimney. Fenestration includes vinyl-framed sliding windows. The primary entrance on the northeastern façade is recessed beneath a two-story arcaded portico and consists of wooden, paneled double doors. Above the entry is a large expanse of glazing that nearly reaches the top plate. The garage doors appear to be contemporary sectional roll-up doors which are accessed via a paved concrete driveway. The property is landscaped with a small palm trees and a grass lawn which is divided by a breeze block wall and a scrolled iron gate. Alterations include the replacement of original windows, roofing material, and likely the garage door as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11336 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-025. Legal description: TRACT NO 27574 LOT 60.

***P3a. Description:**

The subject property is a rectangular parcel containing a two-story single-family residence. Designed in the Sweeping roof-style, the home is multi-level and has a nearly rectangular footprint. It is covered primarily by a broad gabled roof clad with red barrel tile; however, the garage is covered by a flat roof. On the façade, the roof overhang is supported by buttress walls projecting perpendicular from the wall. Exterior cladding is stucco, and fenestration includes vinyl-framed sliding windows and a ribbon window at the second story of the façade which appears to be original. The primary entrance is located on the northeast elevation and is recessed beneath the roof overhang. The entry consists of contemporary wooden double doors each with a narrow vertical pane covered by decorative scrollwork. Garage doors are contemporary sectional roll-up doors. The property is largely paved, including the concrete driveway and brick walkway; thus, has minimal landscaping which consists of shrubs and small plantings in front of the entry area. Alterations include the replacement of original windows, roofing material, and likely doors as well. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the southwest.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11342 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11342 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-026. Legal description: TRACT NO. 27574 LOT 61.

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a two-story single-family residence. Adhering to the Sweeping Roof-style, the home has an irregular footprint and is capped by a broad gabled-roof that covers the entire building footprint and is clad with red barrel tile. Exterior cladding is stucco and fenestration appears to be vinyl-framed windows. The primary entrance on the northeastern façade is recessed under the broad roof and is framed by an arcade entryway. The entry door was not clearly visible from the public ROW. A contemporary sectional roll-up door encloses the attached garage. A brick chimney is located on the southeastern elevation. The property is landscaped with grass lawn, trees and shrubs. Hardscaping includes a paved concrete driveway and a paved walkway leading to the entrance. Alterations include the replacement of original windows, garage door, and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the south.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11346 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11346 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

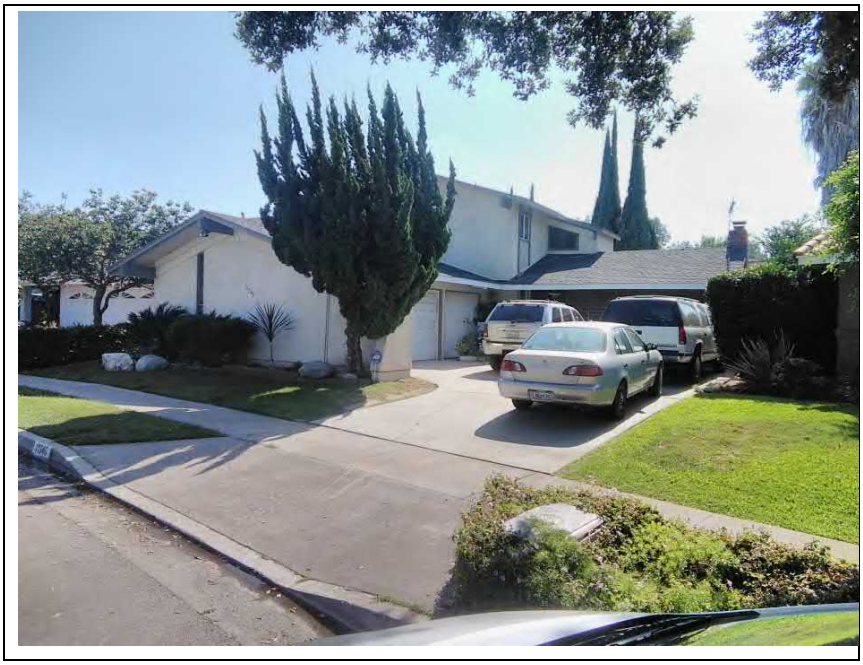
e. Other Locational Data: **APN:** 7034-014-027. Legal description: TRACT NO 27574 LOT 62.

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has an irregularly shaped footprint and is capped by gabled roofs clad with asphalt shingles. Exterior cladding includes stucco, brick and wood siding at the top of the walls just under the overhanging eaves. Additional details include exposed rafter tails, and wooden casing and vertical siding around second story windows. Fenestration is varied: the street-facing wall of the garage features a tall narrow window; the second story features a vinyl slider and a trapezoidal fixed window. The primary entrance on the northeastern façade was not clearly visible from the public ROW. The garage doors appear to be wooden, but were also not clearly visible from the public ROW. The property is landscaped with a grass lawn, trees and a hedge at the eastern property line. Alterations include the replacement of some original windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northeastern façade, view to the southeast.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11352 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section **B.M.**

c. Address: 11352 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

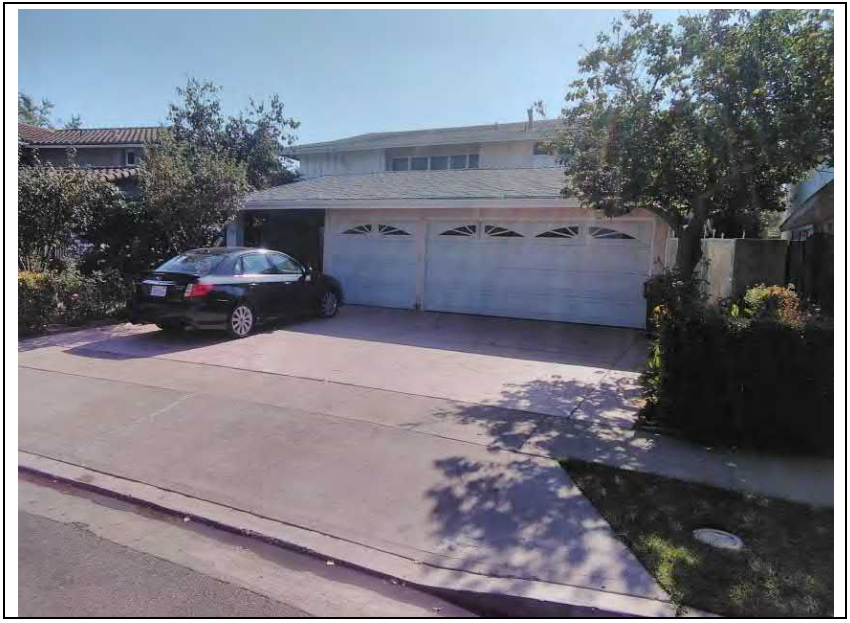
e. Other Locational Data: **APN:** 7034-014-028. Legal description: TRACT NO 27574 LOT 63.

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a two-story single-family residence. Adhering to the Multi-level House style, the building has a generally L-shaped footprint in which the garage projects forward towards the street. The home is topped by gable-on-hipped roofs clad with composition shingles and features a brick chimney on the west elevation. Exterior cladding includes stucco and vertical wood siding. Fenestration includes vinyl-framed sliding windows and a ribbon window with fixed panes. The primary entrance on the northern façade is recessed under a roof overhang and consists of wooden paneled double doors. The three-car garage features contemporary sectional roll-up doors and is accessed via a paved concrete driveway. Landscaping includes a grass lawn, trees, roses and low hedges. Alterations include the replacement of some of the original windows and the garage doors. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Northern façade, view to the southeast.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 11358 Sharon Street (Map Reference No. 31-001)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** Los Alamitos **Date:** 1981 Township , Range , Section S.B. **B.M.**

c. Address: 11358 Sharon Street City: Cerritos Zip: 90703

d. UTM: Zone: X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-029. Legal description: TRACT NO 27574 LOT 64.

***P3a. Description:**

The subject property is a nearly rectangular parcel at the corner of Sharon Street and Harvest Avenue containing a two-story single-family residence. Its façade is largely obscured from view by trees, but the home appears to be designed in the Multi-level House style. The building has a generally L-shaped footprint in which the garage projects forward towards the street, and is topped by hipped and gabled roofs covered with barrel tile. A chimney is located on the western wall. Exterior cladding is stucco, and fenestration includes vinyl-framed sliders and double hung windows. The primary entrance on the northern façade is accessed via a set of brick steps and is located under what appears to be a two-story portico created by a roof overhang supported by T-shaped pillars. The entry consists of wooden, paneled, double doors (which appear to be original), above which is a similar decorative panel that nearly reaches the top plate. It is unclear if the garage doors are wooden or a synthetic material. Landscaping includes a grass lawn, mature trees, and shrubs and roses within a low brick planter. Hardscaping includes a paved concrete and brick driveway, and a brick wall along the eastern edge of the property. Alterations include the replacement of original windows and roofing material. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade and west elevation, view southeast, October 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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 – 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 #:** 18109 Harvest Avenue (Map Reference No. 31-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18109 Harvest Avenue City: Cerritos Zip: 90703

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7034-014-033

***P3a. Description:**

The subject property is a one and one-half-story residential building designed in a Contemporary style, also referred to as the "Sweeping Roof" style by Caltrans in their publication *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (2011). The building is finished in stucco and is covered predominantly by a broad, asymmetrical gabled roof clad with composition shingles. A flat roof covers the garage which projects forward towards the street. It appears that an outdoor open patio has been created on top of the garage by the construction of a wall generally following its perimeter. French doors on the second story open onto this patio area. The primary entrance is located on the southeastern façade and consists of a contemporary wooden paneled door with glazing and sidelights. Above the entry a pair of asymmetrical lights occupies the wall space up to the wall plate. Additional fenestration includes a trapezoidal vinyl-framed window and a tripartite window with sliders. The property is located at the end of a cul-de-sac on a level lot and is landscaped with a grass lawn as well as low concrete planter boxes lined with brick that contain shrubs and palm trees. Hardscaping includes a paved concrete driveway. The building has undergone various alterations. The property is in good condition.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southeastern façade, view to the southwest, Nov. 2018

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 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):

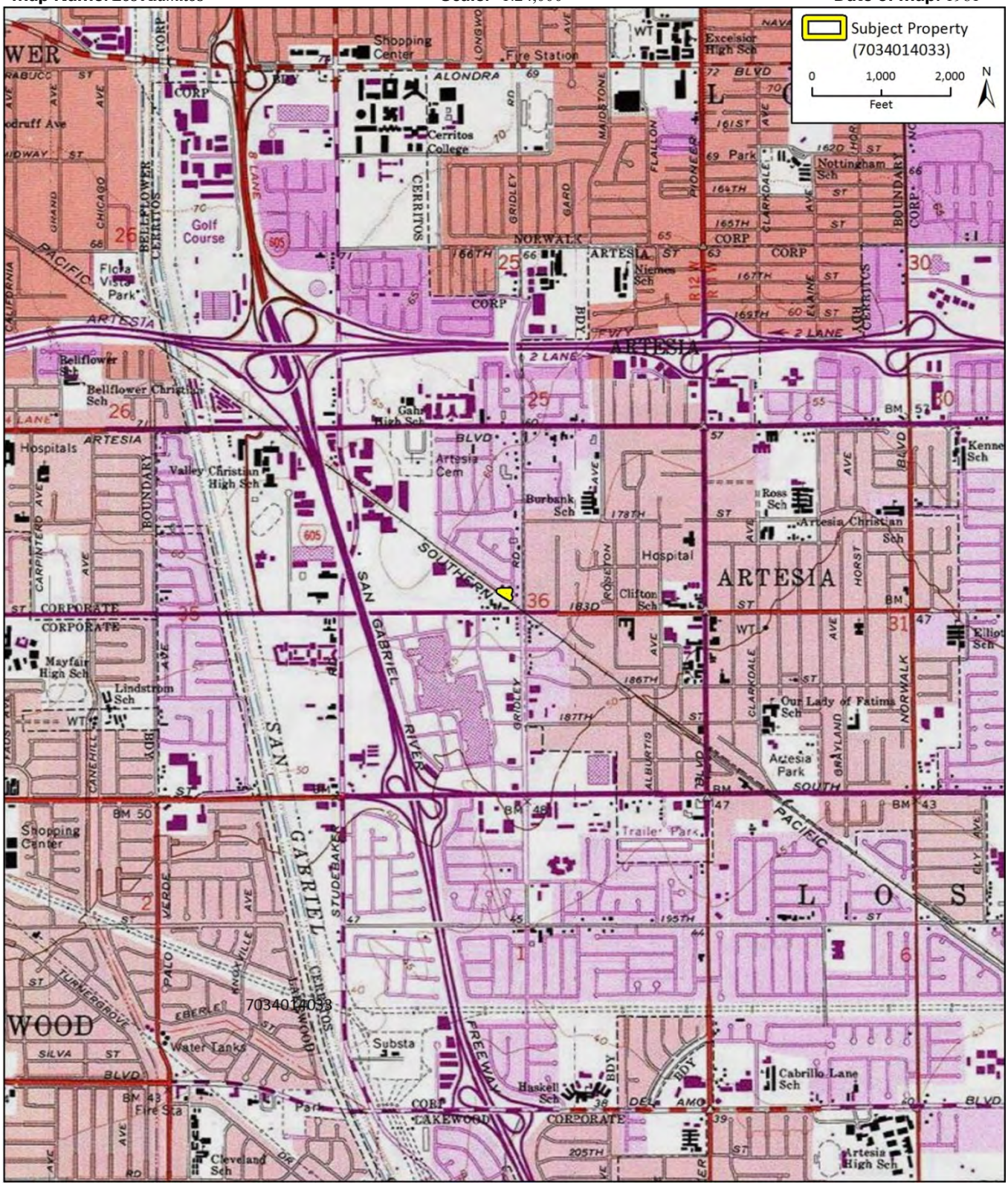
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18109 Harvest Avenue (Map Reference No. 31-002)

***Map Name:** *Los Alamitos* ***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 #** 18109 Harvest Avenue (Map Reference No. 31-002) ***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:** Contemporary
***B6. Construction History:**
Built in 1968 (Los Angeles County Office of the Assessor). Outdoor second story patio, perimeter wall and French doors may be a later alteration. Garage doors and vinyl-sash windows appear to 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 single-family residential building constructed in 1968. Although it was constructed the same year as Tract No. 27574, adjacent to the north, it is not part of the tract per records on file with the Los Angeles County Office of the Assessor. Archival research failed to ascertain the original owner, architect or contractor. Limited information was discovered on occupants based on the available city directories and other resources. One known occupant was William Carson in 1975. No consequential information was uncovered about 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 persons 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 single-family residence designed in a Contemporary style, also referred to as the "Sweeping-roof style". Per Caltrans (2011), Sweeping-roof style homes "came to dominate much of the California housing market by the early 1970s, and tracts of such houses can be found throughout the state." Therefore, the subject property is not eligible under 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:**

Caltrans. Tract Housing in California: 1945-1973: A Context for National Register Evaluation. Prepared by Caltrans, Sacramento, California.

Luskey Brothers & Co. 1975. Artesia – Cerritos – Norwalk Telephone Directory. Accessed December 2018 at Ancestry.com

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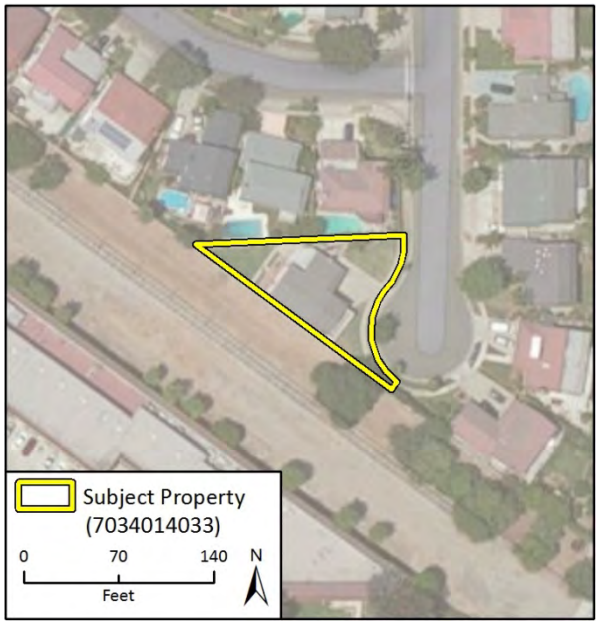
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.

Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***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 #:** 11405 183rd Street (Map Reference No. 31-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B. **B.M.**

c. Address: 11405 183rd Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7035-007-037

***P3a. Description:**

The subject property is a nearly rectangular parcel containing a one-story single-family residence with elements of the Ranch style. The home exhibits an irregular plan and is topped with hipped and gable roofs covered with synthetic red barrel tile. The building exterior is clad with stucco and fenestration includes replacement multi-paned vinyl-framed windows. Two entrances are located at the southern façade; each is a single wood-paneled door with a fanlight at top. The property is located at the northeast corner of the 183rd Street and Gridley Road intersection on a level lot and is landscaped by a lawn on the northern and western edge of the property, as well as shrubs and trees. Additionally, a tall hedge lines the southern and western edges of the property.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southern façade, view to northwest, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1955 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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):

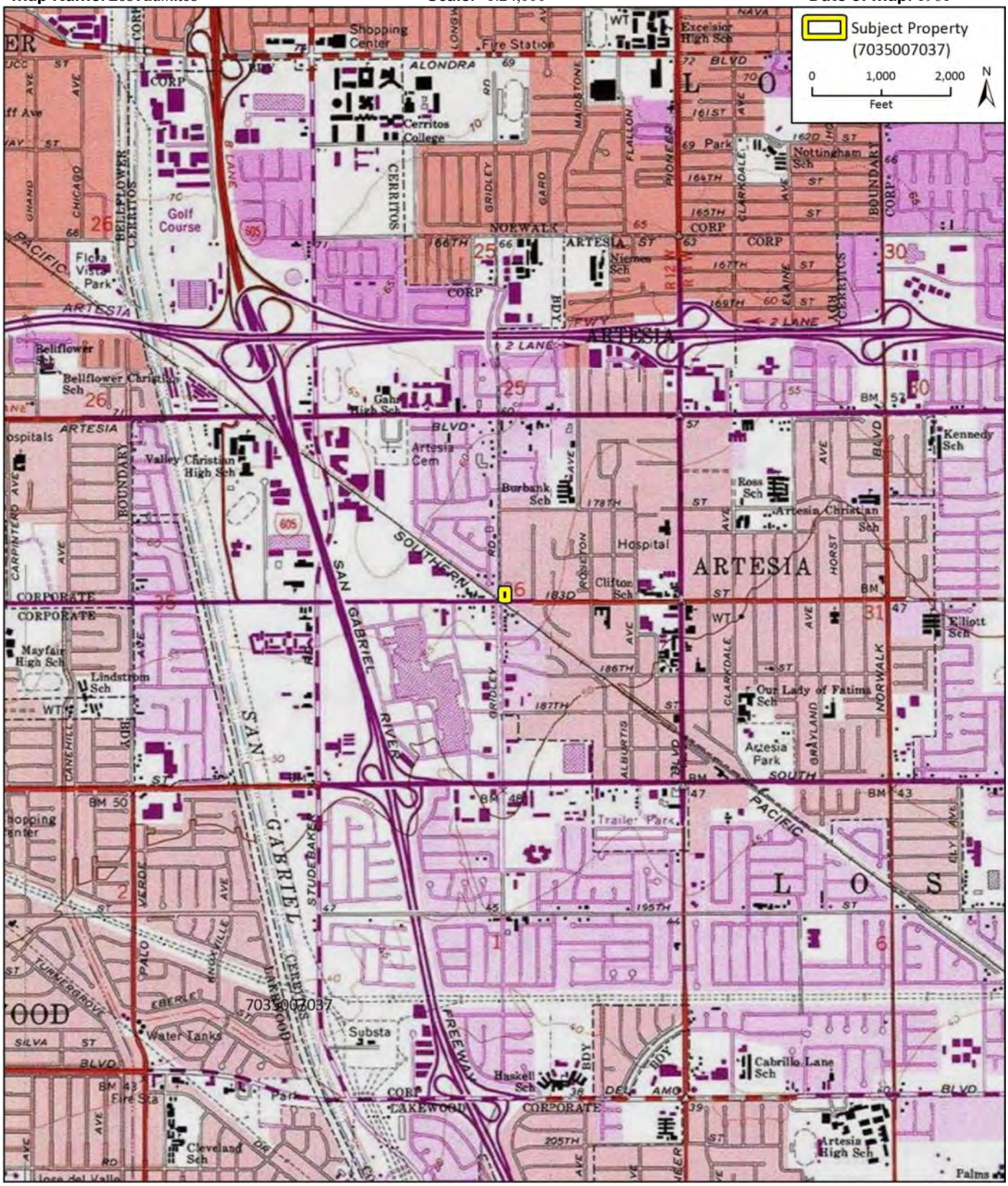
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 11405 183rd Street (Map Reference No. 31-003)

***Map Name:** *Los Alamitos* ***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 #** 11405 183rd Street (Map Reference No. 31-003) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1955. Roofing material was replaced with synthetic tile; original doors replaced; original windows were replaced with vinyl-framed windows (unknown date). Based on historic aerial photos, an addition was built at the rear of the residence between 1972 and 1994 (NETROnline, various).

***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 1955. Archival research failed to ascertain the architect, contractor or original owner. No information was uncovered regarding its occupants with the available city directories and other sources. Based on historic aerial photos, an addition was constructed at the rear of the residence projecting to the north. Other alterations include the replacement of the original roofing material with synthetic tile, replacement of original doors, and replacement of original windows with vinyl-framed windows.

The property is not recommended eligible for listing in the National or California Registers, or any applicable local register, under any significance criteria. It is one of many single-family residences that were constructed in Artesia in the 1950s, transforming large swaths of agricultural land into housing and industry to keep pace with the enormous population growth of the post-war era. 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 and B/2). The building is a modest and altered example of a single-family residence which does not clearly exhibit the characteristics of the Ranch or any other architectural style; therefore, 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 recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Luskey Brothers & Co. 1960. Artesia Yellow Book Criss Cross City Directory. Accessed on Ancestry.com.

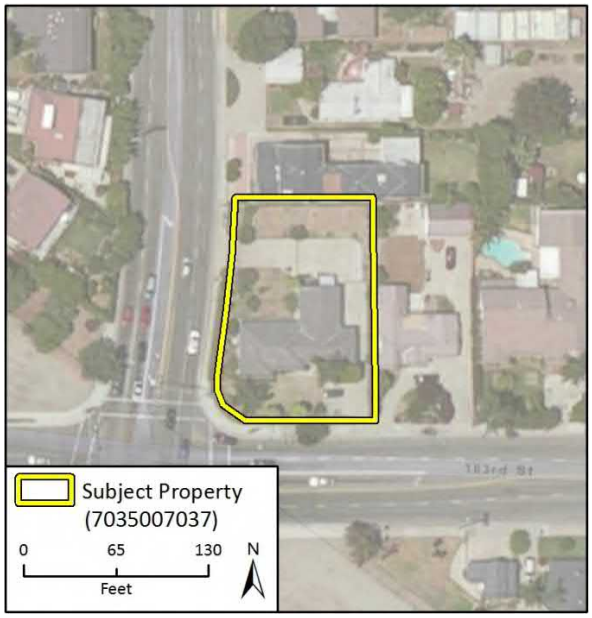
Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory. Accessed on Ancestry.com.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.

Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 11420 183rd Street (Map Reference No. 31-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 11420 183rd Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-051

***P3a. Description:**

The subject property is a triangular-shaped parcel containing a one-story single-family residence and an ancillary building in the form of a monitor barn. The home has an irregular footprint, the result of one- and two-story additions built at the rear. The original, front portion of the home features brick and vertical wood siding. It is covered with a hipped roof clad with composition shingles and multiple solar panels. A brick chimney pierces the roof near the front center of the home. The primary entrance on the northern façade consists of a partial-width entry porch created by the roof overhang which is supported by wooden turned posts resting on a low brick wall. The entry door is obscured by a metal security door and not clearly visible from the public ROW. Fenestration on this portion of the building consists of vinyl-framed multi-paned windows and a small octagonal window on the façade. The rear portion of the building consists of a large two-story element that projects to the south and, based on aerial photos, is flanked by one-story elements on each side. The two story element is covered with a hipped roof clad with composition shingles. Its exterior cladding appears to be stucco and fenestration appears to consist of aluminum-framed windows.

To the west of the residence is a small monitor barn with vertical board-and-batten siding, overhanging eaves and exposed rafter tails. It is painted red with white trim. Its northern façade features two large square door openings; however, it appears that the large barn doors may have been filled in with board-and-batten and regular-sized doors with double X-bracing have been installed. It is unknown if these are functional or decorative. A third, similar door is located further to the west on the façade, and a similar door exists on the west elevation. The hay loft door on the upper story features a square door with X-bracing. Although not clearly visible, fenestration on the east and south elevations appears to be either wood- or vinyl-framed windows with wooden casings.

The property is located near the end of the block, adjacent to the railroad ROW, on a level parcel. It is landscaped with a grass lawn, palms, lemon and other trees, and low plantings. The majority of the area around the barn is paved with concrete, and a paved concrete driveway is located between the home and the barn.

***P3b. Resource Attributes:** HP2. Single Family Property; HP4. Ancillary building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Overview of property, view to the south, Dec. 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

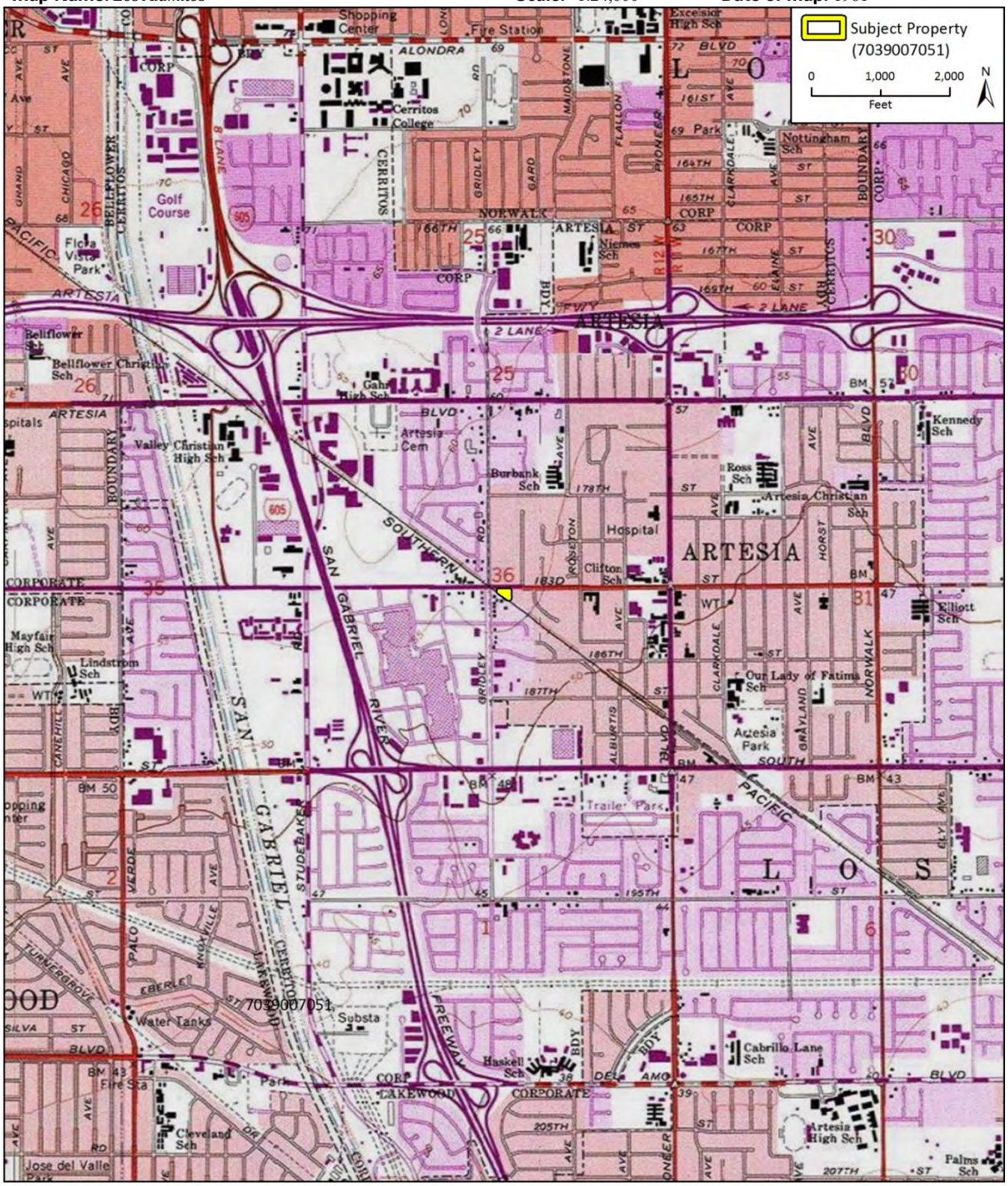
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 11420 183rd Street (Map Reference No. 31-004)

***Map Name:** *Los Alamitos* ***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 #** 11420 183rd Street (Map Reference No. 31-004) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single family residential B4. Present Use: Single family residential
***B5. Architectural Style:** Ranch-style home; monitor barn
***B6. Construction History:**
The residence was built in 1960 (Los Angeles County Office of the Assessor). The barn appears to have been built between 1953 and 1963 per aerial photos (NETROnline, various). Additions at rear of home were built at unknown date. Original windows on home were replaced with vinyl-framed windows. Door openings on the façade of the monitor barn also appear to have been altered, and non-original windows installed on the west and south elevations. Solar panels installed on the residence's roofs c. 2016 (Los Angeles County Public Works 2016).

***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 single-family residence constructed in 1960 and an ancillary building in the form of a barn. Based on aerial photographs, the barn was built between 1953 and 1963, plausibly at the same time the home was built (NETROnline, various). Archival research failed to ascertain the architect or contractor. No consequential information was found on previous owners/occupants based on available city directories and other sources.
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 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 retains some features of its Ranch-style architecture, it has been highly altered by the replacement of original windows with vinyl-framed windows, the construction of a two-story addition at the rear of the residence which is not sympathetic to the original size, mass, scale, and design of the original building, and the installation of solar panels on the roof. In addition, the door openings on the monitor barn's façade have been altered; and it appears that non-original windows were installed on the west and south elevations. Therefore, the property no longer embodies the distinctive characteristics of a type, period, or method of construction and does not 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 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. Lastly, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed December 3, 2018.

Los Angeles County Department of Public Works. 2016. Listing of all issued building permits from 4/16/16 to 4/22/16. Accessed December 11, 2018 at http://dpw.lacounty.gov/bsd/nas/dpirw/PERMITS_ISSUED_WEEK_OF_160422.PDF

Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed December 3, 2018.

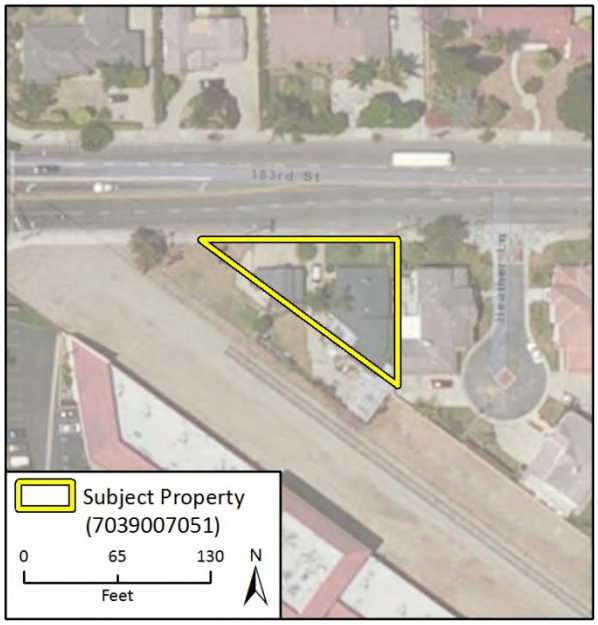
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed 12-11-2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 11, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December 11, 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 11, 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 #:** 18311 Summer Avenue (Map Reference No. 31-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18311 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-034

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. Exhibiting elements of the Ranch-style, the home features an irregular plan and is topped with hipped roofs covered with non-original red barrel tile. The home's exterior cladding includes stucco and vertical board-and-batten accents at each end of the façade. The primary entrance is sheltered under a partial-width porch created by a roof overhang which is supported by metal posts with elaborate floral design and similarly-styled corner brackets. A metal railing runs across the width of the porch between the posts. A long picture window on the façade appears to be either wood- or vinyl-framed. Another picture window projects from and wraps around the northeast corner, and is surrounded by board-and-batten siding. The primary entrance consists of a single wooden door with a diamond-shaped panel near the center. At the northern end of the house, the roof extends over a portion of the driveway and is supported by metal posts similar to those on the porch. This covered parking area leads to a recessed garage which contains a contemporary roll-up door. Additional smaller windows located on the northern elevation appear to be wood-framed, but were not clearly visible from the public ROW. Centered on the roof ridge is a chimney clad with stone. Landscaping includes a grass lawn that extends to the street curb, mature trees at both the front and rear of the home, and smaller plantings within a rock-faced planter area across the front of the home. Hardscaping includes a paved driveway along the northern edge of the parcel.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Eastern façade. View to the west, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1959 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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

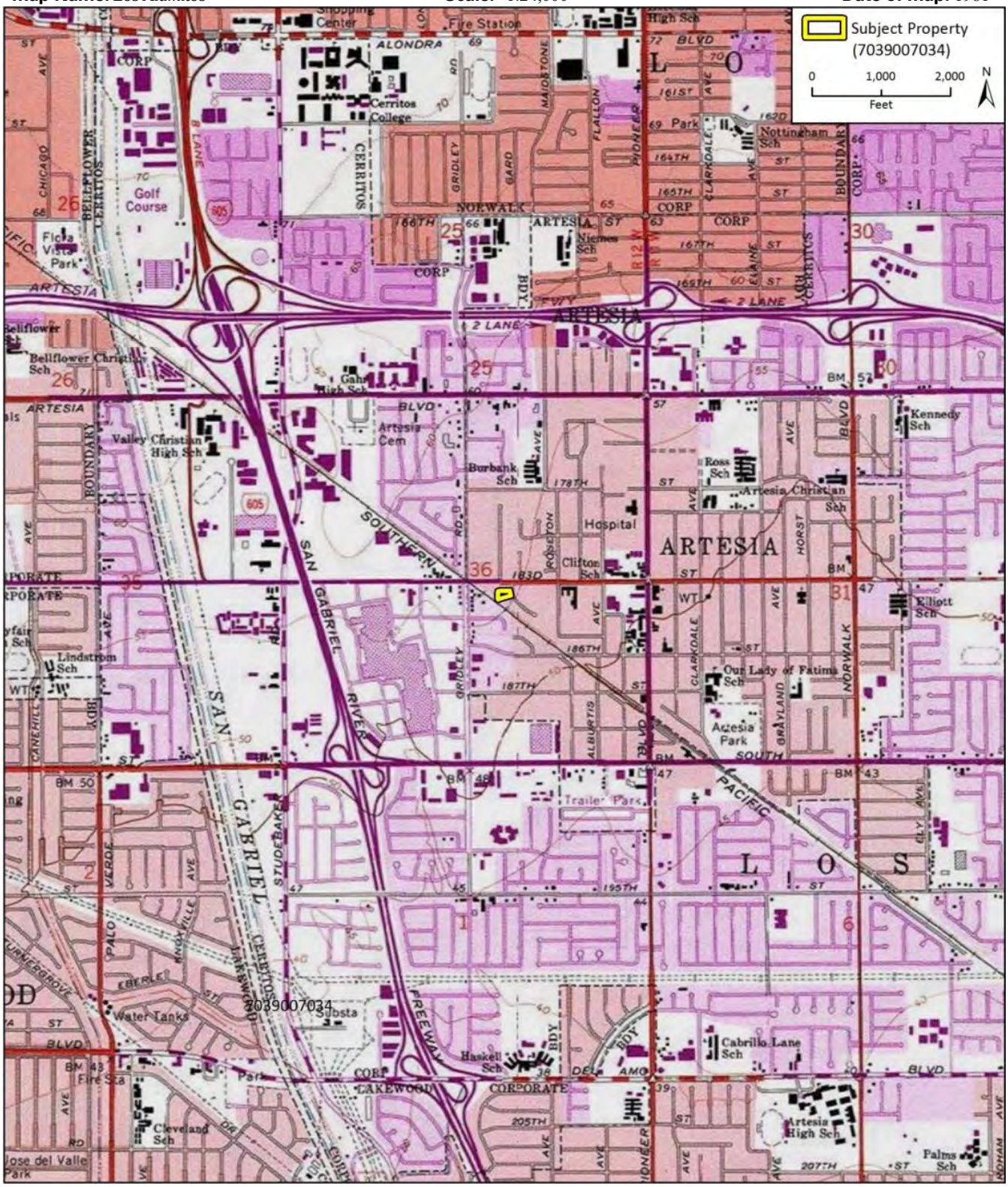
Trinomial

***Resource Name or #** 18311 Summer Avenue (Map Reference No. 31-005)

***Map Name:** *Los Alamitos*

***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 #** 18311 Summer Avenue (Map Reference No. 31-005) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1959. Non-original roof material and non-original garage door (unknown dates).

***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 one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1959, apparently the oldest house in the tract. The remainder of the homes in the tract were built between 1960 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968).

Archival research failed to uncover the original owner, architect or contractor and limited information was uncovered on former owners/residents based on available city directories. Known residents include Andy Rietkerk in 1975. Archival research failed to identify any additional consequential information about 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 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 and B/2). Although the home features elements of the Ranch style, it has been altered by the application of non-original roofing material, red barrel tile, which is not characteristic of the Ranch style (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 recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Clutter, Mark. 1968. "4-H at Land's End", *Independent Press-Telegram*. Accessed at newspapers.com.

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.

Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.

Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.

Lusky Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

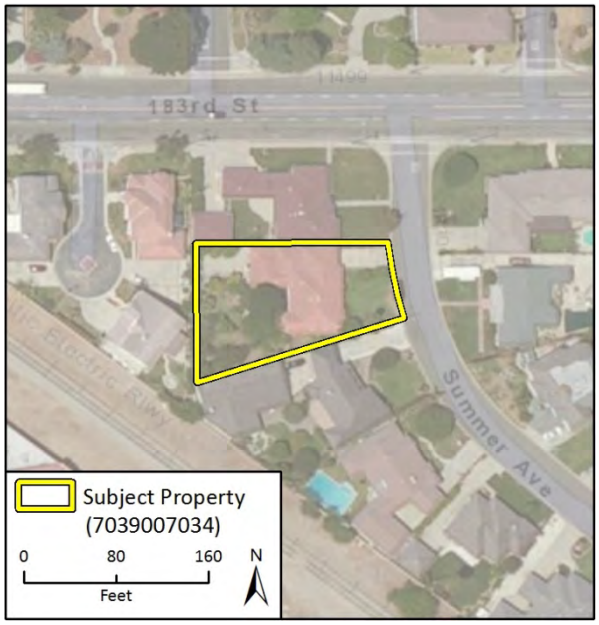
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 18327 Summer Avenue (Map Reference No. 31-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18327 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-036

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. Built in a Ranch style, the home features an irregular plan and is topped with gabled and gable-on-hipped roofs that are covered with synthetic shingles. At the southern end of the home, the roof extends over the driveway to create a porte cochere supported by slender poles. Beyond is an attached garage which features a contemporary roll-up door and a single entry door. A stone-clad chimney pierces through the roof near the center of the home.

Exterior cladding includes stucco, stone, and horizontal wood siding. Picture windows are featured prominently on the asymmetrical façade and are flanked by shutters. One window wraps around the southeast corner of the home and is surrounded by horizontal wood siding. They appear to be wood or vinyl-framed and are surrounded by wooden casings. The primary entrance is sheltered under a gabled roof featuring a catslide and exposed rafter tails with carved ends. Although not clearly visible from the public ROW, the entrance appears to consist of double wooden doors with glazing in the upper halves. Landscaping includes a grass lawn that extends to the street curb, a mature tree and shrubs. Hardscaping includes a paved driveway located along the south-eastern edge of the property and a paved path through the lawn to the entry door. A picket fence lines the edges of the lawn.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeast façade, view to the southwest, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

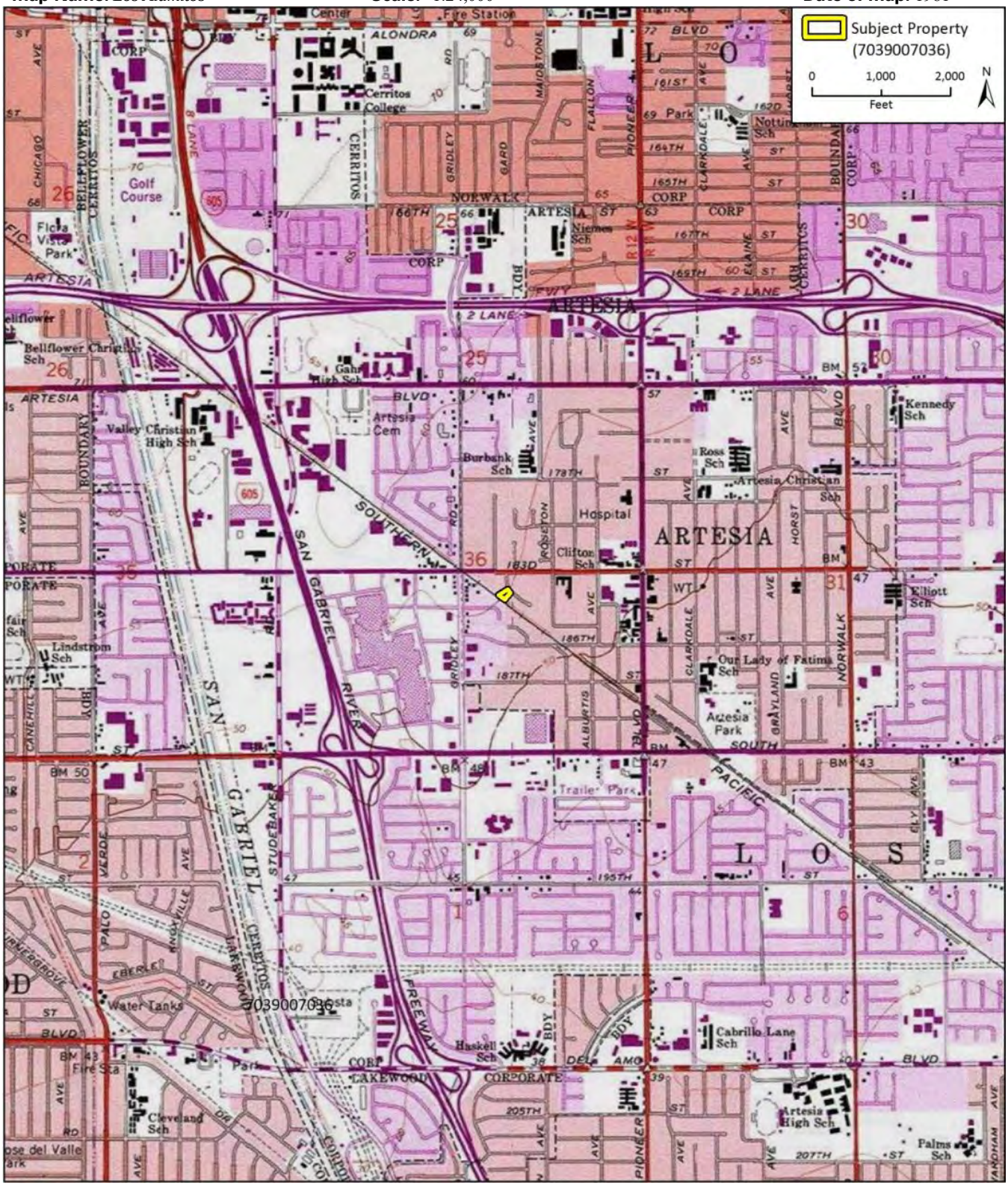
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18327 Summer Avenue (Map Reference No. 31-006)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18327 Summer Avenue (Map Reference No. 31-006) ***NRHP Status Code** 6Z

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1963. Roofing replaced in 1997. Primary and garage doors replaced at unknown dates. Tile or stone on entry steps is also likely 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 one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1963. Other homes in the tract were built between 1959 and 1975 by individual owners/developers. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968).City building permit records show the original property owner was Jake Dickson, and he served as his own contractor. No architect was listed. Bill Dixon, a subsequent owner between 1974 and at least 2002, added a swimming pool to the property in 1974 and re-roofed the home in 1997. Dixon worked as a union representative (City of Artesia, various; *Long Beach Independent* 1975). No consequential information was uncovered on this individual. 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements characteristic of the Ranch style, it is not an exemplary model that rises to the level of national or state-wide significance (Criteria C/3). 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 D/4). The property is also not recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

City of Artesia. Various. Building permits on file for 18327 Summer Avenue.
Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.
Long Beach Independent.
1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.
1975 "Potential council candidates get filing extension in 2 cities", 29 December. Accessed on newspapers.com.
Lusky Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
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. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 18335 Summer Avenue (Map Reference No. 31-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18335 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-037

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence. Built in a Ranch style, the home features an irregular plan and is topped with hipped roofs covered with synthetic shingles that simulate wood. The home's exterior cladding includes stucco, stone veneer and horizontal wood siding at the northern end of the façade. A stone-clad chimney punctures the roof near the front of the home. The primary entrance is sheltered under a porch created by a roof overhang which is supported by a cylindrical post. The entrance is composed of a single wooden door decorated with three relief panels down the center as well as a mail slot. The door is flanked by narrow sidelights. Fenestration includes vinyl-framed multi-pane and sliding windows which are surrounded by wooden casings. To the rear of the home is a two-bay garage featuring a hipped roof similar to the residence. It appears to have the original tilt-up garage doors. Hardscaping includes a paved driveway along the northwestern edge of the parcel, and a paved walkway leading to the entrance. Landscaping includes a grass lawn, ornamental trees, rose bushes, and other low plantings within a rock-faced planter area across the front of the home.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northeastern façade, view to the south, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

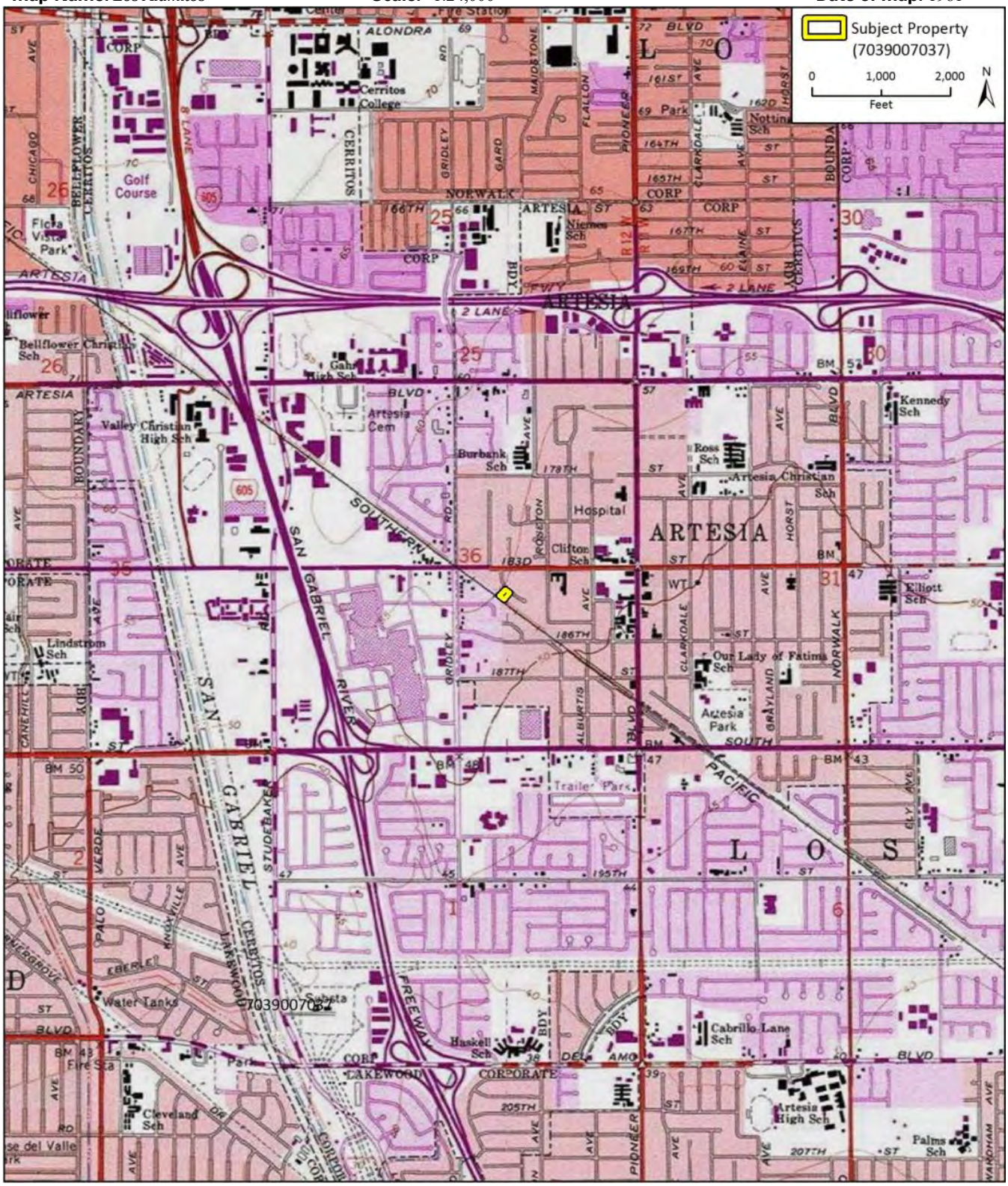
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18335 Summer Avenue (Map Reference No. 31-007)

***Map Name:** *Los Alamitos* ***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 #** 18335 Summer Avenue (Map Reference No. 31-007) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1962. Non-original vinyl windows and roofing material (unknown dates).

***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 one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1959, apparently the oldest house in the tract. The remainder of the homes in the tract were built between 1960 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor and limited information was uncovered on former owners/residents based on available sources. Known residents include Theodore L. and Barbara J. Koopman between at least 1993 and 2002 (Ancestry.com Operations Inc. 2005). Today the property is owned by the Theodore L. Koopman/T and B Koopman Trust (Los Angeles County Assessor). Theodore Koopman was a Dutch immigrant who opened a furniture store in Bellflower in 1941. The store closed in 2007 (*Long Beach Press Telegram* 2007).

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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it has been altered by the installation of non-original vinyl windows and roofing material (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 recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is recommended not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com Operations Inc. 2005. U.S. Phone and Address Directories, 1993-1997 and 1993-2002 [online databases].
Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.
Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.
Long Beach Press Telegram 2007. "Koopman's Furniture closes up shop", 11 June.
Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
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. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 18349 Summer Avenue (Map Reference No. 31-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18349 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-039

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story Ranch-style single-family residence. Featuring an irregular footprint, the home is topped with hipped roofs covered with composition shingles. The home's exterior is primarily clad with wide horizontal siding, but also features brick accents and stucco. The primary entrance is located under a porch created by a roof overhang which is supported by a wall of breeze block. The entry consists of double wooden doors adorned with recessed panels. Two areas on the façade (one near the entrance and one near the garage) showcase brick in a stacked bond, as does the chimney that pierces the roof just beyond the entrance. Fenestration appears to be vinyl or wood-framed windows surrounded by casing. The garage door appears to be the original tilt-up door. Landscaping includes grass lawn that reaches the street curb, small tree, shrubs, and low plantings within a stacked-bond brick planter area across the front of the home. Hardscaping includes a paved driveway and walkway, both of which are sectioned by brick bands.

***P3b. Resource Attributes:** HP2. Single Family Residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view to south, October 2018.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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

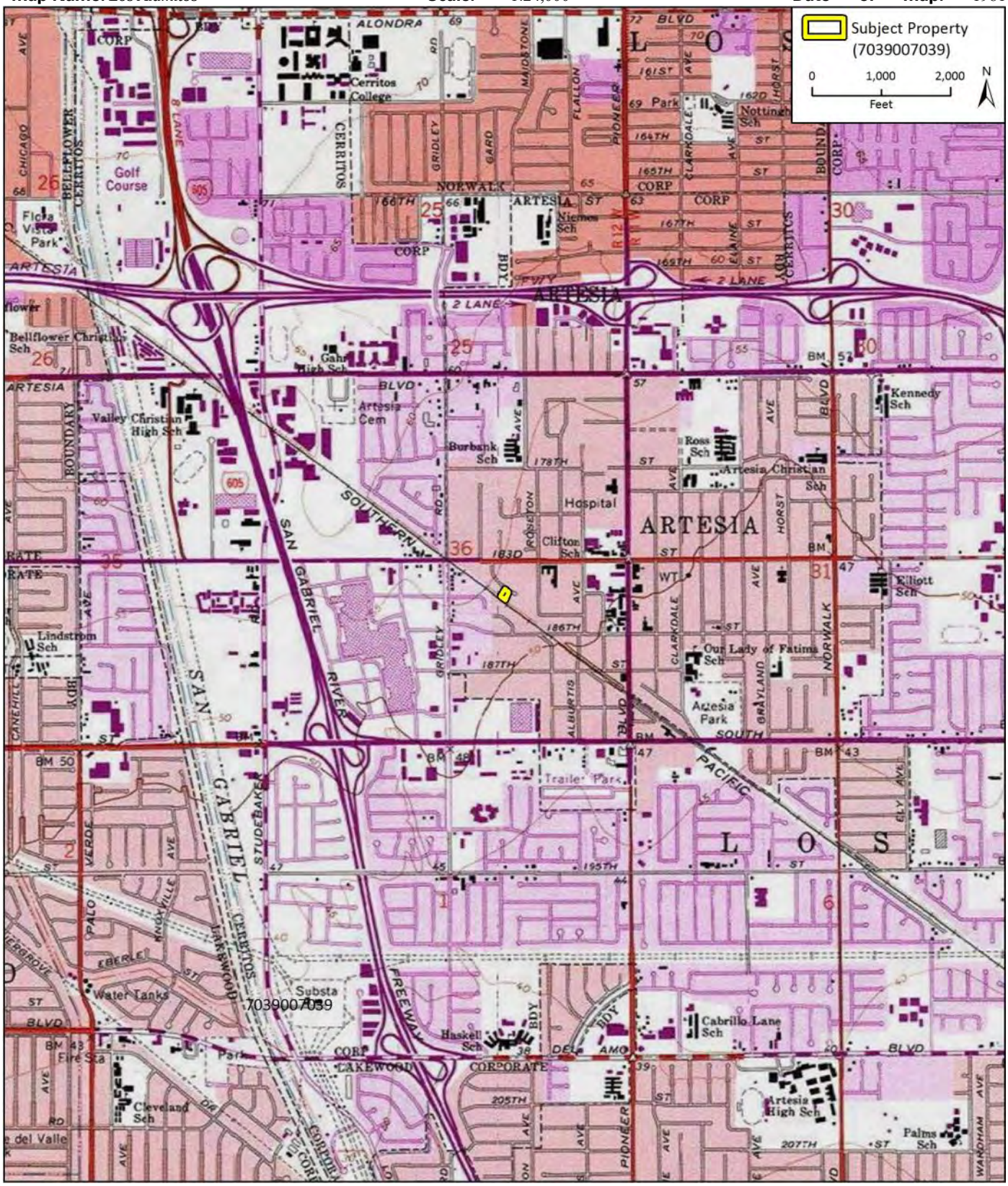
Trinomial

***Resource Name or #** 18349 Summer Avenue (Map Reference No. 31-008)

***Map Name:** *Los Alamitos*

***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 #** 18349 Summer Avenue (Map Reference No. 31-008) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1961. No significant alterations were 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 one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1961. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor and no information was found on former owners/residents based on available sources.

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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it is not an exemplary model that rises to national or statewide significance (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 recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com Operations Inc. 2005. U.S. Phone and Address Directories, 1993-1997 and 1993-2002 [online databases].

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.

Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM

Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

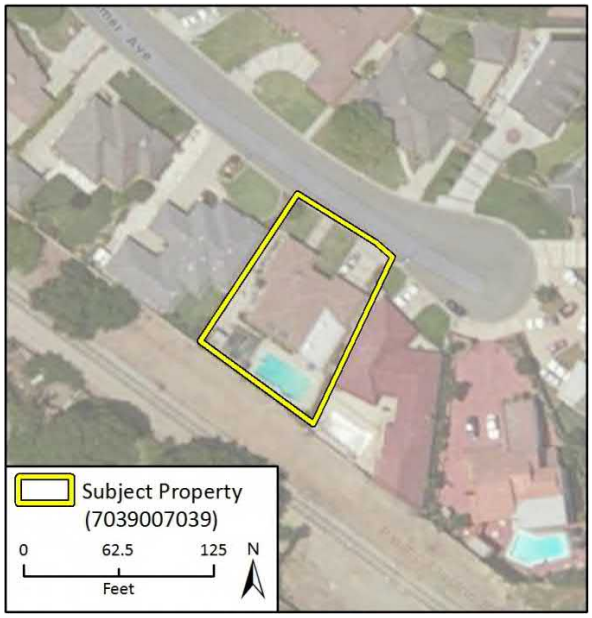
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed July 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 30, 2018

(This space reserved for official comments.)



***NRHP Status Code: 6Z**

***Resource Name or #**: Tract No. 22598 (Map Reference No. 31-009)

D1. Historic Name: Tract No. 22598
D2. Common Name: Tract No. 22598

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tract No. 22598. The four parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the tract as a whole. Documentation of the entire tract was beyond the scope of this project. Tract No. 22598 is a residential tract containing a total of 21 lots that were subdivided in 1965 and built in 1967 (County of Los Angeles Map Records Book 750, Page 56; Los Angeles County Office of the Assessor). The tract was platted adjacent to the railroad; thus, it is bordered on the east by the railroad right-of-way, on the north by a shopping center, on the west by Gridley Road, and on the south by additional residential development. Circulation within the tract includes one curvilinear cul-de-sac street flanked by the residential lots. When the tract was first constructed, the cul-de-sac bulb did not exist; it was formed later following the development of the adjacent property to the south. The buildings located within this tract include modest one-story homes that exhibit minimal elements of Ranch-style architecture, and there does not appear to be a significantly planned landscape design. Landscaping is limited to that within the individual parcels; there is no park strip within the public right-of-way. At a later time, multi-family buildings were constructed at the end of the cul-de-sac; however, they were not part of the original subdivision. Of the four parcels located within the APE, three possessed sufficient integrity to warrant documentation.

The following addresses are included in this district record: 11445 184th Street, 11449 184th Street and 18402 Summer Avenue, Artesia.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the north by a shopping center, on the east by the railroad right-of-way, on the west by Gridley Road, and on the south by additional residential development.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Applicable Criteria:** N/A

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 22598 was sparsely developed through the mid-1960s. At the time, a few residences fronted Gridley Road and the land to their rear, near the railroad line, was undeveloped. In addition, much of the land across Gridley Road to the northwest and southwest (part of present-day Cerritos) remained undeveloped (NETROnline, various).

The community of Artesia was established when the Artesia Company acquired approximately 3,000 acres from various landholders and, after surveying the land, began selling lots in 1875. Over the last two decades of the 19th century, farming continued and the town developed. Artesia was largely unaffected by the Los Angeles region's first population boom in the 1880s, partly due to its relative inaccessibility. In the late 19th century the only rail service to the Artesia area was via the Southern Pacific Railroad whose nearest stop was in Norwalk, approximately three miles from Artesia. However, in 1906 the Pacific Electric Railway began operation of the Santa Ana Line, which provided the first direct rail route out of Artesia, connecting the settlement to Los Angeles and Santa Ana. Dairy farming prospered and the need for farm laborers increased, resulting in migration to the area. By the 1920s the town of Artesia was suburbanized as orchards and fields were subdivided for house lots. Dairy farming was confined mostly to 8 to 10-acre farms located along the San Gabriel River (Cenovich 1995; Waldie 2016).

Following World War II, the Baby Boom and a population shift to the cities and suburbs of the U.S. Sunbelt produced massive population growth in the Los Angeles area. In the 1950s, Artesia shared in the population boom and saw the community's population double to nearly 10,000 over the following decade. Amid a wave of 1950s city incorporations in Los Angeles County, the City of Artesia was formally incorporated on May 29, 1959. Just six years later the subject property was subdivided for development as a housing tract. In the 1960s many of the remaining dairy farmers gave in to real estate developer's purchase offers and relocated their operations further east. By this time the communities of Cerritos and Artesia had shifted from ranching and farming into urbanized communities, and I-605 and SR 91 were constructed through the area. The development of Tract No. 22598 was part of the increased suburbanization of Artesia leading to it being nearly completely built out by the early 1970s (Cenovich 1995; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The tract's subdivision was undertaken by the Artland Company (also known as Artval Land Co.), a partnership made up of John W. Jackson, Ralph Duane Hungerford and John H. Gates. The company had developed another subdivision called "Eastwood Park Homes" near Artesia Blvd. and Gridley Road that was advertised for sale in 1965. Ads for that subdivision describe modestly appointed homes (*Independent Press Telegram* 1965). No ads were discovered for Tract No. 22598. The builder/contractor for Tract No. 25598 was not ascertained and no additional consequential information was uncovered on the Artland Company. Archival research did not indicate that the tract is historically significant in the real estate development of Artesia or Los Angeles County based upon lack of press coverage, and the tract is not known to have received awards or other honors. In addition, the modest and undistinguished homes exhibit very minimal elements of the Ranch architectural style. See continuation sheet, p. 2.

D6. Significance, continued:

Tract No. 22598 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of Artesia. Built in 1967, the tract was developed as part of the increased suburbanization of Artesia in the decade following the city's incorporation, leading to its near complete build out by the early 1970s. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Artesia, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/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). Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The homes in the tract are modest and undistinguished and exhibit very minimal elements of Ranch-style architecture. Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, exterior cladding, and entry and garage doors. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. 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 summary, the buildings in Tract No. 22598 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References**:

Cenovich, Marilyn. 1995. "The Story of Cerritos". Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory4.htm

Independent Press Telegram (Long Beach). 1965. "Grand Opening is Today in Eastwood", 5 September. Accessed at newspaperarchive.com

Los Angeles County Assessor Portal. Parcel data for 18402 Summer Avenue, 11445 184th Street and 11449 184th Street.

Los Angeles Times. 1965. "Dairy Valley Voters Favor Subdivision", 3 March.

NETROnline. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at www.historicaerials.com

UCSB Map & Imagery Lab. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

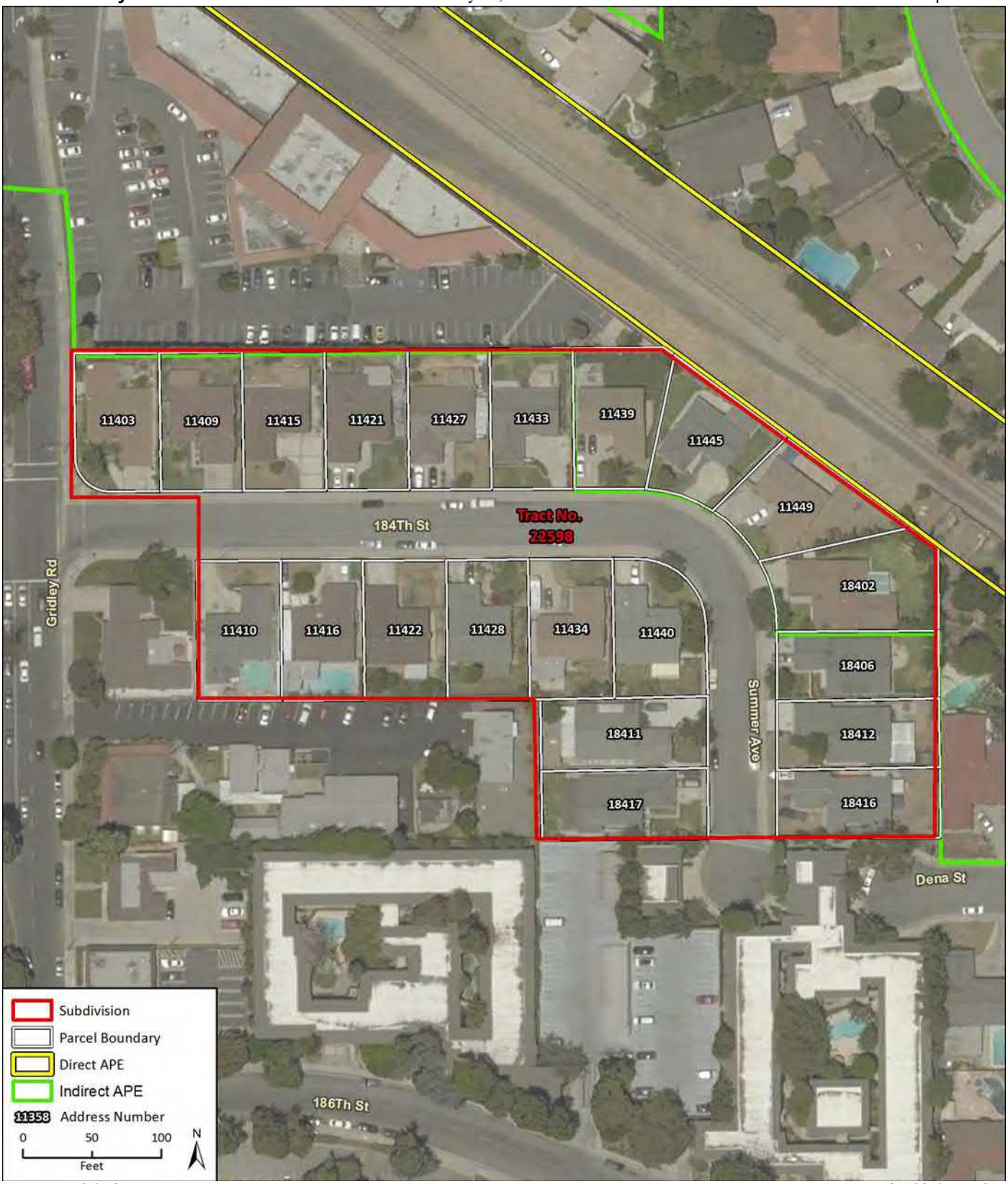
Waldie, D.J. 2016. "Milk Made These Communities of Southeast L.A. County", 18 August. KCET. Accessed August 6, 2018 at https://www.kcet.org/shows/lost-la/milk-made-these-communities-of-southeast-la-county

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** May 16, 2019

Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street, Suite 1400, Los Angeles CA 90012

Artesia Blvd
Carolyn Pl
Acoro St
Curry Ln
175Th St
Graystone Ave
Mapes Ave
Alora Ave
Eric Ave
Business Cir
Studebaker Rd
177Th St
176Th St
Rose St
178Th St
Felson St
Michelle St
Sharon St
Harvest Ave
Summer Ave
Jersey Ave
Ashworth St
180Th St
181St St
Gard Ave
Mundare Ave
Roseton Ave
Radley St
Alburtis Ave
183Rd St
Gridley Rd
Los Cerritos Mall
184Th St
Tract No. 22598
Dena St
Agerton Pl
185Th St
Pioneer Blvd
Arline Ave
186Th St
605
187Th St
West Pl
Wright Pl
188Th St
Corby Ave
Park Ave
South St
Hibbing St
Bigelow St
Bigelow Cir
Candor St
Wiersma Ave
Agnes St
Sheryl Ave
Buford St
Poseidon Ave
Bos St
Subdivision
0 400 800
Feet
N

***Recorded by:** Susan Zamudio-Gurrola ***Date:** May 16, 2019 ■ Continuation ☐ Update



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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; **B.M.**
c. Address: City: Artesia Zip: 90701
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: Elevation:
The district is bounded on the north by a shopping center, on the east by the railroad right-of-way, on the west by Gridley Road, and on the south by additional residential development.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Three parcels of Tract No. 22598 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View of an example of a home with no particular architectural style found in this district.

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1967 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:** 12/5/2018

***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 – 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 #:** 11445 184th Street (Map Reference No. 31-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** Township: , Range: , Section: S.B.**B.M.**

c. Address: 11445 184th Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-026-013. Legal description: TRACT NO 22598 LOT 8

***P3a. Description:**

The property is an irregularly-shaped parcel containing a one-story single-family residence. Featuring an L-shaped footprint, the garage projects forward towards the street. The home is finished in stucco and with brick accents, and is covered with gabled and hipped roofs clad with composition shingles. Windows are replacement vinyl sliders. The primary entrance is located on the southwestern façade and features wooden double doors with paneling. The garage door was not observed as it was lifted open. The property is located mid-block on a level parcel and is landscaped by a lawn, shrubs, and a mature tree. Hardscaping includes a paved concrete driveway. Alterations include the replacement of windows and roofing material. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwest façade and eastern elevation, view northwest

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (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, Suite 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 – 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 #:** 11449 184th Street (Map Reference No. 31-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** Township: , Range: , Section: S.B.**B.M.**

c. Address: 11449 184th Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-026-014. Legal description: TRACT NO 22598 LOT 9

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. It features an L-shaped footprint in which the garage projects forward towards the street. The home is covered with gabled and hipped roofs covered with composition shingles. Exterior cladding includes stucco and painted brick. Fenestration includes replacement vinyl-framed windows. The primary entrance on the southwestern façade features a double door that appears to be wooden. The garage door is a contemporary sectional roll-up door. The property is located mid-block on a level parcel and is landscaped with a lawn and ornamental trees. Hardscaping includes a paved concrete driveway. Alterations include the replacement of windows, garage door and likely the stucco cladding. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (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, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
December 11, 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 – 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 #:** 18402 Summer Avenue (Map Reference No. 31-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** Township: , Range: , Section: S.B.**B.M.**

c. Address: 18402 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-026-015. Legal description: TRACT NO 22598 LOT 10

***P3a. Description:**

The property is an irregularly shaped parcel containing a one-story single-family residence. The home has an irregular footprint in which the garage projects forward towards the street, and is covered by gabled and hipped roofs. Exterior cladding is includes stucco and vertical wood siding, as well as stone veneer near the entrance and under the picture window. Fenestration includes replacement vinyl-framed windows, and the picture window on the façade is flanked by wooden shutters and is covered by what appears to be a metal awning. The primary entrance on the western façade is recessed beneath the roof overhang and was obscured from view by a vinyl screen door at the time of the survey. It is accessed via a set of concrete and brick steps and walkway. The property is located mid-block on a level parcel and is landscaped with a lawn, rose bushes, mature trees and small plantings within a block planter area across the front of the home. Alterations to the property include replacement windows, garage door, roofing material, and likely the entry steps, walkway and planter. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (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, Suite 1400
Los Angeles CA 90012

***P9. Date Recorded:**
December 11, 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 – 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 #:** 18355 Summer Avenue (Map Reference No. 31-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B. **B.M.**

c. Address: 18355 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-040

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence exhibiting elements of the Ranch style. Featuring an irregular footprint, the home is topped with hipped roofs covered with red synthetic tiles. The home's exterior is clad with stucco and tan brick. The primary entrance, on the north elevation is located under a porch created by a roof overhang which is supported by a turned wood post. The entry consists of a contemporary wood-paneled door with a fanlight at top. Windows are vinyl-framed. The garage door is likely original; it is a wooden tilt-up door featuring a grid design and small decorative relief panels. Landscaping includes grass lawn that reaches the street curb, rose bushes, and other plantings within a planter bed near the entrance. Hardscaping includes a paved driveway and walkway to the entry.

***P3b. Resource Attributes:** HP2. Single Family Residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view to south, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1972 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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):

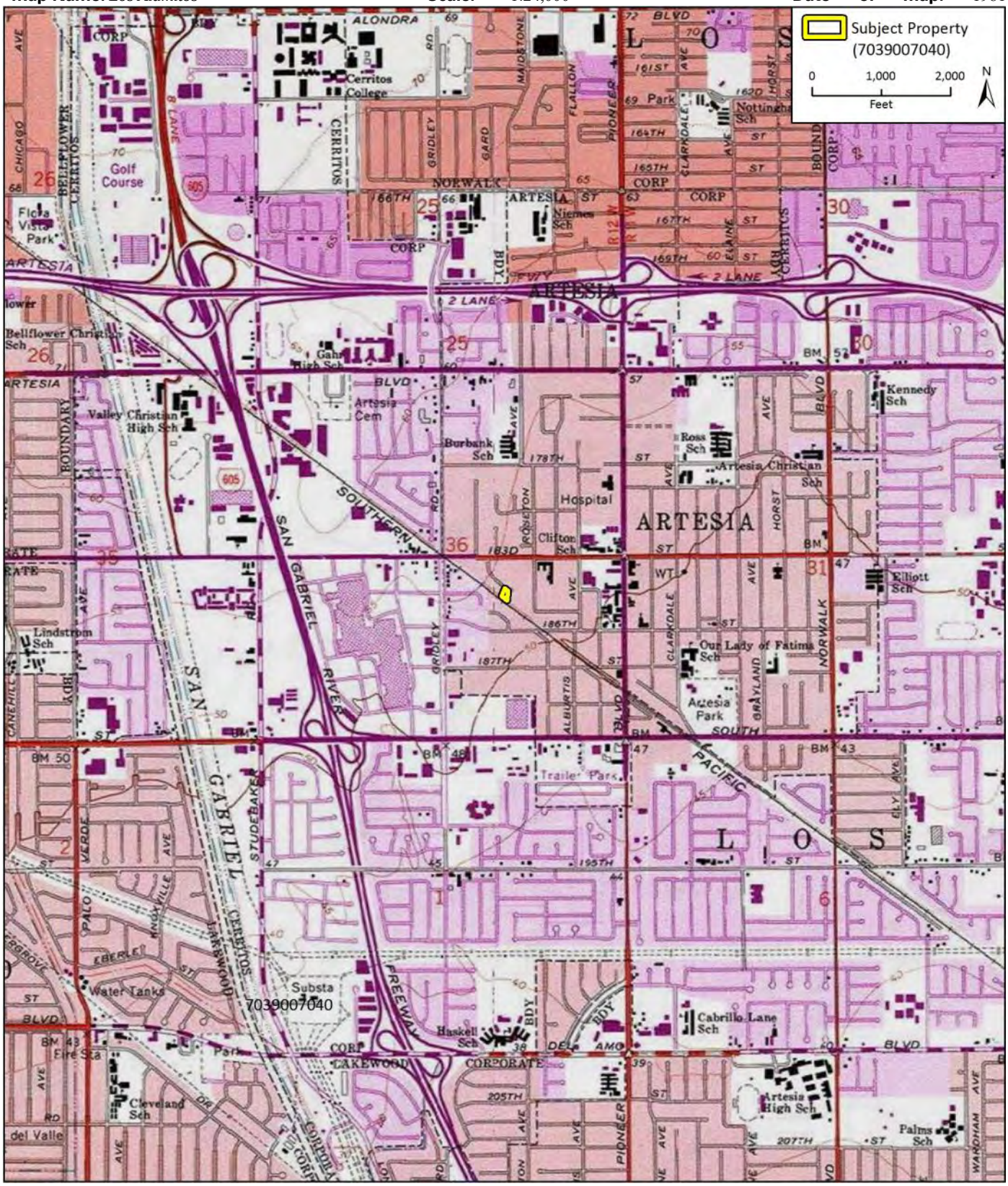
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18355 Summer Avenue (Map Reference No. 31-010)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18355 Summer Avenue (Map Reference No. 31-010) ***NRHP Status Code** 6Z

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction History:**
Built in 1972. Roofing material has been changed to synthetic tile; primary entry door is non-original; windows are non-original vinyl-framed (unknown dates).

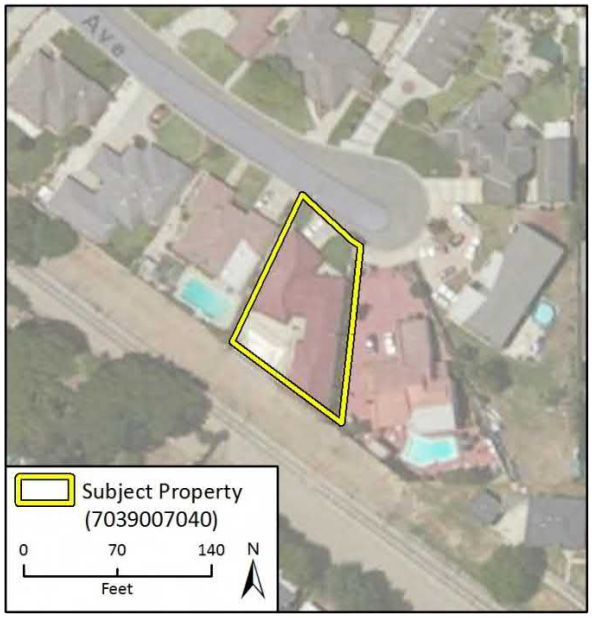
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1972. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County Assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968).Archival research failed to uncover the original owner, architect or contractor. No information was found on former owners/residents based on available sources.

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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home features elements of the Ranch style, it is altered and is not an exemplary model that rises to national or statewide significance (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 recommended eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.
Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com.
Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
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. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.



B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** November 30, 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 #:** 18363 Summer Avenue (Map Reference No. 31-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18363 Summer Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-007-041

***P3a. Description:**

The subject property is an irregularly-shaped parcel containing a two-story single-family residence. The home features an irregular plan with a three-car garage projecting from the façade towards the street. The one-story garage is finished with patterned brick and has a flat roof edged with iron railing. Its arched doors face west towards the driveway. The two-story portion of the home is topped with gable-on-hipped roofs as well as a dropped hipped roof over the first story, both sheathed in barrel tile. The home is primarily clad with stucco but also features brick on the lower portion of the first story walls, and brick arches over the primary entrance and around the windows. Windows appear to be aluminum sliders over which metal security railings have been installed. The primary entrance, located on the northern façade, is composed of arched double doors. A brick chimney is located on the western elevation, and a brick arch springing from the northwestern corner of the building defines an entry to a side courtyard located on the west edge of the property. At the northern edge of the property, a set of iron gates are flanked by a patterned brick wall which also features lanterns on the central pillars and an iron railing along the top of the wall. The majority of the property is covered with red pavers; however, mature trees are located at the west, south and east edges of the property. Based on aerial photographs, a swimming pool is located at the rear of the property.

***P3b. Resource Attributes:** HP2. Single Family Residence

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Northern façade, view south, October 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1967 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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):

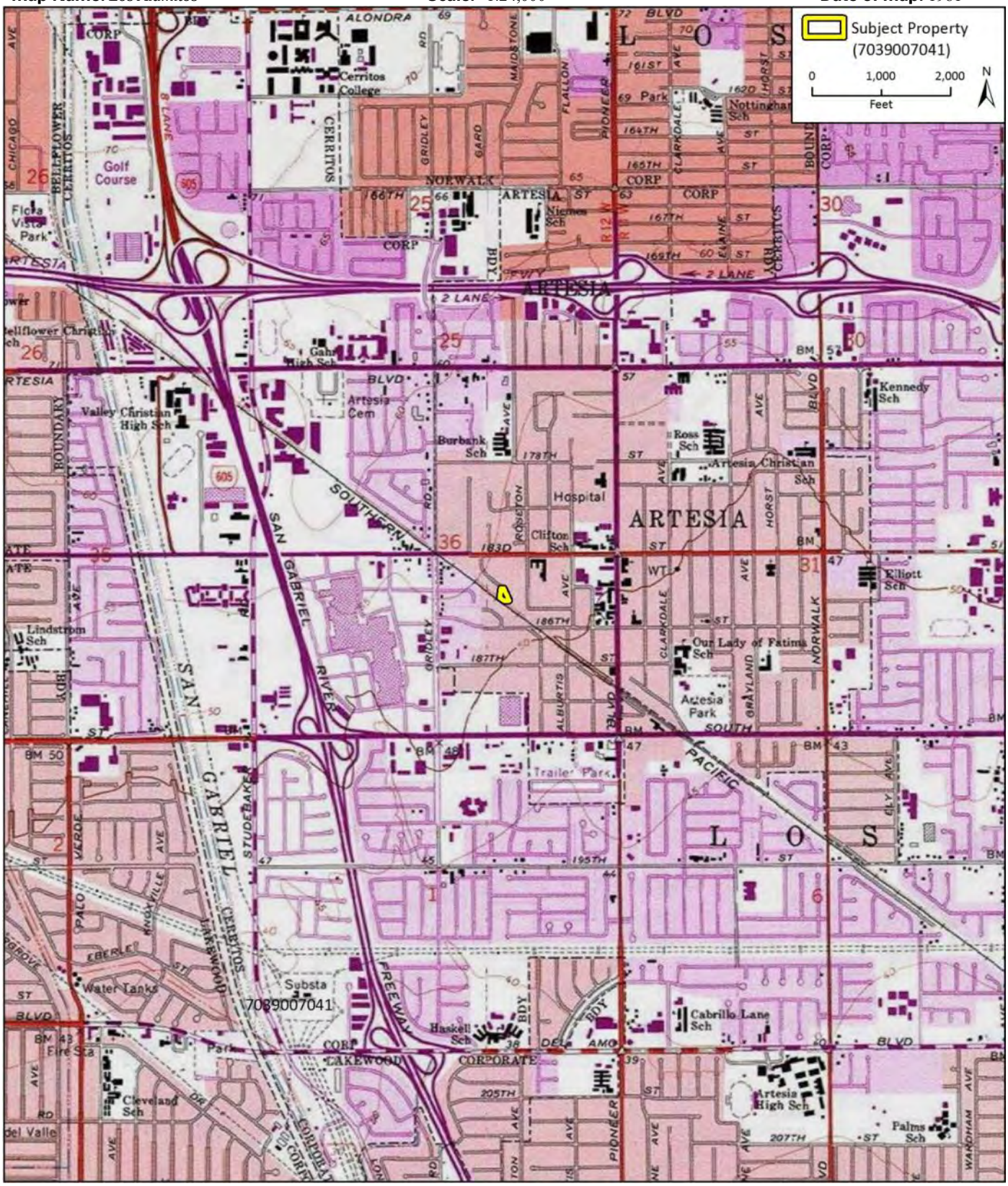
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18363 Summer Avenue (Map Reference No. 31-011)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18363 Summer Avenue (Map Reference No. 31-011) ***NRHP Status Code** 6Z

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Minor Applied Spanish Colonial Revival Elements
***B6. Construction History:**
Built in 1967. Security grills installed over windows. No significant alterations were noted during the field survey.

***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 one of 17 parcels in Tract No. 24695 which was subdivided in 1959 and recorded in 1960. The single-family home on the parcel was constructed in 1967. The remainder of the homes in the tract were built between 1959 and 1975. Based on the varied construction dates recorded by the Los Angeles County assessor, and real estate ads in the newspaper, it appears that the lots in the tract were sold individually, rather than built out in one phase by a real estate developer (Los Angeles County Office of the Assessor, various; *Long Beach Independent* 1968). Archival research failed to uncover the original owner, architect or contractor. No information was uncovered on former occupants based on available city directories and newspapers. 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the home appears to feature elements of the Spanish Colonial Revival style, the few elements of the styles that it features (stucco and brick, barrel tile roof and arched elements) are used in a modernized manner circa the 1960s. Thus, the residence is not a good example of the Spanish Colonial Revival style which was in its heyday during the 1920s-1930s; instead the subject property features Spanish Colonial Revival applied elements. 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). 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. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles, County of. 1959. Tract Maps: Book 657, Page 31.
Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Data for parcels in Tract No. 24695. Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM
Long Beach Independent. 1968. Ad for "JR. Executive. Lge. 3-br., all cust. home" at 18340 Summer Avenue, Artesia. 3 May. Accessed on newspapers.com
Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.
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 December 2018.
Newspaperarchive.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 3, 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 #:** 11547 185th Street (Map Reference No. 31-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 11547 185th St City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

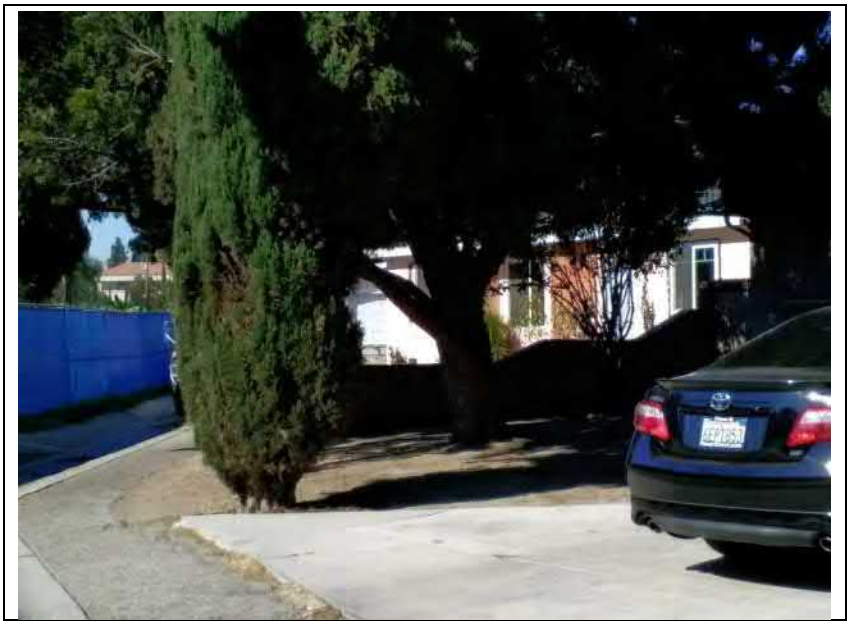
e. Other Locational Data: **APN:** 7039-007-054

***P3a. Description:**

The subject property is an irregularly-shaped parcel containing a one-story single family residence. Rectangular in plan, the building is topped by a gable-on-hipped roof. The parcel is located at the rear of a cul-de-sac, and the building has a large set-back, thus, is not clearly visible from the public right-of-way. Based on realtor and aerial photographs, the home appears to be finished in stucco and windows appear to be vinyl sliders. The primary entrance is located on the south elevation and is accessed by a set of rounded concrete steps. However, the entry door was not visible at the time of survey. There is a brick wall chimney on the façade next to the entry door. To the west of the residence is a gable-roofed detached garage. Landscaping includes a grass lawn; hardscaping includes a long paved driveway leading from the cul-de-sac to the garage at the rear of the property.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Overview of property from street, view to northwest, November 2018.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1963 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 30, 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

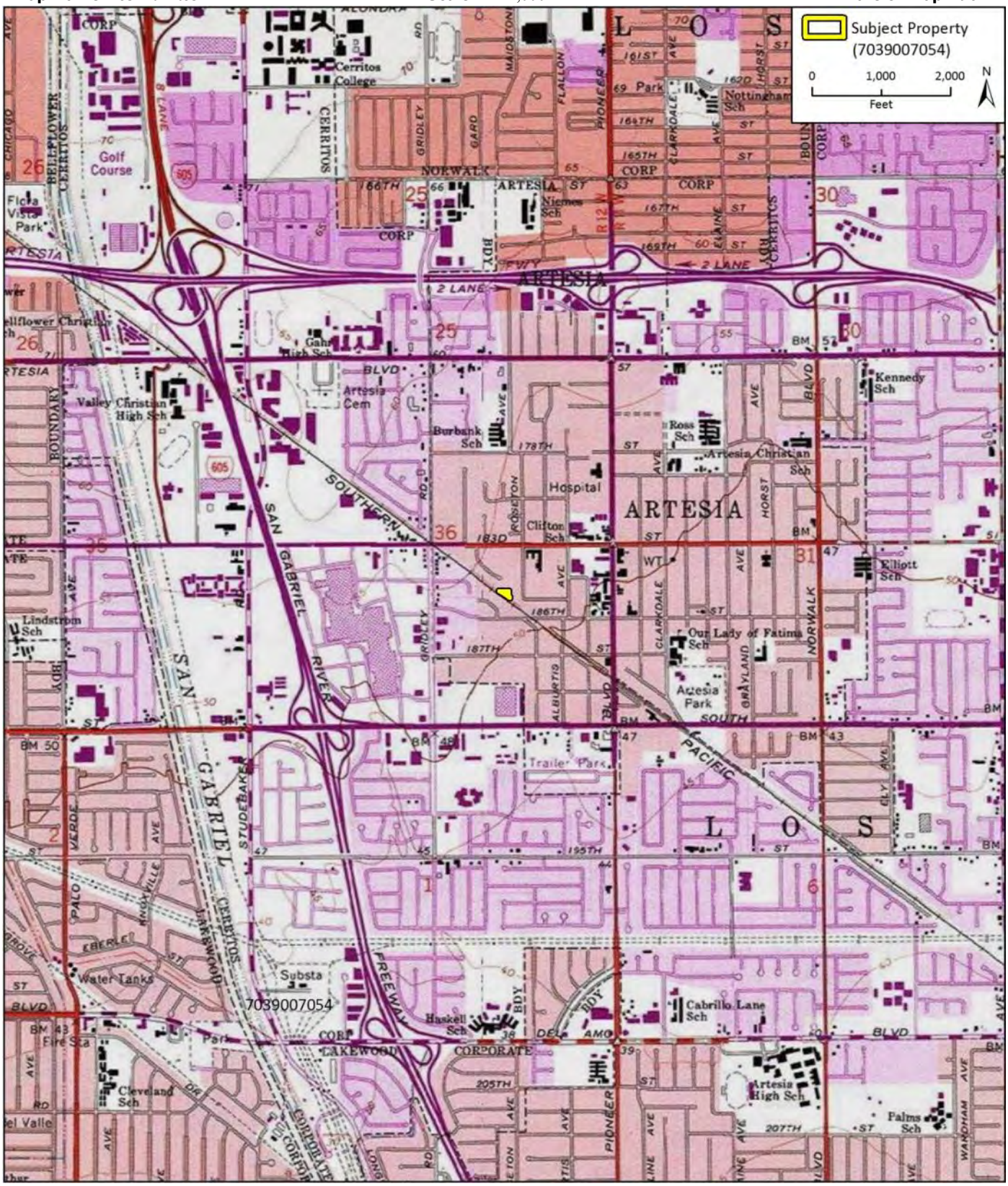
Trinomial

***Resource Name or #** 11547 185th Street (Map Reference No. 31-012)

***Map Name:** *Los Alamitos*

***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 #** 11547 185th Street (Map Reference No. 31-012) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Ranch
***B6. Construction Historv:**
Built in 1963. Windows appear to be non-original vinyl. Property was not clearly visible from public ROW; alterations could not be noted.

***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 that was built in 1963. Archival research failed to ascertain the original owner, architect or contractor. Limited information was found on former occupants based on available sources and no consequential information was uncovered. The only resident to be identified was John Bedford in 1975.

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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). The building is a modest example of a Ranch-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). 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Office of the Assessor. Various. "Land Records Viewer". Accessed November 2018 at http://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.

Luskey Brothers & Co. 1975-1976. Artesia-Cerritos-Norwalk Telephone Directory.

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.

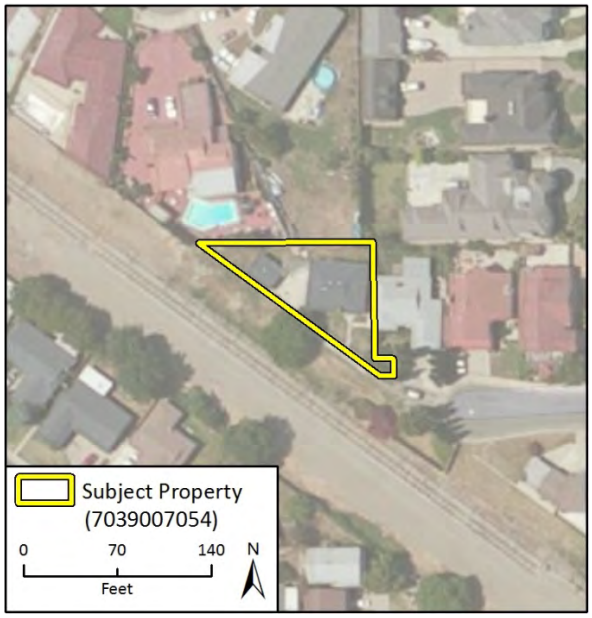
Newspaperarchive.com . "Home" [digitized archive]. Newspaper Articles, various by location and date. https://www.newspaperarchive.com/. Accessed November 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder". [aerial photograph database]. Aerials of project area. Accessed November 21, 2018 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Zillow. 2018. "11547 185th St., Artesia, CA 90701". Accessed December 3, 2018 at https://www.zillow.com/homes/for_sale/21121125_zpid/33.900342,-118.03256,33.827218,-118.142424_rect/12_zm/1_fr/.

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants
***Date of Evaluation:** December 3, 2018

(This space reserved for official comments.)



***NRHP Status Code: 6Z**

***Resource Name or #** (Assigned by recorder)**:** Tract No. 26649 (Map Reference No. 31-013)

D1. Historic Name: Tract No. 26649
D2. Common Name: Tract No. 26649

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tract No. 26649. The eight parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district as a whole. Documentation of the entire district was beyond the scope of this project. Tract No. 26649 is a residential tract containing a total of 17 lots that were developed between 1961 and 1962 (County of Los Angeles Map Records Book 679, Page 44; Los Angeles County Office of the Assessor). The tract was platted adjacent to the railroad; thus, it is bordered on the north and east by the railroad right-of-way, on the south by 186th Street, and on the west by another residential subdivision. Circulation within the tract includes one curvilinear cul-de-sac street flanked by residential lots. At the time of the tract's construction, in 1962, the cul-de-sac bulb did not exist; it was formed later following the development of the adjacent property to the west. The buildings located within this tract include modest Ranch-style homes, and there does not appear to be a significantly planned landscape design. Landscaping is limited to that within the individual parcels; there is no park strip within the public right-of-way. At a later time, multi-family buildings were constructed at the end of the cul-de-sac; however, they were not part of the original subdivision. Of the eight parcels located within the APE, four possessed sufficient integrity to warrant documentation.

The following addresses are included in this district record: 11517, 11523, 11529, and 11537 Dena Street, Artesia.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded on the south by 186th Street, on the east and north by the railroad right-of-way, and on the west by another residential subdivision.

***D5. Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

***D6. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Applicable Criteria:** N/A

The tract was evaluated as a historic district because it is a grouping of residential properties which were collectively developed and are historically and architecturally related. The land which was subdivided as Tract No. 26649 was sparsely developed through the mid-1950s. At that time it appears that a home site and orchard rows were located on the western side of the property. Much of the adjacent land to the west was undeveloped, and a large orchard was located nearby on the north side of the railroad right-of-way.

The community of Artesia was established when the Artesia Company acquired approximately 3,000 acres from various landholders and, after having the land surveyed, began selling lots in 1875. Over the last two decades of the 19th century, farming continued and the town developed. Artesia was largely unaffected by the Los Angeles region's first population boom in the 1880s, partly due to its relative inaccessibility. In the late 19th century the only rail service to the Artesia area was via the Southern Pacific Railroad, whose nearest stop was in Norwalk, approximately three miles from Artesia. However, in 1906 the Pacific Electric Railway began operation of the Santa Ana Line, which provided the first direct rail route out of Artesia, connecting the settlement to Los Angeles and Santa Ana. Dairy farming prospered and the need for farm laborers increased, resulting in migration to the area. By the 1920s the town of Artesia was suburbanized as orchards and fields were subdivided for house lots. Dairy farming was confined mostly to 8 to 10-acre farms located along the San Gabriel River (Cenovich 1995; Waldie 2016).

Following World War II, the Baby Boom and a population shift to the cities and suburbs of the U.S. Sunbelt produced massive population growth in the Los Angeles area. In the 1950s, Artesia shared in the population boom and saw the community's population double to nearly ten thousand over the decade. Amid a wave of 1950s city incorporations in Los Angeles County, the City of Artesia was formally incorporated on May 29, 1959. It was only two years later that the subject property, once rural, was subdivided for redevelopment as a housing tract. In the 1960s many of the remaining dairy farmers gave in to real estate developer's purchase offers and relocated their operations further east. By this time the communities of Cerritos and Artesia had shifted from ranching and farming into urbanized communities, and the I-605 and SR 91 were constructed through the area (Cenovich 1995; *Los Angeles Times* 1965; NETROnline, various; UCSB Map & Imagery Lab, various).

The tract's 1961 subdivision appears to have been undertaken by property owners C.J. and Jean C. Smith. The tract map was prepared by Kemmerer Engineering Company, Inc. The builder/contractor was not ascertained. Consisting of only 17 lots, the small subdivision does not appear to have been heavily advertised. Archival research did not indicate that the tract is historically significant in the real estate development of Artesia or Los Angeles County based upon lack of press coverage, and the tract is not known to have received awards or other honors. In addition, the homes in the subdivision are modest and undistinguished examples of Ranch-style homes, a style commonly found in the area. See continuation sheet, p. 2.

D6. Significance, continued:

Tract No. 26649 was evaluated as a historic district in order to better understand its potential significance in the post-war suburbanization of Los Angeles County, and in the growth of the city of Artesia. Built in 1962, the tract was developed as part of the post-war residential building boom in the region and just two years after the City of Artesia formally incorporated. Though the subdivision is associated with the aforementioned real estate development trends in Los Angeles County and Artesia, the subdivision does not appear to be individually unique or significant within either of these contexts (Criteria A/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). Neither the homes' designs nor the tract plan appear to demonstrate unique or innovative technical or aesthetic achievements. The predominant architectural style found in the tract, the Ranch house, reached a popularity among builders and home buyers such that it has become a ubiquitous residential type. Furthermore, many of the homes within the APE have undergone alterations such as the replacement of original windows, roofing material, exterior cladding, and entry and garage doors. Subsequently, the tract does not appear eligible under Criteria C/3 for embodying the distinctive characteristics of a type, period, or method of construction, exhibiting high artistic value, or representing the work of a master. 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 summary, the buildings in Tract No. 26649 are not considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources individually or as a historic district.

***D7. References**:

Cenovich, Marilyn. 1995. "The Story of Cerritos". Accessed August 7, 2018 at http://menu.ci.cerritos.ca.us/collections/local_history/cl_lhStory4.htm

Los Angeles County Assessor Portal. Parcel data for 11517, 11523, 11529, and 11537 Dena Street.

Los Angeles Times. 1965. "Dairy Valley Voters Favor Subdivision", 3 March.

NETROnline. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at www.historicaerials.com

UCSB Map & Imagery Lab. Various. Aerial photographs of subject tract and vicinity. Accessed May 16, 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Waldie, D.J. 2016. "Milk Made These Communities of Southeast L.A. County", 18 August. KCET. Accessed August 6, 2018 at https://www.kcet.org/shows/lost-la/milk-made-these-communities-of-southeast-la-county

***D8. Evaluator:** Susan Zamudio-Gurrola **Date:** May 16, 2019

Affiliation and Address: Rincon Consultants, Inc., 250 E. First Street, Suite 1400 Los Angeles, CA 90012

***Recorded by:** Susan Zamudio-Gurrola ***Date:** May 16, 2019 ■ Continuation ☐ Update

Summer Ave
185Th St
Dena St
186Th St
Tract No. 26649
11503
11509
11513
11517
11523
11529
11502
11508
11522
11537
11539
11543
11503
11509
11517
11542
11535
Subdivision
Parcel Boundary
Direct APE
Indirect APE
11358 Address Number
0 50 100
Feet
N

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:** **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** ; **B.M.**
c. Address: City: Artesia Zip: 90701
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: Elevation:
The district is bounded by railroad right-of-way on the north and east, 186th Street on the south, and another residential subdivision to the west.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Eight parcels of Tract No. 26649 that are located within the APE were recorded. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View of an example of an altered Ranch-style house found in this district.

***P6. Date Constructed/Age and Sources:**
■Historic
☐Prehistoric ☐Both
1962 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:** 12/5/2018

***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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad: Date:** Township: , Range: , Section: S.B.**B.M.**

c. Address: 11517 Dena Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-025-007. Legal description: TRACT # 26649 LOT 7

***P3a. Description:**

The property is a nearly rectangular parcel containing a one-story single-family residence designed in a Ranch style. The home features an L-shaped footprint in which the garage projects forward towards the street. The home is covered with a gable-on-hipped roof that shows exposed rafter tails and is covered with composition shingles. Exterior cladding is stucco and windows are vinyl sliders. Some of the windows on the façade have decorative wooden casings. The primary entrance is located on the southwestern façade and is recessed under the roof overhang; it is not clearly visible from the public ROW. The garage door appears to be a contemporary sectional roll-up door. A brick chimney is located on the east elevation. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and trees. Hardscaping includes a paved concrete driveway. Alterations include the replacement of original windows and the garage door. The property is in good condition.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view to the northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 16, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad: Date:** Township: , Range: , Section: S.B.**B.M.**

c. Address: 11523 Dena Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-025-006. Legal description: TRACT # 26649 LOT 6

***P3a. Description:**

The subject property is a rectangular parcel containing a one-story single-family residence. The home features an L-shaped footprint in which the garage projects forward towards the street. The larger section of the home is covered by a side-gabled roof while the garage is covered by a gambrel roof, both of which have exposed rafter tails and are clad with composition shingles. Exterior cladding includes stucco and vertical wood siding near the entrance and in the gable face. Windows are double-hung vinyl. The primary entrance is located on the southwestern façade, but was not clearly visible from the public ROW. The garage door is a contemporary sectional roll-up door. A brick chimney is located on the west elevation. The property is located mid-block on a level parcel and is landscaped with a grass lawn and shrubs. Hardscaping includes a paved concrete driveway. Alterations include non-original stucco and the replacement of windows and the garage door.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view to the north.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 16, 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):

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad: Date:** Township: , Range: , Section: S.B. **B.M.**

c. Address: 11529 Dena Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-025-005. Legal description: TRACT # 26649 LOT 5

***P3a. Description:**

The subject property is an irregularly shaped parcel containing a one-story single-family residence. The home has an irregular footprint and is topped with hipped and gable-on-hipped roofs covered with composition shingles. Exterior cladding is stucco and windows are aluminum sliders. The primary entrance is located on the southwest elevation but is obscured from view by a wood-framed screen door at the time of the survey. The garage door appears to be a contemporary sectional roll-up door. The property is located mid-block on a level parcel and is landscaped with a lawn, shrubs, and rose bushes. The driveway is paved with concrete and brick.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Southwestern façade, view to northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 16, 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 – 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 #:** 11537 Dena Street (Map Reference No. 31-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** 1981 Township: , Range: 1, Section: S.B.**B.M.**

c. Address: 11537 Dena Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-025-004. Legal description: TRACT # 26649 LOT 4

***P3a. Description:**

The property is an irregularly shaped parcel containing a one-story single-family residence. The building has an irregular footprint and is covered by gabled roofs with raking cornices. Exterior cladding is rough stucco and windows are vinyl sliders. The primary entrance is located on the western façade and is composed of a wooden door with glazing. The property is located near the middle of the block on a level parcel and is landscaped with a grass lawn, hedges, shrubs, and a large tree. Hardscaping includes a paved concrete driveway and walkway leading to the entrance. A concrete block wall lines the north and south edges of the property.

The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
Western façade, view to the northeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1962 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
May 16, 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 – 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 #:** 11562 186th Street (Map Reference No. 31-014)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S Range 12W Section 36 S.B. **B.M.**

c. Address: 11562 186th Street City: Artesia Zip: 90701-0000

d. UTM: Zone: , X: Y: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-009-069

***P3a. Description:**

The subject property contains a pair of two-story vernacular apartment buildings and a covered parking structure. A two-story L-shaped apartment building defines the parcel's north and west boundaries. The building is topped with an intersecting gabled roof and is primarily clad with stucco. Fenestration on the façade consists of regularly spaced vertical bays containing two stacked aluminum windows (each appears to be a sliding window over a fixed single pane). Each bay is framed by a decorative casing extending the height of the façade. The corners of the façade are defined with quoins. Located near the center of the façade, the primary entrance consists of a breezeway that also showcases quoins at its edges. The entry is secured by a metal security gate; above this is a central solid panel flanked by tall glass panels. Additional windows on the east elevation are aluminum sliders.

A second two-story residential building is located in the center of the parcel. Its design is similar to the primary building, featuring a rectangular footprint, a gabled roof, stucco cladding and little ornamentation. The buildings face inward toward each other, with landscaping. An L-shaped carport is located at the western and southern edges of the property, along with parking stalls. The property is situated on a level, rectangular parcel. A driveway near the northwestern corner of the property leads to the parking areas. Additional landscaping along the northern façade includes shrubs, small trees and other groundcover.

***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:
North façade of primary building on parcel, camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1973 (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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
2018-1-18

***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.

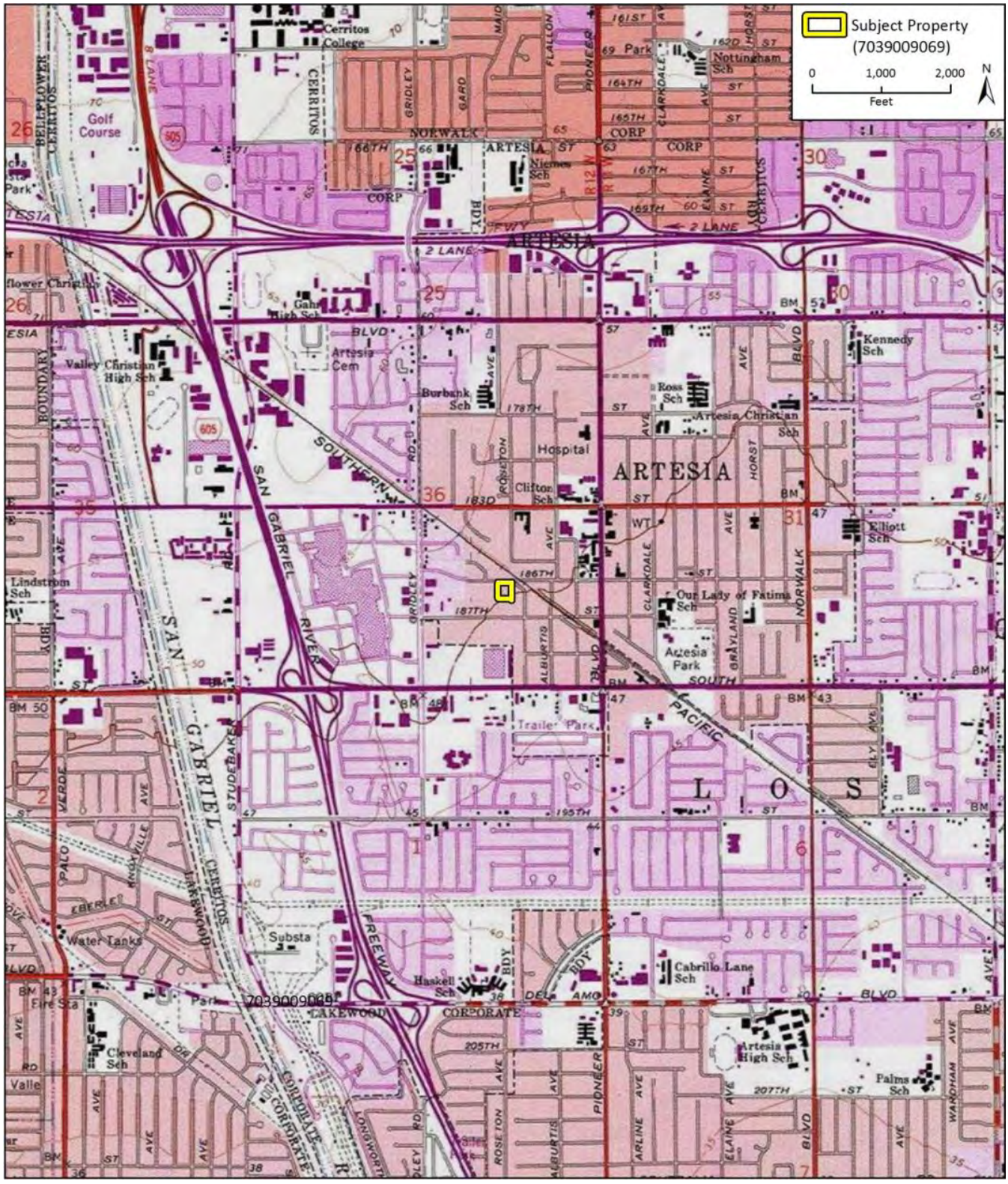
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 11562 186th Street (Map Reference No. 31-014)
***Map Name:** *Los Alamitos* ***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 #** 11562 186th Street (Map Reference No. 31-014) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Multi-family apartments B4. Present Use: Multi-family apartments
***B5. Architectural Style:** N/A
***B6. Construction History:**
Built in 1973. No significant alterations documented.

***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 apartment complex built in 1973. Its construction was relatively late within the neighborhood that was nearly fully developed by the 1960s (NETROnline, various). The property was developed by Statewide Developers, a prolific real estate developer based in Los Alamitos, California. The firm developed a large body of multi-family buildings, including over 600 apartments in the nearby city of Long Beach by the late 1980s (*Press-Telegram* 1973; Cipriano 1986). Neither the architect nor the contractor for the subject property was identified through archival research, and no notable information was found for residents of the property.

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/1/1 and B/2/2). The buildings are undistinguished examples of apartments with no particular architectural style. 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 (Criteria C/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 recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Cipriano, Ralph. 1986. "Alex Bellehumeur – Long Beach developer, and mover and shaker", *Los Angeles Times*, 20 November.

Luskey Brothers & Co. 1975. Artesia-Cerritos-Norwalk Telephone Directory. Accessed at Ancestry.com

Luskey Brothers & Co. 1980. Artesia "Yellow Book" Criss Cross City Directory. Accessed at Ancestry.com

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 2018.

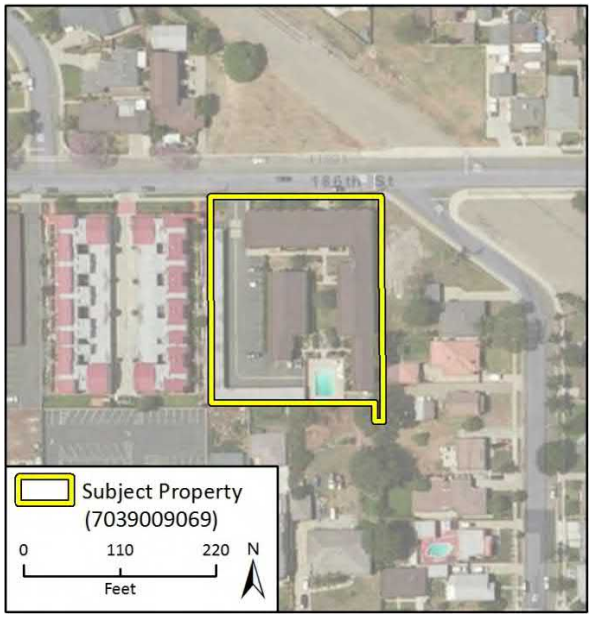
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

Newspaperarchive.com. "Home". [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.

Press-Telegram (Long Beach) 1973. Real estate ad for 11562 E. 186th Street, Artesia. 29 August. Accessed on November 27, 2018 at newspaperarchive.com

B13. Remarks:
***B14. Evaluator:** Susan Zamudio-Gurrola, 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 #:** 11710 187th Street (Map Reference No. 32-002)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S03.0S12.00W36 S.B.**B.M.**

c. Address: 11710 187th Street City: Artesia Zip: 90701

d. UTM: Zone: 11 N. mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039015016

***P3a. Description:**

The subject property is a one-story vernacular residential building. The rectangular-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, horizontal sliding sashes. Entrances to the building are located on the north and east elevations and feature a glazed wood-panel door and a sliding glass door. The property is located at the corner of 187th Street and Corby Avenue on a level parcel and is landscaped with a lawn and ornamental plants. The building is in good repair. Alterations include the replacement of the original windows and doors.

***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 southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1976 (Los Angeles County Office of the Assessor)

***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:**
January 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.

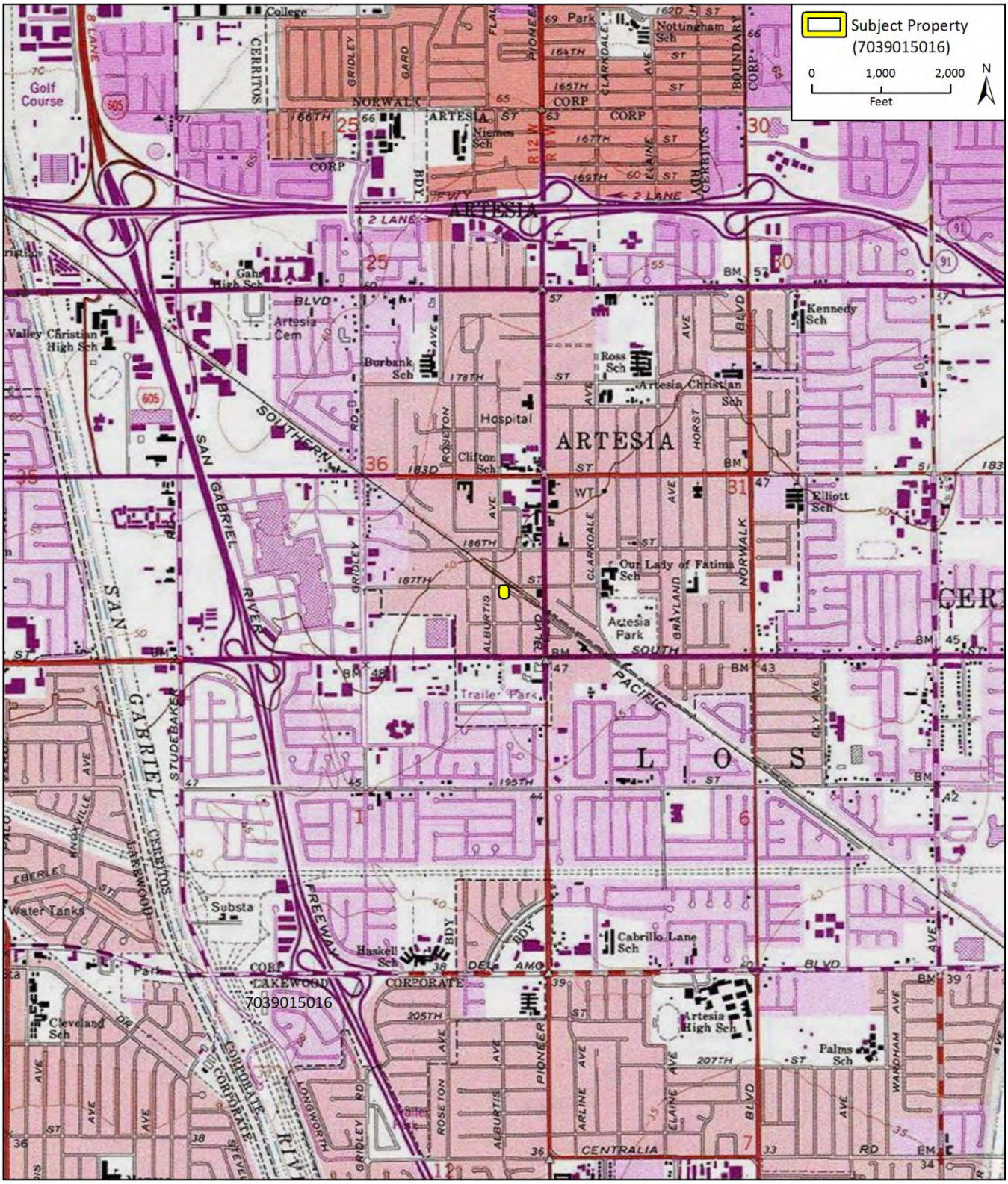
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 11710 187th Street (Map Reference No. 32-002)
***Map Name:** *Los Alamitos* ***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 #** 11710 187th Street (Map Reference No. 32-002) ***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:** N/A
***B6. Construction History:**
According to parcel data the residence was constructed in 1976. The current vinyl sash windows and doors were installed 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** 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 1976. A search of city directories and contemporary newspapers found that R.E. Owen resided at this address in 1980. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 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). 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. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

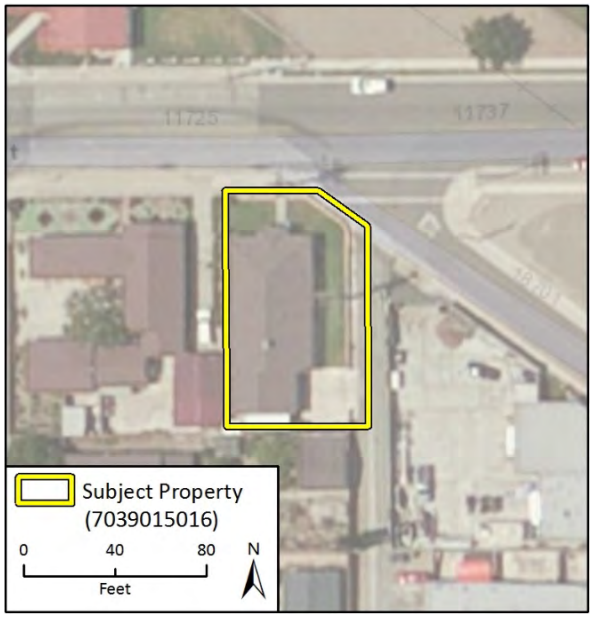
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed Dec. 2018.

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 Dec. 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 Dec. 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed Dec. 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed Dec. 2018.



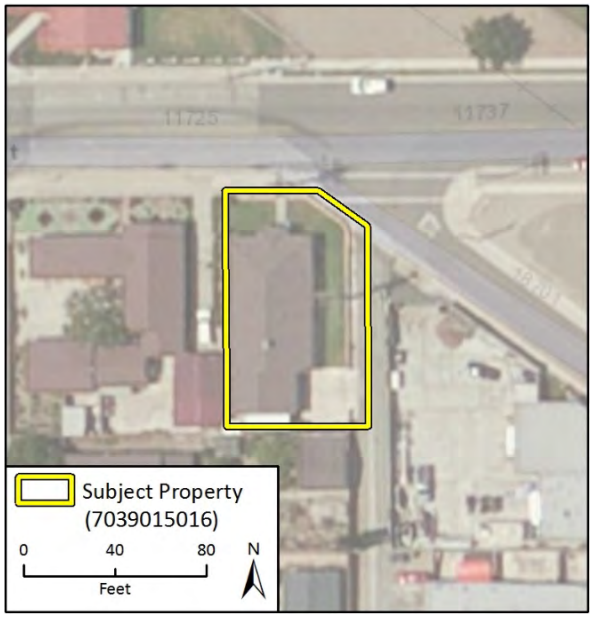
B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 7, 2018

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11710 187th Street (Map Reference No. 32-002) ***NRHP Status Code** **6Z**

(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 #:** 18717 Corby Avenue (Map Reference No. 32-003)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18717-19 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-015-006

***P3a. Description:**

The subject property is a one-story apartment building designed with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a low-pitched side-gabled roof sheathed in asphalt shingles. Smooth stucco sheathes its structural system. Windows are non-original vinyl sashes. Exterior entrances to the dwelling units are located on the north elevation and are obscured by metal security doors. The property is located mid-block on a level parcel and is landscaped with lawn, ornamental plants, and a mature evergreen tree. Alterations include the replacement of original windows.

***P3b. Resource Attributes:** HP6. 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

1953-1958 (Netronline 2018; UCSB 2018; Newspapers.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:**
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):

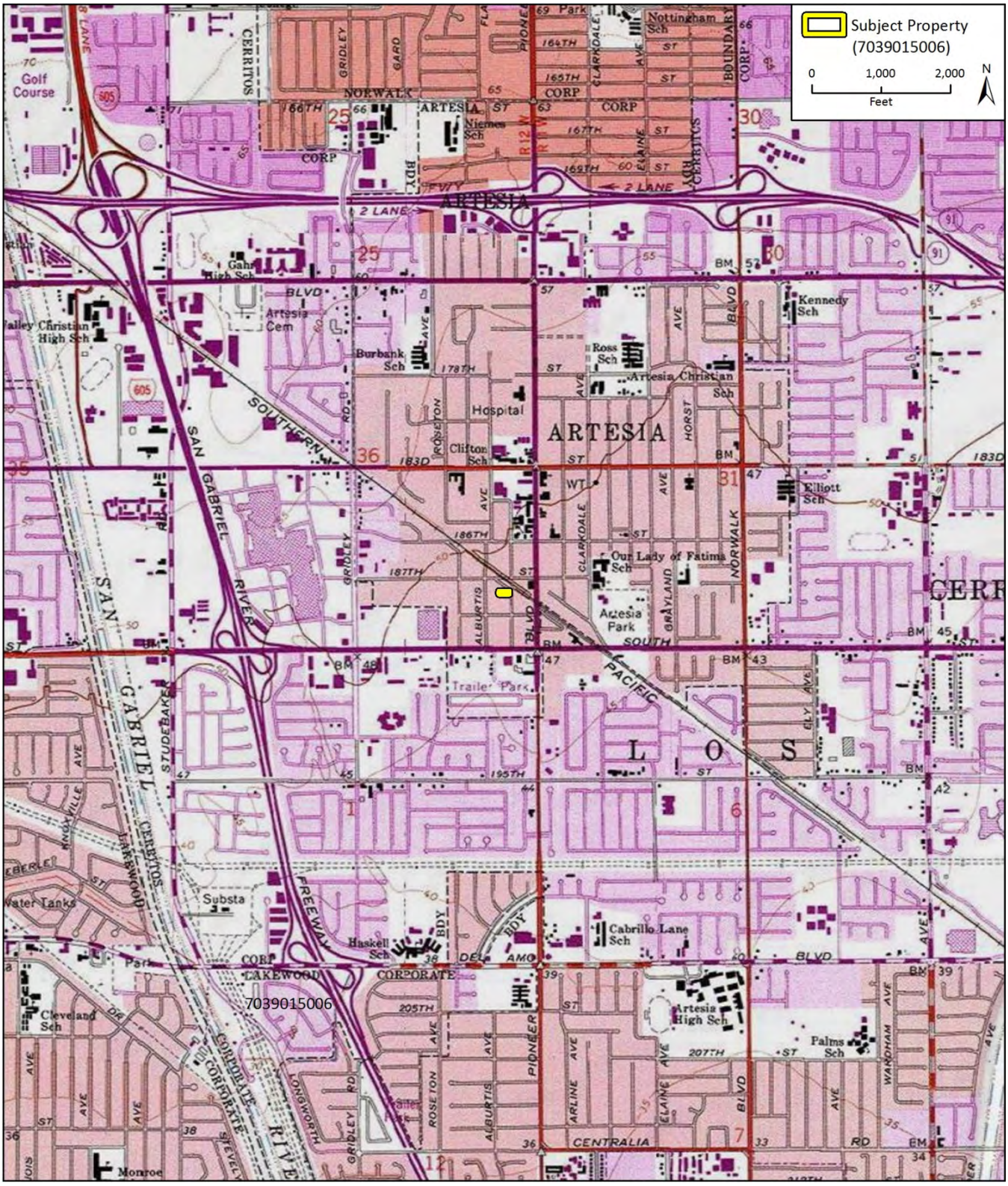
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 18717 Corby Avenue (Map Reference No. 32-003)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18717 Corby Avenue (Map Reference No. 32-003) ***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:** No discernible style
***B6. Construction History:**
Although the Los Angeles County Office of the Assessor lists the building's construction date as 1940, historic aerial photographs and newspaper items confirm the building was erected sometime between 1953 and 1958 (Netronline 2018; UCSB 2018; Newspapers.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 subject property is a multi-family residential building constructed in sometime between 1953 and 1958. City directory listings and newspaper items dated from between 1958 and 1980 identify Reuben Roman, J.E. Griggs, S.S. Abeyta, and Lola Wisrock as past occupants of the property. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 multi-family residential building, a ubiquitous 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). 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. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

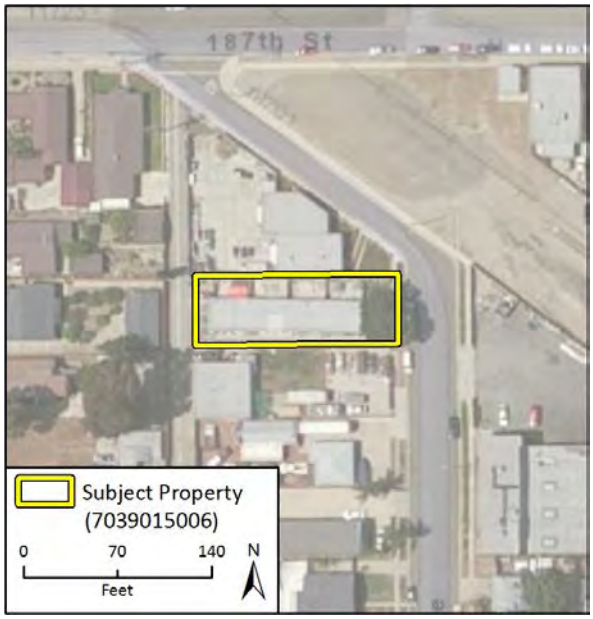
Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018

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.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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 Dec. 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 10, 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 #:** 18724 Alburtis Avenue (Map Reference No. 32-004)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18724 Alburtis Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-015-012

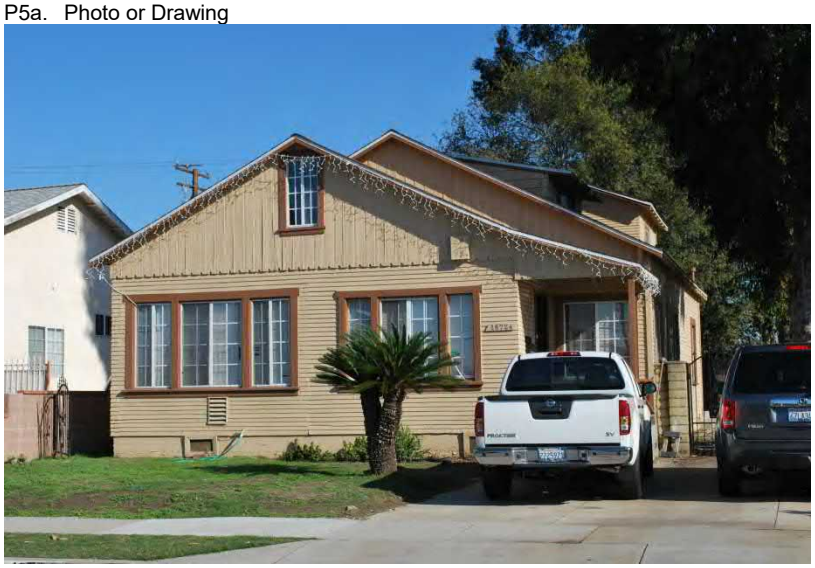
***P3a. Description:**

The subject property is a two-story vernacular residential building with elements of the Craftsman style. The irregular-plan building sits on a concrete foundation and is capped by a multi-tiered gabled roof sheathed in asphalt shingles. Horizontal and vertical wood planks and wood shingles sheathe its wood frame structural system. Windows are non-original metal or vinyl sashes. The main entrance is located on the south elevation and is obscured by a metal security door. The property is located mid-block on a level parcel and is landscaped with a lawn, various ornamental plants, and mature trees. Alterations include the replacement of original windows and the construction of a large rear addition.

***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 east.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1920 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First St., Suite 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.

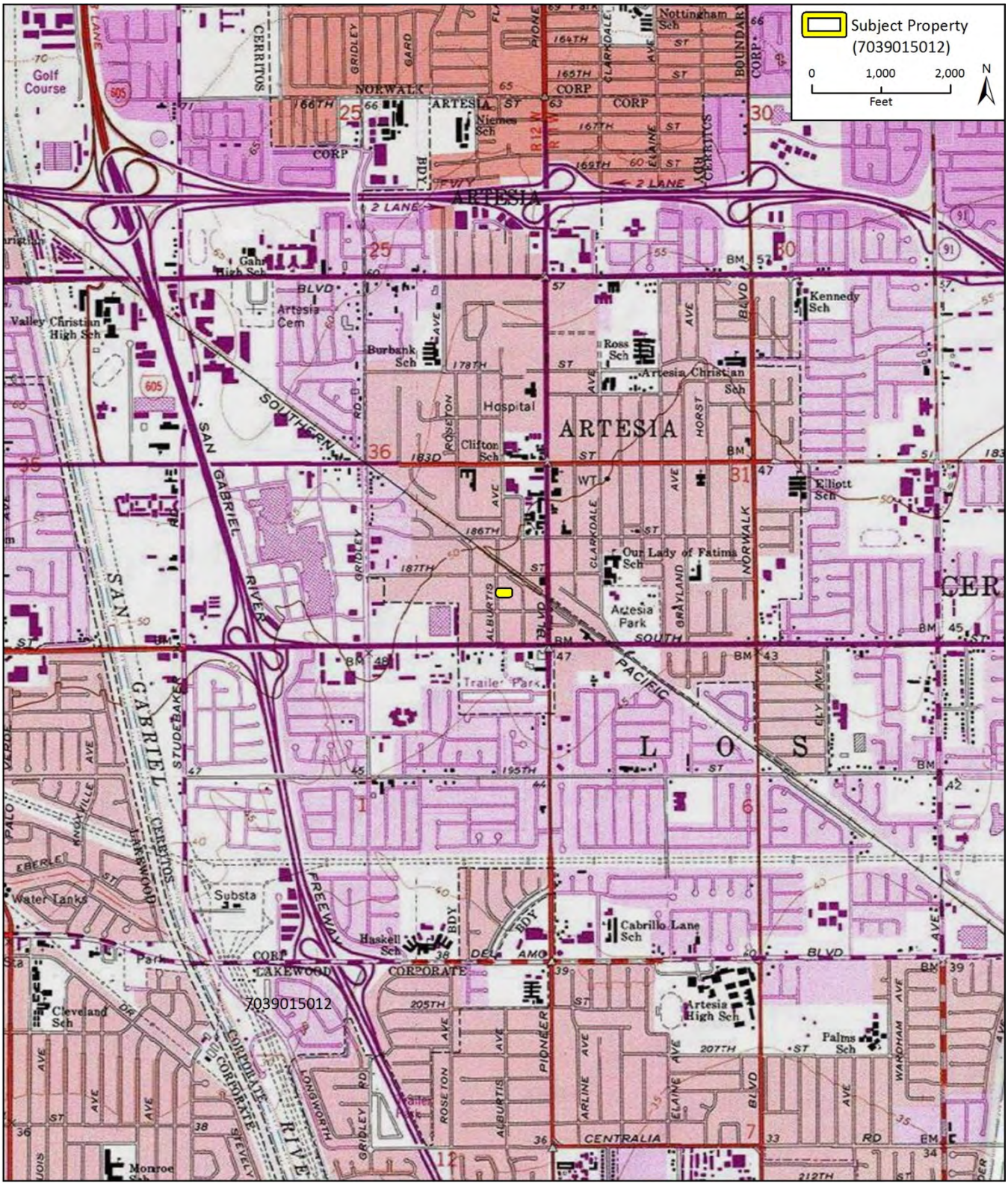
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18724 Alburtis Ave (Map Reference No. 32-004)
***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18724 Alburtis Avenue (Map Reference No. 32-004) ***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-influenced
***B6. Construction History:**
According to parcel data, the building was constructed in 1920. A two-story addition was constructed at the rear of the building and windows were 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 is a residential building constructed in 1920. A search of city directories indicates that A.W. Lucas resided at this address in 1980 (Ancestry.com 2011). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the building features elements of the Craftsman style, the large rear addition and replacement of original windows have altered its integrity such that is not highly representative of the style; it therefore 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 not eligible as a contributor to any existing or potential historic districts. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. U.S. City Directories, 1975, 1980 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018.

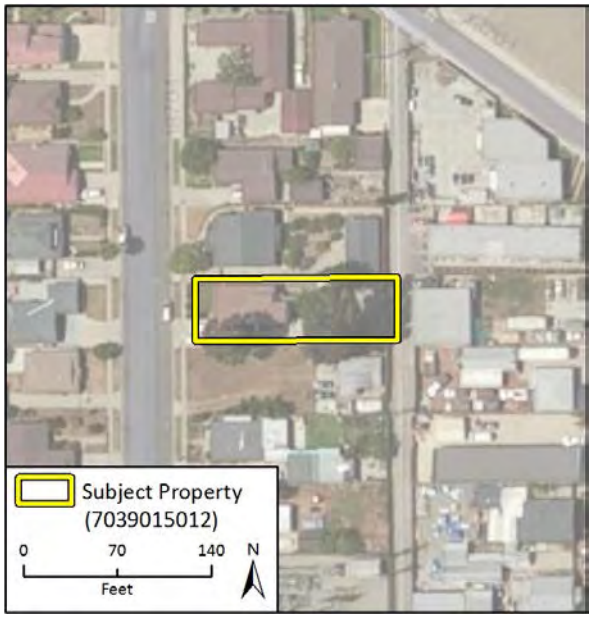
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2019.

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 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. Various. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 2018



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 10, 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 #:** 18729 Corby Avenue (Map Reference No. 32-005)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18729 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7039-015-004

***P3a. Description:**

The subject property is a one-story single-family residence built in the Minimal Traditional style. The home has a nearly square footprint and sits on a concrete foundation. It is capped by a hipped roof with narrow eaves that is clad with asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal sliding and non-original vinyl, 1/1 sashes. The primary entry is located on the eastern façade beneath a partial width porch supported by what appear to be cylindrical posts. The entry door was obscured from view by a metal security door. The property is located mid-block on a level parcel that is mostly paved with concrete. Landscaping is limited to the park strip planted grass in the public right-of-way. Alterations include: the replacement of original windows and roofing materials; the resizing of window openings; the replacement of porch support posts.

At the rear of the property is a detached garage. The rectangular plan building features a gabled roof, horizontal wood plank siding, and a metal roll-up and solid wood door, both on the east 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 west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Ca. 1951 (Los Angeles County Office of the Assessor; Netronline 2018; UCSB 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First St. Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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):

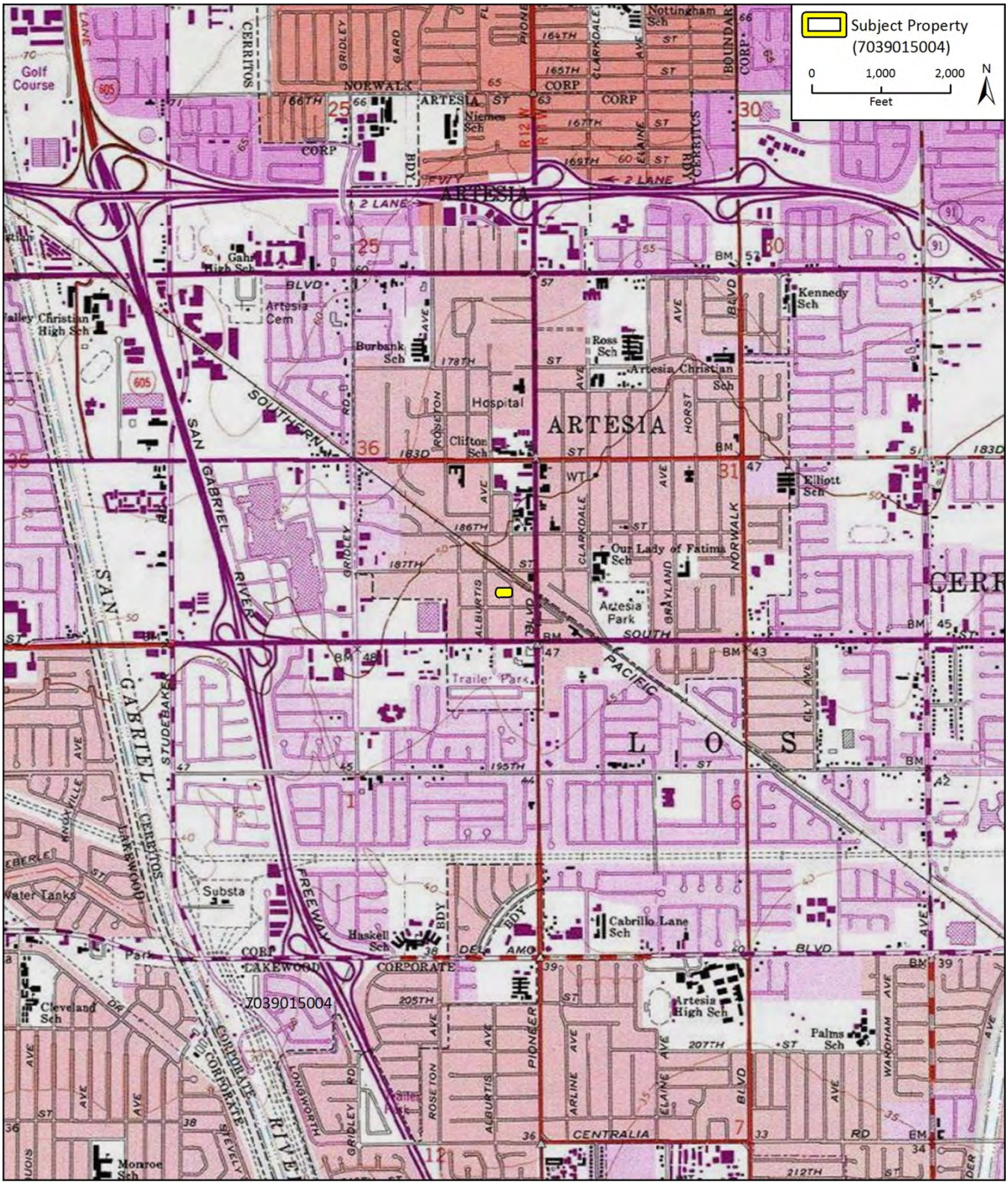
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 18729 Corby Avenue (Map Reference No. 32-005)

***Map Name:** *Los Alamitos* ***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 #** 18729 Corby Avenue (Map Reference No. 32-005) ***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:** Minimal Traditional
***B6. Construction History:**
According to parcel data, the subject residence was constructed in 1951. However, historic aerial images suggest the residence and garage appeared on the property sometime between 1953 and 1960 (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
According to parcel data, the single-family residential building was constructed in 1951. Historical city directories list Noah Lardon as the property's occupant in 1980 (Ancestry 2011). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 Minimal Traditional-style 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). 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

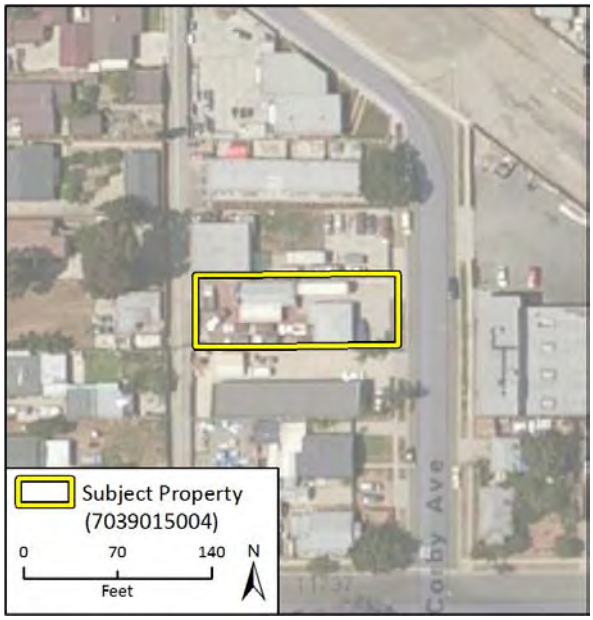
Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Huntington Park, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed Dec. 2018.

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 Dec. 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed Dec. 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed July 2018.

UCSB Map & Imagery Lab. Various. "FrameFinder" [aerial photograph database]. Aerial photos of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Dec. 2018



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 10 , 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 #:** 18726 Alburtis Avenue (Map Reference No. 32-006)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18726 Alburtis Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-015-011

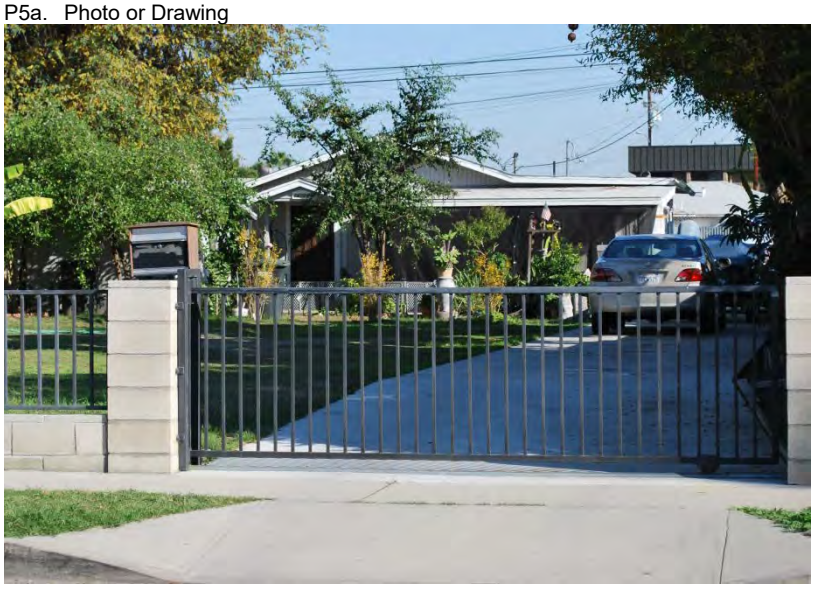
***P3a. Description:**

The subject property is a one-story vernacular residential building. The irregular plan building sits on a concrete foundation and is capped by a roof that is alternately gabled and pent and is sheathed in asphalt shingles. Vertical wood plank siding sheathes its wood frame structural system. The building is not clearly visible from the public right-of-way and the windows types could not be determined. The main entrance is located on the west elevation and exhibits a wood panel door. The property is located mid-block on a level parcel and is landscaped with a lawn, mature trees, and several ornamental plants and shrubs. Alterations include the replacement of the original 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:
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:**
James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 11, 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):

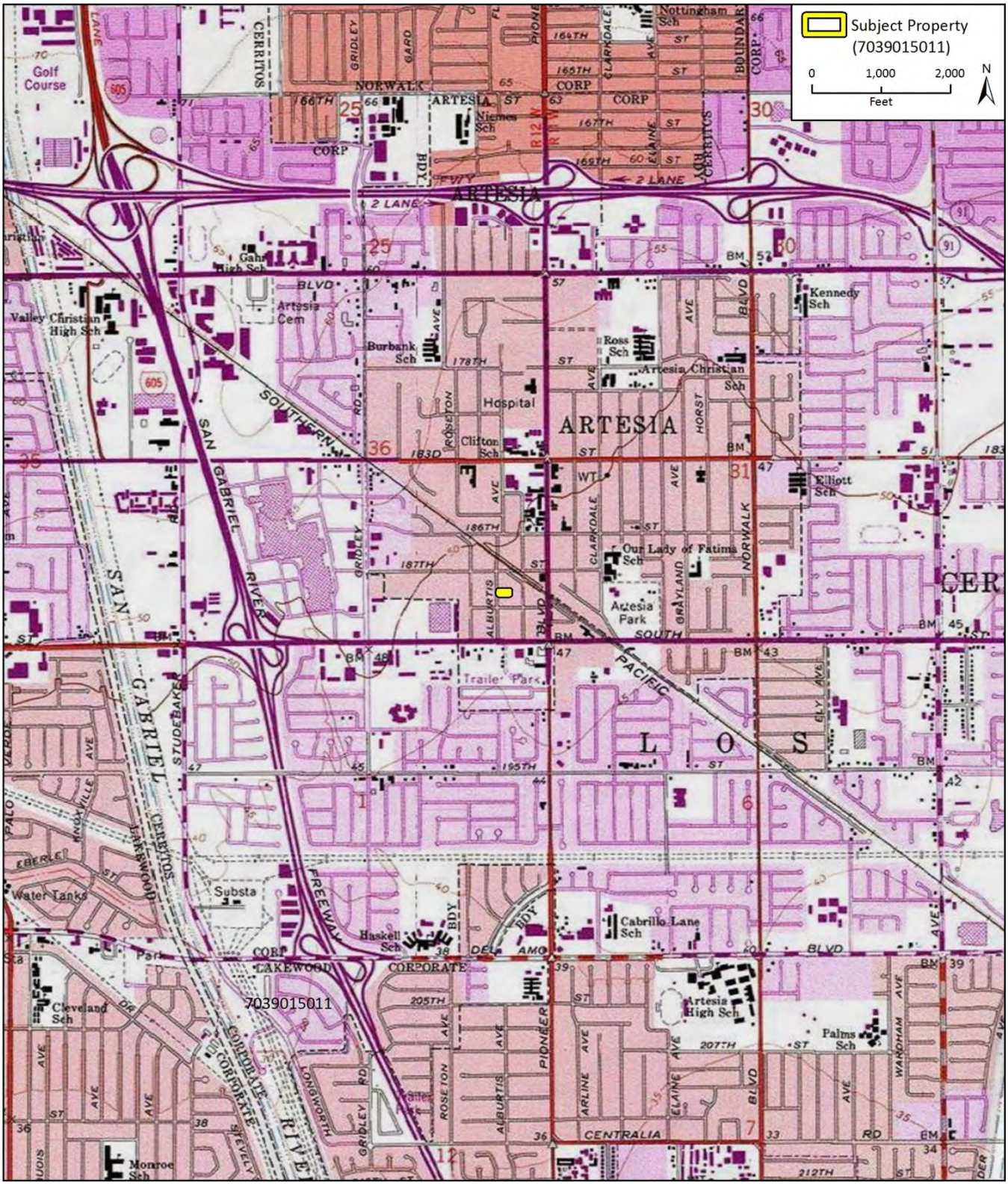
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 18726 Alburtis Avenue (Map Reference No. 32-006)

***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18726 Alburtis Avenue (Map Reference No. 32-006) ***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:** N/A
***B6. Construction History:**
According to parcel data, the subject building was constructed in 1949. The front door was subsequently 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 single-family residential building constructed in 1949. A search of city directories and a newspaper database revealed only that W.H. Cox was listed at this address in 1980 (Ancestry.com 2011; Newspapers.com 2018). Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 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). 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. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed November 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed November 2019.

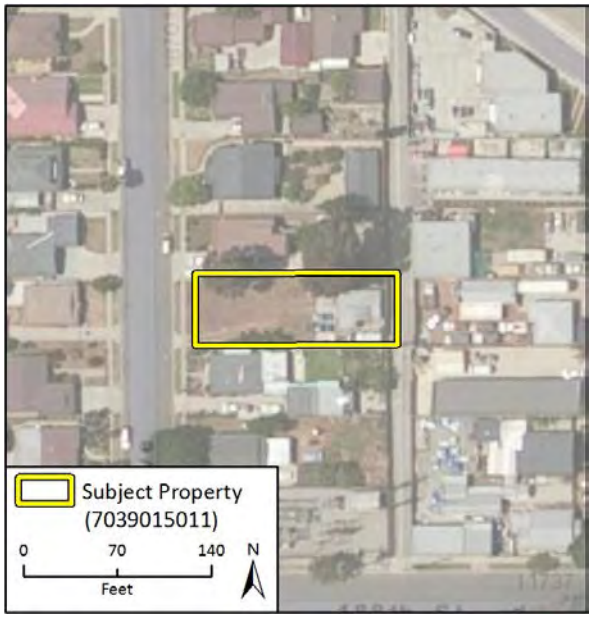
Los Angeles, City of: Public Library. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed November 2018.

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:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 12, 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 #:** 18734 Alburtis Avenue (Map Reference No. 32-007)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18734 Alburtis Ave City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7039-015-010

***P3a. Description:**

The subject property is a vernacular one-story residential building. The rectangular plan building sits on a concrete foundation and is capped by a gable-on-hip roof sheathed in asphalt shingles. Smooth stucco, board-and-batten siding, and a common bond brick veneer sheathe its wood frame structural system. Windows are aluminum, horizontal sliding sashes. The front door is located on the west elevations and is obscured by a metal security door. The property is located mid-block on a level parcel and is with a lawn and mature trees. Although no substantial alterations are apparent from the public right-of-way, historic aerial imagery suggests there is a rear addition.

***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

1973 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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.

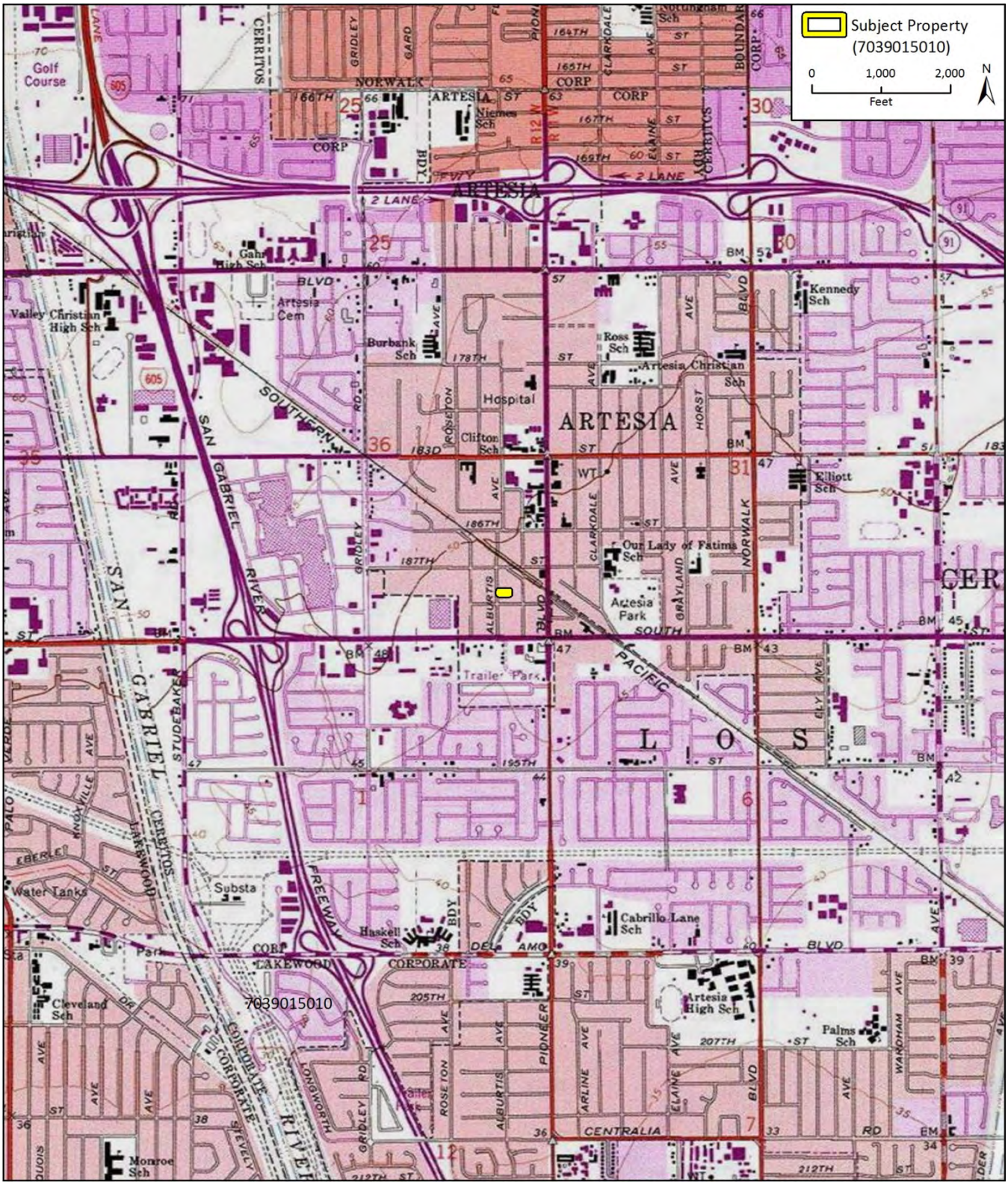
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 18734 Alburtis Avenue (Map Reference No. 32-007)
***Map Name:** *Los Alamitos* ***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 #** 18734 Alburtis Avenue (Map Reference No. 32-007) ***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:** N/A
***B6. Construction Historv:**
The residence was constructed in 1973, according to parcel data. Historic aerial imagery suggests a rear addition was constructed sometime between 1994 and 2002 (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 a single-family residential building constructed in 1973. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 vernacular 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). 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. In addition, the property is not recommended eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

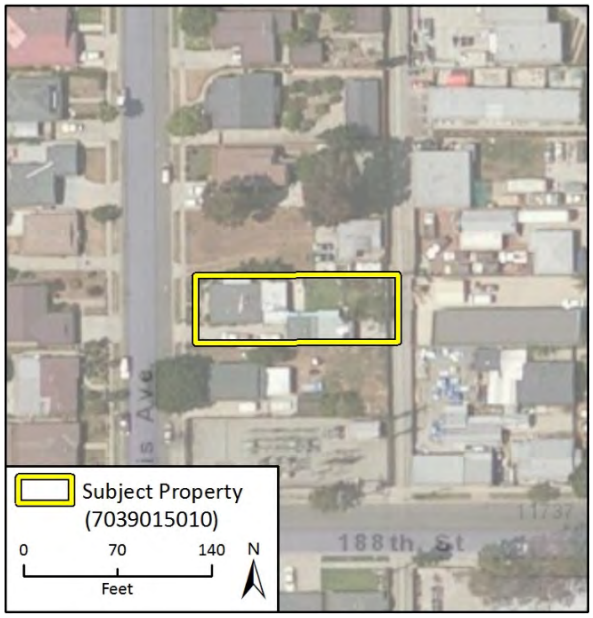
Ancestry. "United States City Directories, 1822-1995." [digitized archive]. Artesia, 1975, 1980. https://search.ancestry.com/search/db.aspx?dbid=2469&path=. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 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 December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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 Decmber 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18739 Corby Avenue (Map Reference No. 32-008)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S03.0S12.0W36 S.B.**B.M.**

c. Address: 18739 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-015-002

***P3a. Description:**

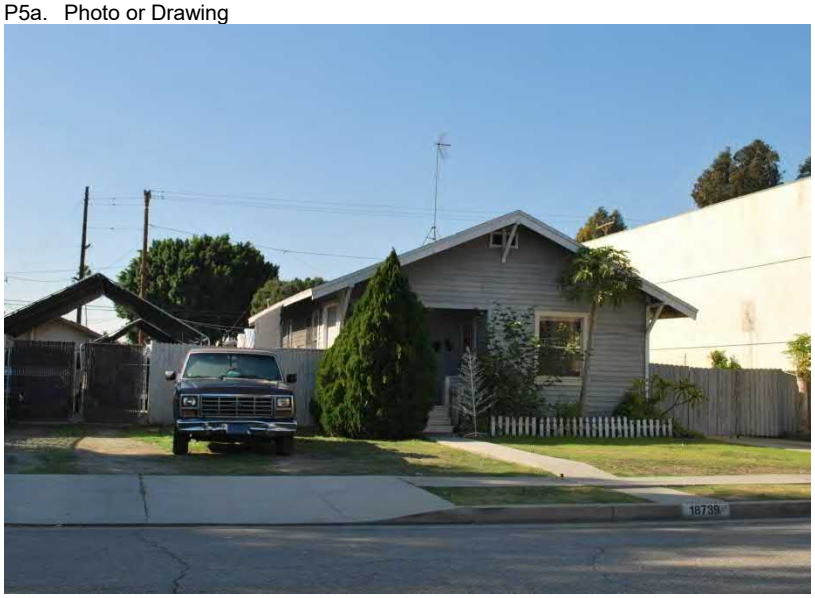
The subject property is a one-story vernacular residential building. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof sheathed in asphalt shingles. Horizontal wood panel siding sheathes its wood frame structural system. Windows are wood, 1/1 double-hung and single-pan, fixed sashes. The front door is located on the east elevation, its type obscured by a metal security door. The property is located mid-block on a level parcel and is landscaped with a lawn and decorative plants and shrubs. Alterations include the replacement of original window and roofing materials.

Aerial imagery suggests there is an ancillary building located to the immediate northeast of the residence. It possesses a rectangular plan and a gabled roof. Due to site constraints, no further details could be ascertained.

***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 south elevations; camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1912 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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):

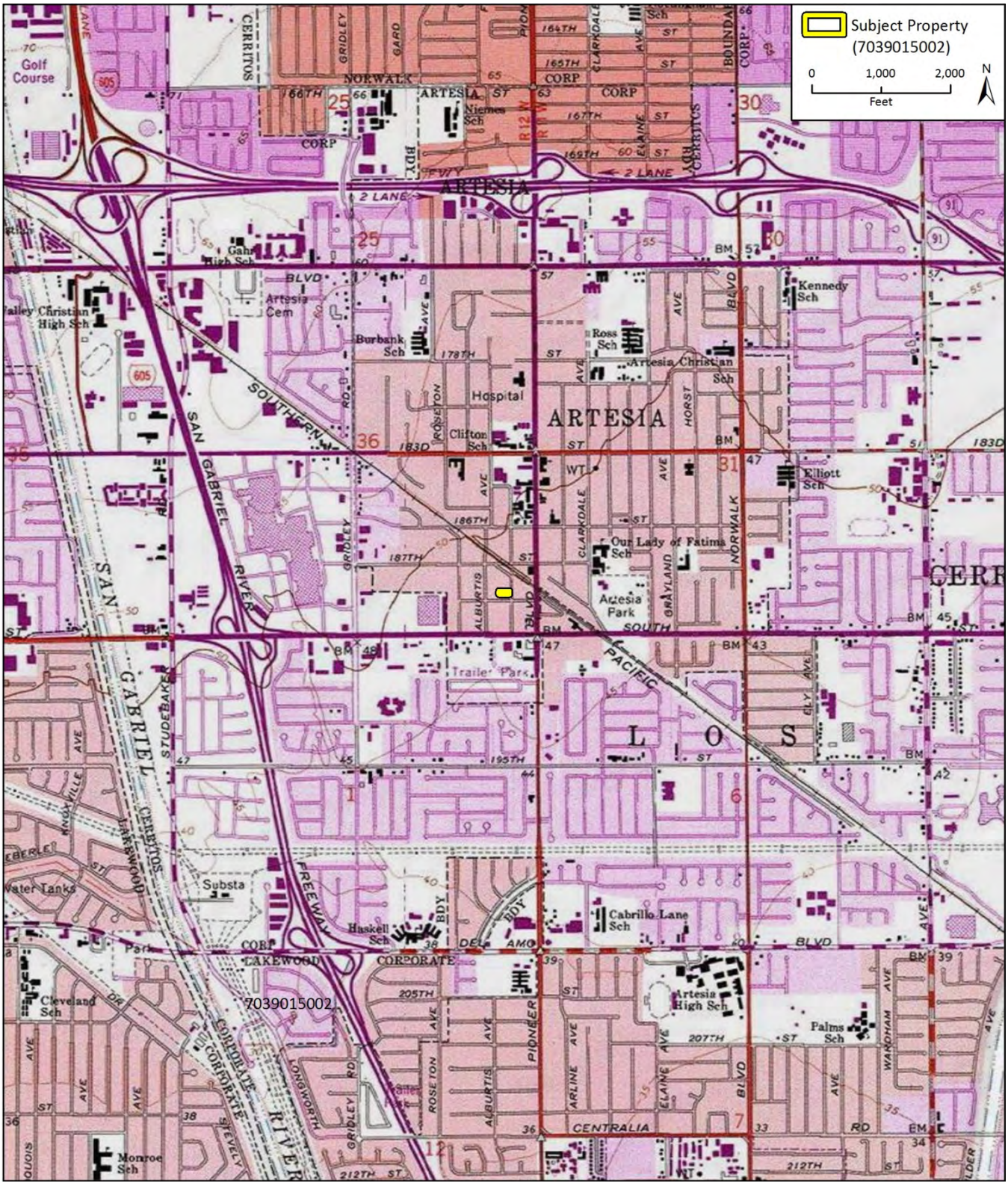
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 18739 Corby Avenue (Map Reference No. 32-008)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18739 Corby Avenue (Map Reference No. 32-008) ***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:** N/A
***B6. Construction History:**
According to parcel data, the subject resource was constructed in 1912 with possible alterations carried out in 1925.

***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 1912. Residents listed at this address in city directories include Mrs. E.D. Stelling. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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 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). There is no reason to believe that it 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

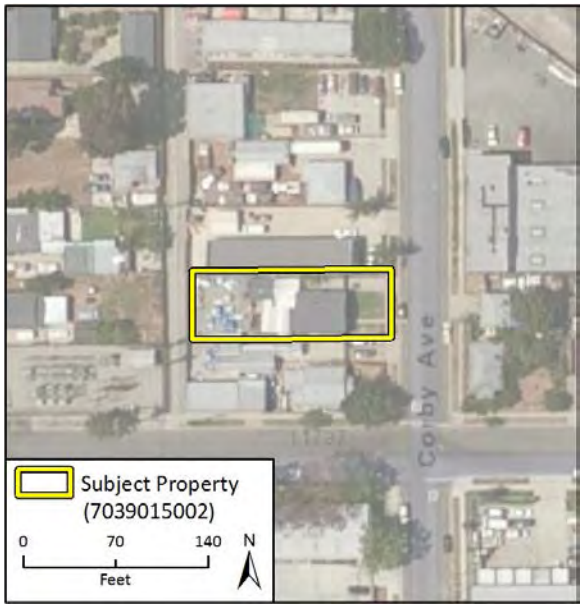
B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry. "U.S. City Directories, 1822-1995." [digitized archive]. Artesia, 1975, 1980. https://search.ancestry.com/search/db.aspx?dbid=2469&path=. 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.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18738 Alburtis Ave (Map Reference No. 32-009)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 18738 Alburtis Ave City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7039-015-010

***P3a. Description:**

The subject property is a one-story single family residence with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a gabled roof with exposed rafter tails that is sheathed in asphalt shingles. Smooth stucco sheathes its wood frame structural system. Windows are aluminum, horizontal sliding and wood or vinyl, 1/1 sashes. The front door is located on the west elevation and is obscured by a metal security door. Alterations include the replacement of original windows, the installation of decorative metal porch roof supports, and the construction of a rear addition. The building's stucco siding also appears to be non-original. To the immediate southeast of the residence is a detached garage. It features a rectangular plan, a gabled roof, and vertical wood siding. The property is located mid-block on a level parcel and is landscaped with a lawn and a mature ficus 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:
West and south elevations; camera facing east.

***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 St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 3, 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.

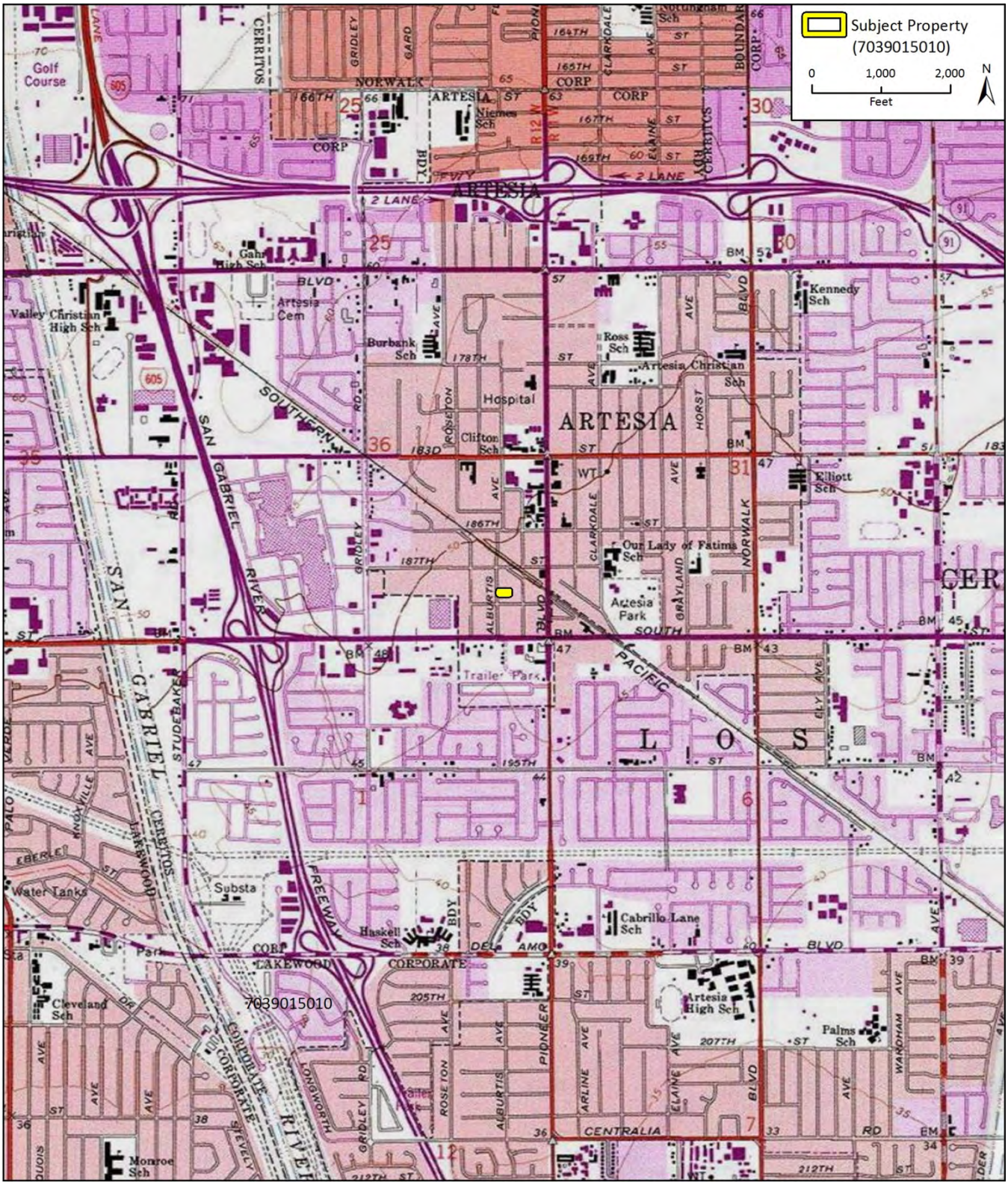
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18738 Alburtis Avenue (Map Reference No. 32-009)
***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18738 Alburtis Avenue (Map Reference No. 32-009) ***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 residence was constructed in 1923. Parcel data and historic aerial photographs suggest the detached garage date from sometime before 1953 (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 a single-family residential building constructed in 1923. Archival research failed to identify any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). Although the building may have been originally designed in the Craftsman style of architecture, alterations including the replacement of windows, exterior cladding, and porch posts have resulted in a loss of integrity 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). 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

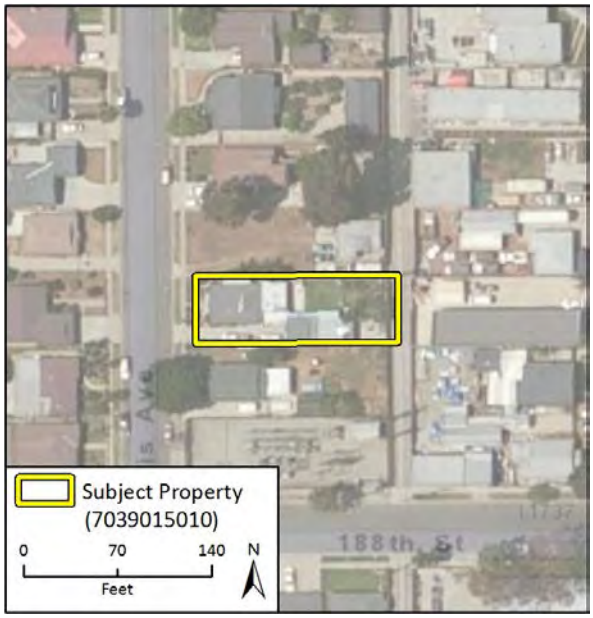
Ancestry. "U.S. City Directories, 1822-1995." [digitized database]. 1975, 1980. https://search.ancestry.com/search/db.aspx?dbid=2469&path=. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. 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.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. 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.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18745 Corby Avenue (Map Reference No. 32-010)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18745 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-015-001

***P3a. Description:**

The subject property includes a single-family residence and a shed. The residence, influenced by the Craftsman bungalow style, is roughly rectangular in plan, clad in horizontal board siding, and capped by a front-gabled roof with asphalt shingles. Windows are wood casement and double-hung. The primary entrance is located at the east elevation below a front-gabled porch roof supported by square columns. Located on the east elevation, the front door was obscured by a metal screen door. Decorative beams project from the gable ends of both roof systems.

A single-story industrial building is located to the rear (west) of the residence. It is rectangular in shape, clad in stucco, and features a flat roof. A shed roof projects from the eastern elevation supported by metal poles. It is accessed from the south by a curb cut and gate on 188th Street. A pedestrian door is also present on the south elevation.

The residence is located at the northwest corner of the Corby Avenue and 188th Street intersection on a level parcel landscaped with shrubs, flowers, and a mature tree.

***P3b. Resource Attributes:** HP2. Single Family Property; 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 west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Residence: 1925; Ancillary building: 1963 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First St., Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 8, 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.

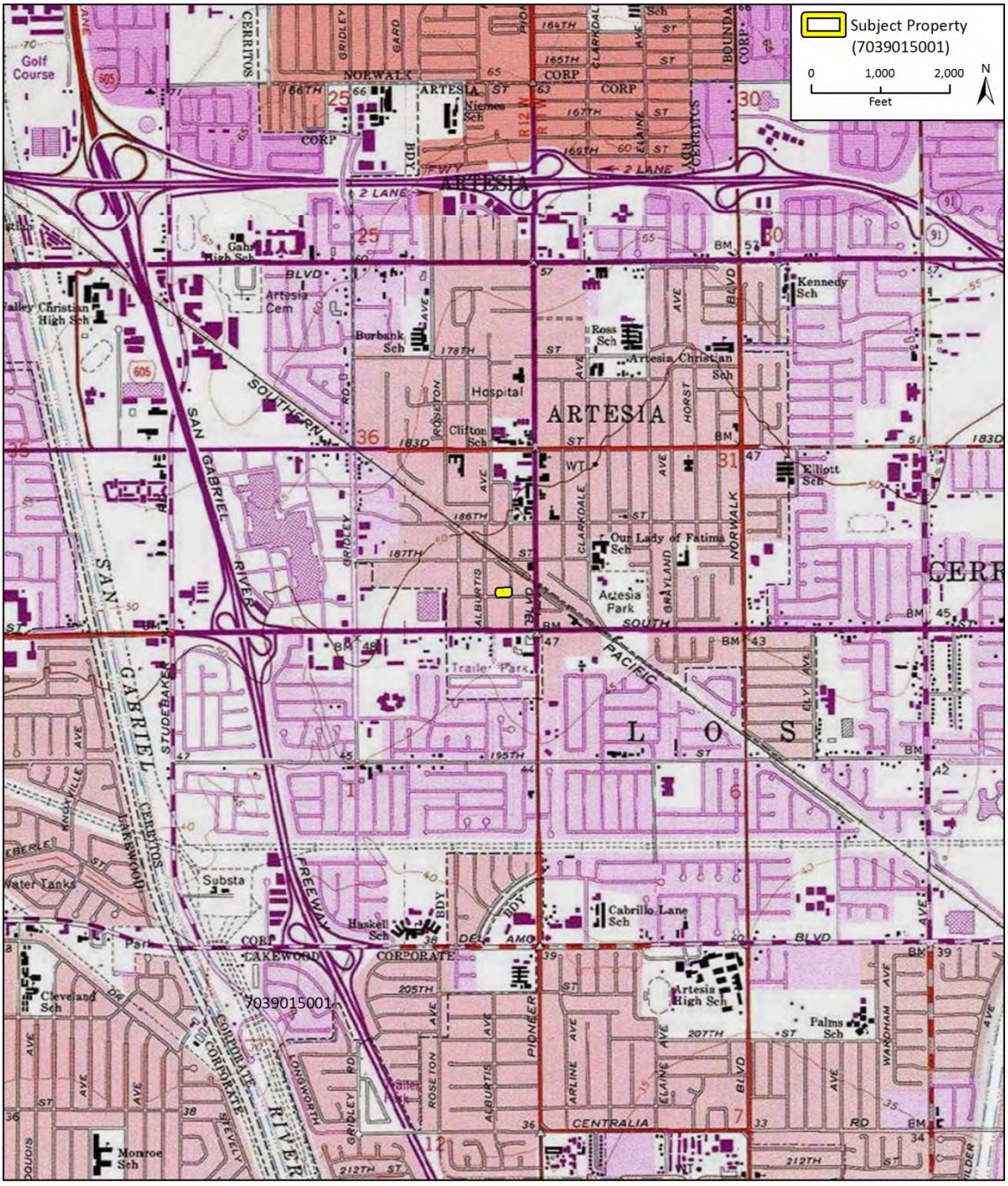
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18745 Corby Avenue (Map Reference No. 32-010)
***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18745 Corby Avenue (Map Reference No. 32-010) ***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/Industrial
***B5. Architectural Style:** Residence: Craftsman Bungalow
***B6. Construction History:**
According to assessor data, the residential building was constructed in 1925, with possible additions in 1927, while the ancillary building was constructed in 1963.

***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 residential building constructed in 1925 and an industrial building constructed in 1963. The Los Angeles County Assessor lists the owner as Navtar Group. Known owners/occupants, based on available city directories, include T. J. Martin. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons significant in the history of the city, region, state, or nation (Criteria A/1 and B/2). While the property features elements of the Craftsman-style, these features are limited to its materials and minimal elements of its design such as the decorative beams, and it is not highly representative of the style and does not rise to the level of National or State-wide significance (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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.

Lusky's 1960 Artesia "Yellow Book'' Criss Cross City Directory. Ancestry.com. Accessed November 30, 2018.

Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 30, 2018.

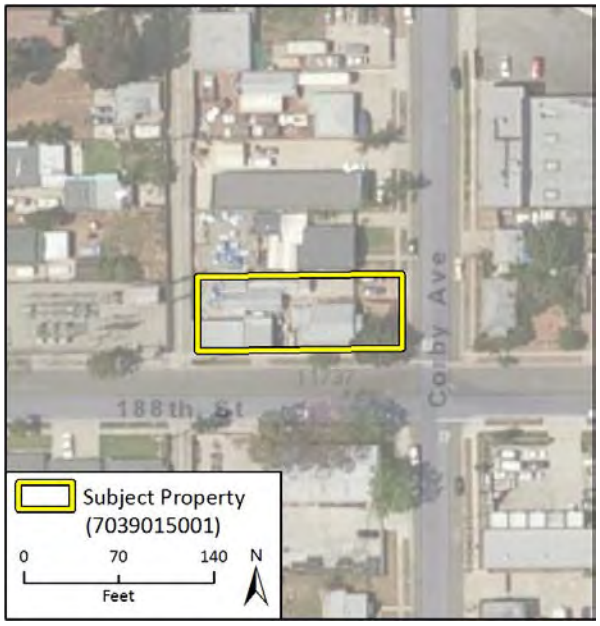
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 30, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 30, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 30, 2018.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18801 Pioneer Boulevard (Map Reference No. 32-011)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3W, Range: 12W, Section: 39 S.B.**B.M.**

c. Address: 18801 Pioneer Boulevard City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-008

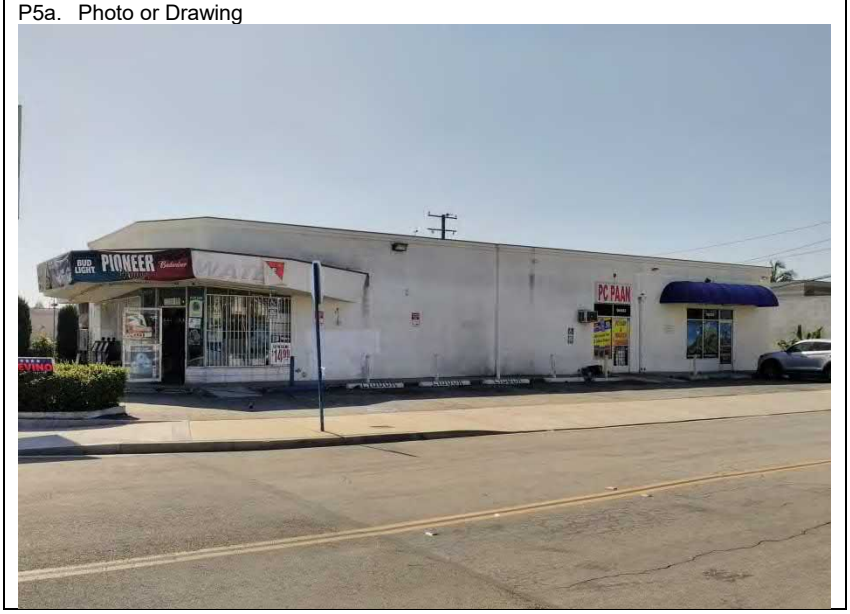
***P3a. Description:**

The subject property is a single-story, three-unit commercial building, largely rectangular in plan with a chamfer at the northeast corner. The building is finished in stack-bond concrete block and smooth stucco and features a flat roof with a modest cornice. A shade canopy wraps around the northeast corner of the building, marking the primary entrance at the chamfer. Secondary entrances are located on the northern elevation and, like the primary entrance, feature aluminum and glass shopfront door and window systems. The property is located at the southwest corner of N. Pioneer Blvd. and 188th St. on a level parcel that is landscaped with shrubs. The building can be accessed via Pioneer Blvd. or 188th St. through a small parking lot. The building is in good repair. Alterations include the addition of the shade canopy.

***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 and east (front) elevations. View southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1956 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Barbara Burkhart & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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.

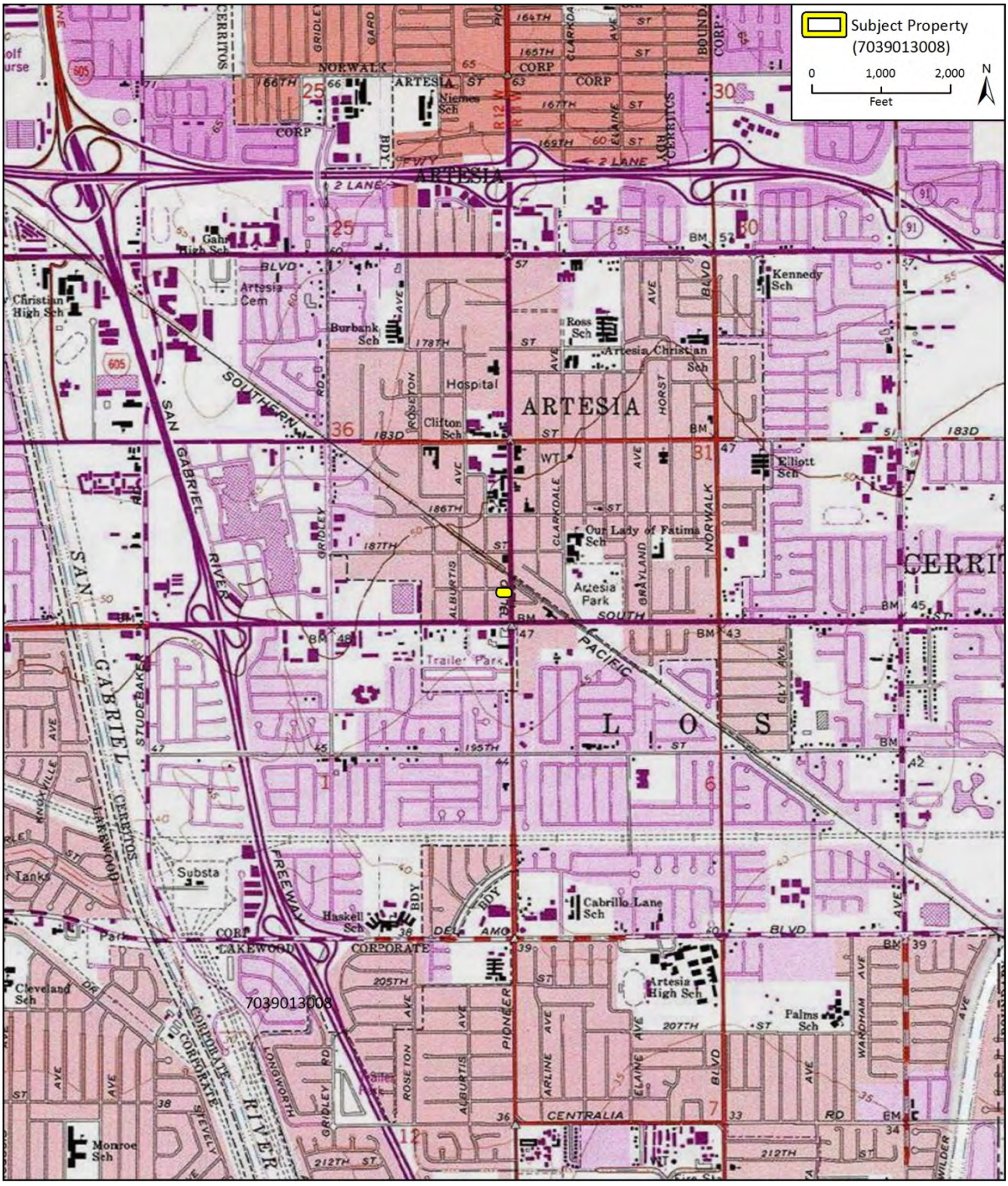
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18801 Pioneer Boulevard (Map Reference No. 32-011)
***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18801 Pioneer Boulevard (Map Reference No. 32-011) ***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:** N/A
***B6. Construction History:**
According to county parcel data, the building was constructed in 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** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

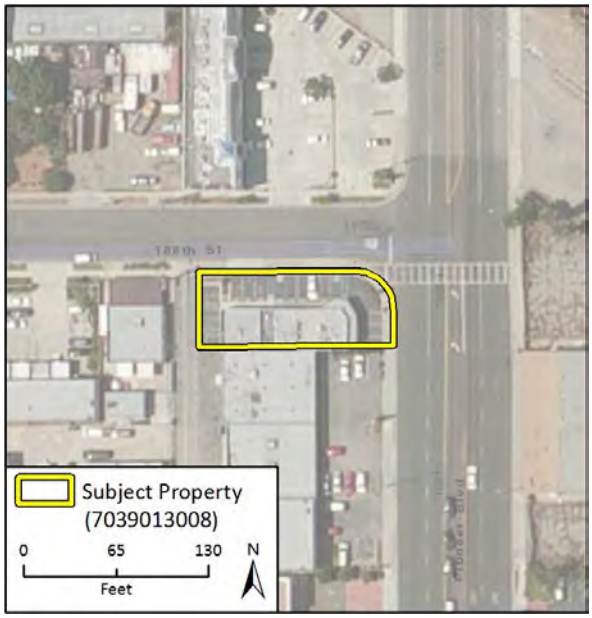
The subject property is a single-story commercial building constructed in 1956. Parcel data and city directories list the following past owners and occupants: Hollis Emmons, Pioneer Liquor, Emmons Holly Liquor Store and the Jerry J. and Julie N. Park Trust. Archival research failed to ascertain the architect and/or builder, or any other consequential information about former owners or 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/1/1 and B/2/2). The building is a relatively ordinary example of a 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 it 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 resources. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.
Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 29, 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 11748 188th Street (Map Reference No. 32-012)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 11748 118th Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-023

***P3a. Description:**

The subject property is a rectangular parcel located mid-block on 188th Street between Corby Avenue and Pioneer Boulevard. It includes two buildings, a commercial storefront sited at the front (north) of the parcel extending almost its full width, and an ancillary structure at the rear (southwest corner) of the parcel. Roughly rectangular in plan, the primary building sits on a concrete foundation and is capped by a roof that is flat at the rear and low-pitched gabled at the front. The roof is sheathed entirely in roll-on roofing material. Smooth stucco sheathes its structural system. Windows are aluminum, horizontal sliding sashes. Entrances to the building are located on the north and east elevations and feature metal, roll-up, solid wood, and glazed aluminum doors. The building has incurred no substantial alterations. The ancillary building is rectangular in plan, finished in stucco, and features a flat roof. The east elevation includes two metal swing-up garage doors. Landscaping consists of small shrubs and trees planted along the perimeter of the site.

***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 and east facades; camera facing southwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1977 (Los Angeles County Office of the Assessor 2018)

***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:**
January 16, 2018

***P10. Survey Type:**
Intensive pedestrian

***P11. Report Citation:**
2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis 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#

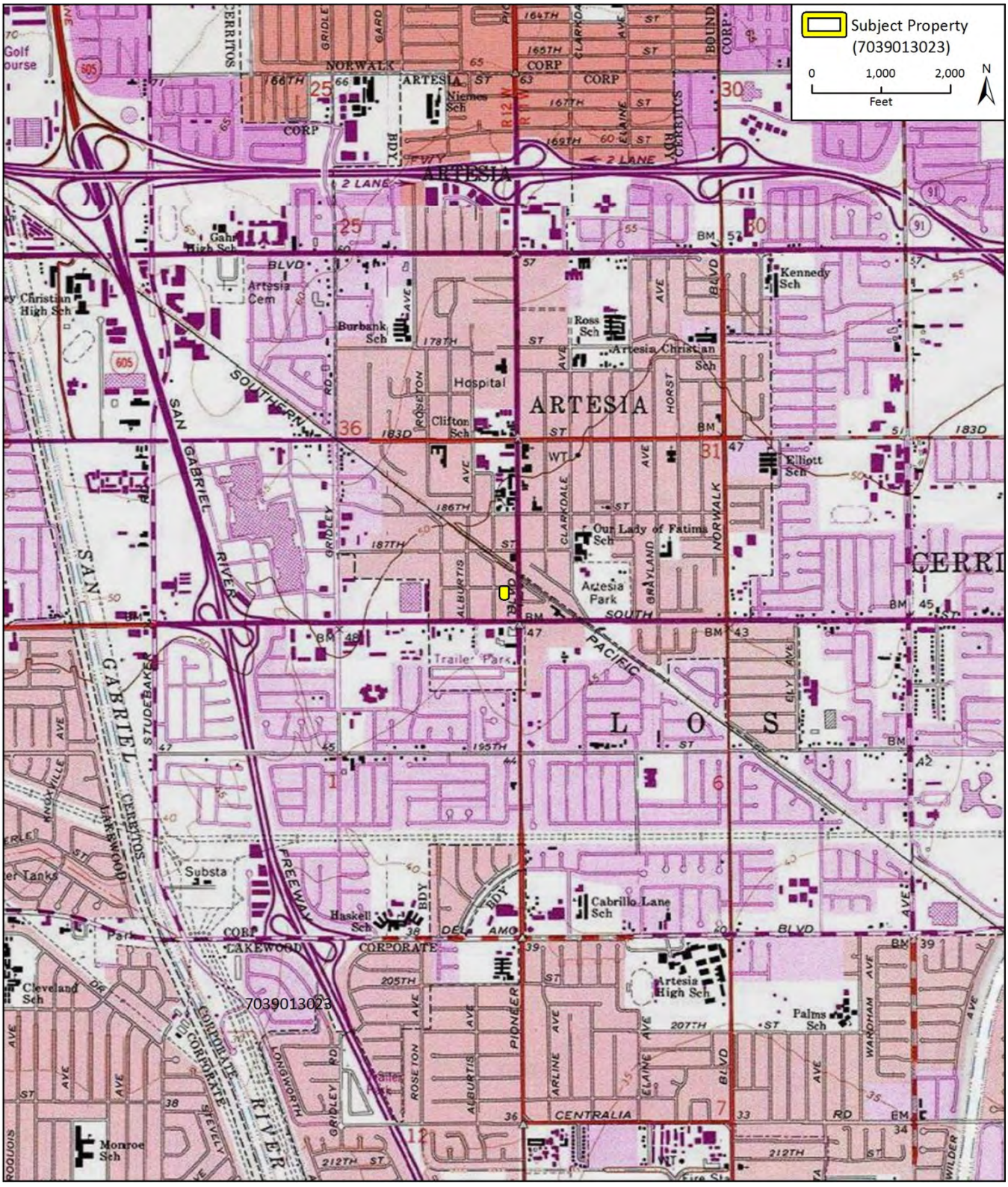
LOCATION MAP

Trinomial

***Resource Name or #** 11748 188th Street (Map Reference No. 32-012)

***Map Name:** *Los Alamitos*

***Scale:** 1:24,000 ***Date of map:** 1981



*** Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11748 188th Street (Map Reference No. 32-012) ***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:** None
***B6. Construction History:**
Parcel data indicates the subject building was constructed in 1977.

***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-story commercial building constructed in 1977. The Los Angeles County Assessor lists William L. and Shirley A. Walker and Donald N. and Dorothy A. Walker as previous owners of the property. A search of city directories revealed that Mrs. J.L Ferreira occupied the property in 1980 (Ancestry 2011). Most recently South Coast Auto Body Service operated from the property. Archival research failed to identify any consequential information about former owners or 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/1/1 and B/2/2). The building is a relatively ordinary example of a 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 it 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

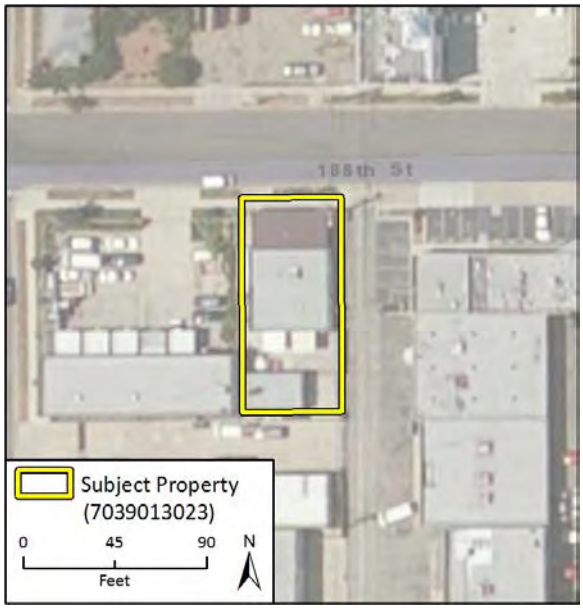
Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Artesia, California, City Directory. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed December 2018.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed December 2018.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed December 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed December2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed December 2018.



B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** December 14, 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 #:** 18803 Corby Avenue (Map Reference No. 32-013)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18803 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-014-005 and -006

***P3a. Description:**

The subject property is a tall single-story industrial warehouse structure situated on a property consisting of two parcels. The rectangular plan building is finished in aluminum paneling and features a front-gabled roof. The primary entrance is located at the east (front) elevation where there are two-pedestrian doors that appear to be wooden. There is a large metal roll-up door at the rear. No windows were observed at the time of evaluation. The property is located at the southwest corner of 188th Street and Corby Avenue, on a level parcel that is landscaped with a small lawn and several mature trees.

***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

1973 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Barbara Burkhart & James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
December 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#

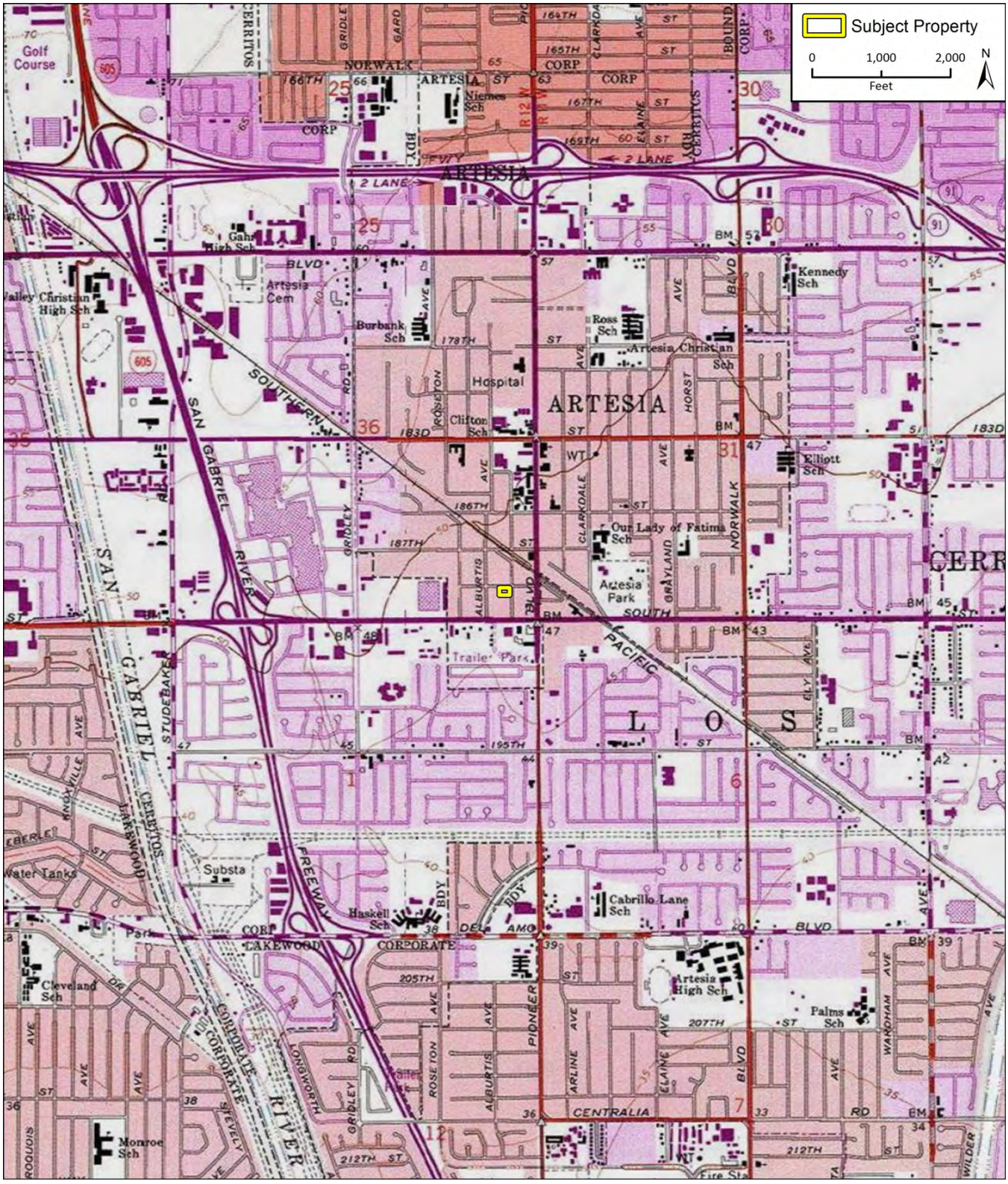
LOCATION MAP

Trinomial

***Resource Name or #** 18803 Corby Avenue (Map Reference No. 32-013)

***Map Name:** *Los Alamitos*

***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18803 Corby Avenue (Map Reference No. 32-013) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Church B4. Present Use: Industrial
***B5. Architectural Style:** N/A
***B6. Construction History:**
According to assessor data, the subject building was constructed in 1973.

***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 1973. The Los Angeles County Assessor lists J and L Victor LLC as previous owners. Known owners/occupants, based on a search of the Los Angeles Times and available city directories, included Calmetal & Supply Co. Additionally, a previous structure on the site housed Holy Family Catholic Church, prior to 1973. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is not recommended 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 persons 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 30, 2018.

Lusky's 1960 Artesia "Yellow Book'' Criss Cross City Directory. Ancestry.com. Accessed November 30, 2018.

Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 30, 2018.

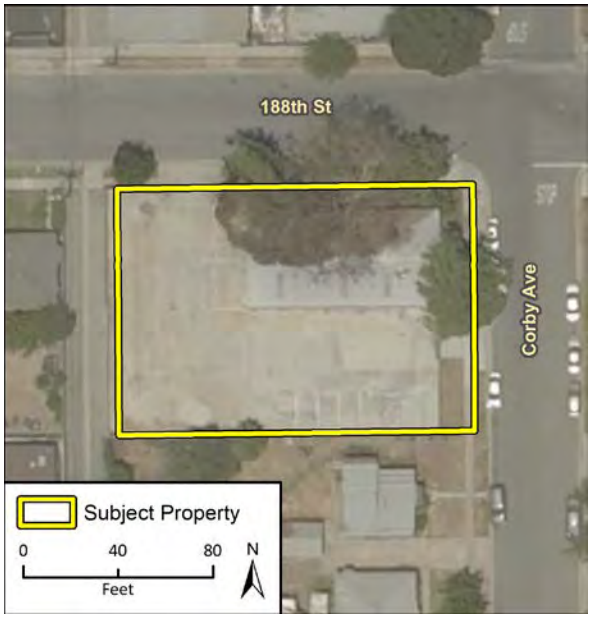
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 30, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 30, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 30, 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18809-18811 Pioneer Boulevard

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 3S, Range: 12W, Section: 36 S.B.**B.M.**

c. Address: 18809-18811 Pioneer Boulevard City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-007, 7039-013-006

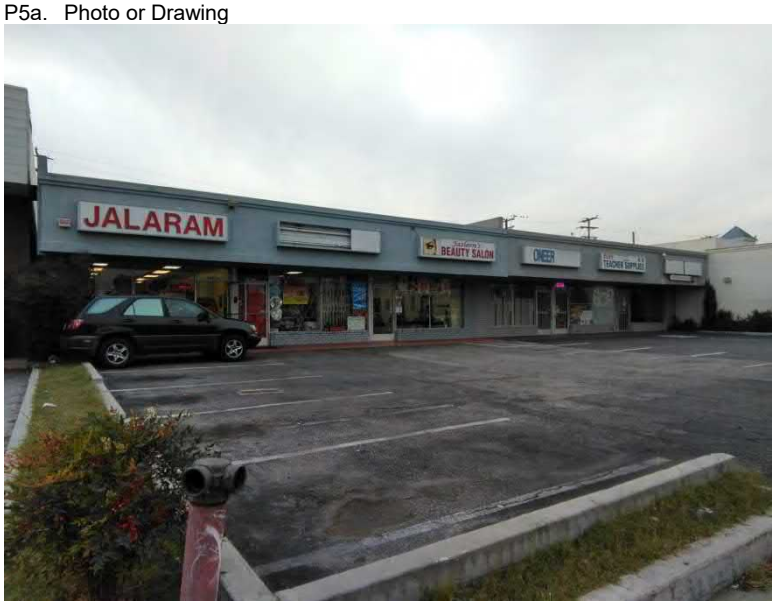
***P3a. Description:**

The subject property is a single-story three-unit commercial building, rectangular in plan. It is finished in painted brick and features a flat roof with an exaggerated stucco overhang running the length of the building's eastern elevation. The primary façade is located at the eastern elevation and consists of three sets of aluminum and glass shopfront doors and windows. The property is located mid-block on a level parcel. It is mostly paved but has some landscaping consisting of small shrubs and trees. The building is accessed via a driveway from Pioneer Boulevard. The addition on the south side of the building constitutes the only substantial alteration to the building.

***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 (front) elevation. View northwest.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1966 with a 1990 addition (Los Angeles County Assessor, 2018)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Barbara Burkhart & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

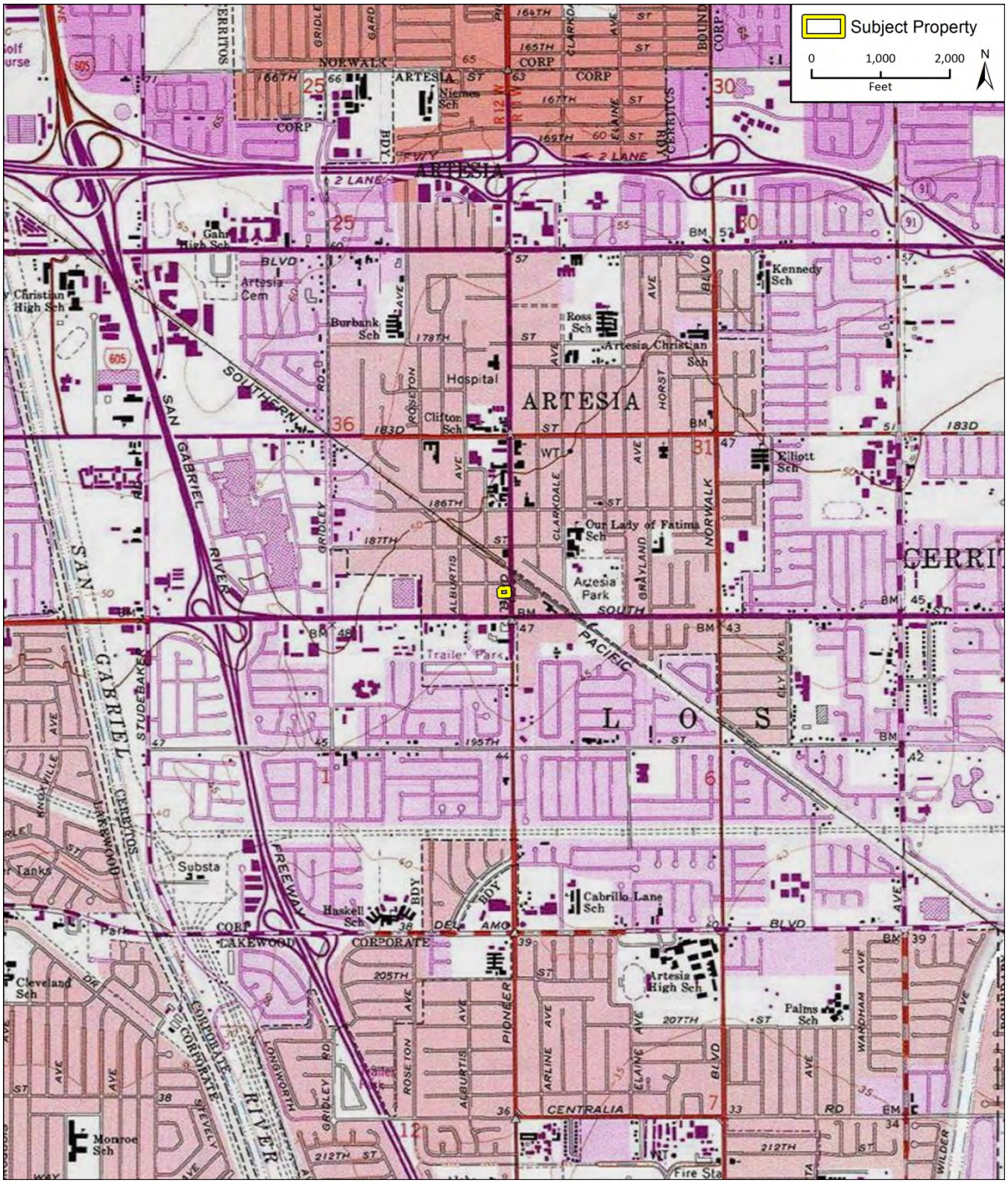
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18809-18811 Pioneer Boulevard (Map Reference No. 32-014)

***Map Name:** *Los Alamitos* ***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 #** 18809-18811 Pioneer Boulevard (Map Reference No. 32-014) ***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:** N/A
***B6. Construction History:**
According to county parcel data, the building was first developed in 1966. An addition was constructed on its south side in 1990.

***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-story commercial building constructed in 1966 with an addition doubling its size in 1990. The Los Angeles County Assessor lists Mary Kwon as a past owner. Previous tenants include Cliff Arkell Realty and The Black Knight. Recently, the building was home to Jalaram, Jasleen's Beauty Salon, Oneer, Elite Teacher Supplies and Bombay Jewel. Archival research failed to identify the architect and/or contractor, or any additional consequential information about its former owners or occupants.

The property is recommended ineligible for listing in the National or California Registers under any significance criteria. 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 building is a relatively ordinary example of a 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 recommended ineligible as a contributor to any existing or potential historic districts. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.
Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 29, 2018.
Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 2018.
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18813 Corby Avenue (Map Reference No. 32-015)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 4S, Range: 12W, Section: 1 S.B.**B.M.**

c. Address: 18813 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-014-016

***P3a. Description:**

The subject property is a vernacular single-story residential building. The building is largely rectangular in plan, finished in stucco, and features a front-gabled roof. Windows are non-original aluminum sliders, and one has been enclosed to accommodate an HVAC unit. The primary entrance is located on the eastern elevation and displays a wooden door. A front-gabled, stucco-clad detached garage with wood-plank, swing-out double doors is situated at the rear of the lot. The property is located mid-block on a level parcel and is landscaped with a lawn and mature trees. Alterations include the application of stucco, the installation of replacement windows, and the enclosure of a window aperture.

***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

1915 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Barbara Burkhart & James Williams
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 15, 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#

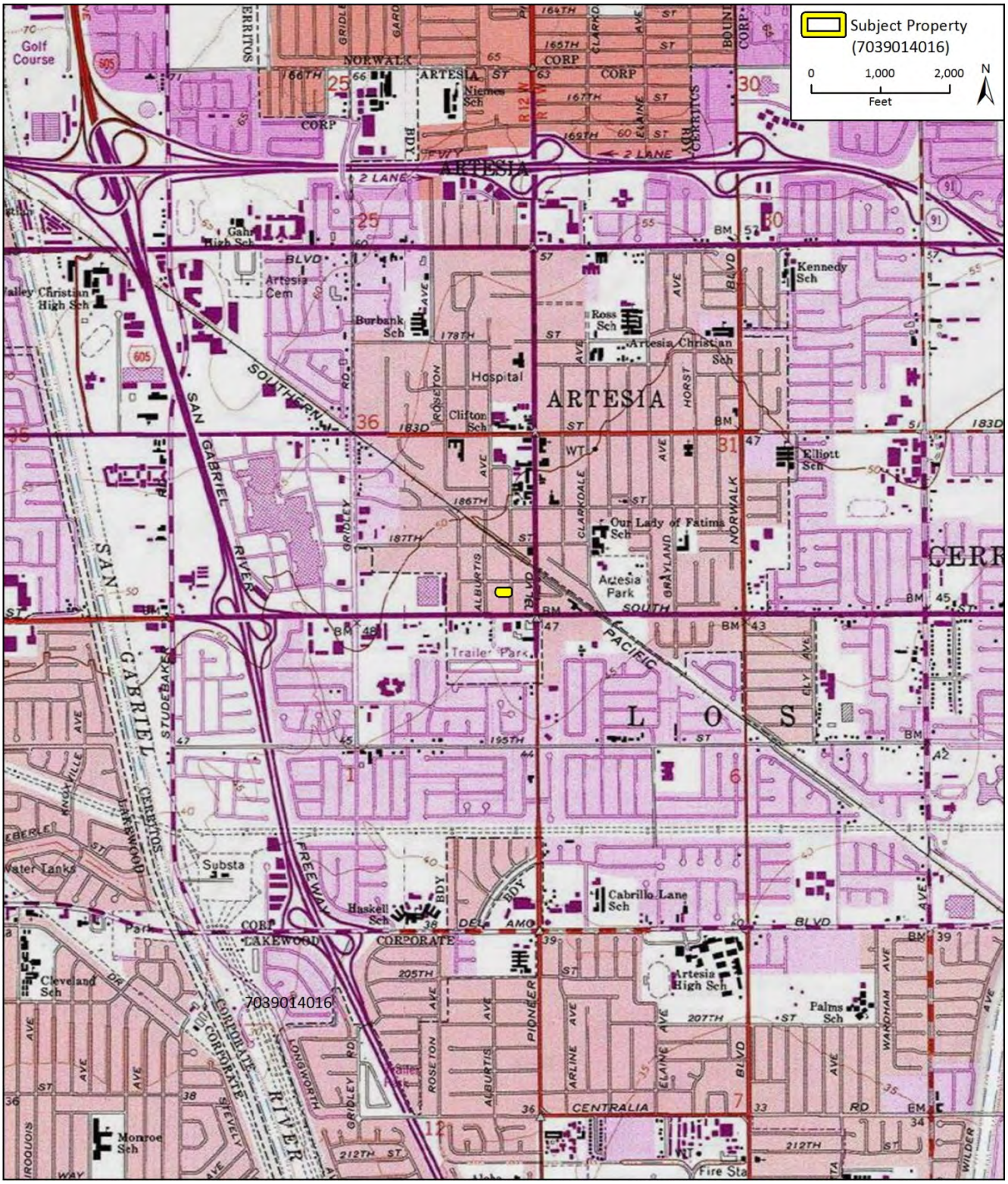
LOCATION MAP

Trinomial

***Resource Name or #** 18813 Corby Avenue (Map Reference No. 32-015)

***Map Name:** *Los Alamitos*

***Scale:** 1:24,000 ***Date of map:** 1981



* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 18813 Corby Avenue (Map Reference No. 32-015) ***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:** N/A
***B6. Construction History:**
Built in 1915 with possible addition in 1927. Windows replaced at 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 a single-family residence constructed in 1915, with a possible addition constructed in 1927. Parcel data, historical newspapers, and city directories list Wei Jie Qi and Manuel and Mary Fernandes as past occupants and owners of the property. Manuel is listed as a gardener in the 1960 Artesia city directory. Archival research failed to identify any additional information of consequence about former owners or occupants.

The property is not recommended 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 persons 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 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). 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. In addition, the property is not eligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 29, 2018.

Lusky's 1960 Artesia "Yellow Book'' Criss Cross City Directory. Ancestry.com. Accessed November 29, 2018.

Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 29, 2018.

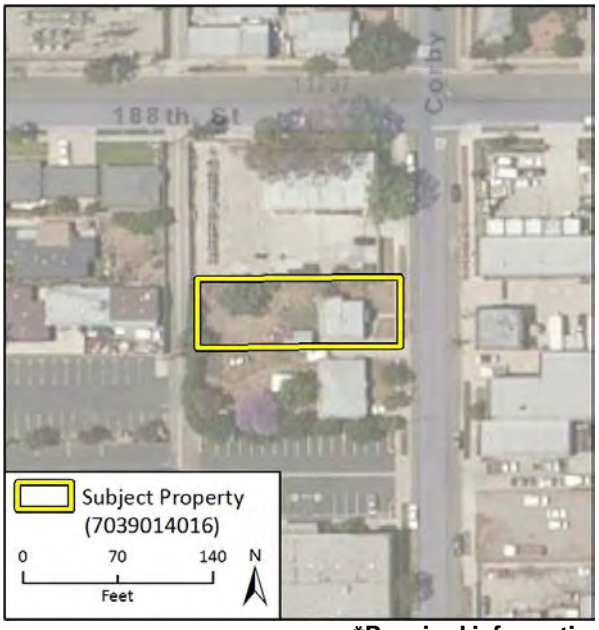
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed November 29, 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed November 29, 2018.

NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 29, 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18819 Pioneer Boulevard (Map Reference No. 32-016)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 4S, Range: 12W, Section: 01 S.B.**B.M.**

c. Address: 18819 Pioneer Boulevard City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-005

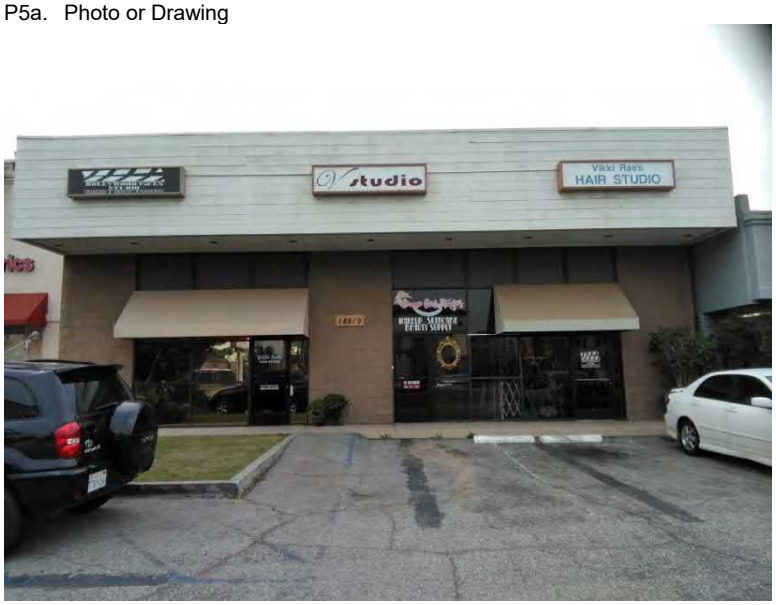
***P3a. Description:**

The subject property is a one-story commercial building designed in a Modern-influenced style. Rectangular in plan, the building is finished in concrete block and features a flat roof. The heavily massed roof has a broad overhang past the façade and is clad in horizontal wood plank siding. Located on the east side of the building, the façade features two bays each with aluminum-framed commercial door and window systems. Awnings are mounted over each of the two entries. The building is located mid-block on a level parcel. Although the majority of the property is paved with a surface parking lot, it also includes a small lawn area. No major alterations were noted.

***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 (front) elevation; view west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1977; Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 18, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis Report*. Prepared for Los Angeles County Metropolitan Transit Authority by Rincon Consultants, Inc.

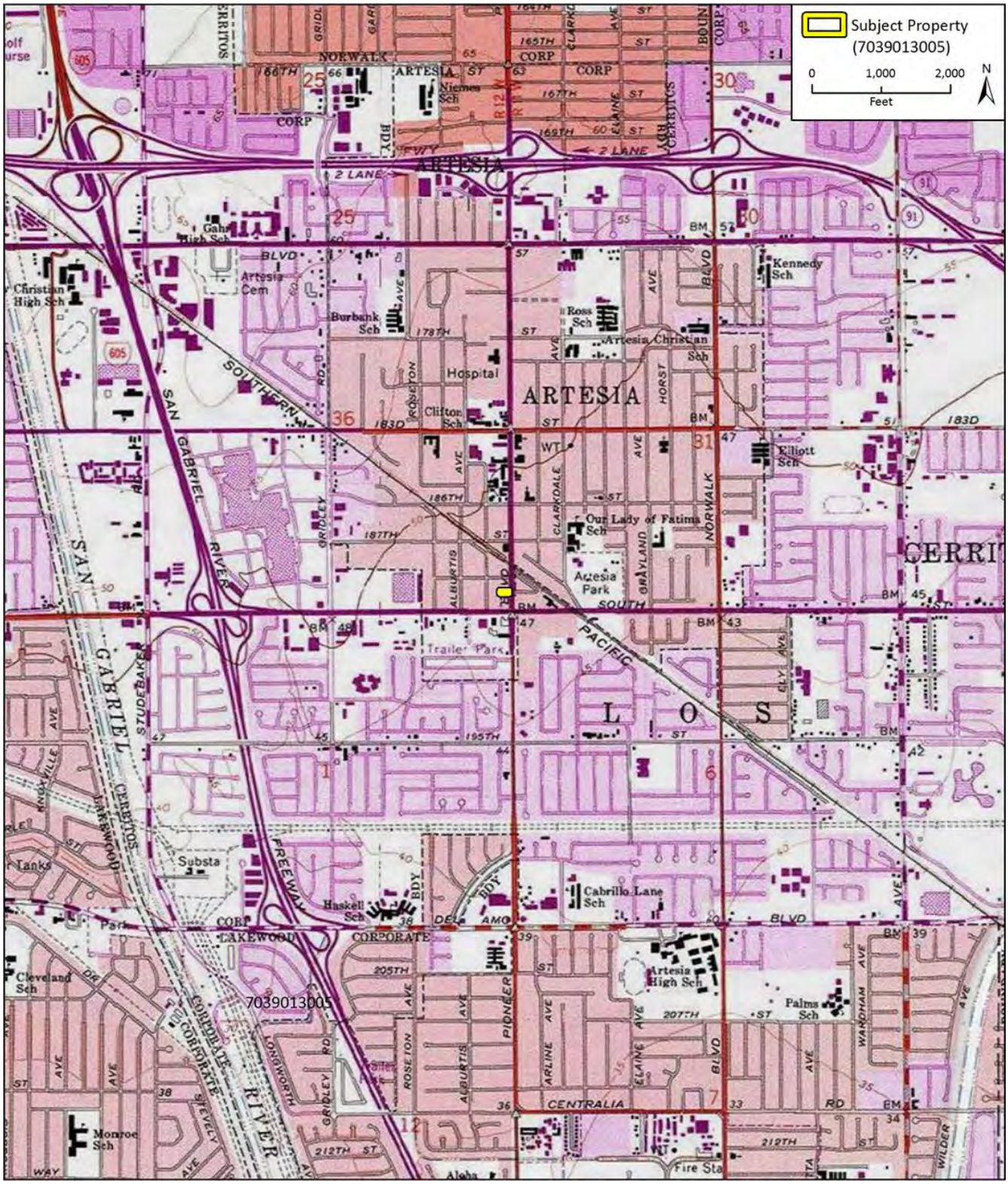
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18819 Pioneer Boulevard (Map Reference No. 32-016)
***Map Name:** *Los Alamitos* ***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 #** 18819 Pioneer Boulevard (Map Reference No. 32-016) ***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:** Modern
***B6. Construction History:**
According to county parcel data, the building was constructed in 1977.

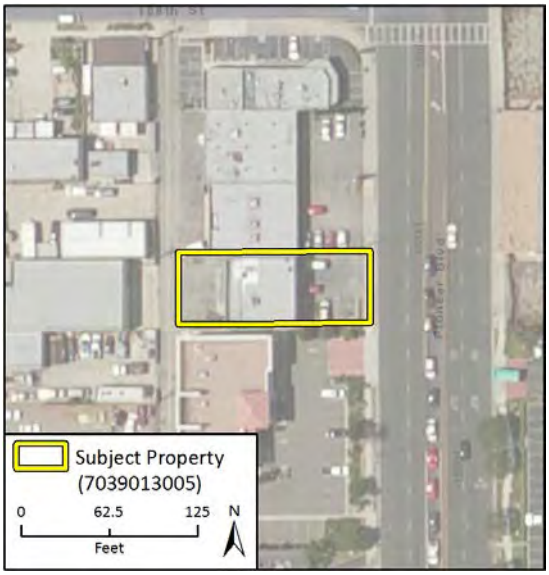
***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a single-story commercial building constructed in 1977. The Los Angeles County Assessor lists the Rafael F. and Aida C. Gomez Trust as a previous owner. Archival research failed uncover further information regarding the building or its past owners or tenants.

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/1/1 and B/2/2). The building is a relatively ordinary example of a commercial retail 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. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.
Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 28, 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.
NewspaperArchive.com. "Home" [digitized archive]. Newspaper Articles, various by location and date. https://newspaperarchive.com/. Accessed November 2018.



B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 18819 Corby Avenue (Map Reference No. 32-017)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 4S, Range: 12W, Section: 1 S.B.**B.M.**

c. Address: 18819 Corby Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-014-015

***P3a. Description:**

The subject property is a one-story single-family residence built in the Minimal Traditional style. The building is largely square in plan, finished in stucco, and displays a hipped roof clad in asphalt shingle with narrow eaves. A small, narrow attached garage is located on the south end of the building. The garage door appears to be the original wooden tilt-up door. Windows are mostly wooden double-hung sashes, but also include a replacement aluminum slider. The primary entrance, located on the eastern façade, is accessed via a set of concrete steps with a metal railing. It consists of a solid wood door, and a side entrance on the north elevation has a wood paneled door. The property is located mid-block on a level parcel and is landscaped with a lawn and mature trees. The building is in fair condition, and no substantial alterations besides the window replacement were apparent 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.)

P5b. Description of Photo:
East elevation. View west.

***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:**
Susan Zamudio-Gurrola
Rincon Consultants
250 East 1st Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 15, 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.

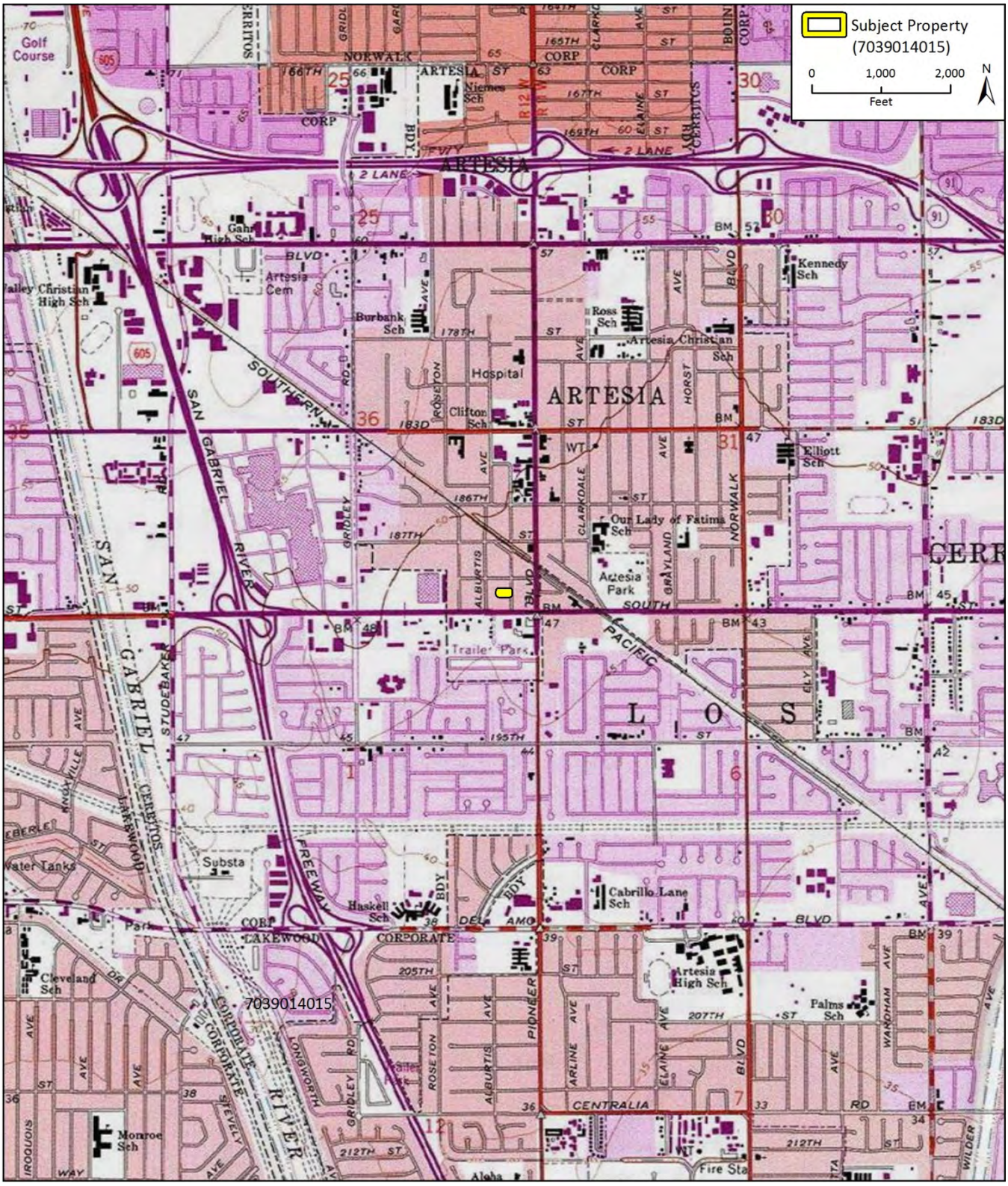
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 18819 Corby Avenue (Map Reference No. 32-017)
***Map Name:** *Los Alamitos* ***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 #** 18819 Corby Avenue (Map Reference No. 32-017) ***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 assessor data, the building was constructed in 1957.

***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 1957. The Los Angeles County Assessor lists Weijie Qi as a previous owner. Archival research failed to identify any consequential information about former owners or occupants.

The property is not recommended 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 persons 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 Minimal Traditional 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). 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. In addition, it is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

B11. Additional Resource Attributes: N/A
***B12. References:**

Los Angeles County Assessor. "Property Assessment Information System" maps.assessor.lacounty.org. Accessed November 2018.

Lusky's 1960 Artesia "Yellow Book'' Criss Cross City Directory. Ancestry.com. Accessed November 2018.

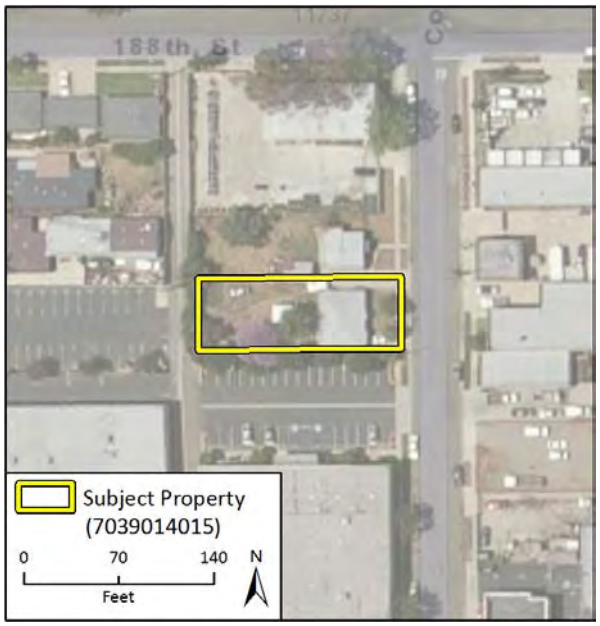
Lusky's Artesia – Cerritos – Norwalk Telephone Directory, 1975-76 Edition. Ancestry.com. Accessed November 2018.

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 29, 2018.

B13. Remarks:
***B14. Evaluator:** B. Burkhart & J. Williams, Rincon Consultants
***Date of Evaluation:** December 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 #:** 11727 South Street (Map Reference No. 32-018)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township: 4S, Range: 12W, Section: 1 S.B.**B.M.**

c. Address: 11727 South Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-014-017

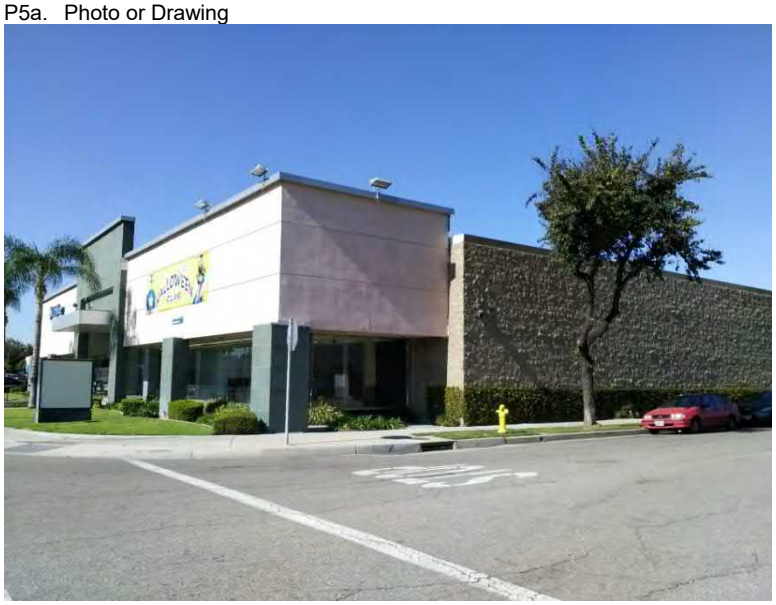
***P3a. Description:**

The subject property is a single-story department store building. It is rectangular in plan and features a flat roof with a stepped parapet at the south (front) elevation. The majority of the building in finished in split-faced concrete blocks; however the primary elevation features shopfront display area marked by a storefront system at the lower level, while the upper level projects overhead, finished in smooth stucco and supported by large square columns finished in tile. The primary entrances are located at the south elevation, below the highest portion of the stepped parapet, and are further marked by a metal canopy that projects over a set of entry stairs and ramp. Rear entrances include a glazed aluminum commercial door on the ground floor and a solid wood or metal door at the mezzanine level. The building is in good repair. Alterations include the remodeling of the primary elevation. The property is located at the northwest corner of the South Street and Corby Avenue intersection, on a level parcel and is landscaped by a lawn and mature trees.

***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 (front) and east elevations. View 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, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
November 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):

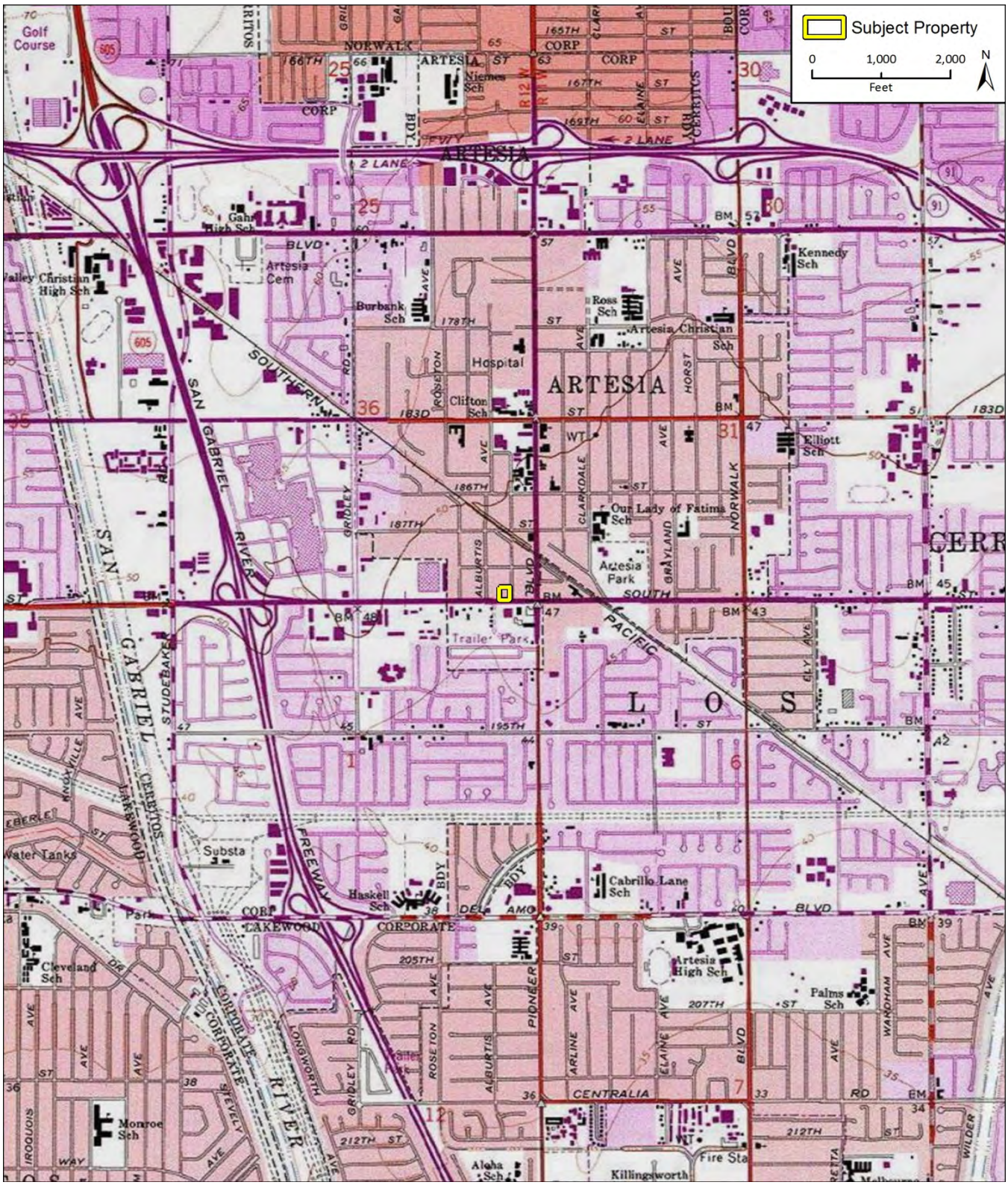
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3
***Map Name:** *Los Alamitos*

***Resource Name or #** 11727 South Street (Map Reference No. 32-018)
***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11727 South Street (Map Reference No. 32-018) ***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:**
According to assessor data, the building was constructed in 1974. Visual observation suggests the south-facing storefronts have been remodeled.

***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 1974. An advertisement published that year in the *Los Angeles Times* suggests it was developed as RB Furniture. The property has continued to serve as a furniture store to the present. Additional occupants include Leather Expo, Homelife Furnishings, Best Buy Furniture Outlet, and Sit 'n Sleep. 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 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 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 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. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

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.

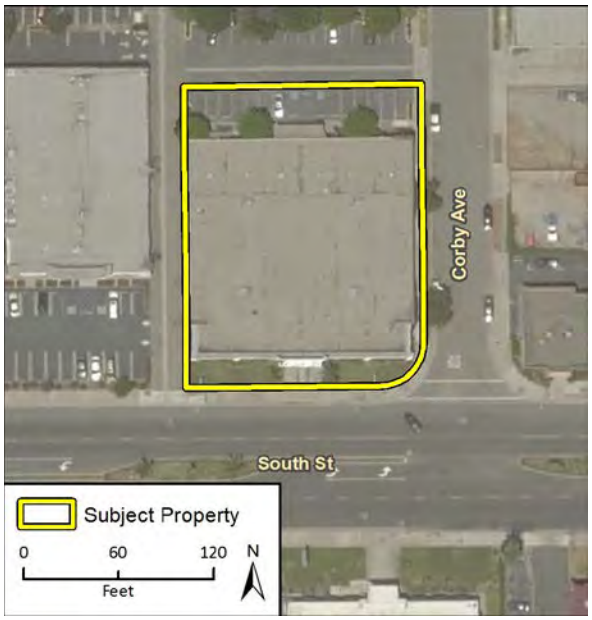
Los Angeles, County: Office of the Assessor. "Property Assessment Information System." http://maps.assessor.lacounty.gov/. Accessed May 2019.

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]. Newspaper Articles and Advertisements, *Los Angeles Times*, 1974-2007. https://www.newspapers.com/. Accessed May 2019.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** May 16, 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 #:** 11755 South Street (Map Reference No. 32-019)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 4S, Range 12W, Section 1 S.B.**B.M.**

c. Address: 11755 South Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-021; 7039-013-010

***P3a. Description:**

The subject property is a one-story industrial building designed in no discernable style. The L- plan building sits on a concrete foundation and is capped by a flat roof sheathed in roll-on composition cladding. Smooth stucco, which is scored in a grid pattern on the south elevation, sheathes its structural system. Windows are steel; casement. Entrances to the building are located on the east elevations and include a solid, standard size and three vehicle bays with corrugated metal doors. The property is located mid-block on a level parcel and is landscaped with a brick planter with a shrub. The easternmost bay door constitutes a possible alteration; it includes a standard size door installed within a swing-up garage door.

***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 (secondary) elevation; taken from east, camera facing west.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1972 (Los Angeles County Office of the Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Steven Treffers
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 18, 2018

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

2019. *West Santa Ana Branch Transit Corridor Environmental Study, Cultural and Paleontological Resource Impacts Analysis 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):

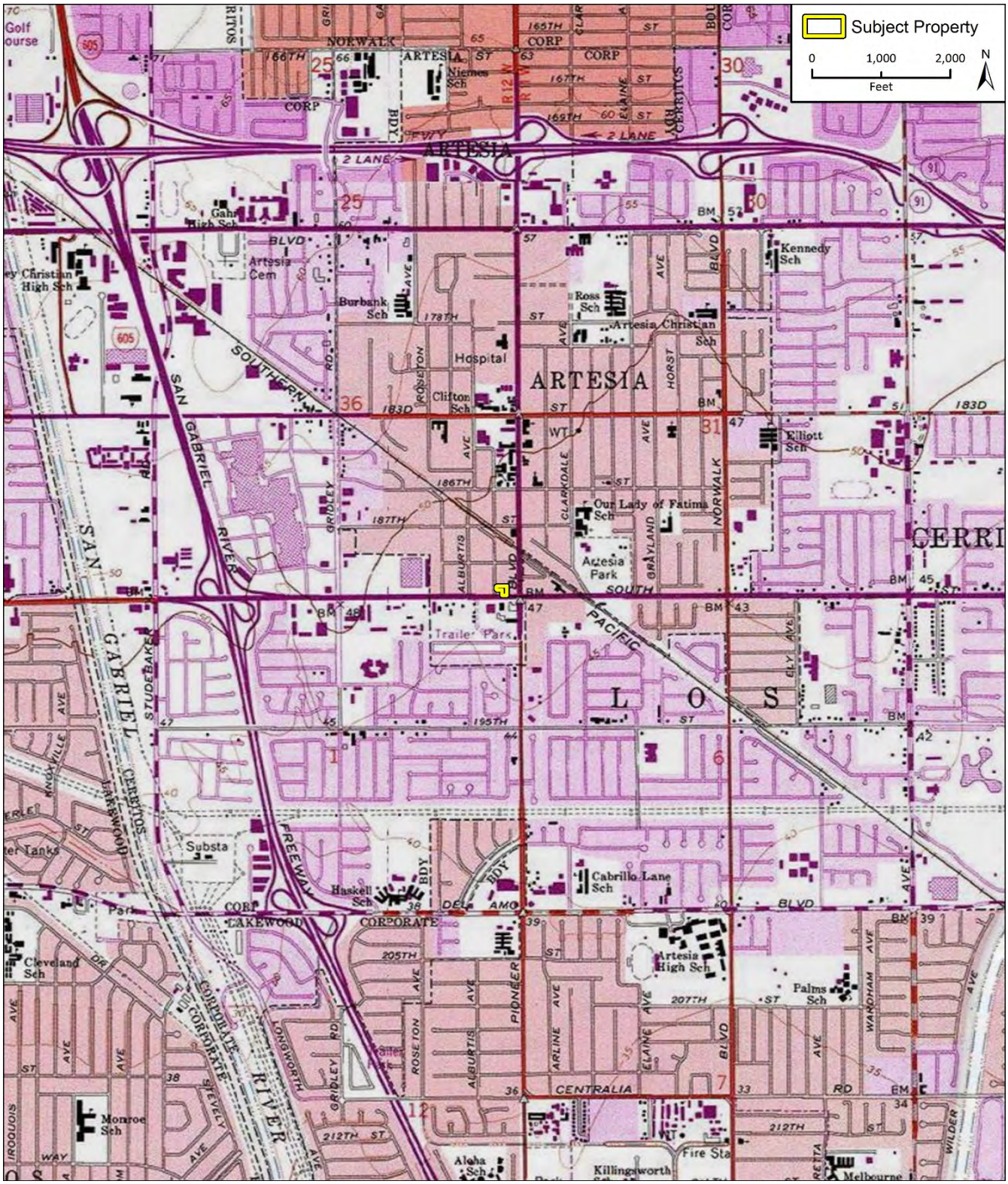
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

***Resource Name or #** 11755 South Street (Map Reference No. 32-019)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11755 South Street (Map Reference No. 32-019) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Automotive repair B4. Present Use: Vacant
***B5. Architectural Style:** No discernable style
***B6. Construction History:**

The subject building was constructed in 1972 (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 was an automotive service building constructed in 1972. Because building permits for this property were not available, the identities of its designer and developer could not be determined. The building housed Freddy's Radiators at least as early as 1990. 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 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 and B/2). The building is designed in 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). 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. "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:** Steven Treffers, Rincon Consultants
***Date of Evaluation:** October 24, 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 #:** 11767 South Street (Map Reference No. 32-020)

P1. Other Identifier: Angels Burger

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 4S, Range 12W, Section 1 S.B.**B.M.**

c. Address: 11767 South Street City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 7039-013-026

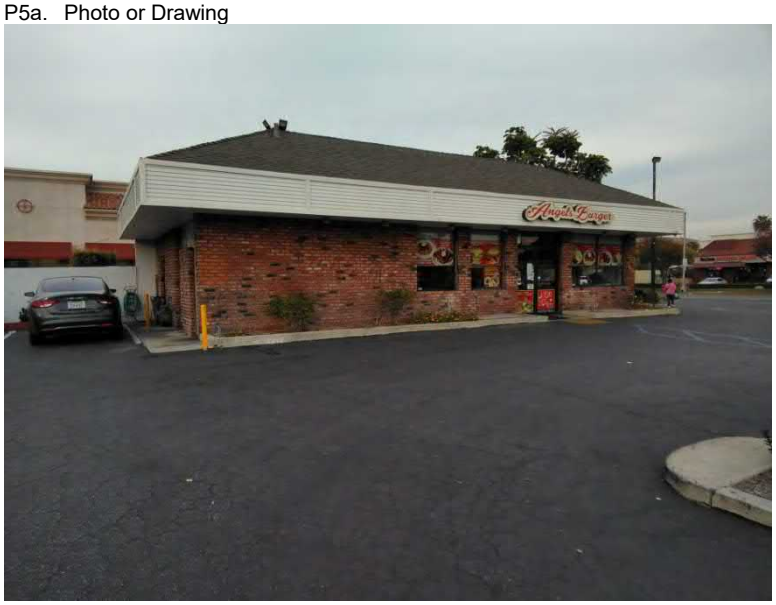
***P3a. Description:**

The subject property is a one-story fast food restaurant building with no discernible style. The rectangular plan building sits on a concrete foundation and is capped by a hipped roof sheathed in asphalt shingles with an exaggerated fascia board. A brick exterior sheathes its structural system. Windows are mostly fixed, metal sash. The main entrance is located on the south elevation and features a glazed, metal frame, commercial door. The property is a corner lot with level terrain and is landscaped with strips of grass planted with small shrubs and mature trees. Alterations include the remodeling of the roof and the replacement of the windows and public entry door.

***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 northeast. Photo taken 1/16/2018.

***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:**
James Williams
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 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):

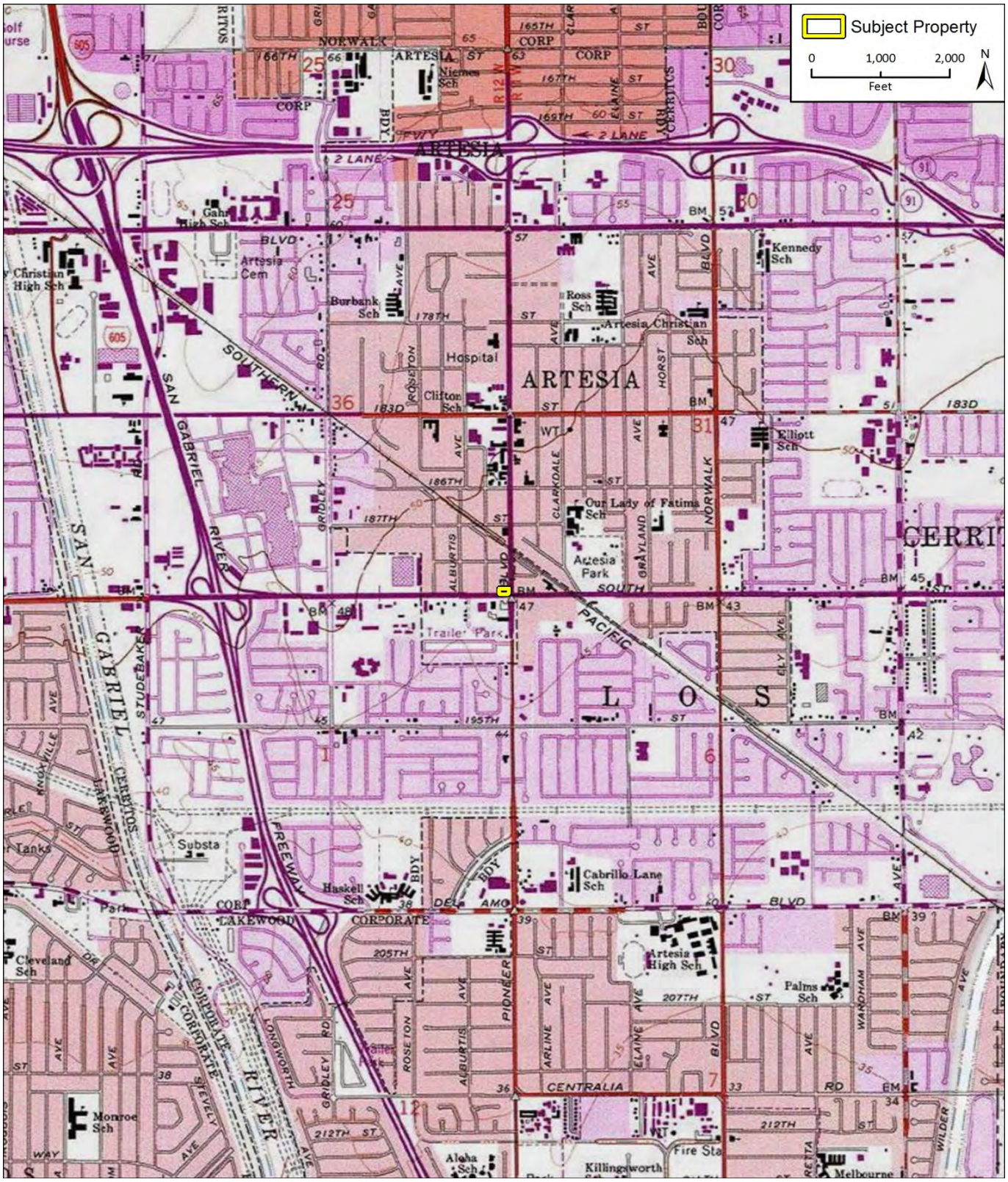
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 11767 South Street (Map Reference No. 32-020)

***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



 * Required information

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 11767 South Street (Map Reference No. 32-020) ***NRHP Status Code** 6Z
Page 3 **of** 3

B1. Historic Name: N/A
B2. Common Name: Angels Burgers
B3. Original Use: Unknown B4. Present Use: Restaurant
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to County assessor data, the subject building was constructed in 1957. Aerial photographs suggest the roof was remodeled sometime between 1972 and 1994 (Netronline 2018). The windows and public entry door appear to be 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 restaurant building constructed in 1957. At the time of the field survey, it was operated as Angels Burgers. Because building permits for the property were unavailable, the identity of the building's designer and developer could not be ascertained. 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 persons 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 fast food restaurant 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. In addition, the property is recommended ineligible for designation as a local historical landmark as it did not play a significant role during the formation or existence of the city.

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: 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.

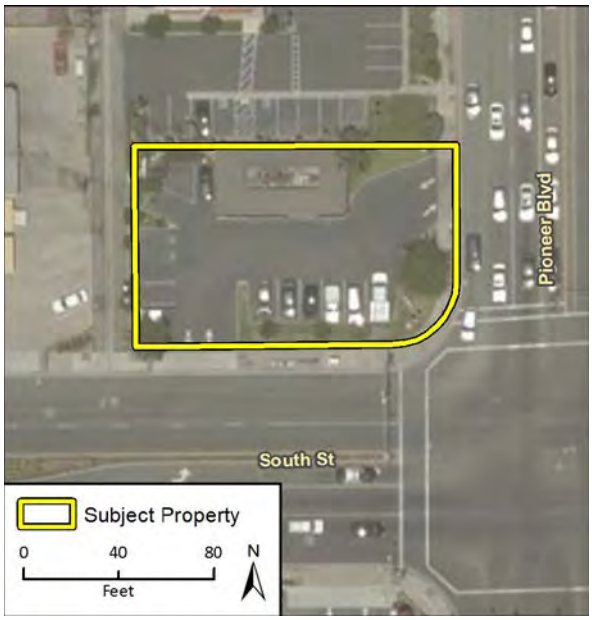
Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. https://www.historicaerials.com/viewer. Accessed October 2018.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. https://www.newspapers.com/. Accessed October 2018.

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:
***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 5D1

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 81644 Alburtis Avenue (Map Reference No. 32-021)

P1. Other Identifier: Artesia Historical Society Museum; Frampton/Dantema House

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos* **Date:** 1981 Township 3S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 81644 Alburtis Avenue City: Artesia Zip: 90701

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Northeast corner of Alburtis Avenue and 187th Street/ APN: 7039-010-901

***P3a. Description:**

The subject property is the Artesia Historical Society Museum, which consists of two buildings situated at on a triangular parcel located at the northeast intersection of Alburtis Avenue and 187th Street in the city of Artesia. The primary building is a Spanish Colonial Revival-style former residence sited at the front (south) of the parcel behind a neatly landscaped area that includes pathway access from the public right-of-way.

The primary building is one and one-half stories in height and features an L-shaped plan. It sits on a raised foundation and is topped by an intersecting gabled roof clad in red clay tile. Its exterior walls are clad in a textured stucco. Windows appear to be primarily wood-framed; double-hung, casement, and fixed pane sashes. A covered walkway extends from one of the building's elevations, providing shelter to the primary entrance, which exhibits a solid wood door accessible via three rounded concrete steps.

To the immediate north of the primary building is a single-story rectangular-planned ancillary building. Containing restroom facilities, the building is utilitarian in nature and features no discernable architectural style. Its walls are stucco clad and it is topped with a steeply-pitched gabled roof clad in clay tile. Two metal doors line its south elevation.

***P3b. Resource Attributes:** HP 15. Educational Building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
West façade; view east-facing.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both
Constructed in 1929 on Pioneer Boulevard; moved to current location in 2003 (see ***B6)**

***P7. Owner and Address:**
City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

***P8. Recorded by:**
Rachel Perzel
Rincon Consultants
250 E. First Street, Suite 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
October 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.

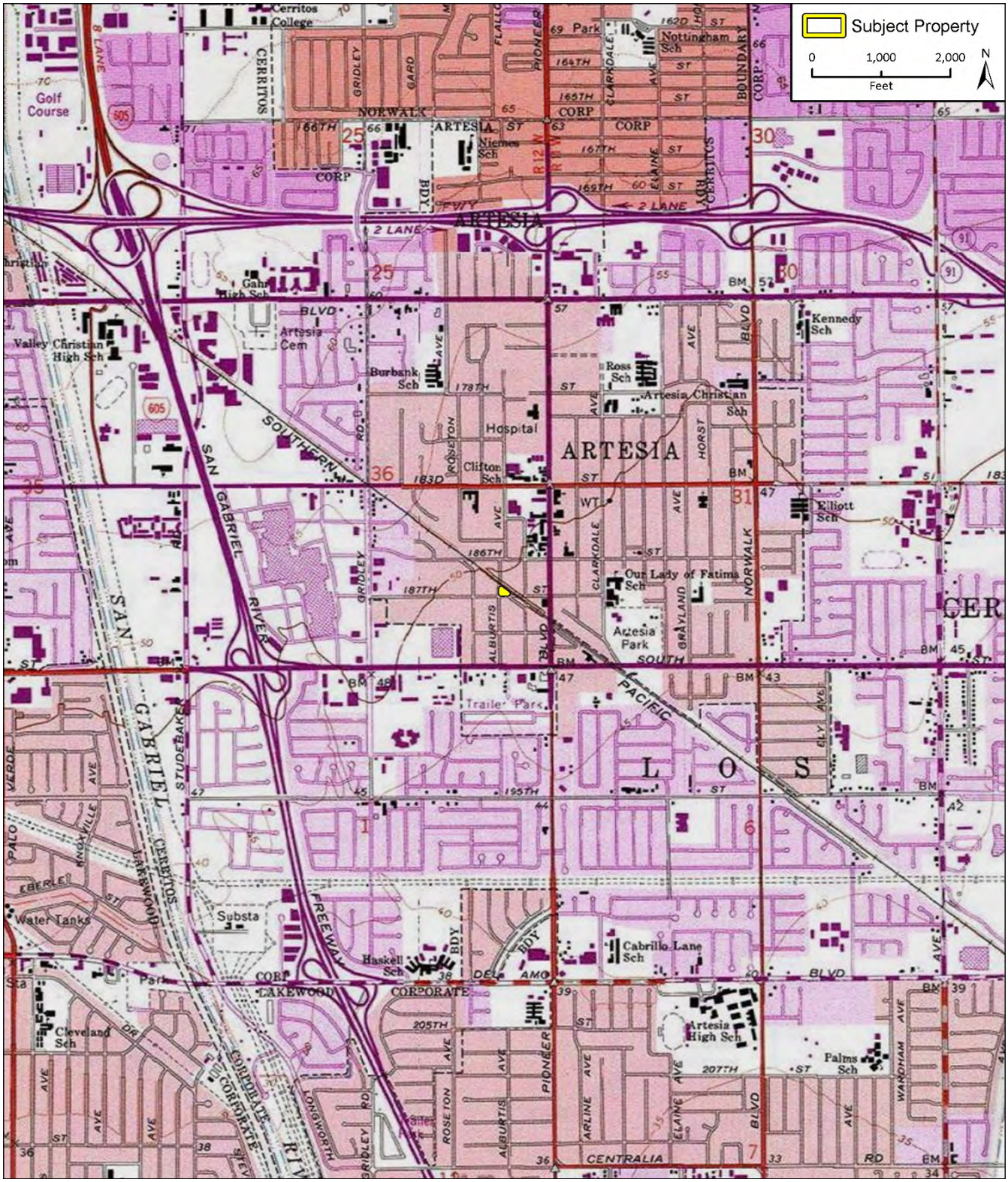
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 4 ***Resource Name or #** 81644 Alburtis Avenue (Map Reference No. 32-021)
***Map Name:** *Los Alamitos* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 81644 Alburtis Avenue (Map Reference No. 32-021) ***NRHP Status Code 5D1**
Page 3 **of** 4

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Artesia Historical Society Museum
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:**
The parcel's primary building was constructed in 1929 on Pioneer Boulevard in Artesia. In 2003, the building was relocated to its current site (then a City-owned park) on the corner of Alburtis Avenue and 187th Street (Associated Historical Societies of Los Angeles County 2013). The ancillary building was added to the property in 2011 (Google var.).

***B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** 2003 **Original Location:** Pioneer Boulevard, Artesia
***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 Frampton/Dantema House was originally constructed in 1929 by Arthur E. and Helen G. Frampton (Associated Historical Societies of Los Angeles County 2013). Arthur Frampton was one of several siblings to Sarah A. Frampton, an early settler to Artesia originally from Idaho (Federal Census Records, var.). According to a review of Federal Census Records and historic-era newspaper clippings, Arthur and Helen Frampton lived at 17924 South Pioneer Boulevard for several decades, making it the likely original site of the Frampton/Dantema House (Federal Census Records, var.; newspaperarchive.com var.). An aerial image taken in 1976 confirms the presence of an L-planned residence located roughly at 17924 Pioneer Boulevard (UCSB 1976). Arthur and Helen Frampton lived in the home on Pioneer Boulevard for the entirety of their married life; it was eventually purchased by a neighbor and member of the Artesia Historical Society (Personal Communication 2019). In 2003, the property was sold by then-owners Wayne and Maria Dantema. Planned for demolition, the City of Artesia and Artesia Historical Society partnered to have the Frampton/Dantema House moved to its current location, then in use as a City-owned park (Associated Historical Societies of Los Angeles County 2013). Since its relocation, the Frampton/Dantema House has undergone small alterations in keeping with routine maintenance. The ancillary building continuing restroom facilities was added to the property in 2011 (Google var.). See continuation sheet.

B11. Additional Resource Attributes: N/A
***B12. References:**

Associated Historical Societies of Los Angeles County
2013. Artesia Historical Museum. Accessed online at www.ahslac.org/project/artesia-historical-museum/. Accessed December 2018.

Federal Census Records
Various. For Arthur E. and Helen G. Frampton. Online at Ancestry.com. Accessed July 2019.

Google
Various. Aerial imagery of 18644 Alburtis Avenue. Online at www.google.com/maps. Accessed July 2019.

National Park Service
1995. National Register Bulletin. How to Apply the National Register Criteria for Evaluation. Online at https://www.nps.gov/nr/publications/bulletins/nrb15/. Accessed July 2019.

See Continuation sheet

B13. Remarks: N/A
***B14. Evaluator:** Rachel Perzel, Rincon Consultants
***Date of Evaluation:** July 8, 2019

(This space reserved for official comments.)

***B10. Significance, continued:**

The subject property is one of two contributors to the Artesia Historic District, adopted by ordinance in 2014, and is therefore considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). Despite its local designation as a historic district contributor, 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).

Due to its relocation, the subject property has lost integrity of location, setting, feeling, and association, and it is recommended ineligible for listing in the NRHP or CRHR as a result. CRHR *Special Considerations* state that a moved building that is otherwise eligible may be listed in the CRHR if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource (Office of Historic Preservation 2001). While the Frampton/Dantema House was moved to avoid demolition, its current location is not compatible with its original location, which was mid-block and not adjacent to a railroad right-of-way. Further archival research conducted in support of this study failed to identify any information which suggests the property meets CRHR designation criteria. The property is not associated with important events in the history of the nation, state, region or city of Artesia (Criterion 1). While the Frampton family members were early settlers to Artesia and Arthur and Helen Frampton appear to have been active in the community, they are not known to be persons significant in the history of the nation, state, region of city of Artesia (Criterion 2). While a good example of the Spanish Colonial Revival style as applied to a residence in Artesia, the Frampton/Dantema House does not expressly embody the Spanish Colonial Revival style, nor does it represent a type, period, or method of construction. It is not known to be the work of a master or possess high artistic values (Criterion 3). The records search results and research conducted for this study failed to indicate that the subject property is likely to yield important information about prehistory or history (Criterion 4). As a result of the information presented above, the subject property is recommended ineligible for listing in the NRHP as an individual resource.

Similar to CRHR special considerations, NRHP *Criteria Consideration B* states that a resource will qualify for listing in the NRHP if it was removed from its original location but is significant primarily for architectural value or is the surviving structure most importantly associated with a historic person or event (National Park Service 1995). The Frampton/Dantema House is not significant primarily for architectural value nor is it the surviving structure most importantly associated with a historic person or event. It is therefore recommended ineligible for listing in the NRHP. The property is additionally recommended ineligible as a contributor to any existing or potential CRHR or NRHP-eligible historic districts.

***B12. References, continued:**

NewspaperArchive.com
Var. Newspaper Articles, various by location and date. Online at https://www.newspaperarchive.com/. Accessed July 2019.

Office of Historic Preservation
2001. California Office of Historic Preservation Technical Assistance Series #7-How to nominate a Resource to the California Register of Historical Resources. Online at http://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf. Accessed July 2019.

Personal Communication
2019. Between Rachel Perzel and Artesia Historical Society President Barbara Applebury. via telephone. July 8 and 9.

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.

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 #:** 11609 186th Street (Map Reference No. 32-022)
P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos CA* **Date:** 1964 Township 03S, Range 12W, Section 36 S.B.**B.M.**
c. Address: 11609 186th Street City: Artesia Zip: 90701
d. UTM: Zone: N/A; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 7039-006-026

***P3a. Description:**
The subject property is a rectangular parcel that features a one-story, single-family residence and two ancillary buildings at rear. The stucco-clad residence has a rectangular plan and is topped with a gable-on-hip roof clad in composition shingles. The primary entrance is located asymmetrically on the facade and features a metal screen door. It is recessed under an extended porch roof supported by a wood post. Windows throughout are non-original metal and vinyl sliders. A single-car, attached garage is located on the façade. There are two small ancillary structures, which were not visible on the survey, sited at the rear of the property. The property is located on the north side of 186th Street, east of Jersey Avenue and 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:
Primary elevation, view south

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1955 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Shelby Stepper & Andrew Rodriguez
Rincon Consultants
250 East First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2022

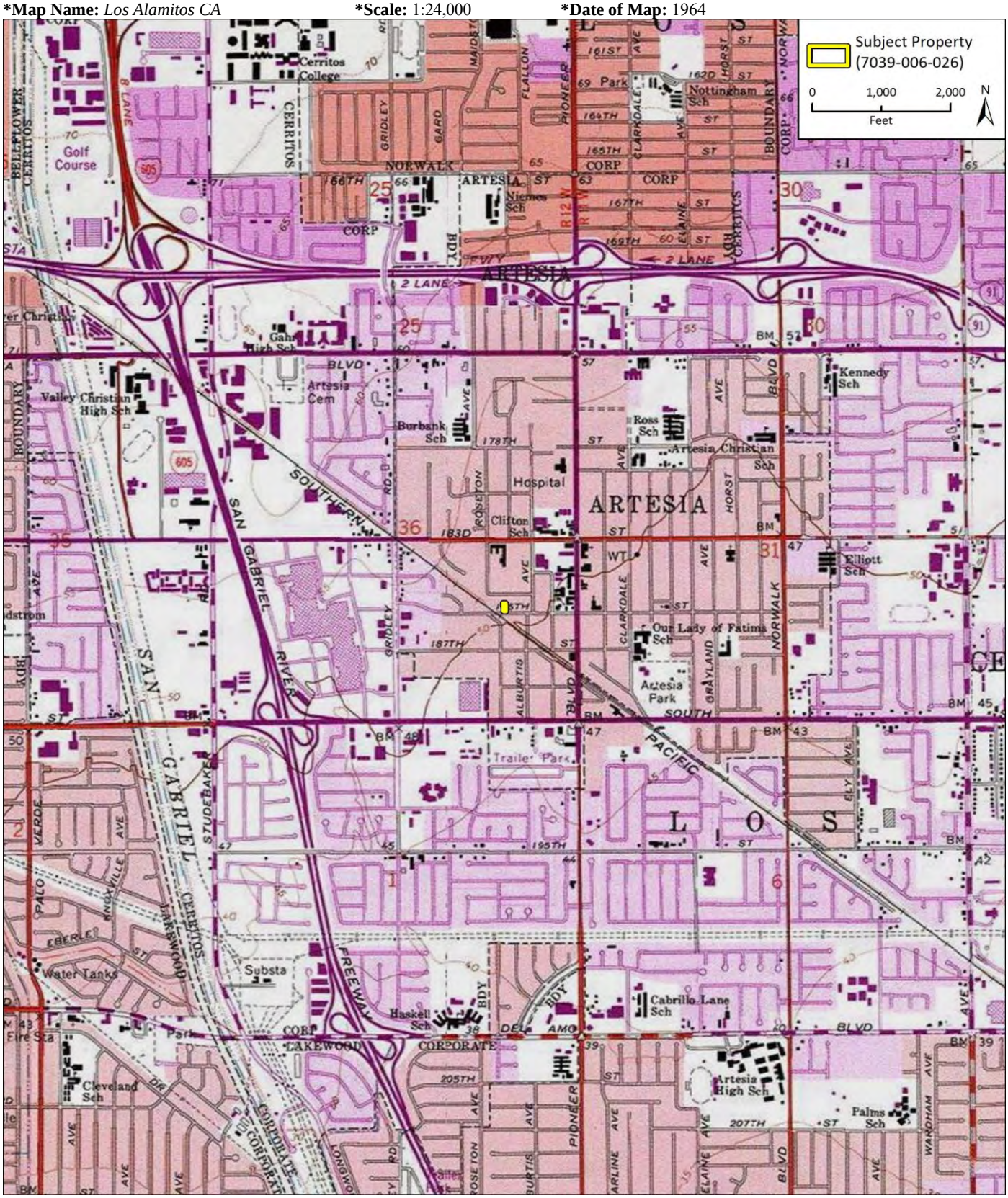
***P10. Survey Type:**
Intensive

***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

Page 2 **of** 3 ***Resource Name or #:** 11609 186th Street (Map Reference No. 32-022)
***Map Name:** *Los Alamitos CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 11609 186th Street (Map Reference No. 32-022)

B1. Historic Name: N/A
B2. Common Name: 11609 186th Street
B3. Original Use: Single-Family Residential
B4. Present Use: Single-Family Residential
***B5. Architectural Style:** Nondescript
***B6. Construction History:**
The subject property was constructed in 1955 (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

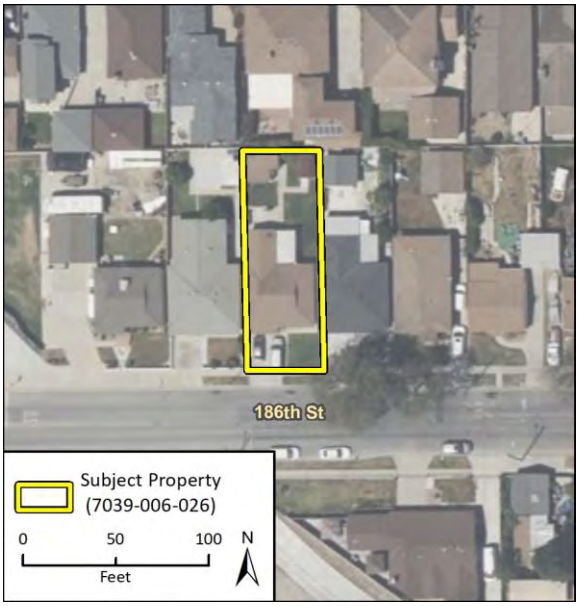
The subject property was constructed in 1955. Archival research failed to identify any additional consequential information about its owners or former occupants. The property is recommended ineligible for listing in the National and California Registers under any significance criteria. Research did not 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 building is a typical example of a single-family, post-war residence. It 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 postdates the early development of Artesia and archival research failed to indicate that the property played an important role in the formation of the city. It is therefore recommended ineligible for listing as a local historical landmark. 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:** Shelby Stepper, 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 #:** 11601 186th Street (Map Reference No. 32-023)

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Los Alamitos CA* **Date:** 1964 Township 03S, Range 12W, Section 36 S.B.**B.M.**

c. Address: 11601 186th Street City: Artesia Zip: 90701

d. UTM: Zone: N/A; mE/ mN (G.P.S.)

e. Other Locational Data: APN: 7039-006-027

***P3a. Description:**

The subject property is a one-story, single-family residence with a detached, two-car garage at its rear. The residence is rectangular in plan and has a gable-on-hip roof sheathed in composition shingles; its exterior walls are sheathed in stucco. The primary entry, which is asymmetrically located on the facade, features a non-original wood paneled door covered by a security screen. It is accessible via three brick steps and a small porch. Windows are primarily non-original vinyl. The garage, sited northwest of the residence, features a rectangular plan and stucco cladding; it is topped with a front gabled roof. The subject property is located on the north side of 186th Street east of Jersey Avenue and 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:
Primary elevation, view south

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1955 (Los Angeles County Assessor 2022)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Shelby Stepper & Andrew Rodriguez
Rincon Consultants
250 East First Street, Suite 1400
Los Angeles, California 90012

***P9. Date Recorded:**
January 6, 2022

***P10. Survey Type:**
Intensive

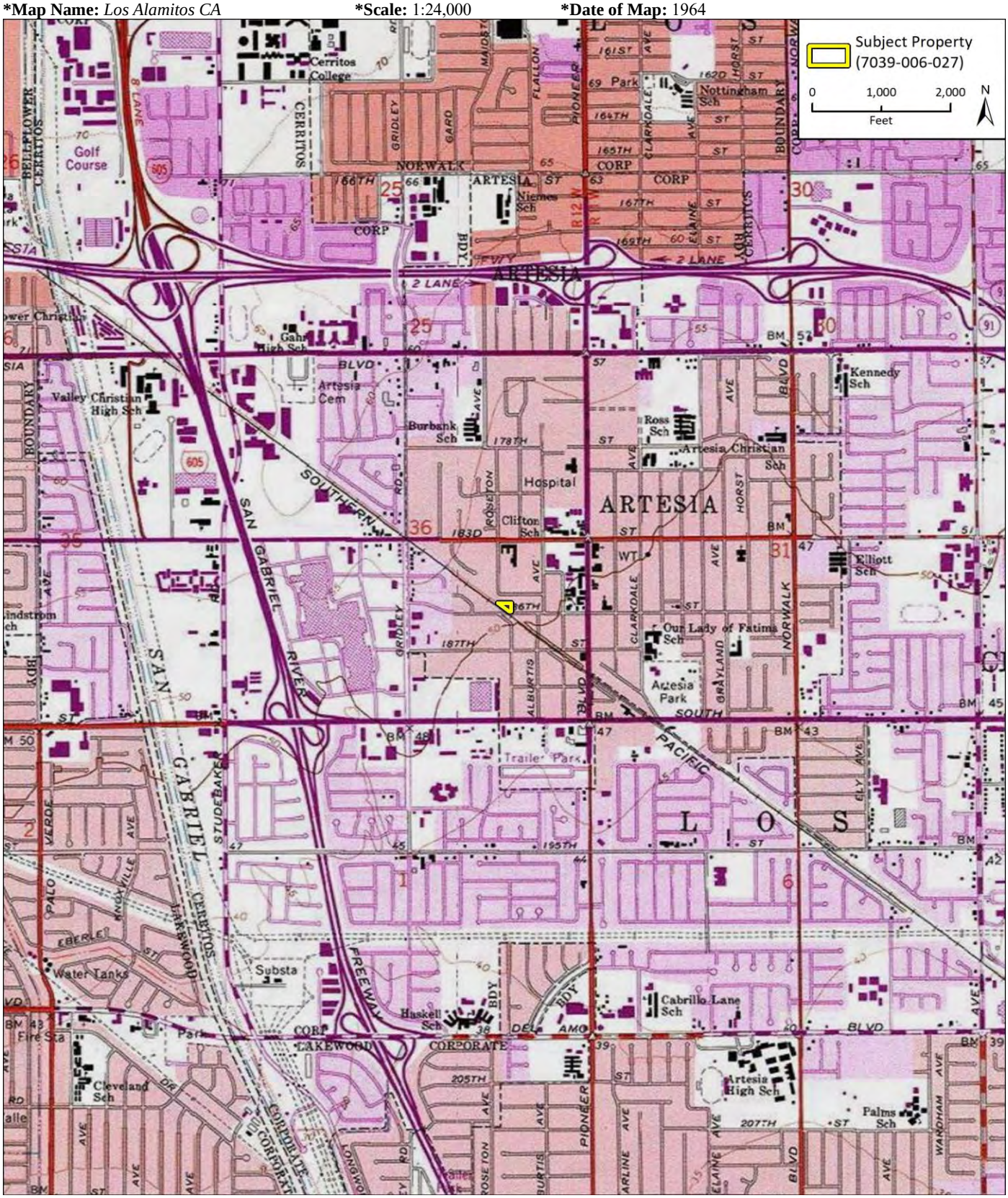
***P11. Report Citation:**

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

Page 2 **of** 3 ***Resource Name or #:** 11601 186th Street (Map Reference No. 32-023)
***Map Name:** *Los Alamitos CA* ***Scale:** 1:24,000 ***Date of Map:** 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** 11601 186th Street (Map Reference No. 32-023)

B1. Historic Name: N/A
B2. Common Name: 11601 186th Street
B3. Original Use: Single-Family Residential
B4. Present Use: Single-Family Residential
***B5. Architectural Style:** Nondescript architectural style
***B6. Construction History:**
The subject property was constructed in 1955; the current detached garage was constructed circa 1972 (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

The subject property was constructed in 1955. A survey of the surrounding residences suggests that the subject property likely originally featured an attached single-car garage. However, it appears as though the garage was reconfigured to expand the residence's interior living space in 1972, when the detached garage was added to the property. Additionally, available historic street view imagery shows that windows and doors were replaced with modern replacements sometime between 2014 and 2016. Archival research failed to identify consequential information about its owners or former occupants.

The property is recommended ineligible for listing in the National and 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 residence is a typical example of a single-family residence of this period. Additionally, it has been substantially altered over time, most evidently though modifications to its facade. It 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 postdates the early development of Artesia and archival research failed to indicate that the property played an important role in the formation of the city. It is therefore recommended ineligible for listing as a local historical landmark. 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:** Shelby Stepper, Rincon Consultants, Inc.
***Date of Evaluation:** January 12, 2023

(This space reserved for official comments.)

vState 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 #:** 1706 East 60th Street (Map Reference No. 33-001)

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: 1706 E. 60th Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-008-003

***P3a. Description:**

The subject property contains a single-family residence situated on an east-west axis at the southern end of a rectangular parcel. The residence has a concrete foundation, side-gable roof clad in rolled composition and walls sheathed in wood siding. The primary entrance is centrally located along the north elevation and is accessible via a single low concrete step. Fenestration is comprised of aluminum slider windows. The driveway is situated along the eastern boundary of the parcel and features a temporary tarp and metal beam carport. Landscaping of the parcel includes mature trees along the western boundary and various potted plants. The building appears to be in fair condition.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
North elevation of building, camera facing south

***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:**
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.

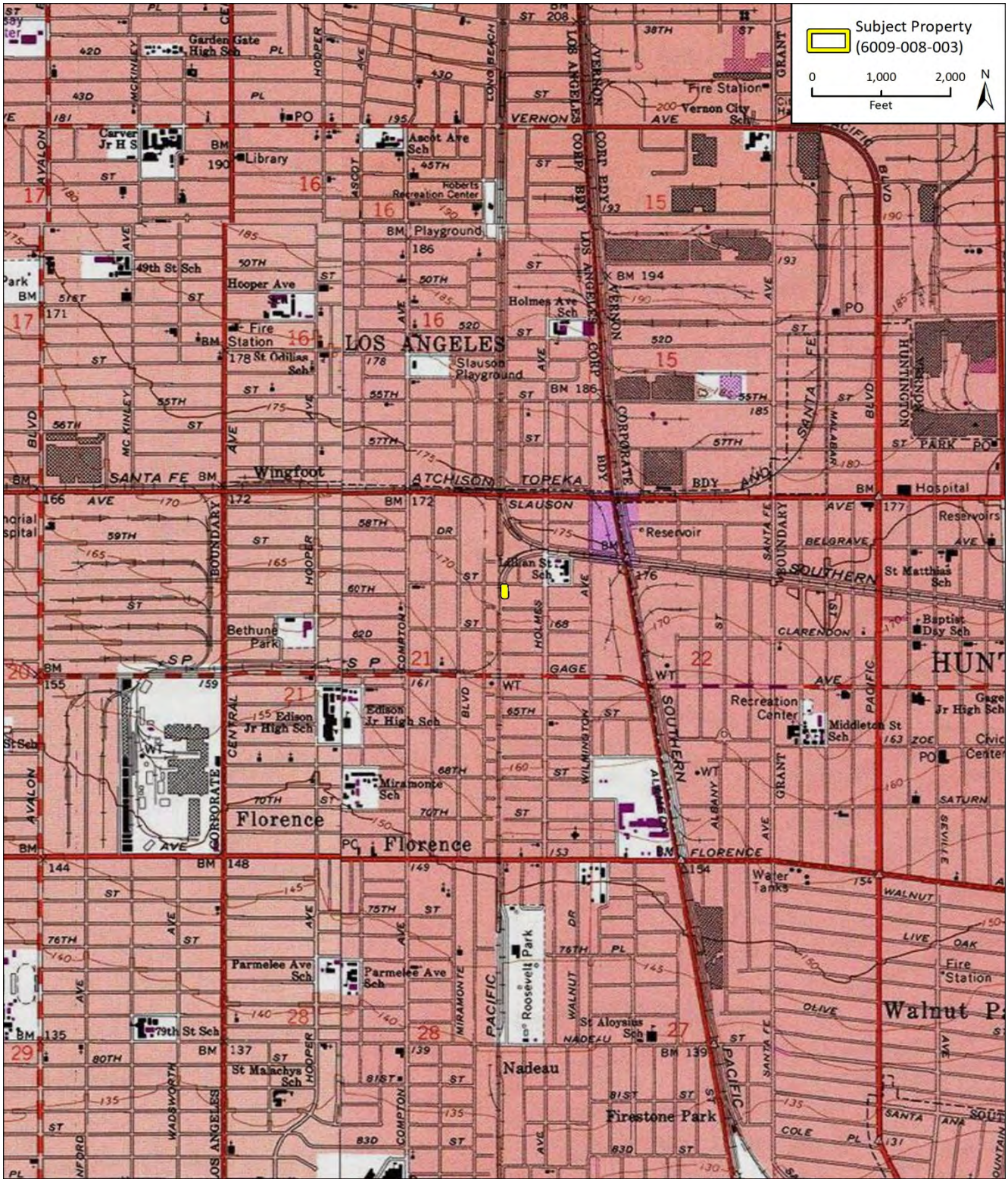
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 1706 East 60th Street (Map Reference No. 33-001)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1706 East 60th Street (Map Reference No. 33-001) ***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 assessor data, the building was constructed in 1921. Sanborn Fire Insurance Maps show a rear addition added to the building sometime between 1923 and 1950 (ProQuest 1923; 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 a single-family residential building constructed in 1921. A 1923 Sanborn map shows that most of the surrounding parcels had been developed with modest single-story residences. According to City directories, Robert Hibbard (1956), Jo Ann Taplin (1960-1961), Don Peterson (1962-63), and F. Betancure (1968-1969) resided at the subject property. 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 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, County of: Department of Public Works. "Building Permits Viewer." [tabular data]. County of Los Angeles Building Permits. https://dpw.lacounty.gov/bsd/bpv/. Accessed January 2020.

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 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.

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 2020.

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 #:** 1703 E. 61st Street (Map Reference No. 33-002)

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 21 S.B.**B.M.**

c. Address: 1703 E. 61st Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 6009-008-025

***P3a. Description:**

The subject property is a one-story single-family residence with no discernible style. The residence was originally built with a rectangular footprint and cross-gable roof but now has an 'L'-shaped footprint due to an addition on the west elevation. This addition has altered the original roof, which is now hipped. The residence has a concrete foundation and smooth stucco clad exterior. All openings, including windows and doors, have been covered with plywood boards. Some graffiti is visible along the west elevation. An original brick patio has mostly been destroyed. Overall the residence is in poor 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 and west elevations; camera facing southeast.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1922 (Los Angeles County Office of the Assessor 2020)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Alexandra Madsen
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
January 20, 2020

***P10. Survey Type:**

***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.

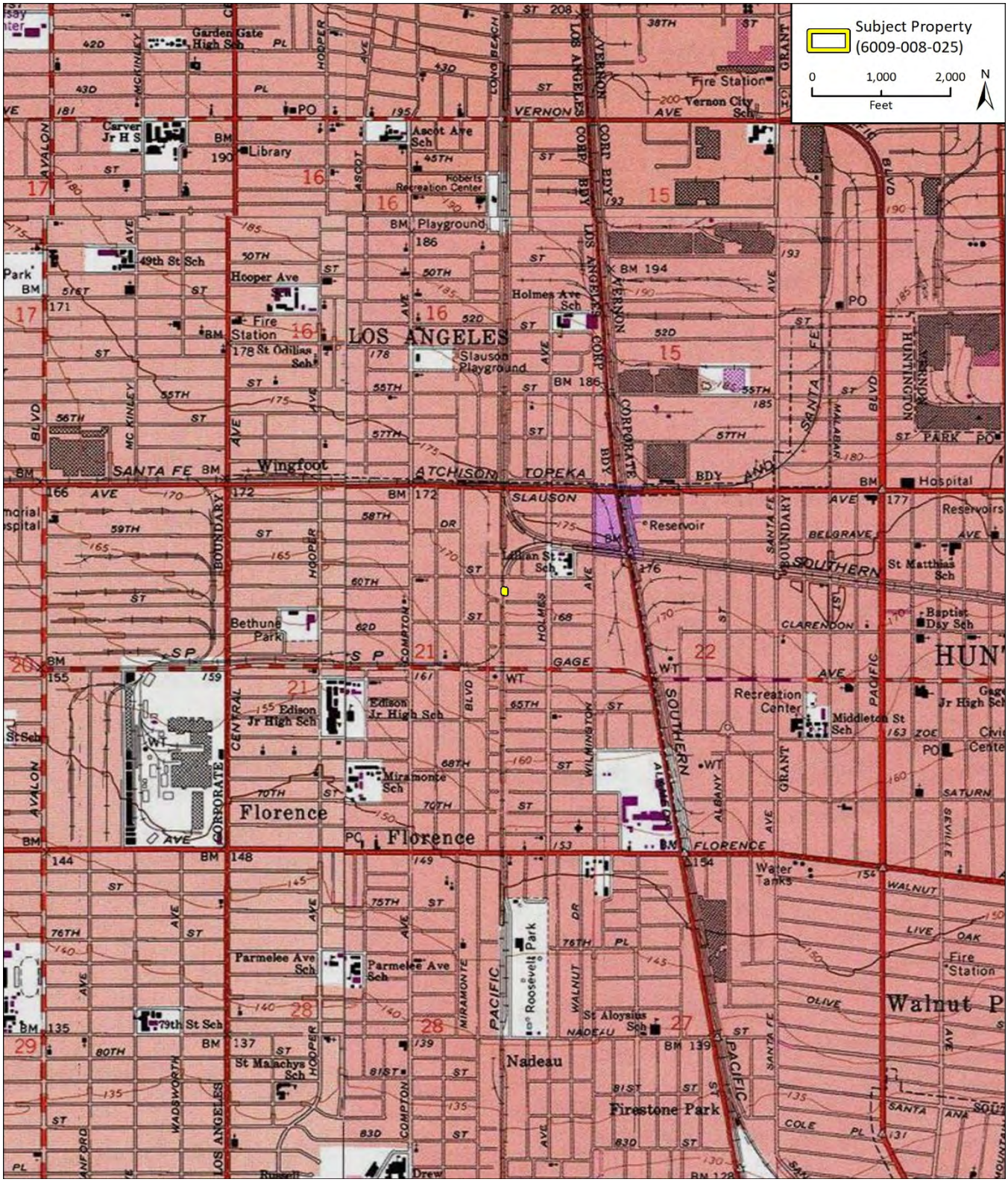
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1703 E. 61st Street (Map Reference No. 33-002)
***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 #** 1703 E. 61st Street (Map Reference No. 33-002) ***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: Vacant
***B5. Architectural Style:** No discernible style
***B6. Construction History:**
According to assessor data, the subject residence was constructed in 1922. A comparison of Sanborn maps shows that the residence was either replaced or enlarged and a detached garage constructed sometime between 1923 and 1950 (ProQuest 1923; 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 a single-family residential building constructed in 1922. A 1923 Sanborn map shows that most of the surrounding parcels had been developed with modest single-story residences. At the time, the street on which the residence is located was named East 63rd Street but was changed to East 61st Street by the time the next available Sanborn map was published in 1950 (ProQuest 1923; 1950). A search of city directories revealed that Rudel Duran was among the past owners and occupants of the property (LAPL 1973). 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, County of: Department of Public Works. "Building Permits Viewer." [tabular data]. County of Los Angeles Building Permits. https://dpw.lacounty.gov/bsd/bpv/. Accessed January 2020.

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 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.

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 2020.

B13. Remarks:
***B14. Evaluator:** James Williams, 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 #:** 1701 East 61st Street (Map Reference No. 33-003)

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: 1701 E. 61st Street City: Los Angeles Zip: 90001

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: **APN:** 6009-008-024

***P3a. Description:**

The subject property is a one-story single-family residence with a rectangular plan and no discernible style. The building has a concrete foundation, wood siding exterior and front-gable roof clad in composition shingles with bargeboard. A rectangular, louvered vent with wood surrounds is located directly beneath the front gable. Fenestration is comprised of paired original wood single-hung windows with wood surrounds and secured with metal grilles. The primary façade features a modest partial-width entry porch with a projecting gable roof supported by two wood squared columns set on brick piers. The main entrance features a metal security door. The property is located at the westernmost reaches of East 61st Street and is landscaped with a lawn and ornamental plants. The residence 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.)

P5b. Description of Photo:
South elevation of building, 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:**
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.

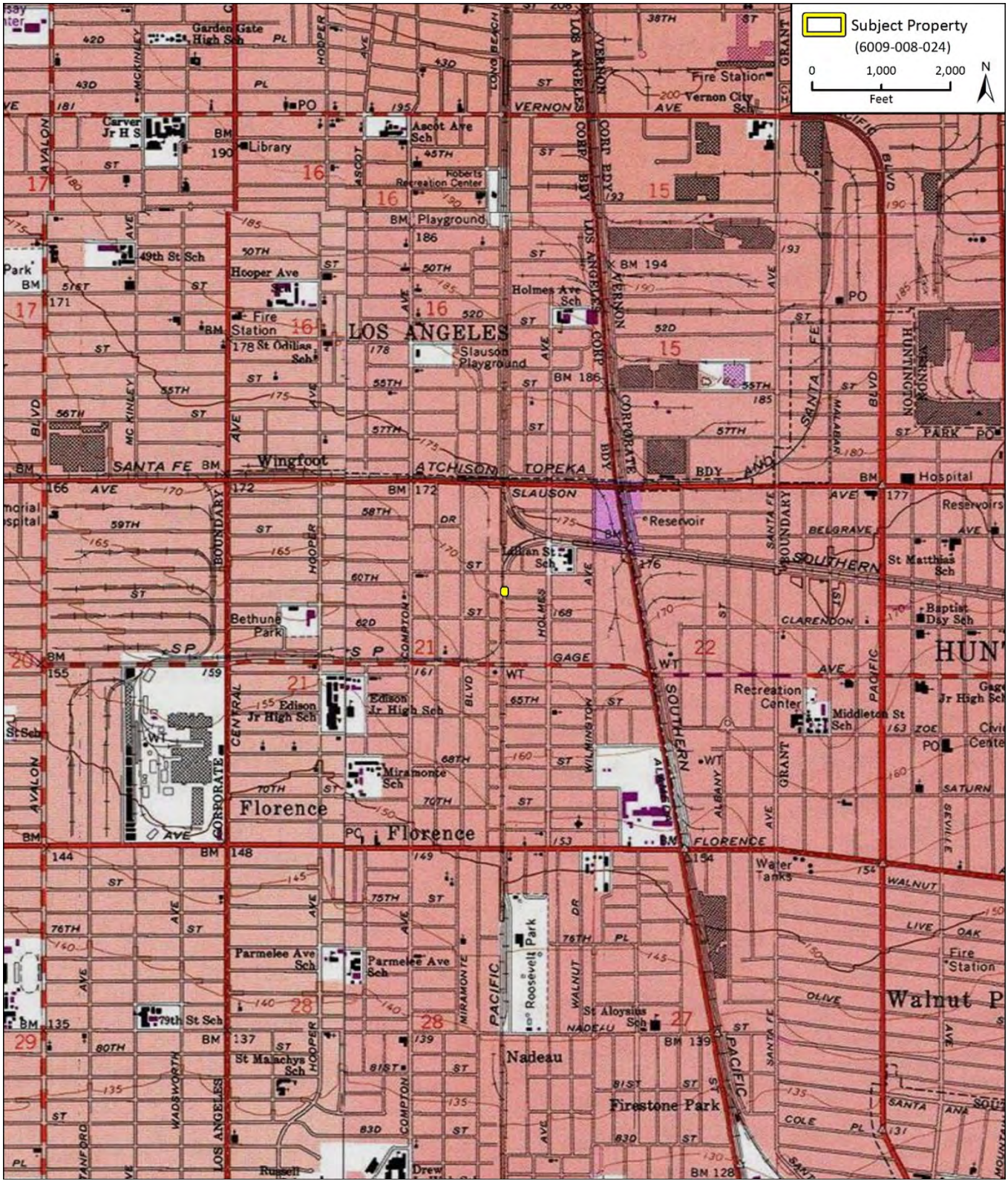
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ☐ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 3 ***Resource Name or #** 1701 East 61st Street (Map Reference No. 33-003)
***Map Name:** *South Gate* ***Scale:** 1:24,000 ***Date of map:** 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 1701 East 61st Street (Map Reference No. 33-003) ***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 assessor data, the building was constructed in 1922.

***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 1922. A 1923 Sanborn map shows that most of the surrounding parcels had been developed with modest single-story residences. At the time, the street on which the residence is located was named East 63rd Street but was changed to East 61st Street by the time the next available Sanborn map was published in 1950 (ProQuest 1923; 1950). City directories did not list 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 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, County of: Department of Public Works. "Building Permits Viewer." [tabular data]. County of Los Angeles Building Permits. https://dpw.lacounty.gov/bsd/bpv/. Accessed January 2020.

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 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.

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 2020.

B13. Remarks:
***B14. Evaluator:** Alexandra Madsen, Rincon Consultants
***Date of Evaluation:** January 16, 2020

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