

# Draft Environmental Impact Report Appendix 3.13-E: California Department of Parks and Recreation 523 Series Forms

## C LINE (GREEN) EXTENSION TO TORRANCE



# **Draft Environmental Impact Report**

## **Appendix 3.13-E: California Department of Parks and Recreation 523 Series Forms**

January 2023



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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 18600 HAWTHORNE BLVD

P1. Other Identifier: Penske Cadillac of South Bay

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18600 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374996.28 m E/3747624.27 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-024-063

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The auto dealership building at 18600 Hawthorne Boulevard was built in 1967 in the Modern style, however, due to subsequent alterations the building currently features a Contemporary style (**Photographs 1-3**). The showroom and offices building occupy the northwestern and central portions of the lot. The building features a monumental one-story complex plan with attached multi-level parking garages along the southeastern portion of the complex. The northwest portion of the building has a flat roof with a wide cantilevered overhang covered with tile, with a single square column support along the south elevation. The southern portion of the complex has a curved metal roof with curtain wall windows extending to the roofline. The rear portion of the building is a multi-level parking garage. Windows are metal-frame curtain wall arrangements. The exterior walls are covered with tile and stucco. The doors are metal-frame and glass double-leaf storefronts with sidelights and transoms.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1967 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18600 HAWTHORNE BLVD

- B1. Historic Name: Ronald Moran Cadillac
- B2. Common Name: Penske Cadillac of South Bay
- B3. Original Use: Automobile Dealership
- B4. Present Use: Automobile Dealership

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1967 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1967-1970 Property Type Commercial / Industrial 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 property at 18600 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

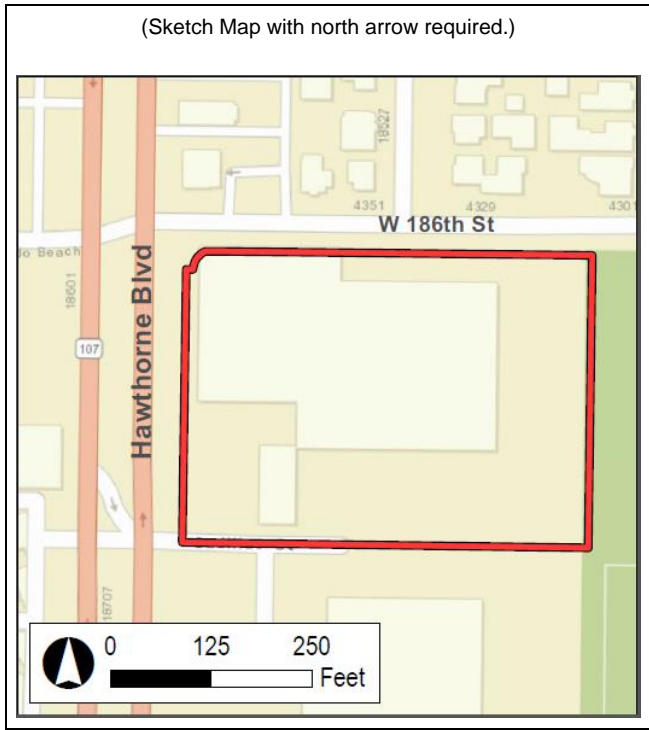
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



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\*Resource Name or # (Assigned by recorder) 18600 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 18600 Hawthorne Boulevard functioned as the Ronald Moran Cadillac dealership until the 2000s when the property became Penske Cadillac of South Bay under new ownership. The dealership was featured in the 1974 film *Gone in 60 Seconds*, and the 1981 film *The Junkman (Plate 1)* (Urban Review 2014). Ronald Moran was also known as the “Cadillac Santa” because he would pass out \$10 bills to those in need during the holiday season along Los Angeles’ Skid Row; a tradition that was carried on by his staff after his death (LAT 1992). Moran operated multiple dealerships throughout southern California. He opened his first dealership in Hermosa Beach in the 1950s. Moran died in 1992, and his wife Kathy Moran operated the dealership after his death. In 2005, the building was remodeled to reflect the new ownership and was expanded to the south to include a curved roofed showroom (Historic Aerials 2020).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1967, is associated with the development of Torrance during the mid-twentieth century. While it operated as the Ronald Moran Cadillac dealership, the property was featured in several films and its advertisements were commonplace within the community. Despite these popular culture associations, research did not reveal that the building itself played a distinct or important role in the economic development of Torrance, or as part of car dealerships in the greater Los Angeles area. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. The dealership’s original owner, Ronald Moran was known for his success as a Cadillac dealer with multiple dealerships throughout Southern California and for his generosity during the holidays as the “Cadillac Santa.” Despite these associations, the property is not Moran’s first dealership, and is merely one of many locations associated with his franchise. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary style car dealership at 18600 Hawthorne Boulevard has been extensively modified from its original Modern style form. The property also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Historic Aerials

2020 Years accessed: 1963, 1972, 1980, 1994, 2002, 2003, 2004, 2005, 2012, 2014. Electronic database:  
<https://www.historicaerials.com/viewer>, accessed July 30, 2020.

Urban Review

2014 Ronald Moran Cadillac Dealership Photograph from ‘Gone in 60 Seconds.’  
<http://www.urbanreviewstl.com/2014/07/40th-anniversary-of-gone-in-60-seconds-planningpolicy-insights/>.  
Accessed July 29, 2020.

Los Angeles Times (LAT)

1992 “Poor Given \$10 Bills as ‘Elf’ Carries On for Cadillac Santa.” December 24, 1992.





**Photograph 2.** West elevation, addition, view to southeast, November 5, 2020



**Photograph 3.** West elevation, building transition to addition, view to east, November 5, 2020

Page 5 of 6

\*Resource Name or # (Assigned by recorder) 18600 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

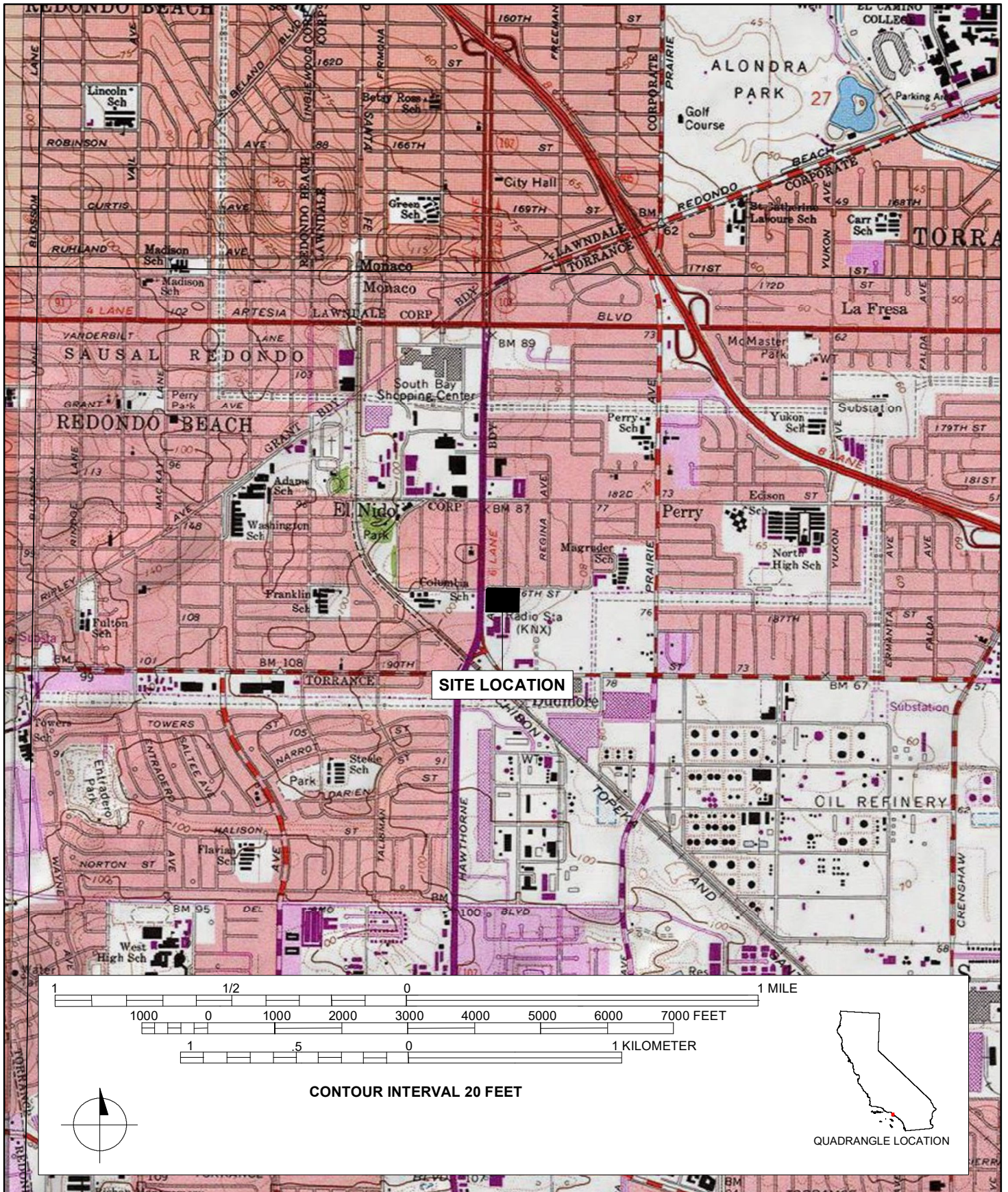
Continuation  Update



**Plate 1.** Ronald Moran Cadillac dealership showroom from *Gone in 60 Seconds*. 1974, view to north (Urban Review 2014).



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





State of 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 #: (Assigned by recorder) 18538 HAWTHORNE BLVD

P1. Other Identifier: AppleOne Employment Services

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18538 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374915.50 m E/3747690.79 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-023-016

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The office building at 18538 Hawthorne Boulevard is a Modern-style commercial building constructed in 1960 (**Photograph 1**). The two-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a slight overhang and exposed rafter ends, concrete block exterior walls, and sits on a concrete foundation. A concrete block blade sign projects past the roof line along the north elevation. At the top of the blade is an illuminated box sign in the shape of an apple inscribed "Appleone" and along the wall below the box sign are the words "EMPLOYMENT AGENCY." (SEE CONTINUATION SHEET)

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1960 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18538 HAWTHORNE BLVD

B1. Historic Name: Apple One Personnel Service

B2. Common Name:

B3. Original Use: Office

B4. Present Use: Employment Agency Office

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1960 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Torrance

Period of Significance 1960

Property Type Commercial / Industrial

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 property at 18538 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

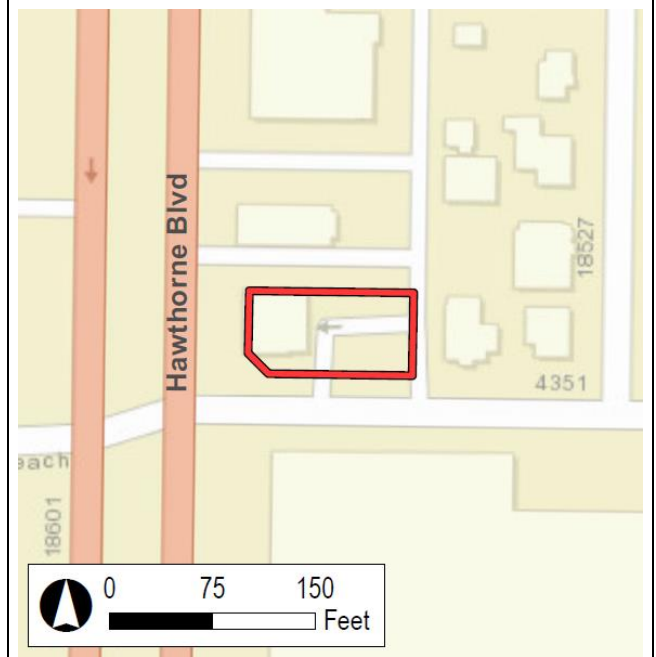
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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\*Resource Name or # (Assigned by recorder) 18538 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

The west (primary) elevation faces Hawthorne Boulevard features six bays defined by square columns that become columns in relief along the cantilevered second story. The first story features a ribbon of ten, aluminum-frame, full-height windows. The second story has six sets of paired, aluminum-frame, fixed windows. Above the second story windows are fluorescent light fixtures.

The south elevation faces 186<sup>th</sup> Street and features five bays, four of which are defined by column arrangements similar to the west elevation and one bay is a concrete wall section covered with stucco. The primary entrance is an aluminum-frame and glass, single-entry storefront with a transom and side lights.

The north elevation faces a surface parking lot and alley connecting to the neighboring commercial property and is partially enclosed by a masonry breeze block wall. The north elevation includes the blade sign, and no windows or doors. The east elevation faces a surface parking lot and is defined by two, metal, straight run stairways with open concrete risers. The east elevation exterior wall is decorated with square panels and includes several louvered vents and a single six-light casement window. The entrances along the east elevation are steel single-entry doors.

**\*B10. Significance (continued):**

Historic Context

The office building at 18538 Hawthorne Boulevard was constructed in 1960. In 1978, the address is described as a Farmers Insurance office; however, since the 1980s the property has functioned as the AppleOne employment agency. The AppleOne company started in 1964 and has had several name iterations since. In 1981 it was "Appleone", in 1984 it was the Apple One Agency, and in 1989 it was Apple One Personnel Service (*The Daily Breeze* 1981, 1984, 1989).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1960, is associated with the development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance and is merely one of many employment agency offices along Hawthorne Boulevard. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this commercial office building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Modern style building 18538 Hawthorne Boulevard is a typical and unremarkable example reflecting the mid twentieth century trends of this style because of its curtain wall construction, which utilizes aluminum frames for window walls in place of steel; concrete block exterior and breeze block accents, projecting blade signage, and geometric motifs. The property also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Integrity

Along with determining significance based on one or more of the NRHP/CRHR Criteria for Evaluation, retaining historic integrity is essential for a resource to retain its status as eligible for listing. The 18538 Hawthorne Boulevard property retains its integrity of location, design, setting, materials, workmanship, and feeling. The original location of the building has remained the same, and it has not been moved since its construction in 1960; therefore, the property's integrity of location remains intact. The 18538 Hawthorne Boulevard property retains its integrity of design because it has not been significantly or permanently altered to a point that would compromise the form, plan, space, structure, or



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\*Resource Name or # (Assigned by recorder) 18538 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

style of the building. The maintenance-related and signage modifications are minor and have been sympathetic to the original design such that it retains its integrity of design, materials, and workmanship. The property retains its integrity of workmanship because the property is recognizable as an interpretation of its Commercial Modern style. The property's integrity of setting has seen some encroachments from commercial development along Hawthorne Boulevard, yet despite some modern construction, the property retains integrity of setting. In its current state, the property conveys its character and historic integrity of feeling as an office building from 1960. The 18538 Hawthorne Boulevard property was originally constructed as a commercial office and has served has several businesses; thus, it retains its original association. Therefore, the property's integrity of association has not been diminished.

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

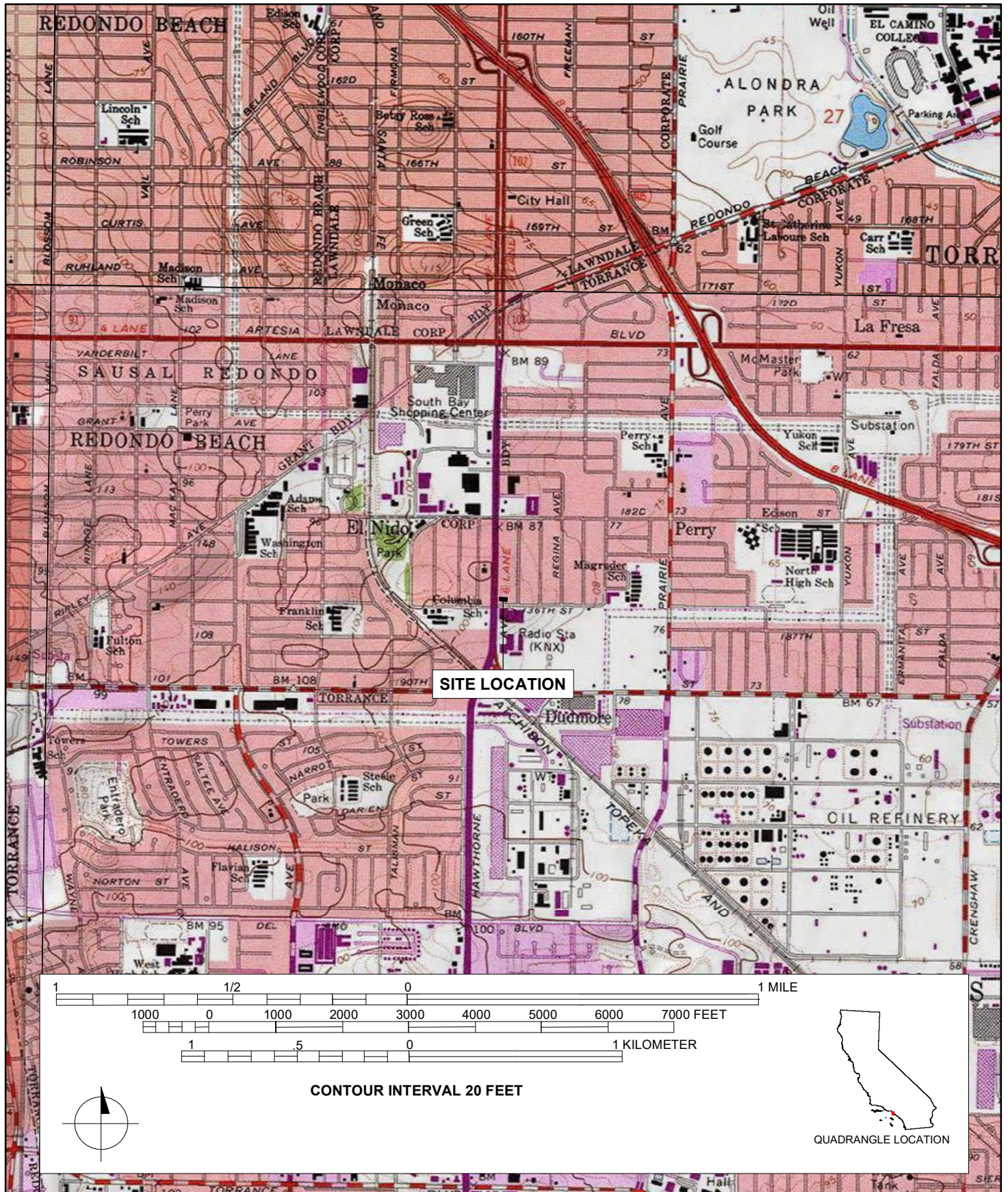
*The Daily Breeze*

1981 Classifieds. May 31, 1981.

1984 Classifieds. October 28, 1984.

1989 Classifieds. September 17, 1989.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) 18500-18520-22 HAWTHORNE BLVD

P1. Other Identifier: Act 1 Peronnel

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18500-18520-22 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374916.98 m E/3747711.63 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-023-017

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The office building at 18520 Hawthorne Boulevard is a Contemporary style commercial building constructed in 1962 (**Photograph 1**). The two-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a deep overhang and a wide, boxed cornice. The exterior walls are covered with concrete, horizontal board siding, and concrete block. The building sits on a concrete foundation and is surrounded by a paved asphalt surface parking lot. The façade features a diamond pattern three-dimensional wall tile motif, and the south and east elevations feature decorative horizontal beams. An illuminated box sign is attached to the west elevation wall and illuminated box signage along the cornice reads "ACT 1 PERSONNEL." The west elevation has a ribbon of three, aluminum-frame, fixed windows and a single-entry glass door. The south elevation has a cantilevered second story projection to the east end, accessed by an exterior straight-run metal stairway with concrete open risers. The windows along the first story of the south elevation are aluminum-frame, horizontal sliding windows covered with metal grilles. The second story of the south elevation features a paired set of sliding windows and eight fixed windows separated by beams. The north elevation has no windows or doors. The rear, east elevation has a single-entry steel door along the first story, and stairway leading to another single-entry steel door along the second story.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. Overview of property, view to northeast, November 5, 2020

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1962 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18500-18520-22 HAWTHORNE BLVD

B1. Historic Name: Custom Financial Services

B2. Common Name: Act 1 Personnel

B3. Original Use: Office

B4. Present Use: Employment Agency Office

\*B5. Architectural Style: Modern - Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1962 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
Period of Significance 1962 Property Type Commercial / Industrial 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 property at 18500-18520-22 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

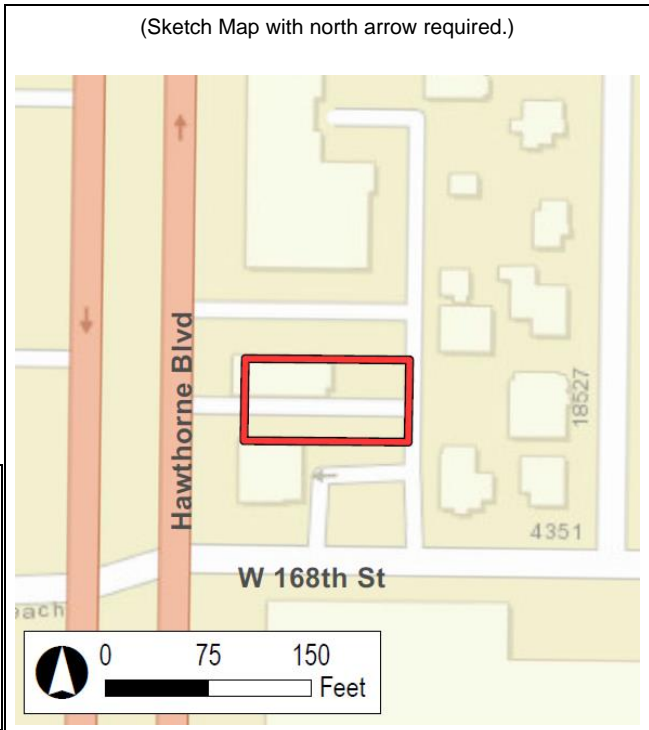
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18500-18520-22 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The office building at 18520 Hawthorne Boulevard was constructed in 1962. The building originally functioned as an office building for the Custom Financial Services company until the late-1970s. The property has functioned as the Act 1 Personnel employment agency since the 1980s (*The Daily Breeze* 1975).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1962, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary style commercial building at 18520 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

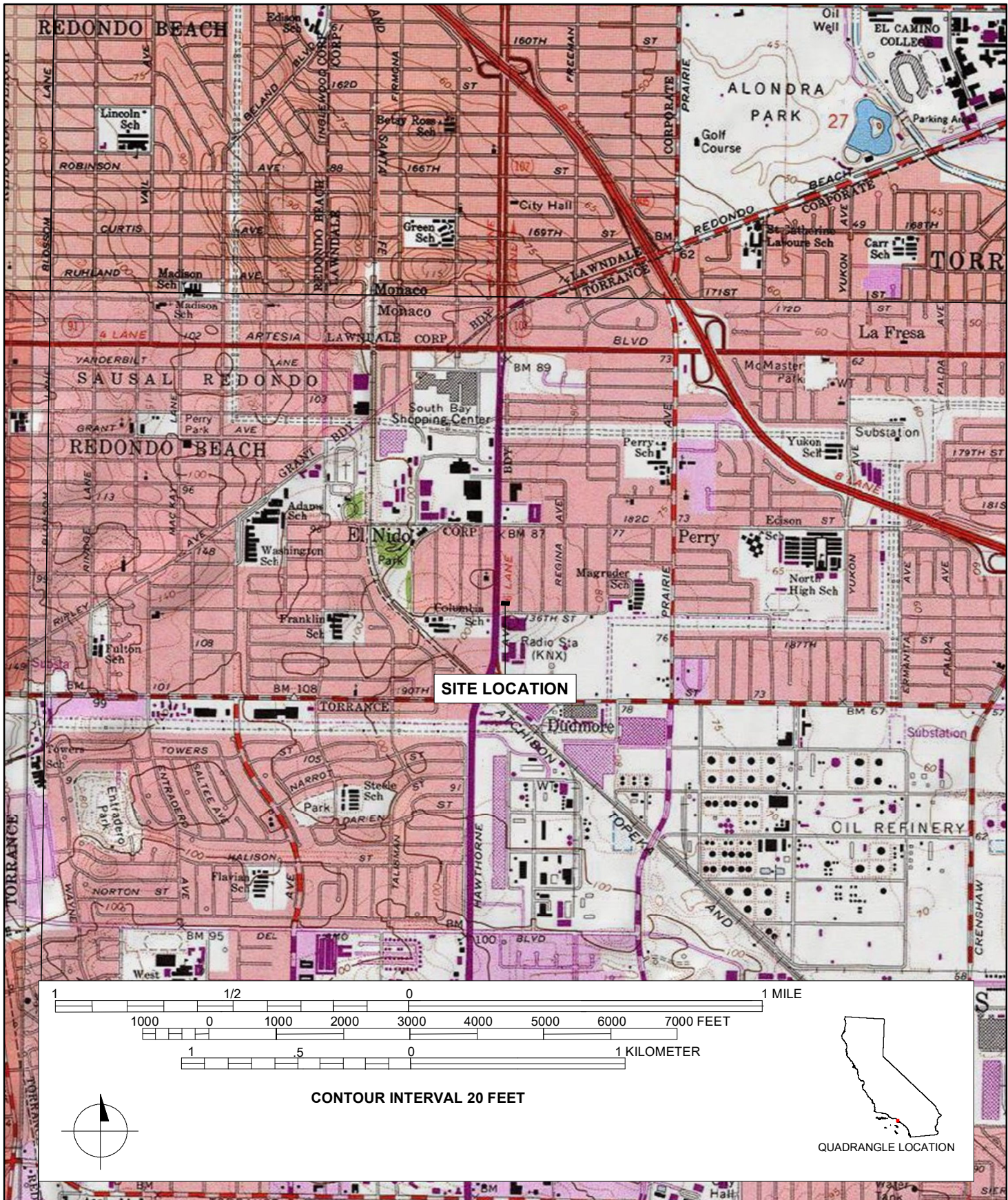
1975 Classifieds. February 16, 1975.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 4 of 4 \* Resource Name or # (Assigned by recorder) 18500-18520-22 Hawthorne Blvd

\* Map Name: Torrance Calif. 7.5' Quadrangle \* Scale: 1:24,000 \* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 18436 HAWTHORNE BLVD

P1. Other Identifier: Hakutsuru Sake Brewing Co Ltd

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18436 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374924.03 m E/3747791.87 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-023-032

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The office building at 18436 Hawthorne Boulevard is a New Formalist style commercial building constructed in 1963 (**Photograph 1**). The two-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with wide overhang with arches supported by full-height square columns. The exterior walls are covered with stucco. The building sits on a concrete foundation, has landscaping along the west elevation, and an asphalt paved parking lot to the north and east. The west elevation façade has central, full-length, curtain wall window with a single-entry glass door. The north elevation has seven bays with vinyl-sash, multi-light sliding windows along the first and second stories. The arched overhang and column supports do not wrap around to the east (rear) elevation; however, the column arrangements are mimicked in relief.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1963 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18436 HAWTHORNE BLVD

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Office
- B4. Present Use: Office

\*B5. Architectural Style: New Formalist

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1963 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1963 Property Type Commercial / Industrial 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 property at 18436 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

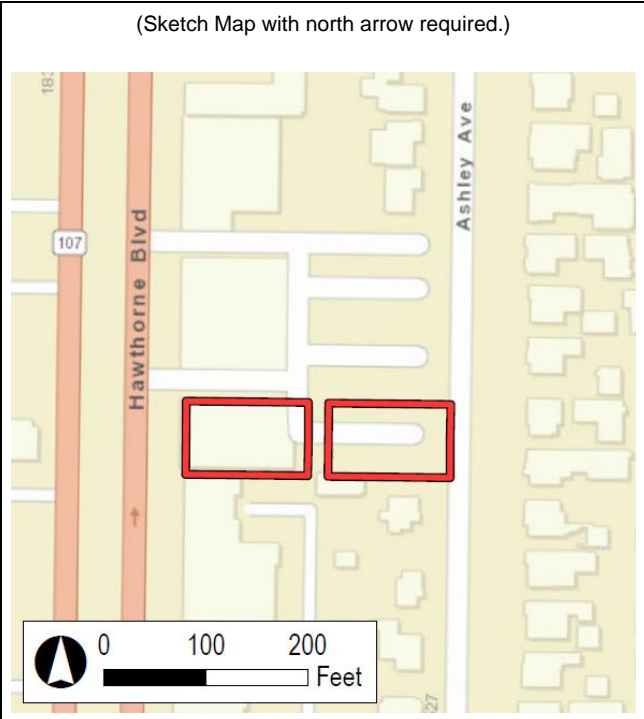
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18436 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The office building at 18436 Hawthorne Boulevard was constructed in 1963. The building has had multiple tenants since its construction. During the 1970s the building functioned as a diving school, an Allstate Enterprises Mortgage Corporation office (1974), and an office for Coast Distributing (1974). From 1978 into the late 1980s the building was the Alcoholism Program for Women headquarters offering counseling, medical assistance, and employment assistance (*The Daily Breeze* 1980). The property currently houses the Hakutsuru Sake Brewing Company offices.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1963, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The New Formalism style commercial building at 18436 Hawthorne Boulevard has been extensively modified since its original construction. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

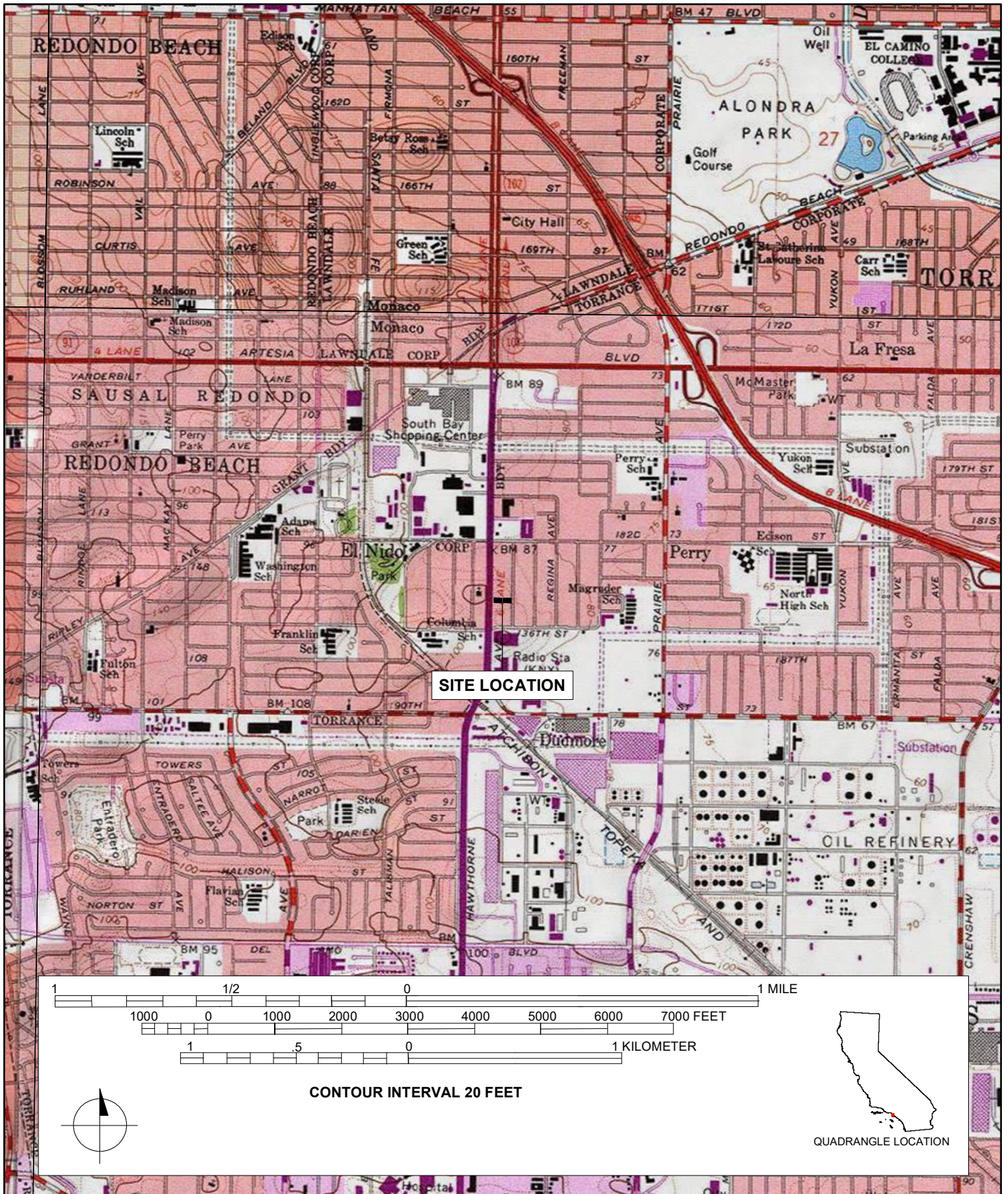
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1980 "Women alcoholics deal with special problems." January 27, 1980.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 18402-18404 HAWTHORNE BLVD

P1. Other Identifier: Seashore Insurance Agency, Inc.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18402-18404 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374919.21 m E/3747891.75 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

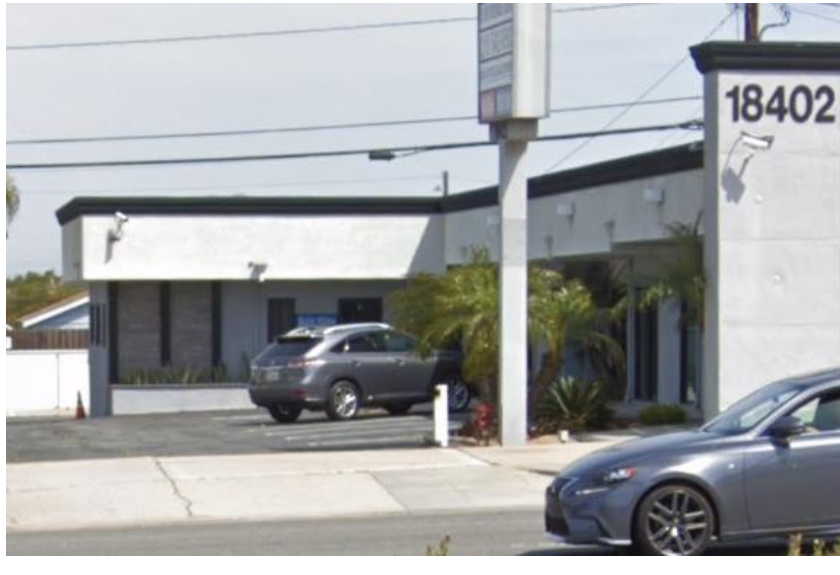
Assessor's Parcel Number (APN): 4084-023-020

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The office building at 18402-18404 Hawthorne Boulevard is heavily modified a vernacular commercial building constructed in 1958 (**Photograph 1**). The one-story building has an L-shaped plan and a north-facing orientation. The building has a flat roof with overhanging, boxed eaves along the north elevation. The exterior walls are covered with stucco with flagstone veneer accents. The building sits on a concrete foundation and faces an asphalt paved parking lot. The west elevation has an anodized metal-frame storefront window and signage attached to the walls. The north elevation façade has several storefronts and metal-frame fixed windows. A freestanding pylon sign with an illuminated box sign is to the west of the building near the entrance.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, (Google Streetview 2020)

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1958 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18402-18404 HAWTHORNE BLVD

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Office
- B4. Present Use: Office

\*B5. Architectural Style: vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1958 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1958 Property Type Commercial / Industrial 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 property at 18402-18404 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

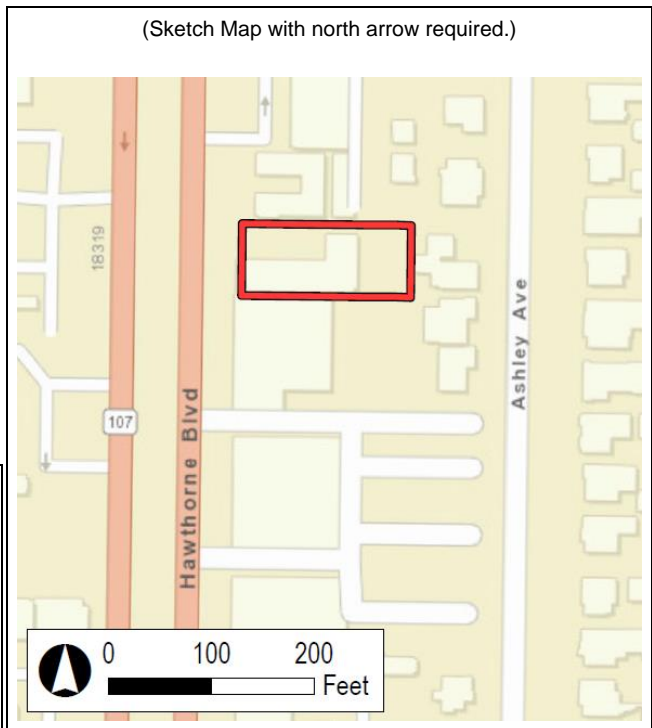
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18402-18404 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The office building at 18402-18404 Hawthorne Boulevard was constructed in 1958 as the Knoll Crest Medical and Dental Building. The building has had multiple tenants since its construction. The first known tenants at 18402 were physicians Dr. Steph M. Appley Dr. Leopold Schlessiner, and dentists Malcom E. Marlis and Richard S. Shepard (Luskey Brothers & Co. 1959). From 1977 to 1986 the Allied Podiatry group leased office space in the Hawthorne Boulevard building. From 1977 to 1981 the podiatry offices were run by James Lawrence Diana. Throughout the late 1970s and early 1980s, Diana received several convictions and allegations of lewd conduct and indecent exposure in Seattle, Washington; Hermosa Beach, Manhattan Beach, and Redondo Beach (*The Daily Breeze* 1981). The property currently serves as the Seashore Insurance Agency offices.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1958, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. The building appears to have been originally constructed as medical and dental offices to serve the needs of the population in the area; however, many practices and other businesses have occupied this building, and research did not reveal that the building itself played a distinct or important role in the development of commercial medical offices in Torrance, or that the building itself played an important role in the economic development of Torrance or with important historic events. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular style post-war commercial building at 18402-18404 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1981 "Area Doctor has history of lewd conduct." May 10, 1981.

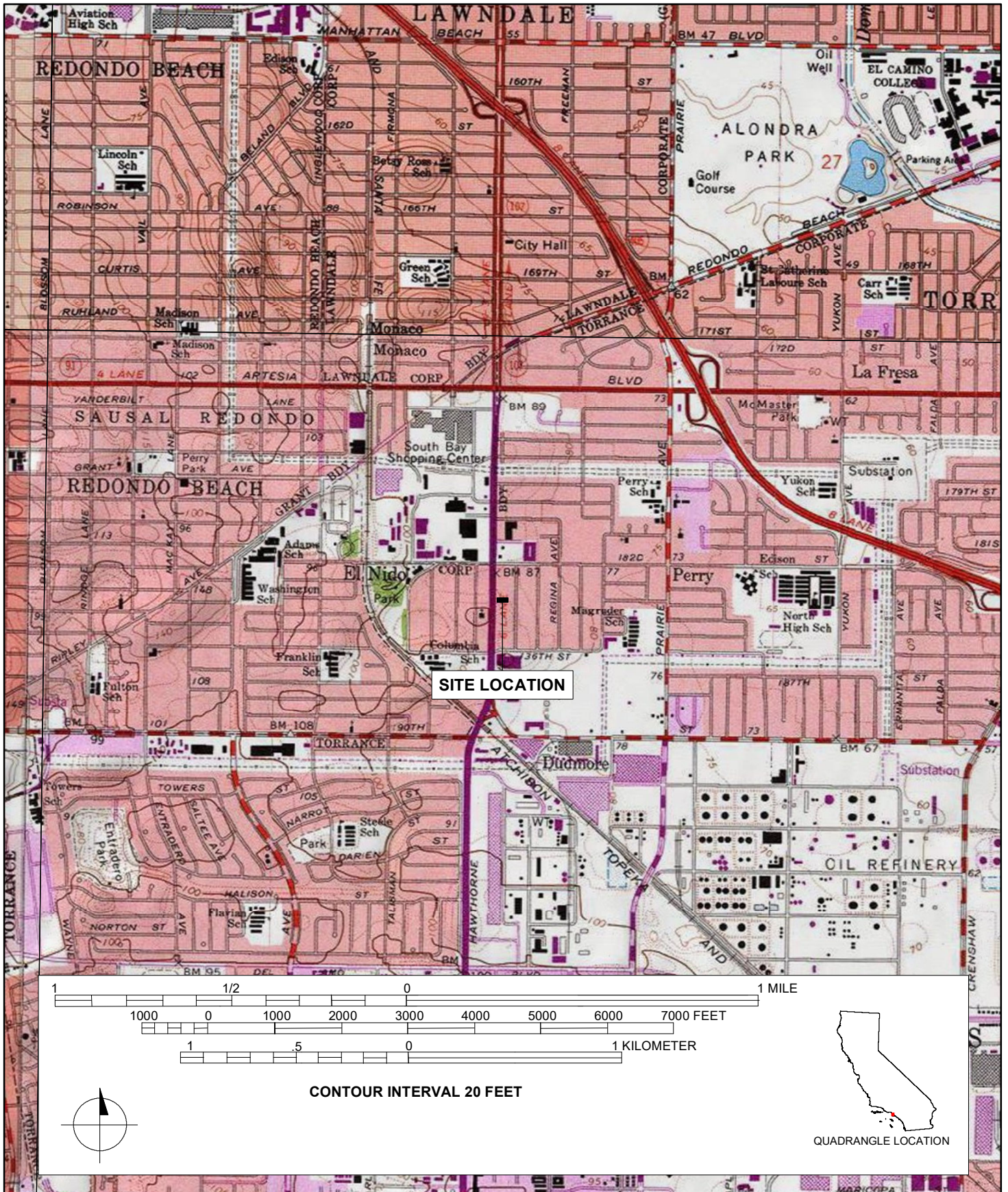
Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Luskey Brothers & Co.

1959 *Luskey's Official Torrance Criss Cross City Directory and Classified Yellow Book*. Available: <https://www.library.torranceca.gov/resources/historic-newspaper-dictionaries>. Accessed August 20, 2020.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 18322 HAWTHORNE BLVD

P1. Other Identifier: 18322 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18322 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374933.79 m E/3747918.47 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-022-006

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 18322 Hawthorne Boulevard is a Minimal Traditional style apartment building constructed in 1953 (**Photograph 1**). The one-story building has a U-shaped plan, includes six units, and has a west-facing orientation. The building has a hipped roof covered with composition shingles. The exterior walls are covered with stucco. The building sits on a concrete foundation and has a detached, hipped roof garage to the east. The windows are wood sash, one-over-one and multi-light units. The doors are single-entry wood doors with screens. The detached garage has six wooden, swing-up, single-car doors.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1953 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18322 HAWTHORNE BLVD

- 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: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1953 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Torrance  
 Period of Significance 1953 Property Type Multi-Family Residential 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 property at 18322 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

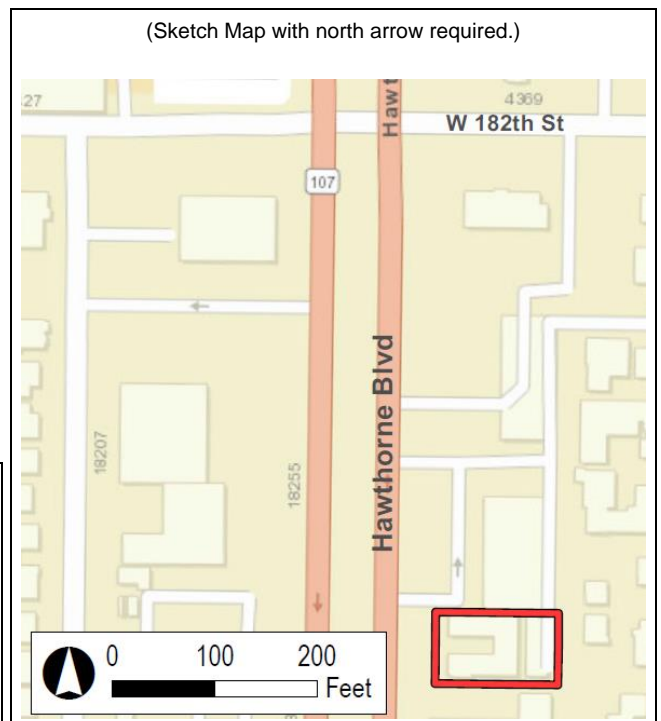
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18322 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The multi-family property at 18322 Hawthorne Boulevard was constructed in 1953. The apartment complex has six units with a detached parking garage and has had multiple tenants since its construction. Kenneth Barnett, an employee of the State Fish & Game Department, lived in Unit B with his wife Barbara in 1956 (Luskey Brothers & Co. 1956).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1953, is associated with the residential development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Minimal Traditional style apartment building at 18322 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

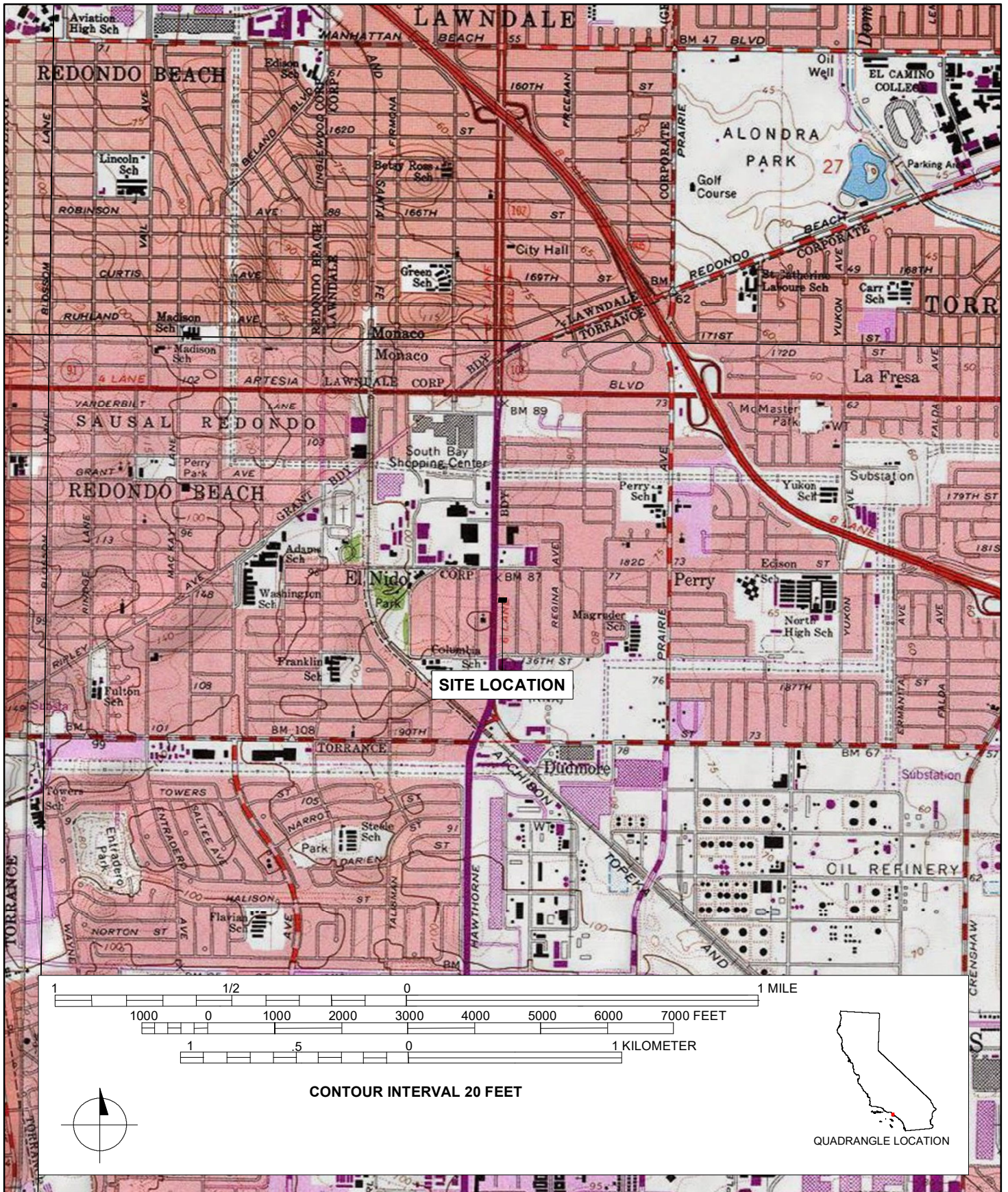
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Luskey Brothers & Co.

1956 Luskey's Official Torrance Criss Cross City Directory 1956 Issue. Available:  
<https://www.library.torranceca.gov/resources/historic-newspaper-dictionaries>. Accessed August 20, 2020.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 18120 HAWTHORNE BLVD

P1. Other Identifier: Coco's Bakery Restaurant

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18120 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374925.07 m E/3748144.18 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-004-056

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial restaurant building at 18120 Hawthorne Boulevard is a Googie-style commercial building constructed in 1963 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with overhanging eaves and a parabolic roof form along the north elevation. The exterior walls are covered with stucco and concrete block. The exterior walls along the north and east elevations have patterned, three-dimensional wall tile motifs. The building sits on a concrete foundation and has an asphalt paved parking lot to the east. The building features curtain wall windows along the façade and a rooftop illuminated box sign. The façade also includes a sunroom with curved windows along the southern portion of the building. The primary entrance is a single-entry wood paneled door with one light.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1963 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18120 HAWTHORNE BLVD

- B1. Historic Name: Bob's Big Boy
- B2. Common Name: Coco's Bakery and Restaurant
- B3. Original Use: Restaurant
- B4. Present Use: Restaurant

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1963 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1963 Property Type Commercial / Industrial 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 property at 18120 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

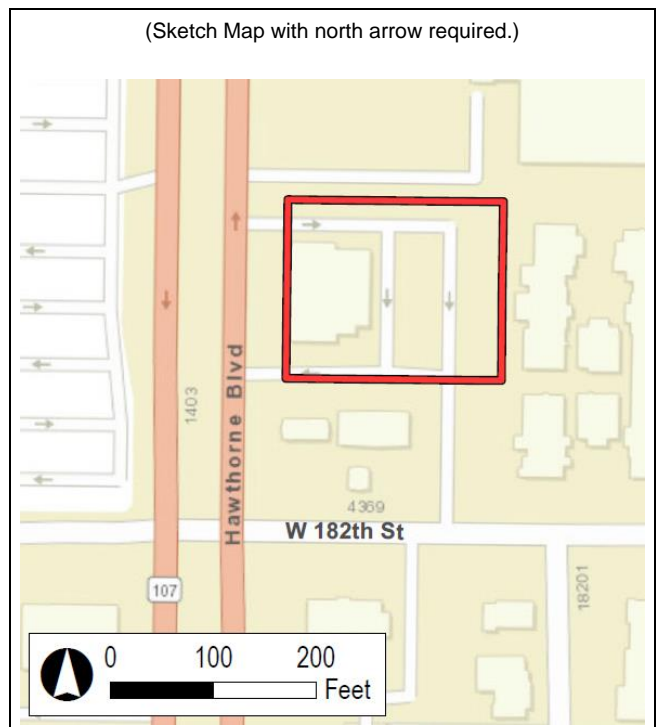
\*B12. References: n/a

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18120 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial restaurant building at 18120 Hawthorne Boulevard was constructed in 1963. The building originally was constructed as part of the Bob's Big Boy restaurant chain that operated in the building until 1992. The property has operated as a Coco's Bakery & Restaurant since 1992.

Evaluation

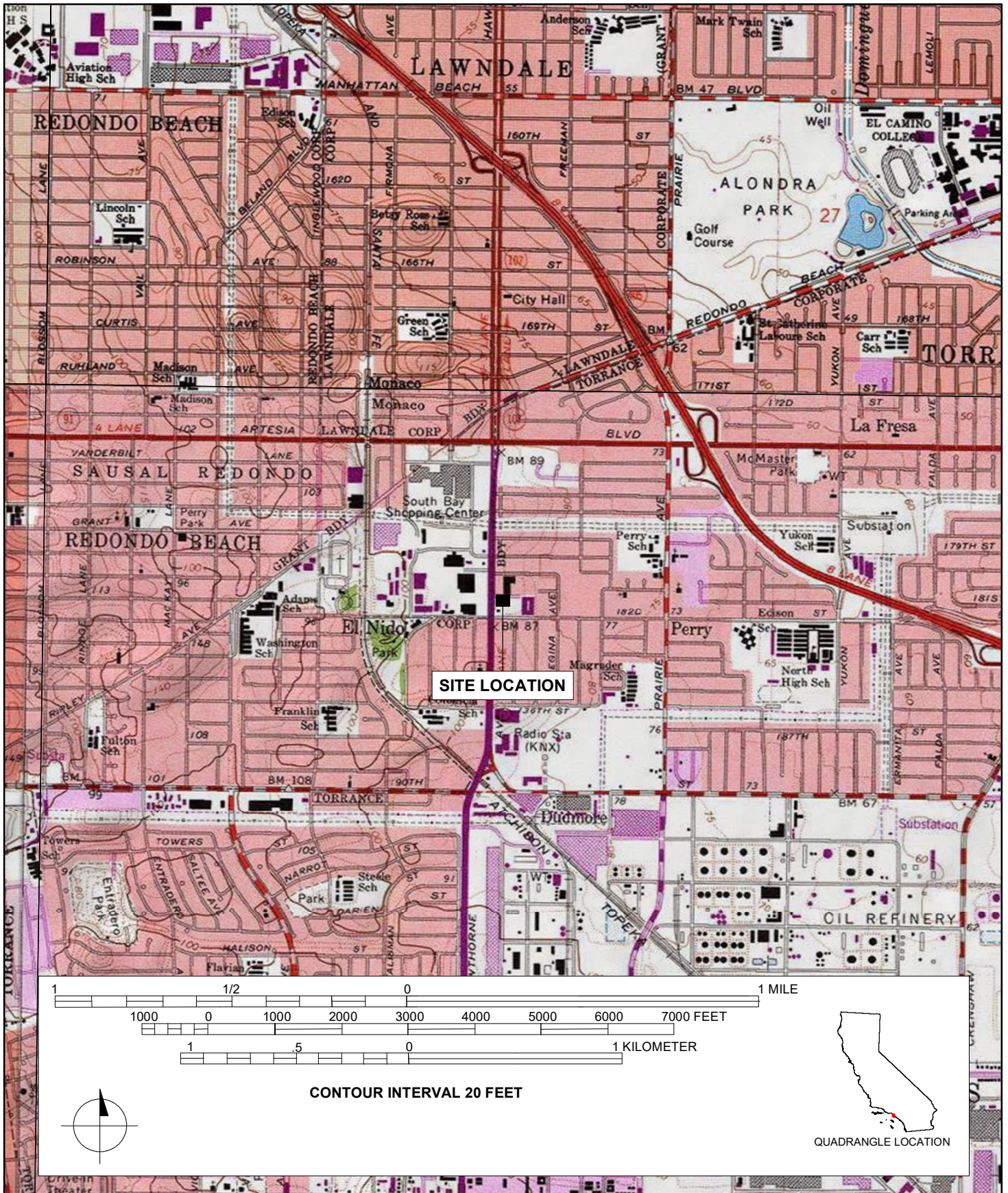
Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1963, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Googie-style commercial building at 18120 Hawthorne Boulevard is altered from its original design with the addition of an enclosed glass addition. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4  
Hawthorne Blvd

\*Resource Name or #: (Assigned by recorder) 4347 W 180TH ST / 17916

P1. Other Identifier: Jack in the Box Restaurant

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 4347 W 180TH ST / 17916 Hawthorne Blvd City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374926.65 m E/3748303.22 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4084-003-025

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial restaurant building at 17916 Hawthorne Boulevard is a Googie-style commercial building constructed in 1970 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a tall mansard roof covered with wood shingles and boxed overhanging eaves. The exterior walls are covered with stucco. The building sits on a concrete foundation and has an asphalt paved surface parking lot to the east. The drive-thru port-cochere is along the north elevation. The primary entrance is a single-entry metal-frame and glass door. The windows are metal-frame storefronts. There is a freestanding pole-mounted sign south of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1963 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4347 W 180TH ST / 17916 Hawthorne Blvd

- B1. Historic Name: Jack in the Box
- B2. Common Name: Jack in the Box Restaurant
- B3. Original Use: Restaurant
- B4. Present Use: Restaurant

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1963 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1970 Property Type Commercial / Industrial 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 property at 4347 W 180TH ST / 17916 Hawthorne Blvd does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

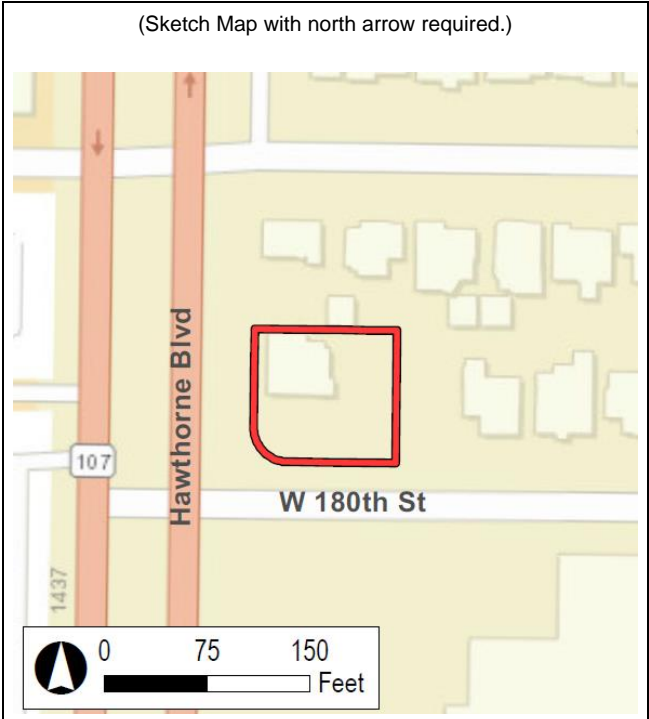
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4347 W 180TH ST / 17916 Hawthorne Blvd

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial restaurant building at 17916 Hawthorne Boulevard (also 4347 W 180<sup>th</sup> Street) was constructed in 1970. The building has functioned as a Jack-in-the-Box restaurant since its construction (*The Daily Breeze* 1977). Jack-In-the-Box is a national burger chain, initially based out of San Diego and founded by Robert O. Peterson in 1951. By 1972, the Jack-in-the-Box franchise quickly expanded throughout southern California and has a dozen locations in the Puget Sound region. The first restaurants were modeled with on the corporate theme of a giant yellow box. However, by the late 1970s these began to be altered and expanded with the addition of mansard style roofs and additional indoor seating.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1970, is associated with the commercial development of Torrance during the mid-twentieth century. Although it is associated with the early years of the Jack-in-the-Box franchise's development research did not reveal that the building itself played a distinct or important role in the history of the national franchise or the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Googie-style commercial building at 17916 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. This was a standardized design for the Jack-in-the-Box chain. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

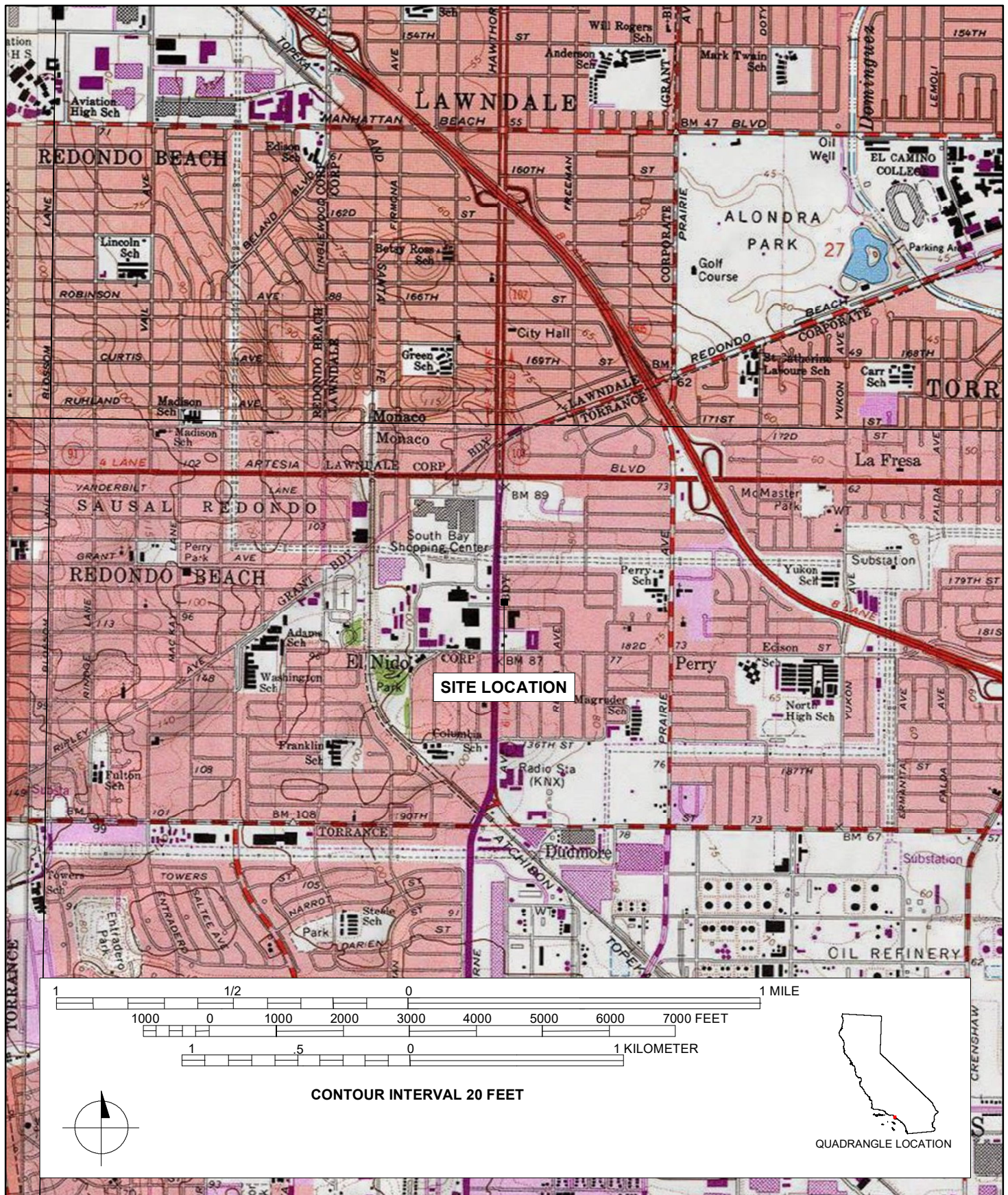
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1977 Classifieds. February 13, 1977.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4347 W 179TH ST

P1. Other Identifier: 4347 W 179TH ST

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 4347 W 179TH ST City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374932.88 m E/3748378.31 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-028-012

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4347 W 179th Street is a tract Ranch style single-family residential building constructed in 1975 (**Photograph 1**). The one-story building has a rectangular plan and a south-facing orientation. The building has a gable on gable roof covered with composition shingles. There is a "Brady Rock" end-wall chimney that pierces through the roofline at the east elevation. There is a stucco west elevation addition and south elevation addition. The building sits on a concrete foundation and has an attached two-car garage to the south. The windows are replacement horizontal sliding vinyl windows with faux muntins. The primary entrance is a single-entry paneled door. The garage has a wooden swing-up garage door.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1975 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4347 W 179TH ST

- 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

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1975 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Torrance  
Period of Significance 1975 Property Type Single Family Residential 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 property at 4347 W 179TH ST does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

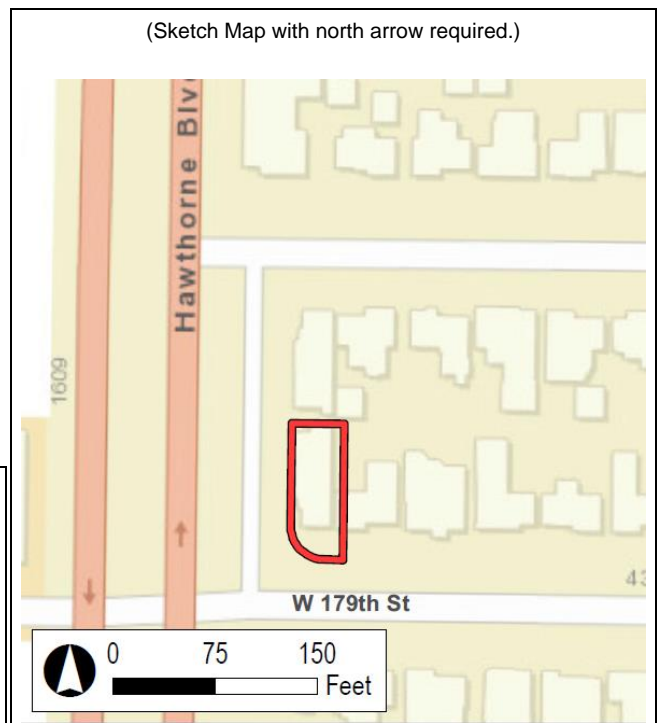
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





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\*Resource Name or # (Assigned by recorder) 4347 W 179TH ST

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 4347 W 179th Street was constructed in 1975. The single-family residence has had multiple tenants since its construction. Newspaper advertisements from 1976 describe the residence as a 3-bedroom, 2-bathroom custom built home with a wood shingled roof, a walled lot, double garage, forced air, and built-in furnishings (*The Daily Breeze* 1976a, 1976b). Troy L. Michael and Maria M. Michael are listed as residents of the property until 1986 when they moved to Lawndale (Ancestry 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1975, is associated with the residential development of Torrance during the 1970s. Research did not reveal that the building itself played a distinct or important role in the development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The tract Ranch-style single-family residence at 4347 W 179th Street is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2010 Ancestry.com. U.S. Public Records Index, 1950-1993, Volume 1 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

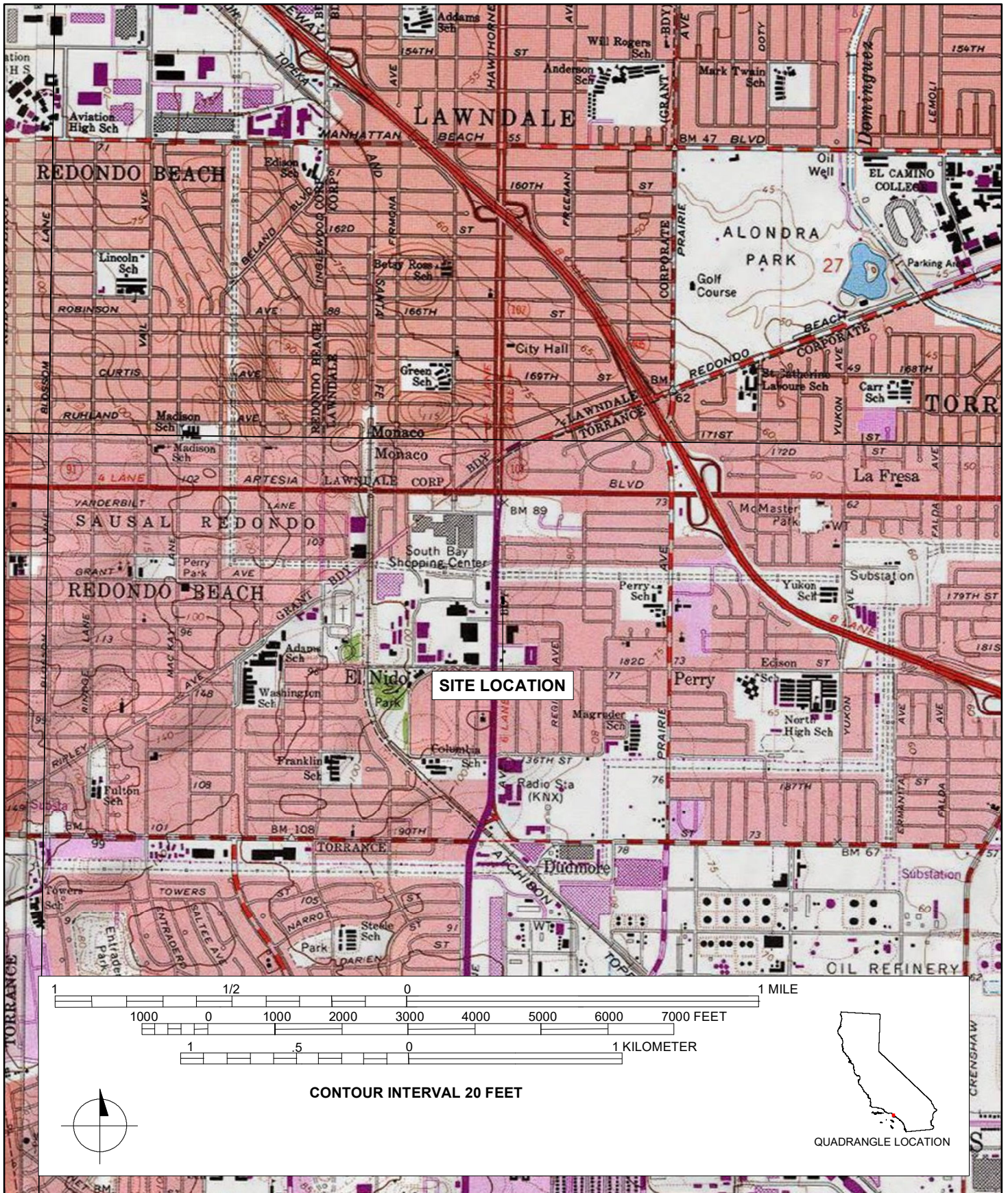
The Daily Breeze

1976a Classifieds. January 11, 1976.

1976b Classifieds. February 8, 1976.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4348 W 178TH ST

P1. Other Identifier: 4348 W 178TH ST

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 4348 W 178TH ST City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374932.03 m E/3748403.14 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-028-024

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4348 W 178th Street is a tract Ranch style single-family residential building constructed in 1975 (**Photograph 1**). The one-story building has a rectangular plan and a north-south orientation with the primary elevation facing west. The building has a gable on gable roof covered with composition shingles. The exterior walls are covered with stucco and a stucco clad chimney pierces through the roof along the west side. The building sits on a concrete foundation and has an attached two-car garage to the north with a concrete driveway. The windows are aluminum-frame and replacement vinyl horizontal sliding windows. The primary entrance is a single paneled door within a recessed entry on the west side. A secondary sliding vinyl and glass patio door is located on the west side. The garage has a fiberglass paneled replacement garage door. The property is enclosed by low hedges.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1975 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4348 W 178TH ST

- 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

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1975 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Torrance  
 Period of Significance 1975 Property Type Single Family Residential 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 property at 4348 W 178TH ST does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

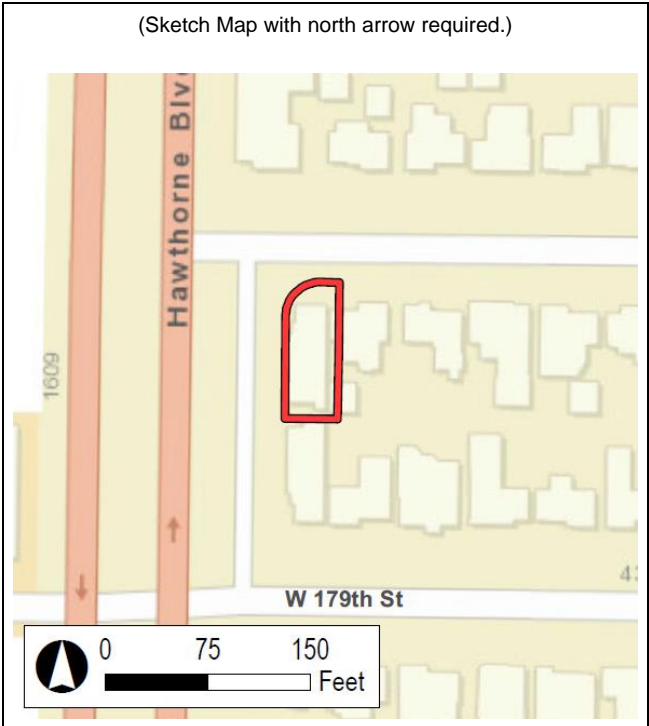
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





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\*Resource Name or # (Assigned by recorder) 4348 W 178TH ST

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 4348 W 178<sup>th</sup> Street was constructed in 1975. The single-family residence has had multiple tenants since its construction. Newspaper advertisements from 1976 describe the residence as a 3-bedroom, 2-bathroom custom built home with a wood shingled roof, a walled lot, double garage, and fireplace (*The Daily Breeze* 1976). Howard C. Bradlaw and Betty Bradlaw are listed as residents of the 178th Street property until 1993 (Ancestry 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1975, is associated with the residential development of Torrance during the 1970s. Research did not reveal that the building itself played a distinct or important role in the development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property, residents from 1975 to 1993 Howard C. and Betty Bradlaw, made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The tract Ranch-style single-family residence at 4348 W 178<sup>th</sup> Street is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

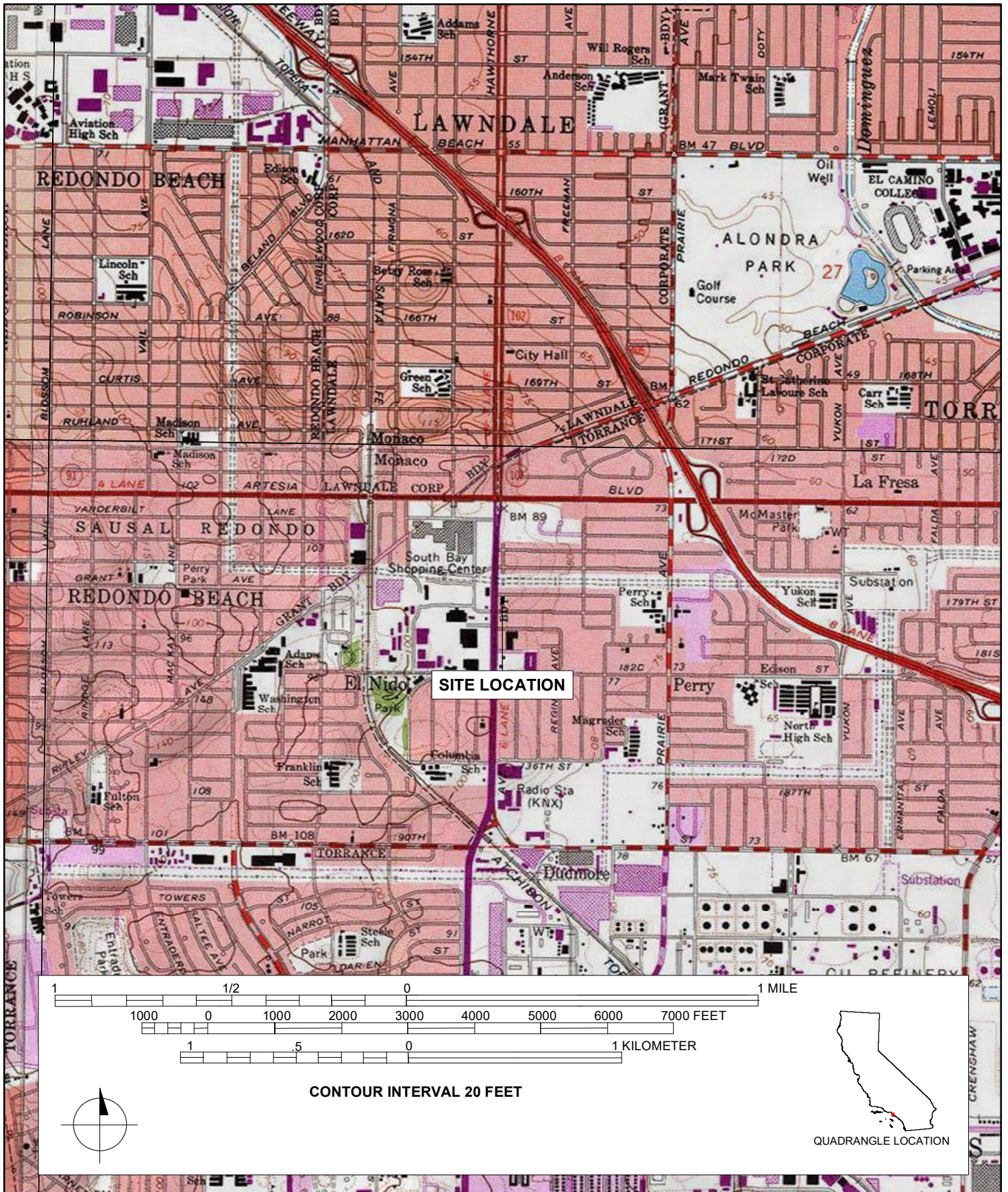
Ancestry

2010 Ancestry.com. *U.S. Public Records Index, 1950-1993, Volume 1* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

The Daily Breeze

1976 Classifieds. February 1, 1976.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4347 W 178TH ST

P1. Other Identifier: 4347 W 178TH ST

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 4347 W 178TH ST City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374925.87 m E/3748461.20 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-027-024

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4347 W 178<sup>th</sup> Street is a Minimal Traditional style single-family residential building constructed in 1949 (**Photograph 1**). The one-story building has an L-shaped plan and a south-facing orientation. The building has a low-sloped hipped roof covered with composition shingles. The exterior walls are covered with stucco. The building sits on a concrete foundation and has an attached two-car garage to the rear of the building. The windows are replacement, vinyl sash two-part horizontal sliding windows. The primary entrance is a single-entry paneled door with a metal security door. The garage has a replacement, metal roll-up garage door. The property is enclosed by a concrete block and metal fence.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to north, (Google Streetview 2020)

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1949 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4347 W 178TH ST

- 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: (Construction date, alterations, and date of alterations) Constructed 1949 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Torrance  
 Period of Significance 1949 Property Type Single Family Residential 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 property at 4347 W 178TH ST does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

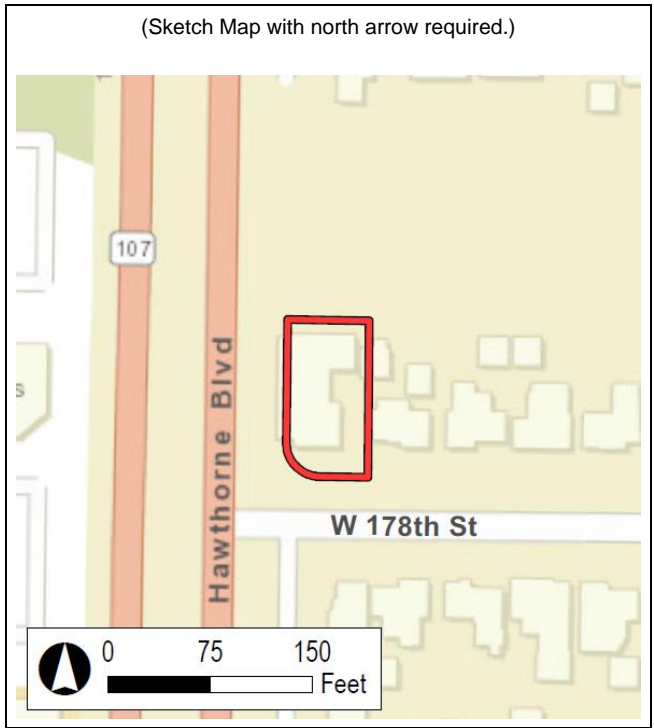
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4347 W 178TH ST

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 4347 W 178<sup>th</sup> Street was constructed in 1949. The single-family residence has had multiple tenants since its construction. Newspaper advertisements from 1976 describe the residence as a 3-bedroom, 2-bathroom custom built home with built-in furnishings and forced air (*The Daily Breeze* 1976). The original owners, Ralph L. Brownson and Vivian M. Brownson resided at the 178th Street home until 1976 (Ancestry 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1949, is associated with the residential development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property, including residents from 1969 to 1976 Ralph L. and Vivian M. Brownson, made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Minimal Traditional style single-family residence at 4347 W 178<sup>th</sup> Street is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2017 Ancestry.com. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.

The Daily Breeze

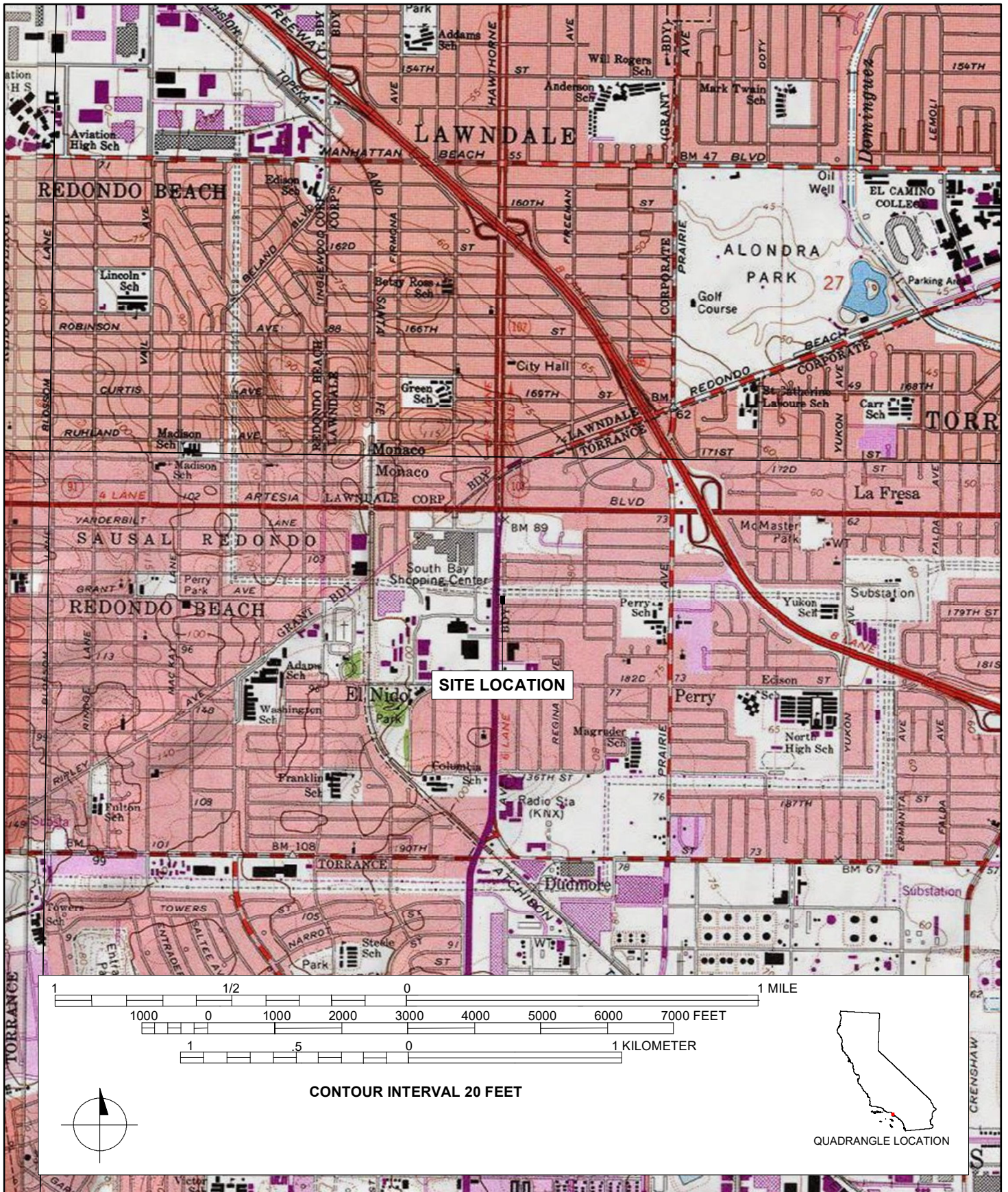
1976 Classifieds. January 18, 1976.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4346 W 177TH ST

P1. Other Identifier: 4346 W 177TH ST

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 4346 W 177TH ST City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374936.86 m E/3748536.76 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-026-023

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4346 W 177<sup>th</sup> Street is a Minimal Traditional style single-family residential building constructed in 1952 (**Photograph 1**). The one-story building has an L-shaped plan and a west-facing orientation. The building has a cross-gable roof covered with composition shingles. The exterior walls are covered with stucco with decorative vertical board siding along the gable ends and within the porch. The building sits on a concrete foundation and has an attached two-car garage at the north end. The windows are replacement, one-over-one vinyl sash and horizontal 2-part sliding slider units, and original wood-frame eight-light casement windows. The window along the north elevation of the garage has decorative louvered shutters. The primary entrance is a single-entry paneled door with a metal security door within a cutaway porch with a concrete stoop. The garage has a replacement, metal roll-up paneled garage door. The property is enclosed by a modern decorative wrought iron fence with sliding gate at the driveway. The remainder of the lot is enclosed by a concrete block wall.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1952 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4346 W 177TH ST

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: (Construction date, alterations, and date of alterations) Constructed 1952 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Torrance  
Period of Significance 1952 Property Type Single Family Residential 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 property at 4346 W 177TH ST does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

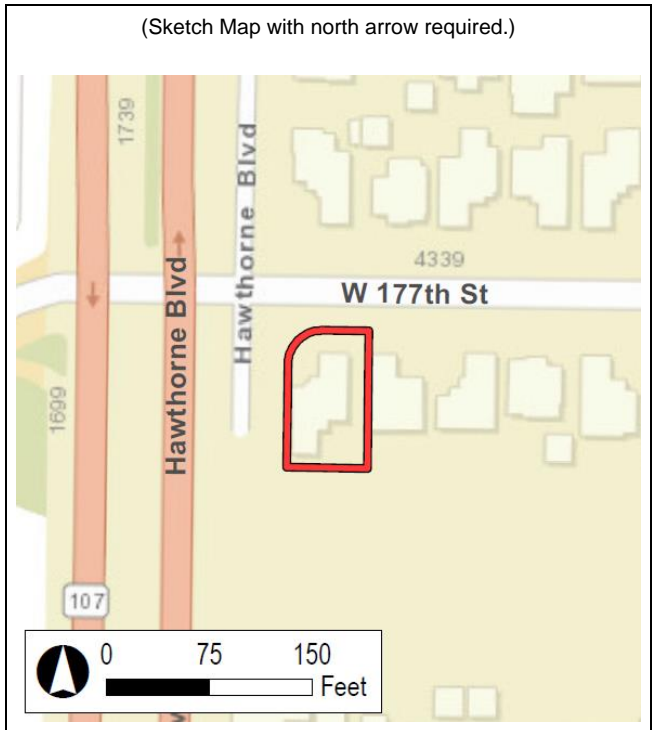
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4346 W 177TH ST

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 4346 W 177<sup>th</sup> Street was constructed in 1952. The single-family residence has had multiple tenants since its construction. The original residents were Stanley Schlick Jr. and Emma M. Schlick; and by 1972, Eduard C. Gagliardi is listed at the 177<sup>th</sup> street residence (Ancestry 2017).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1952, is associated with the residential development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property, including residents Stanley and Emma Schlick or Eduard C. Gagliardi, made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Minimal Traditional style single-family residence at 4346 W 177<sup>th</sup> Street is a typical and unremarkable example reflecting the mid-twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

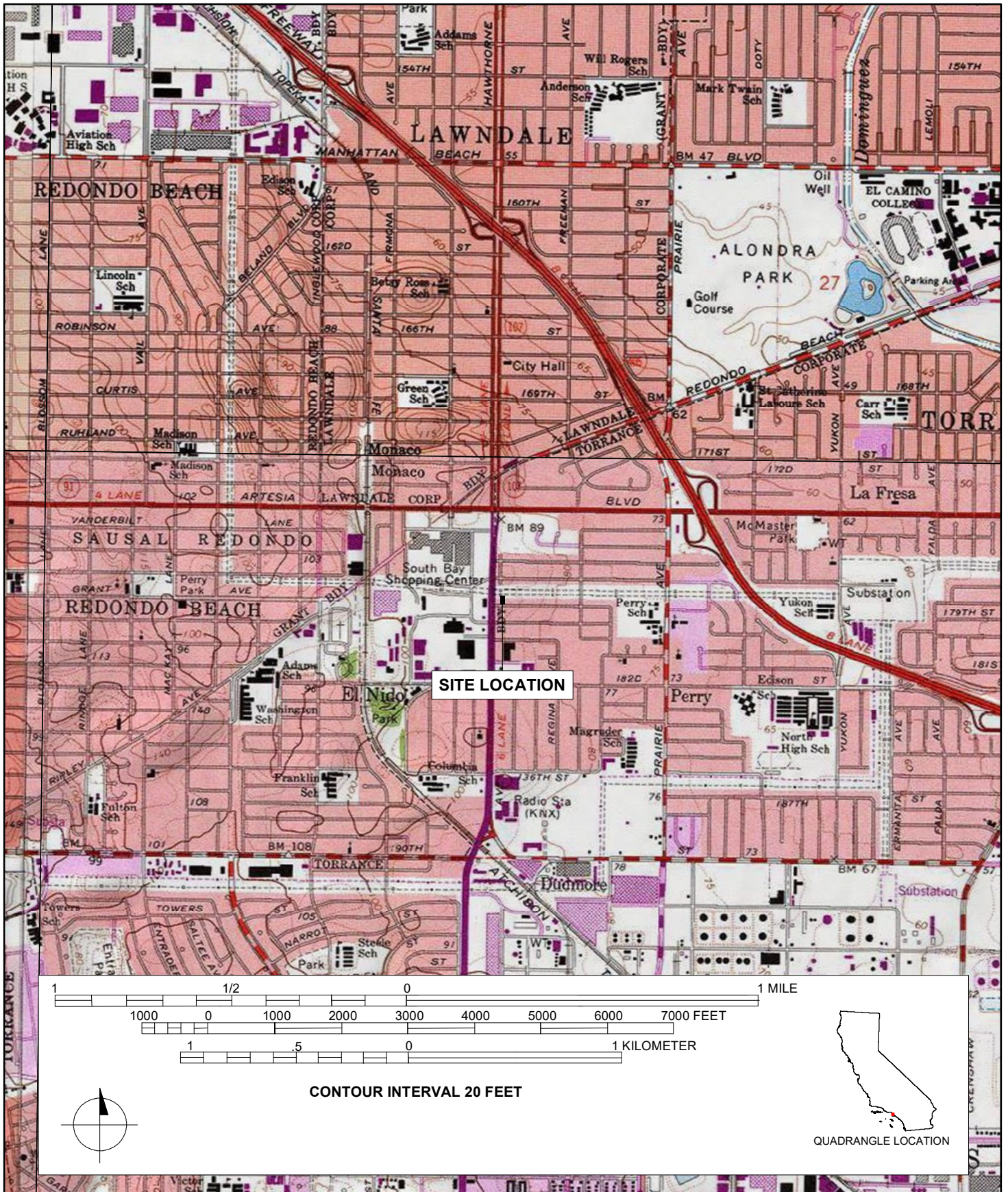
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2017 Ancestry.com. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.







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

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

\*Resource Name or #: (Assigned by recorder) 17490 HAWTHORNE BLVD

P1. Other Identifier: Westgate Shopping Mall

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 17490 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 375053.63 m E/3748713.97 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-015-048

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The Westgate Shopping Mall at 17490-17542 Hawthorne Boulevard is a vernacular commercial building complex originally constructed in 1963 (**Photographs 1-2**). The complex spans the south and east portions of the plaza and have an L-shaped plan. The complex is fronted by surface parking lots. It is a monumental one-story, frame and brick, commercial building. Based on field observation of the property, it appears it has undergone extensive façade alterations throughout the past 30 years with only the rear elevations in their original form. The buildings have flat roofs and the individual storefronts have shaped parapets. The exterior walls are clad with brick, concrete and stucco. The building sits on a concrete slab foundation. The windows and doors are metal-frame storefronts, some of which are covered with vinyl or metal awnings.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1963 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
 Monica Wilson  
 AECOM, 401 West A Street  
 Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17490 HAWTHORNE BLVD

B1. Historic Name:

B2. Common Name: Westgate Shopping Mall

B3. Original Use: Shopping Center

B4. Present Use: Shopping Center

\*B5. Architectural Style: vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1963 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
Period of Significance 1963 Property Type Commercial / Industrial 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 property at 17490 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

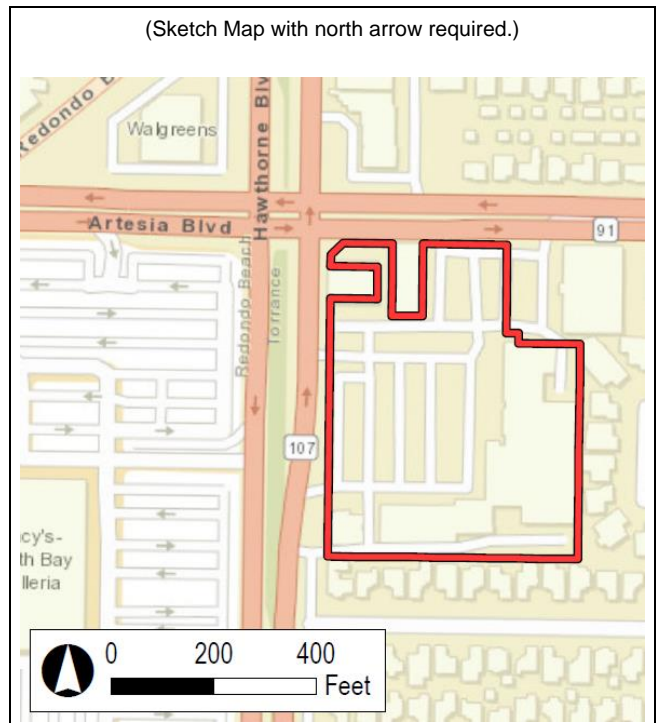
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





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\*Resource Name or # (Assigned by recorder) 17490 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The shopping center property at 17490-17542 Hawthorne Boulevard was constructed in 1963. The complex has had multiple commercial tenants since its construction. The 17542 Hawthorne Boulevard building was Big Ben's Records and Tapes during the 1970s (*The Daily Breeze* 1979). By the 1980s, it became "The Wherehouse," a music and electronics retail store (*The Daily Breeze* 1989). The Wherehouse was a successful franchise based out of Torrance with multiple locations by the 1990s. In 1998, The Wherehouse company purchased the "Blockbuster Music" company, thereby making it the second largest retailer of its kind (*The Daily Breeze* 1998). The other previous businesses that occupied storefronts in the current Westgate Shopping Mall include: Schweids Musical Instrument Headquarters which operated during the 1980s, Big City Bagels and the Animation Station gift shop which operated during the 1990s at 17522 Hawthorne Boulevard. In 1996 and 1998 the shopping mall sustained damages from two fires. In 1996, Victor Sabb was convicted of arson and insurance fraud after he set fire to his business Big City Bagels (*The Daily Breeze* 1998). The 1996 fire not only destroyed the Big City Bagels storefront but damaged all of the adjoining storefronts at the Westgate Shopping Mall. The 1998 fire was an accidental fire that only damaged the storefront windows of the 17522 Hawthorne Boulevard storefront (*The Daily Breeze* 1998). Historic aerials also indicate the building was enlarged at the northeastern end between 1980 and 1994, and the storefront façades along the eastern portion of the lot were remodeled circa 2003 (Historic Aerials 2020). Photographs from 2014 show the former The Wherehouse storefront was the last façade to be remodeled in 2015 (Google Streetview 2020).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this property has no significant association with important historic events. The shopping center on this parcel, originally constructed in 1963, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple functions and businesses since construction. This was one of many commercial developments constructed in the area to support the postwar growth in Torrance and research did not reveal that the property played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this shopping center made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is not an important example of a type, period, or method of construction. The vernacular style commercial shopping center complex at 17490-17542 Hawthorne Boulevard has been extensively modified and no longer represents the original 1960s design. The shopping center complex on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1979 Classifieds. August 26, 1979.

1989 Classifieds. November 19, 1989.

1998 "Wherehouse to buy Music Rival: Torrance chain pays \$115 million for blockbuster unit." August 12, 1998.

1998 "Shopping Center Fire." July 30, 1998.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

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\*Resource Name or # (Assigned by recorder) 17490 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

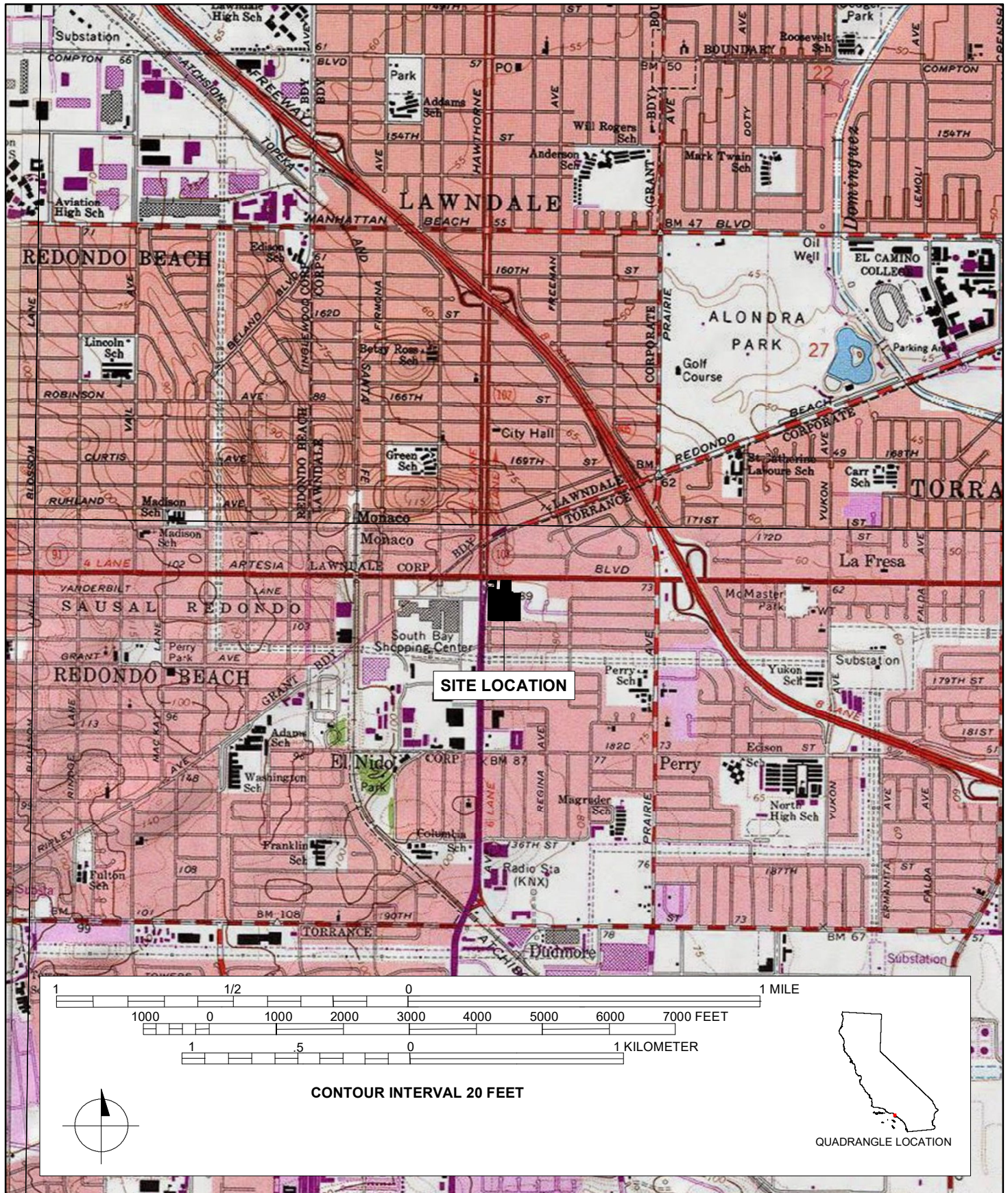
Historic Aerials

2020 Years accessed: 1963, 1972, 1980, 1994, 2002, 2003, 2004, 2005, 2012, 2014. Electronic database:  
<https://www.historicaerials.com/viewer>, accessed July 30, 2020.



**Photograph 2.** Overview of property, view to southeast, November 5, 2020







State of 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 #: (Assigned by recorder) 17400 HAWTHORNE BLVD

P1. Other Identifier: Great Western Savings & Loans

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 17400 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374942.16 m E/3748836.85 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-015-046

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The property at 17400 Hawthorne Boulevard is a New Formalism style commercial building constructed in 1963 on a corner lot at the southeast intersection of Hawthorne and Artesia boulevards (**Photographs 1-2**). The one-story building has a square plan, a single volume symmetrical arrangement, and a north-facing orientation. The reinforced concrete building has a flat roof with wide, projecting overhang supported by full-height square concrete columns with narrow bases and capitals. There is a non-historic age, rooftop, metal screen concealing rooftop mounted HVAC equipment. The exterior walls feature curtain wall windows separated by concrete beams. The building sits on a concrete foundation and is surrounded by terrazzo walkways with geometric patterns. Large, barrel-shaped concrete planters are placed along all building elevations; the north elevation has a slightly paved larger terrace with tall square concrete planters. The building entrances are aluminum frame and glass single-entry storefronts. The windows are gray glass panels with narrow aluminum frames. Illuminated signage along the north elevation is attached to the cornices for the two current tenants "Starbucks Coffee" and "Sprint."

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1963 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17400 HAWTHORNE BLVD

- B1. Historic Name: Great Western Savings & Loans
- B2. Common Name: Great Western Savings & Loans
- B3. Original Use: Bank
- B4. Present Use: Commercial

\*B5. Architectural Style: New Formalism

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1963 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: Maxwell, Starkman & Associates b. Builder: Hinnewinkel Construction Company

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1972 Property Type Commercial / Industrial 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 property at 17400 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

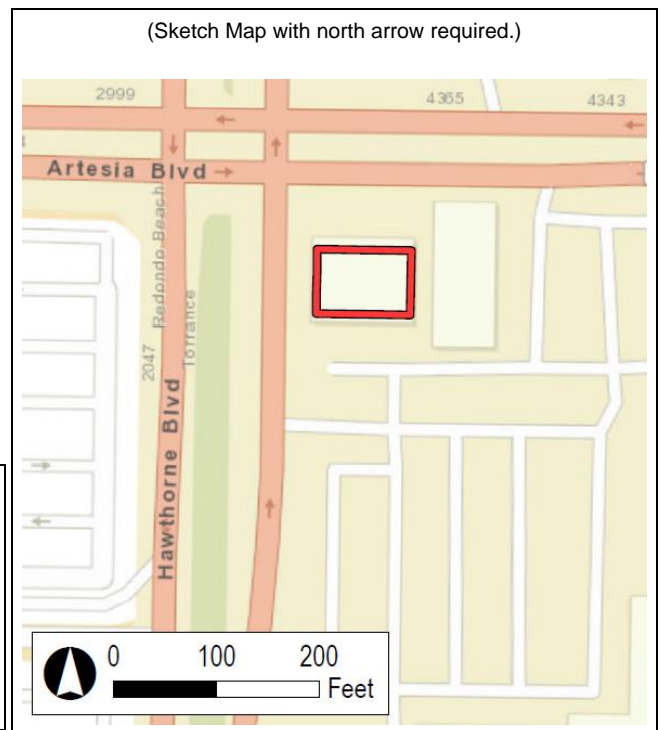
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The commercial property at 17400 Hawthorne Boulevard was constructed in 1963 (**Photograph 3**). The property was originally the Great Western Savings & Loans bank. The branch office was constructed concurrently, and in an identical design to the location in Lakewood (LAT 1964). At the time of construction, Great Western was the third largest savings and loan company in the United States and both of the 1963 buildings were constructed as part of the second phase of a building program to upgrade eight existing branch offices in the Los Angeles area (LAT 1964). By the 1990s, the building was converted to a retail storefront for the La Jolla Patio and Mattress company (LAT 1999). The original freestanding pylon sign that was along the south elevation was removed by 1994 (Historic Aerials 2020). The Lakewood Great Western Savings & Loan location still retains its freestanding sign, however many of its other original features appear to have been altered (**Photograph 4**).

The building was designed by Beverley Hills-based architect firm Maxwell Starkman & Associates and constructed by the Hinnewinkel Construction company in 1963. Maxwell Starkman & Associates and the Hinnewinkel Construction company worked together on several bank projects, most notably the Beverly Hills National Bank constructed in 1968 (Ostashay 2014). Maxwell Starkman (1921-2003) was one of the first combination architect-developers which put methods of production on equal footing with pure design (Los Angeles Conservancy 2020). Starkman began designing tract homes for the post-World War II Southern California housing boom and capped his career as the architect of the Museum of Tolerance in Los Angeles and Sony Pictures Plaza in Culver City (Ostashay 2014). He pioneered the design of early shopping centers and went on to design luxury condominiums, hotels, mixed-use projects, and office buildings (Ostashay 2014). In the 1970 American Institute of Architects (AIA) directory, Starkman listed what he considered to be his principal works as the Gibraltar Savings & Loan Building in Fullerton (1967), a computer center and office in Newbury Park (1968, for which he was nominated a honorary AIA award in 1969), a JC Penny department store in Downey (1969), and the Panorama Medical Center in Los Angeles (1969) (AIA 1970). Several of Starkman's designs have been designated as historic resources through various SurveyLA survey efforts in the greater Los Angeles area (SurveyLA 2020). The Hinnewinkel Construction company also built the Rolling Hills Theater in Torrance in 1963 (*The Press* 1963). Carl Hinnewinkel, the president of Hinnewinkel Construction headquartered the firm out of Gardena, California and worked on various project in southern California from the 1950s into the 1990s.

New Formalism Architecture

The New Formalism style, popular from the mid-1950s through the 1970s, featured elements like arches, columns, symmetry, and the balanced proportions of Classical architecture. The style developed as a reaction to the unadorned International and Corporate Modern styles of earlier decades that shunned conventional architectural trends of the past. Instead, New Formalism mixed Modernism with stylized approaches to Classical architectural details, patterns, and organizations. Typical features of the style are symmetrical plan, slender vertical lines, full-height columns, repetitive stylized ornamentation including arches or other geometric forms, full-height panels/columns that visually connect the roof to the ground, and flat roofs typically with a heavy overhang. These design tenets resulted in buildings with a Classically organized base, shaft, and cornice. New Formalism was a popular style for banks, civic and government buildings in California and was a more common style for Southern California apartment buildings (San Francisco City and County Planning Department 2010:128; City of Sacramento 2017:3-13 to 3-14; Whiffen 1996:257; Gebhard and Winter 1985:495).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1963, is associated with the development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. This was one of many commercial developments constructed in the area to support the postwar growth in Torrance and research did not reveal that the property played a distinct or important role in the economic development of Torrance. Within the context of the development of the Great Western Savings & Loans company, this branch location was one of many constructed in the larger Los Angeles area for the company. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance or within the context of the Great Western Savings & Loans bank company. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.



Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, method of construction, is not an important work of a master, and does not possess high artistic value. This property has potential significance for its association with its prominent local architect Maxwell Starkman as the work of a master; however, this property does not have such significance. This property does not illustrate the best qualities of Starkman's work, as other more important residential and commercial designs demonstrate his significance within the field of architecture. The New Formalism style bank building proliferated on main streets and commercial rows throughout the nation during the mid-1950s through the 1970s, and while the building at 17400 Hawthorne Boulevard exhibits some of the hallmarks of the style, including full-height columns, wide flat roof, and symmetrical arrangement, it is a typical and unremarkable example of this style. The building on this parcel also lacks the high artistic value that would merit listing on the NRHP and CRHR. The building was constructed by the Hinnewinkel Construction Company, the firm was a prolific contracting company and there is no indication that the firm would be considered a master builder. It does not appear that the Hinnewinkel Construction Company utilized any unique or innovative building techniques or methods during construction.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Integrity

Along with determining significance based on one or more of the NRHP/CRHR Criteria for Evaluation, retaining historic integrity is essential for a resource to retain its status as eligible for listing. The 17400 Hawthorne Boulevard property retains some elements of its integrity. The original location of the building has remained the same, and it has not been moved since its construction in 1963; therefore, the property's integrity of location remains intact. The 17400 Hawthorne Boulevard property retains its integrity of design because it has not been significantly or permanently altered to a point that would compromise the form, plan, space, structure, or style of the building. The exterior modifications, including removing original signage and freestanding pylon sign, and conversion to two storefronts, have compromised its integrity of design, materials, and workmanship. The property retains its integrity of workmanship because the property is recognizable as an interpretation of its New Formalism style. The property's integrity of setting has seen some encroachments from commercial development along Hawthorne Boulevard, yet despite some modern construction, the property retains integrity of setting. The 17400 Hawthorne Boulevard property has functioned as several different businesses since its construction; therefore, the property's integrity of feeling and association has diminished.

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

American Institute of Architects (AIA)

1970 *American Architects Directory*. Third Edition. New York, NY: R.R. Bowker Company.

City of Sacramento

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

*The Daily Breeze*

1976 "Torrance S & L robbed." September 12, 1976.

1977 "Area S & L Robbed of \$600 cash." August 21, 1977.

Gebhard, David and Robert Winter

1985 *Architecture in Los Angeles, a Complete Guide*. Salt Lake City, UT: Gibbs M. Smith, Inc.

Page 5 of 7

\*Resource Name or # (Assigned by recorder) 17400 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Los Angeles Conservancy

2020 "Maxwell Starkman." Electronic document, <https://www.laconservancy.org/architects/maxwell-starkman>, accessed August 4, 2020.

*Los Angeles Times* (LAT)

1964 "Savings Firm Opens Two Branches." January 12, 1964.

1999 Advertisements. January 2, 1999.

Ostashay, Jan

2014 City Landmark Assessment & Evaluation Report: Gibraltar Square/ Kate Mantilini. Electronic document, [http://www.beverlyhills.org/cbhfiles/storage/files/9791715361239595571/BHGibraltar\\_LndmrkAssmntRptAPR2016\\_FinalReport.pdf](http://www.beverlyhills.org/cbhfiles/storage/files/9791715361239595571/BHGibraltar_LndmrkAssmntRptAPR2016_FinalReport.pdf), accessed August 5, 2020.

*The Press*

1963 "Rolling Hills Theater in Filmland's Spotlight." October 2, 1963.

<https://libarch.torranceca.gov/archivednewspapers/Press/1963%20Jul%20-%20Dec/PDF/00000762.pdf>, accessed August 5, 2020.

San Francisco City and County Planning Department. 2010. *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*.

South Bay History

2015 "South Bay Center changes the retail landscape." Electronic document, <http://blogs.dailybreeze.com/history/2015/11/14/south-bay-center-changes-the-retail-landscape/>, accessed August 6, 2020.

SurveyLA. 2020. Maxwell Starkman Resource Report. Available: <http://historicplacesla.org/reports/bdf4a78b-7794-4a19-934f-337017dfeb3#report>. Accessed August 19, 2020.

Whiffen, Marcus

1996 *American Architecture since 1780: A Guide to the Styles*. 4th ed. Cambridge, Massachusetts and London: The MIT Press.



**Photograph 2.** Overview of property, view to south, November 5, 2020



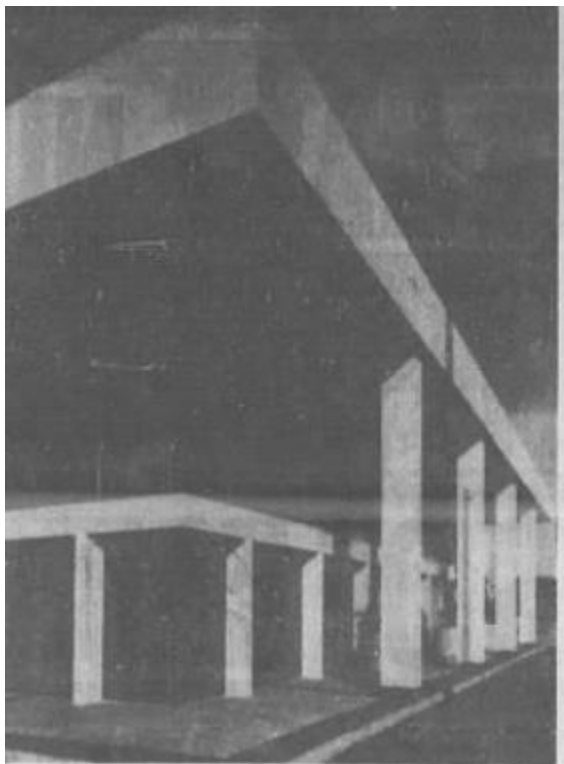
Page 6 of 7

\*Resource Name or # (Assigned by recorder) 17400 HAWTHORNE BLVD

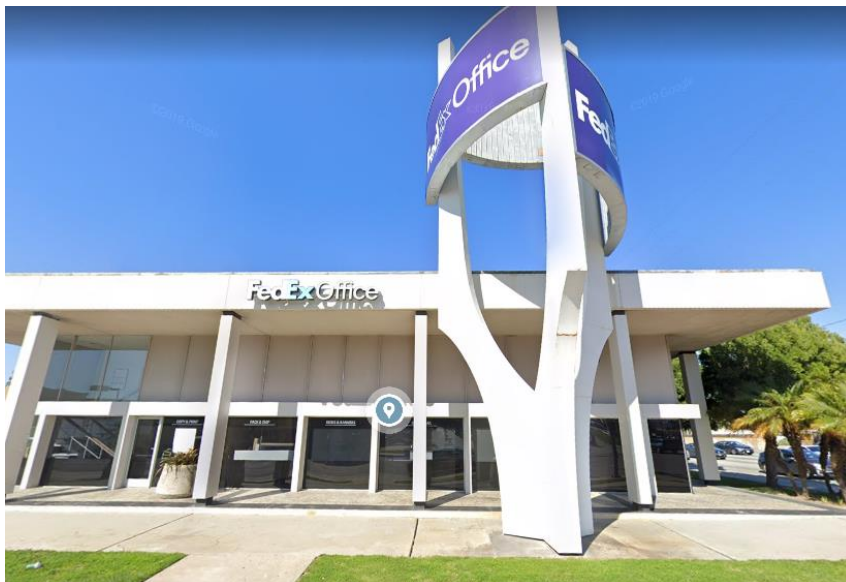
Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

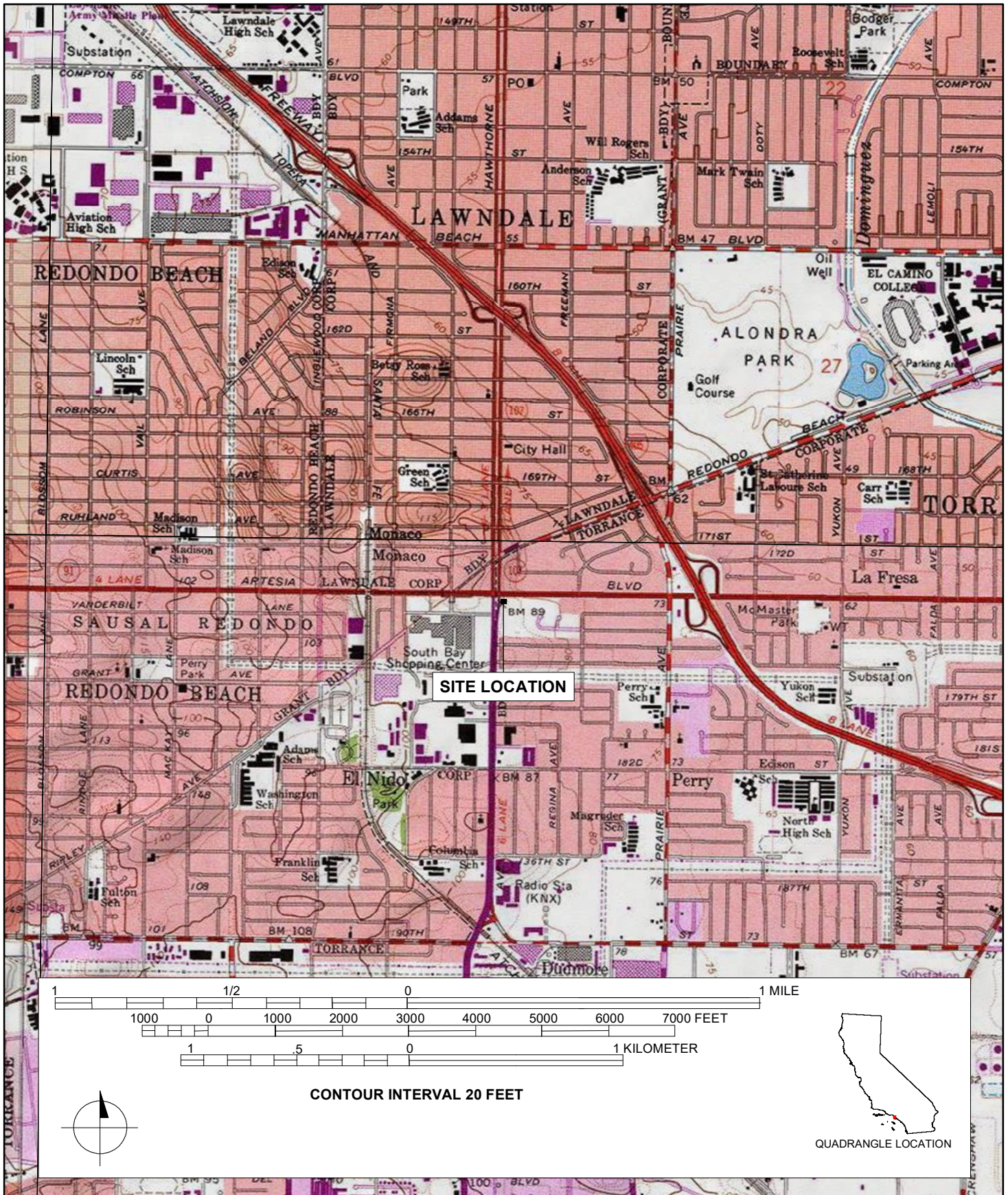


**Photograph 3.** 17400 Hawthorne Boulevard, 1964 (LAT 1964)



**Photograph 4.** Identical building at 5301 Lakewood (Google Streetview Imagery 2020)







State of 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 #: (Assigned by recorder) 17200 HAWTHORNE BLVD

P1. Other Identifier: Chase Bank

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 17200 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.91 m E/3749040.12 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-014-042

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The property at 17200 Hawthorne Boulevard is a New Formalism style commercial building constructed in 1974-75 (**Photographs 1-2**). The two-story building has an irregular plan, a symmetrical arrangement, and a southeast-facing orientation. The building has a low-sloped mansard roof covered with red Spanish tile and a wide boxed concrete cornice with wide overhang. The exterior walls are textured concrete block and concrete. The building sits on a concrete foundation. The southeast elevation has a drive-thru ATM under a flat roof porte-cochere supported by square columns. At the southwest corner of the building there is a rectangular addition that has no windows or doors. The windows are full-height arched, Palladian-style arrangements in groups of two. The primary entrance is along the northeast elevation, and is a replacement, anodized metal-and-glass storefront.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1974 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 17200 HAWTHORNE BLVD

B1. Historic Name: American Savings & Loans

B2. Common Name: Chase Bank

B3. Original Use: Bank

B4. Present Use: Bank

\*B5. Architectural Style: New Formalism

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1974 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: Robert Borders

b. Builder: Ernest W. Hahn Inc.

\*B10. Significance: Theme Economic Development

Area Torrance

Period of Significance 1974

Property Type Commercial / Industrial

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 property at 17200 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

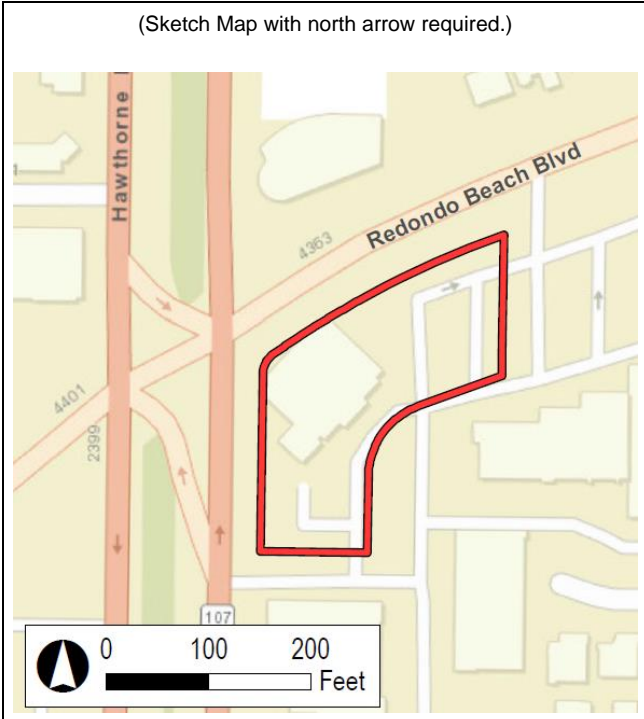
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 17200 Hawthorne Boulevard was constructed in 1974-75 (**Photograph 3**). The property was originally constructed as an American Savings & Loan branch office. The two-story, 14,000-square foot building was built to transfer staff from a Redondo Beach branch location as the bank's new South Bay office building. American Savings & Loan operated in the building from 1975 into the late 1990s (*The Daily Breeze* 1974;1997). The building was designed by Newport Beach-based architect Robert Borders and constructed by Ernest W. Hahn Incorporated based out of Hawthorne (*The Daily Breeze* 1974). Borders began his own architecture firm in 1967 and led the firm until his death in 2005 (*Orange County Register* 2005). Ernest W. Hahn was a builder known for working to change the concept of the shopping mall by adding amenities like ice rinks and day-care centers (*New York Times* 1992). Between 2000 and 2008 the building at 17200 Hawthorne Boulevard functioned as a Washington Mutual Bank branch. The J.P Morgan Chase company acquired Washington Mutual in 2008 and the Hawthorne Boulevard location has functioned as a Chase Bank since 2011.

New Formalism Architecture

This building has elements of the New Formalism style, popular from the mid-1950s through the 1970s, which featured elements like arches, columns, symmetry, and the balanced proportions of Classical architecture. The style developed as a reaction to the unadorned International and Corporate Modern styles of earlier decades that shunned conventional architectural trends of the past. Instead, New Formalism mixed Modernism with stylized approaches to Classical architectural details, patterns, and organizations. Typical features of the style are symmetrical plan, slender vertical lines, full-height columns, repetitive stylized ornamentation including arches or other geometric forms, full-height panels/columns that visually connect the roof to the ground, and flat roofs typically with a heavy overhang. These design tenets resulted in buildings with a Classically organized base, shaft, and cornice. New Formalism was a popular style for banks, civic and government buildings in California and was a more common style for Southern California apartment buildings (San Francisco City and County Planning Department 2010:128; City of Sacramento 2017:3-13 to 3-14; Whiffen 1996:257; Gebhard and Winter 1985:495). At the time of construction, the building was described as a "Spanish-styled" building with red-tiled roof, arched windows and entryways, and split-block structuring (*The Daily Breeze* 1974).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1974-75, is associated with the development of Torrance during the 1970s and has served multiple banking entities since its construction. This was one of many commercial developments constructed in the area to support the postwar growth in Torrance and research did not reveal that the property played a distinct or important role in the economic development of Torrance. Within the context of the development of the American Savings & Loan, this branch location was one of many constructed in the larger Los Angeles area for the company. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance or within the context of the American Savings & Loan. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development and use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The New Formalism style building at 17200 Hawthorne Boulevard is a typical and unremarkable example reflecting some of the century trends of this mid-twentieth century style. Research did not reveal that architect Robert Borders had risen to the level of master architect during his active career. Although the building was constructed by notable builder Ernest W. Hahn, it is not a representative example of his work. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Page 4 of 6

\*Resource Name or # (Assigned by recorder) 17200 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

American Institute of Architects (AIA). 1970. *American Architects Directory*. Third Edition. New York, NY: R.R. Bowker Company.

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

*The Daily Breeze*

1974 "American Savings & Loan Construction Underway." June 23, 1974.

1997 Advertisements. May 11, 1997.

Gebhard, David, and Robert Winter. 1985. *Architecture in Los Angeles, a Complete Guide*. Salt Lake City, UT: Gibbs M. Smith, Inc.

*Orange County Register*. 2005. Robert S. Borders (obituary). Available: <https://obits.ocregister.com/obituaries/orangecounty/obituary.aspx?n=robert-s-borders&pid=3156071>. Accessed August 19, 2020.

*The New York Times*

1992 "Ernest W. Hahn, Innovative Builder Of Malls, Dies at 73." December 30, 1992.

San Francisco City and County Planning Department. 2010. *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*.

SurveyLA. 2020. Maxwell Starkman Resource Report. Available: <http://historicplacesla.org/reports/bdf4a78b-7794-4a19-934f-337017dffeb3#report>. Accessed August 19, 2020.

Whiffen, Marcus. 1996. *American Architecture since 1780: A Guide to the Styles*. Fourth edition. Cambridge, Massachusetts and London: The MIT Press.





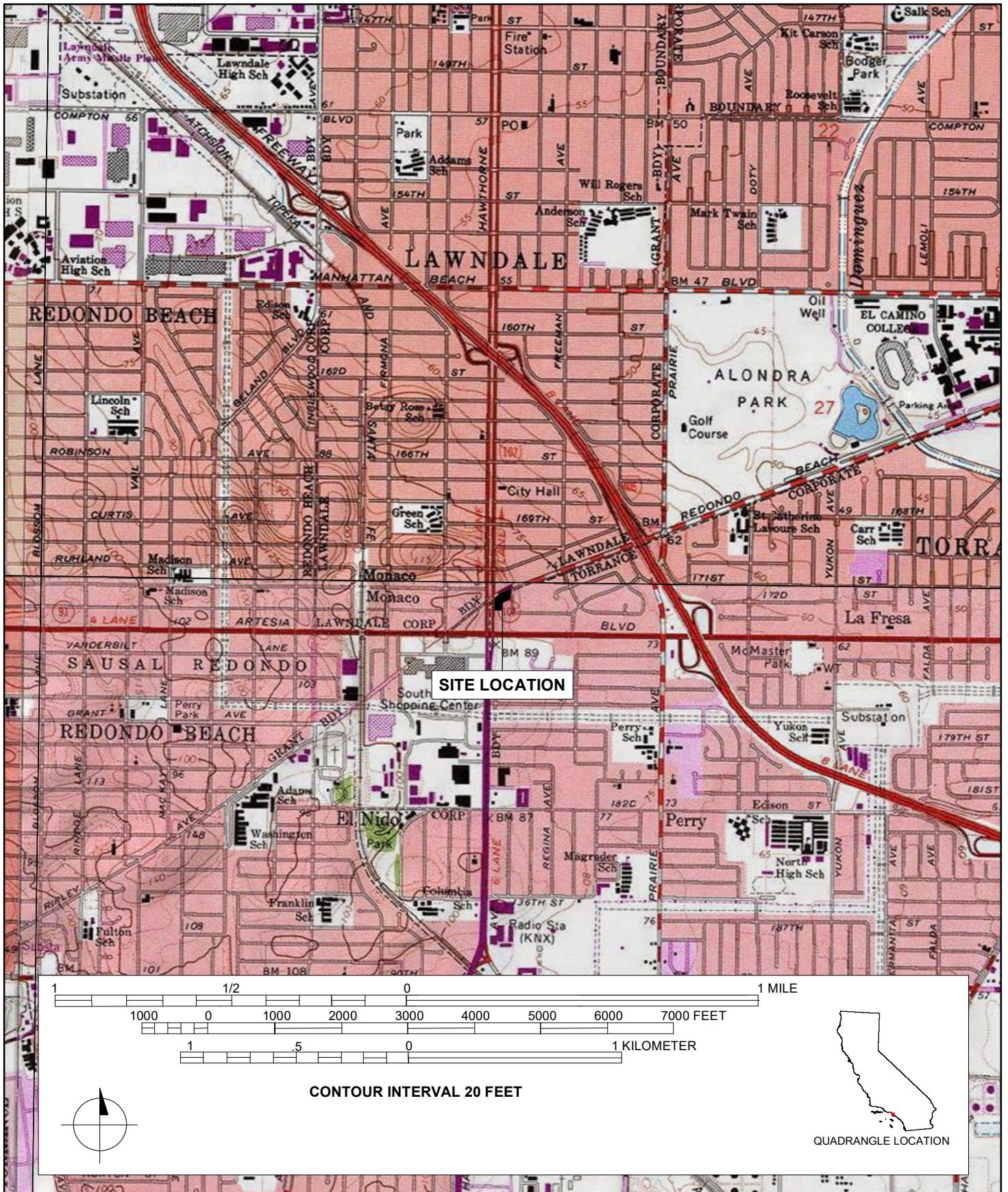
**Photograph 2.** Overview of property, view to southeast, November 5, 2020



**Photograph 3.** Groundbreaking ceremony in 1974 (*The Daily Breeze* 1974).



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





State of 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 #: (Assigned by recorder) 17000 HAWTHORNE BLVD

P1. Other Identifier: 17000 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 17000 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374944.46 m E/3749276.27 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-014-025

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building at 17000 Hawthorne Boulevard is a Contemporary style commercial building constructed in 1960 (**Photographs 1-2**). The one-story building has a rectangular plan with a clipped northwest corner, an asymmetrical arrangement, and a west-facing orientation. The building has a flat roof and the north and south sides roof is flush with the walls. The east side has a flat projecting boxed roof overhang. At the northwest corner of the building are two projecting boxed cornices flanking a tall arched clipped corner parapet wall covered in stucco. The exterior walls are stacked bond concrete block. The cornices and parapet wall are clad with stucco. The building sits on a concrete foundation. The windows are anodized metal-frame storefronts and ribbon windows. The primary entrance is along the west elevation and is a double-leaf aluminum-frame and glass storefront. The east (rear) elevation has three entries. A single-entry steel door with concrete and metal railing staircase, a double-leaf aluminum frame and glass commercial swing door set with a concrete and metal railing ramp, and a single-entry metal door with concrete and metal railing ramp. The roof has mounted equipment and venting. A paved surface parking lot is along the east side of the parcel.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1960 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17000 HAWTHORNE BLVD

- B1. Historic Name: C&R Clothiers company
- B2. Common Name: N/A
- B3. Original Use: Commercial Property
- B4. Present Use: Commercial Property

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1960 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1960

Property Type Commercial / Industrial

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 property at 17000 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

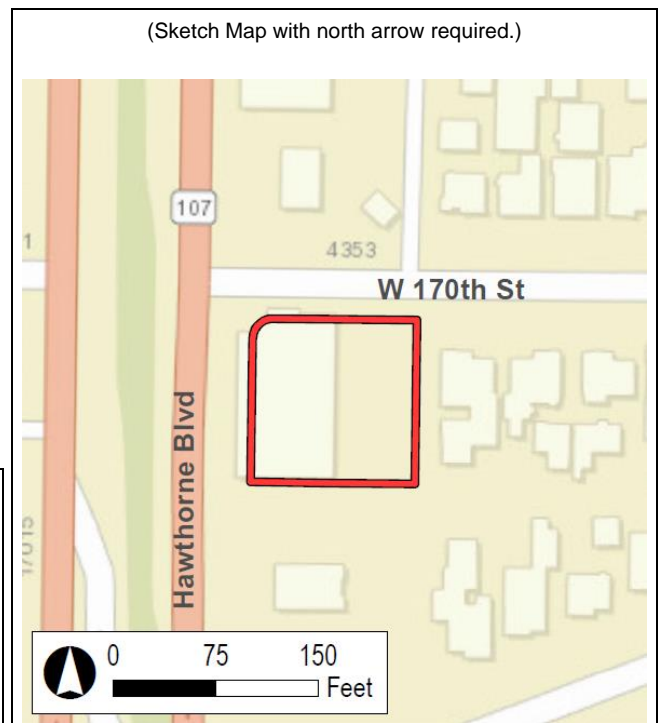
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 17000 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 17000 Hawthorne Boulevard was constructed in 1960 and was a retail location for C&R Clothiers company from 1973 to 1988 (*LAT* 1973). The C&R Clothiers company filed for bankruptcy in 1996 and sold all of its retail locations (*San Francisco Gate* 1996). The Hawthorne Boulevard property operated as a Frazee Paint retail location during the early 2000s and appears to have been vacant since 2014 (Google Streetview 2020).

Contemporary Architecture

This commercial building was constructed in the Contemporary style, popular between circa 1940 and 1980. The style is generally characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs and/or exposed beams; large windows, and non-traditional exterior finishes. This architectural style emerged and proliferated through innovations in building materials that occurred in the late 1930s, including creation of exterior-grade plywood, laminated engineered wood with industrial glues, and large plate glass windows. These building materials allowed architects to create designs that blurred the line between indoor and outdoor spaces, utilizing large windows further highlighted through large spans of uninterrupted wall space. Exterior cladding materials could also include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents. Entrances into Contemporary style buildings are most often restrained or hidden from view with privacy screens. The Contemporary style was relatively inexpensive to build and was applied to single-family, multi-family, religious, commercial, school, and government buildings. More exaggerated roof forms like triangular, parabolic, or arched forms were used on commercial buildings rather than residential construction (McAlester 2013: 628-632).

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

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Los Angeles Times (LAT)

1973 Advertisements. March 2, 1973.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.

San Francisco Gate

1996 "Men's Wearhouse Clothing Chain Wears Out Its Rivals." November 15, 1996.

Page 4 of 5

Recorded by: M. Wilson

\*Date: November 2020

\*Resource Name or # (Assigned by recorder) 17000 HAWTHORNE BLVD

Continuation  Update



**Photograph 2.** West elevation, view to east, November 5, 2020



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

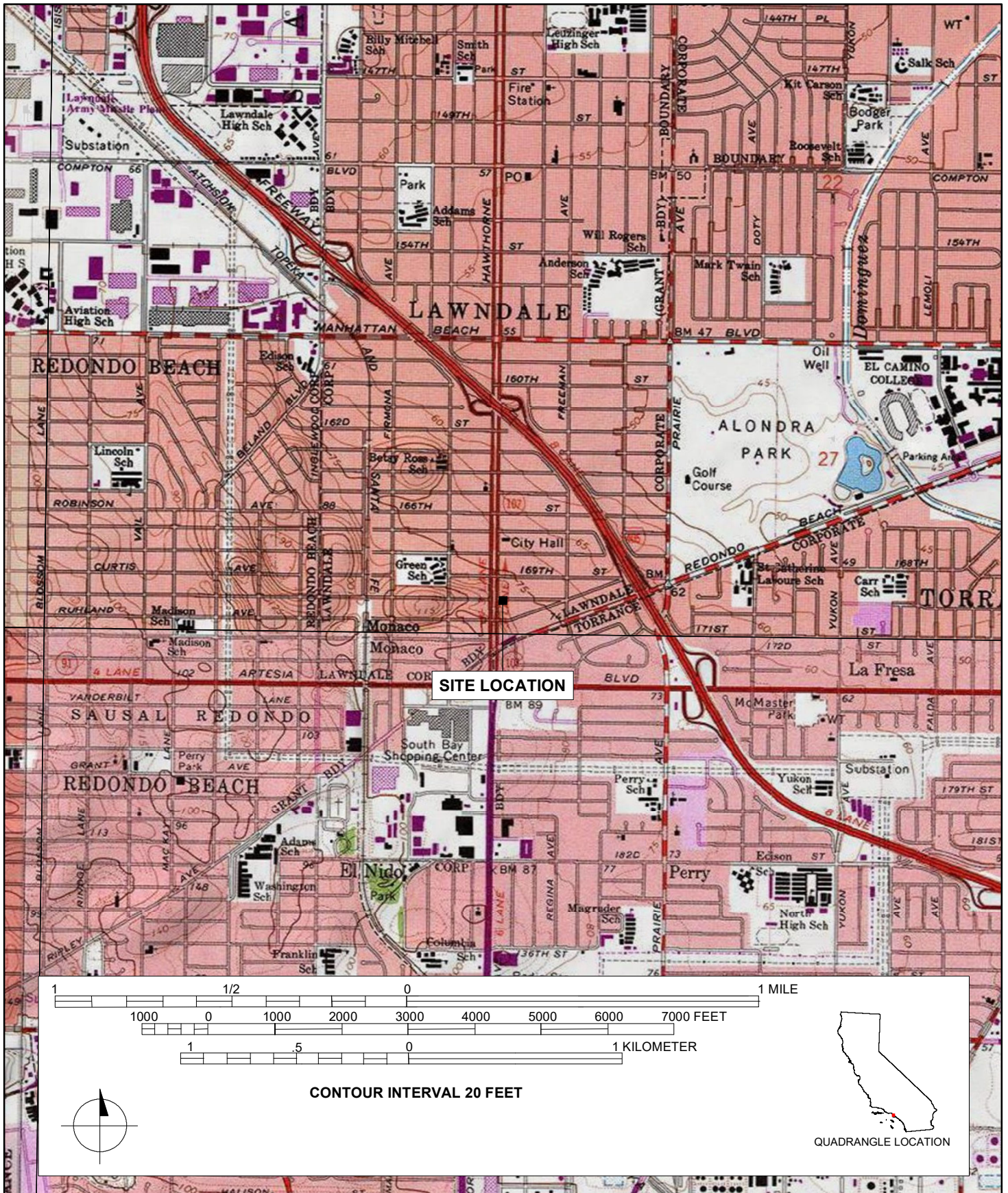
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 17000 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16910 HAWTHORNE BLVD

P1. Other Identifier: Bay Dental Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16910-16916 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374943.93 m E/3749352.95 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-012-020

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The building at 16910-16916 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1966 (**Photographs 1-2**). The one-story building has a rectangular plan, a symmetrical arrangement, and a west-facing orientation. The building has a flat roof with a wide projecting boxed cornice along the primary façade. The south wall is flush with the roofline, and pole mounted rooftop signs. The exterior walls are concrete block and a brick water table runs along the facade. The building sits on a concrete foundation. The windows are aluminum-frame storefronts with full-height glass windows. The entryways are single-entry metal-frame and glass doors. Illuminated box signs are attached to the cornice. The south elevation features a shadow block accent wall. He east wall has three single-door entries into each storefront unit. The 16910 unit also has two roll-up metal doors and a set of solid-metal swing doors. A paved parking lot is along the east side of the parcel and accessed via a rear alleyway from 169<sup>th</sup> and 170<sup>th</sup> streets.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1966 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
 Monica Wilson  
 AECOM, 401 West A Street  
 Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16910 HAWTHORNE BLVD

- B1. Historic Name: Christensen Dental Corporation
- B2. Common Name: Bay Dental Center
- B3. Original Use: Commercial property
- B4. Present Use: Commercial property

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1966 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1966

Property Type Commercial / Industrial

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 property at 16910 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

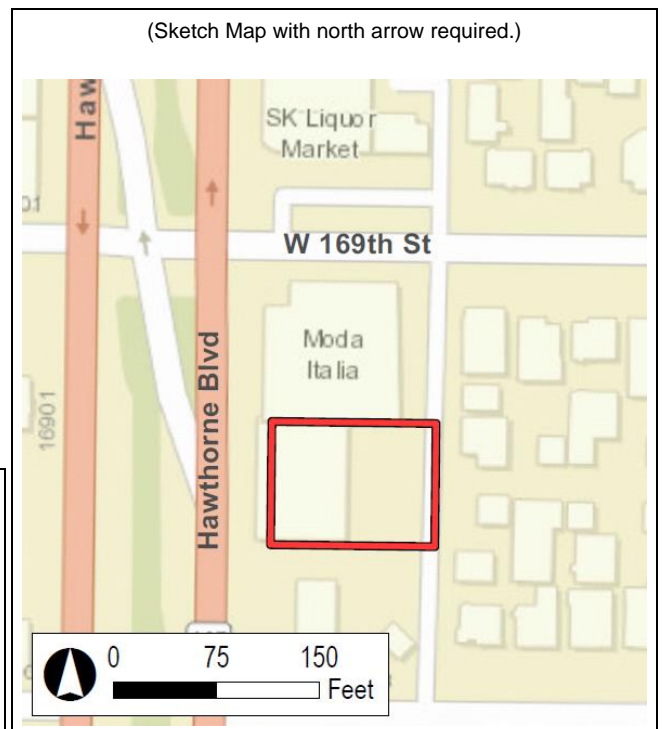
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16910 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16910-16916 Hawthorne Boulevard was constructed in 1966. The property is currently comprised of three storefronts, the larger is 16910 and two smaller storefronts addressed as 16916 and has had multiple tenants since its construction. During the 1970s and 1980s, the Christensen Dental Corporation operated out of larger office suite at 16910, and Karl Gerewer Realty and Charter Pacific Management operated out of 16916 (*The Daily Breeze* 1976; *The Redondo Reflex* 1979). Currently the building has three suites occupied by the Bay Dental Center (16910), L.C.S. Payday Loans, and Goldex Cash for Gold (both addressed 16910).

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which “slipcovers” were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1966, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16910 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*. 1976. “Real Estate for Sale.” [advertisement]. 29 February: F8.

Dyson, Carol J.

2008 “How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide.” National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16910 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Jackson, Mike

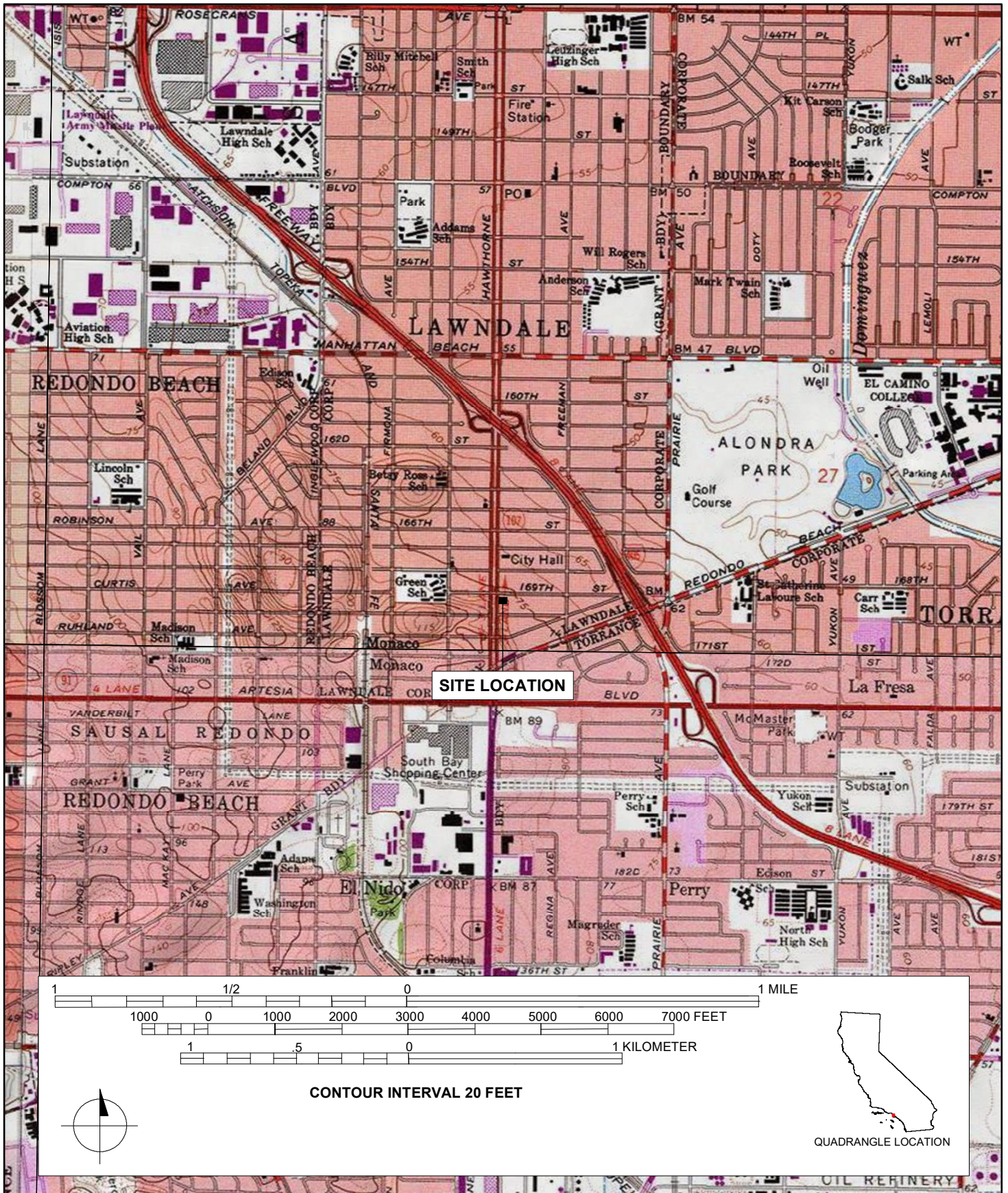
2000 "Storefronts of Tomorrow": American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International.  
<http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*The Redondo Reflex*. 1979. "Real Estate for Sale." [advertisement]. 23 May: H2.



Photograph 2. Overview of property, view to northeast, November 5, 2020







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

\*Resource Name or #: (Assigned by recorder) 16900 HAWTHORNE BLVD

P1. Other Identifier: Moda Italia

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16900 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.41 m E/3749378.65 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-012-019

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16900 Hawthorne Boulevard is a Contemporary style commercial building constructed in 1957 (**Photographs 1-2**). The one-story building has a rectangular plan with a taller one-story building section along the west elevation and a west-facing orientation. The building has a flat roof with a cantilevered flat roof overhang along the west elevation. The exterior walls are stucco along the upper half of the west elevation, brick and decorative ashlar stone veneer along the north elevation, and brick along the east elevation. The south elevation wall is stacked bond masonry units and the wall is shared with the adjacent building at 16910 Hawthorn Boulevard. The primary entrance is offset at the northwestern corner within a recessed area under an L-shaped decorative metal I-beam and cantilevered flat roof entrance hood. Above the cantilevered hood is a metal screen flush with the roofline. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1957 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 16900 HAWTHORNE BLVD

B1. Historic Name: Bay Shore Furniture (1958-1975); Bay Game N' Dining Furniture (1975-1983); The Chairworks (1985-1987); Moda Italia (1987-2020)

B2. Common Name: Moda Italia

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary style commercial mid-twentieth century storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1957 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1957 Property Type Commercial / Industrial Applicable Criteria C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 16900 HAWTHORNE BLVD does appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) and appears to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property generally retains integrity to its original construction and is significant under criteria C/3 for its Contemporary design.

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

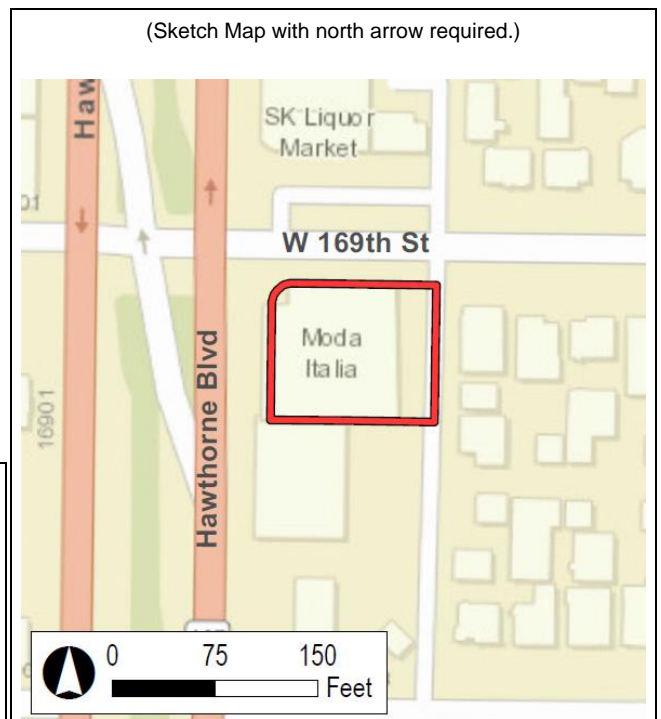
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





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

The entrance is flanked by low concrete planters and a wedged shaped concrete planter at the northwest corner of the parcel. The low concrete planter extends around the north elevation of the building along the ashlar stone veneer wall. The planters contain tropical plantings and a large mature yucca is within the north planter. The store entrance is a single-entry, aluminum-frame and glass storefront with sidelight. The façade features full-height, large plate glass windows. The rear elevation has three, multi-light, wood-frame casement windows, a single-entry steel door accessed via a set of stairs with brick half wall, and a loading dock with a roll-up door enclosed by a chain-link fence. A small paved area for employee parking is along the east (rear) elevation along the alleyway connecting 169<sup>th</sup> and 170<sup>th</sup> streets. Illuminated "Moda Italia" signage is attached to the façade. A roof mounted and west elevation mounted metal I-beams sign supports are still attached to the building, but the signage has been removed (see **Plates 1-2**).

**\*B10. Significance (continued):**

Historic Context

The property at 16900 Hawthorne Boulevard was constructed in 1957 (**Photograph 3**). From 1958 to 1975 the property operated at Bay Shore Furniture (LAT 1958). Then the property operated as Bay Game N' Dining Furniture (Bay Furniture) from 1975 to 1984 (LAT 1979a,b). From 1985 to 1987 the building was "The Chairworks" furniture store. The property has operated as the Moda Italia furniture store from 1987 to the present (LAT 1985,1987). Originally, the building had a stylized rooftop and wall signage, as illustrated in **Plate 1**. Circa 2012 the slate tile accent wall was painted (Google Streetview 2020).

Contemporary Style Commercial Mid-twentieth Century Storefront Architecture

The building at 16900 Hawthorne Boulevard displays many features of the Contemporary style within the theme of commercial mid-twentieth century storefront architecture that was popular from the 1940s through 1970. The Contemporary style is generally characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs and/or exposed beams; large windows, and non-traditional exterior finishes. This architectural style emerged and proliferated through innovations in building materials that occurred in the late 1930s, including creation of exterior-grade plywood, laminated engineered wood with industrial glues, and large plate glass windows. These building materials allowed architects to create designs that blurred the line between indoor and outdoor spaces, utilizing large windows further highlighted through large spans of uninterrupted wall space. Exterior cladding materials could also include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sunshades, screens, or shadow block accents. Entrances into Contemporary style buildings are most often restrained or hidden from view with privacy screens. The Contemporary style was relatively inexpensive to build and was applied to single-family, multi-family, religious, commercial, school, and government buildings. More exaggerated roof forms like triangular, parabolic, or arched forms were used on commercial buildings rather than residential construction (McAlester 2013: 628-632).

The mid-twentieth century storefront layout is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens (Dyson 2008, Jackson 2000). Eye-catching and fashionable storefront designs reflected new architecture and retailing designs in the immediate post-World War II period and into the 1960s. Integrating streetscape components including interesting vestibule, canopies, plantings, and signage were part of the overall design to attract attention to storefronts (San Francisco City and County Planning Department 2011: 54-55). The building 16900 Hawthorne Boulevard integrates hardscaping and landscape elements as including the low concrete planters flanking the recessed entrance and along the ashlar stone veneer north wall helps to add visual interest with exotic landscaping, including the large Yucca plant that appears to be original.

Page 4 of 7

\*Resource Name or # (Assigned by recorder) 16900 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

### Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1957, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple functions and businesses since its construction. This was one of many commercial developments constructed in the area to support the postwar growth in the area and research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is significant at the local level because it is a good example of Contemporary style commercial mid-twentieth century storefront architecture that retains a high level of historic integrity to its period of construction (1957). The building at 16900 Hawthorne Boulevard is a good example reflecting the mid-twentieth trends of this style and property type including the because of its asymmetrical façade, building as a billboard concepts and prominent signage, and variety of exterior finishes including decorative metal beams, slate tile, brick, and stucco. Therefore, this property is eligible under NRHP Criterion C or CRHR Criterion 3.

The period of significance of this building is 1957, the year it was built.

The character-defining features are its footprint and form, scale and massing, flat roof, flat cantilevered overhang along the west elevation, cantilevered flat roof and I-beam over the recessed store entry within the northwestern ell of the building, metal sunscreen above the entrance flush with the upper roof line, full-height glass metal frame windows with solid stucco in the upper half of the wall elevation, low concrete planters flanking the entrance and north wall with mature Yucca tree and other plantings, ashlar stone veneer on the north wall, concrete terrace with low stone wall/planter along the facade, glass and metal entrance door with sidelight, stacked bond concrete masonry unit south wall, and the brick exterior of the shorter one-story building segment. The boundaries of the property are its legal parcel.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

This commercial building meets the criteria of significance for eligibility in the NRHP and CRHR under Criteria C/3, and it retains sufficient historic integrity to convey its significance. The building still is in its original location, the setting of which still is dense commercial development along Hawthorne Boulevard. The building still is for commercial use as a furniture store, and thus the building retains integrity of association. It retains very good integrity of design, materials, and workmanship. The only change that has been made to the building is the removal of the rooftop signage; however, the removal of the exterior signage has not substantively altered the building's overall original appearance. Furthermore, in terms of feeling, the most subjective of integrity considerations, the building continues to look like a building of its period.

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

City of Los Angeles

2003 Preservation Plan Workbook. <http://www.preservation.lacity.org/hpoz/plan>. Accessed August 6, 2020.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.



Page 5 of 7

\*Resource Name or # (Assigned by recorder) 16900 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1958 Advertisements. July 20, 1958.

1979a "Now in Fourth Year: Bay Game and Dining offering free delivery." August 26, 1979.

1979b "Huge Dining Set Selection at Bay Game and Dining." October 28, 1979.

1985 Advertisements. December 22, 1985.

1987 Advertisements. March 15, 1987.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc.

San Francisco City and County Planning Department

2011 San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement. Available: <http://sfplanninggis.org/docs/Preservation/Modern%20Architecture%20Context%20adopted%20Jan%202011.pdf>. Accessed August 19, 2020.

*Torrance Herald*

1957 Advertisements. December 19, 1957.



Photograph 2. West elevation, view to east, November 5, 2020

Page 6 of 7

\*Resource Name or # (Assigned by recorder) 16900 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update



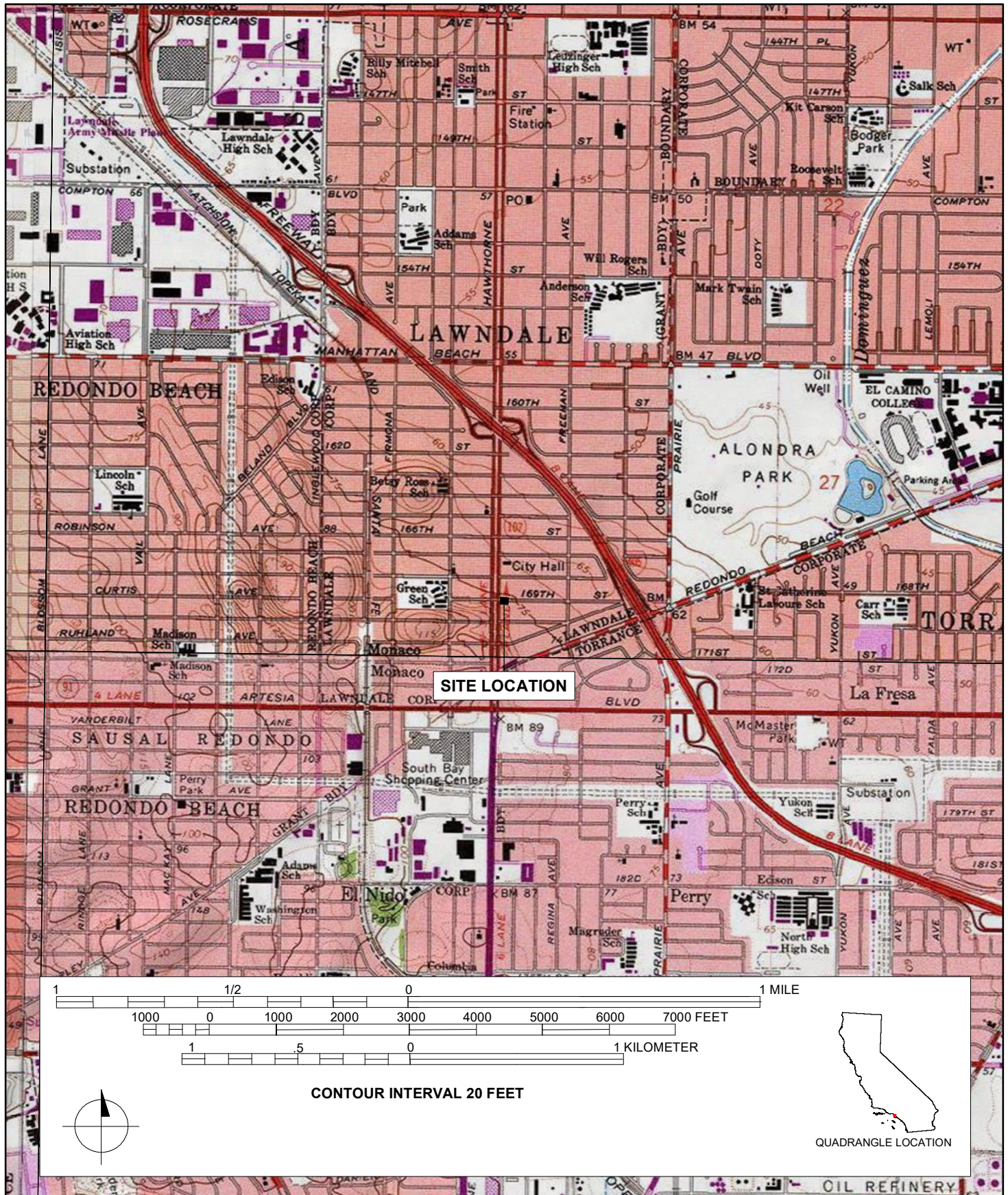
**Plate 1.** Newspaper advertisement of grand opening with rendering of 16900 Hawthorne Boulevard Bay Shore Furniture Co. (*Torrance Herald* 1957)



**Plate 2.** Newspaper advertisement from 1979 (LAT 1979b)



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_





State of 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 #: (Assigned by recorder) 16822 HAWTHORNE BLVD

P1. Other Identifier: S.K. Liquor & Mart

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16822 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.66 m E/3749428.16 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-011-009

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16822 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1947 (**Photograph 1**). The one-story building has a rectangular plan with an angled storefront entrance at the southwest corner, and a south-facing orientation. The building has a flat roof a cantilevered awning along the west and south elevations. The exterior walls are concrete with a ribbon of applied diamond patterned slate tile. The building sits on a concrete foundation. The windows are replacement, anodized metal-frame storefronts. The southwest entrance is a replacement, double-leaf, metal frame storefront. A secondary storefront is located at the southeast corner with an anodized metal frame storefront with seamed metal awning above. The north wall is shared with the adjacent building at 16818 Hawthorne Boulevard. Illuminated box signs are attached to the cornice and a pole mounted illuminated box sign is attached to the roof. A paved surface parking lot is along the south side of the parcel accessible from W 169<sup>th</sup> Street.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1947 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16822 HAWTHORNE BLVD

B1. Historic Name: Wits Liquor Store

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1947 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1961 Property Type Commercial / Industrial 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 property at 16822 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

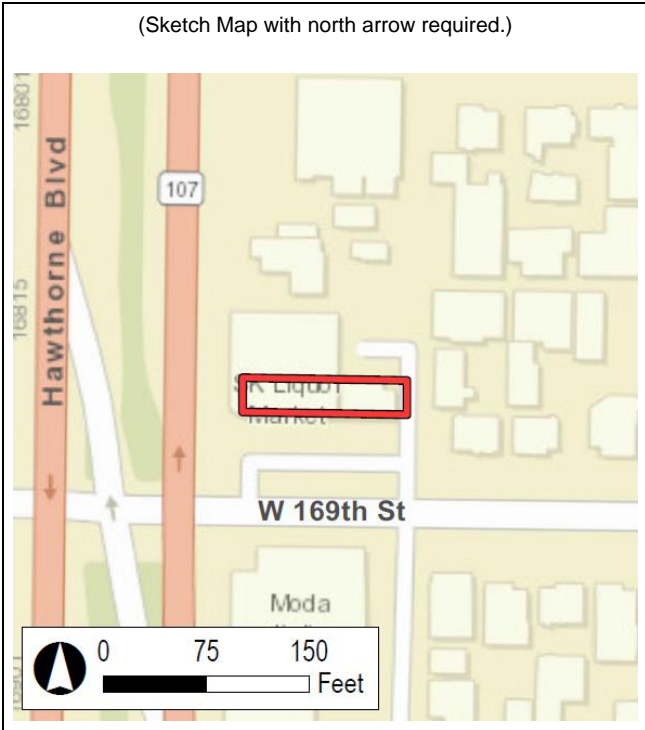
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16822 Hawthorne Boulevard was constructed in 1947. The property has had multiple tenants since its construction. The building has operated as a liquor store since the 1950s. The original store was owned by George Thoresen (*Independent Press-Telegram* 1955). Then from 1971 to 1998, the building operated as Wits Liquor Store (*The Redondo Reflex* 1971; *The Daily Breeze* 1998). The building currently is S.K. Liquor Mart. Neighborhood markets and grocery stores were typically smaller buildings located near arterial or commercial thoroughfares with the storefront facing the street. These smaller markets served neighboring residential areas World War II period; small markets were typically built for function with less ornamentation. The side parking lot was a common layout of pre-war markets and in the immediate post-war period, compared to newly constructed markets in the 1950s and 1960s and shopping centers with markets were built farther from the street with large parking lots placed in front (SurveyLA 2017: 56-63).

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1947, is associated with the commercial development of Torrance during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16822 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16822 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

*The Daily Breeze*

1998 "Man fatally shot at Lawndale liquor store." December 26, 1998.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

*Independent Press-Telegram*

1955 "Hunt bandit who shot at own mother." May 29, 1955.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

SurveyLA

2017 *Los Angeles City Wide Historic Context Statement, Commercial Development, 1859-1980, Neighborhood Commercial Developments 1880-1980*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. August.

*The Redondo Reflex*

1971 "Gunmen take \$200." August 18, 1971.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

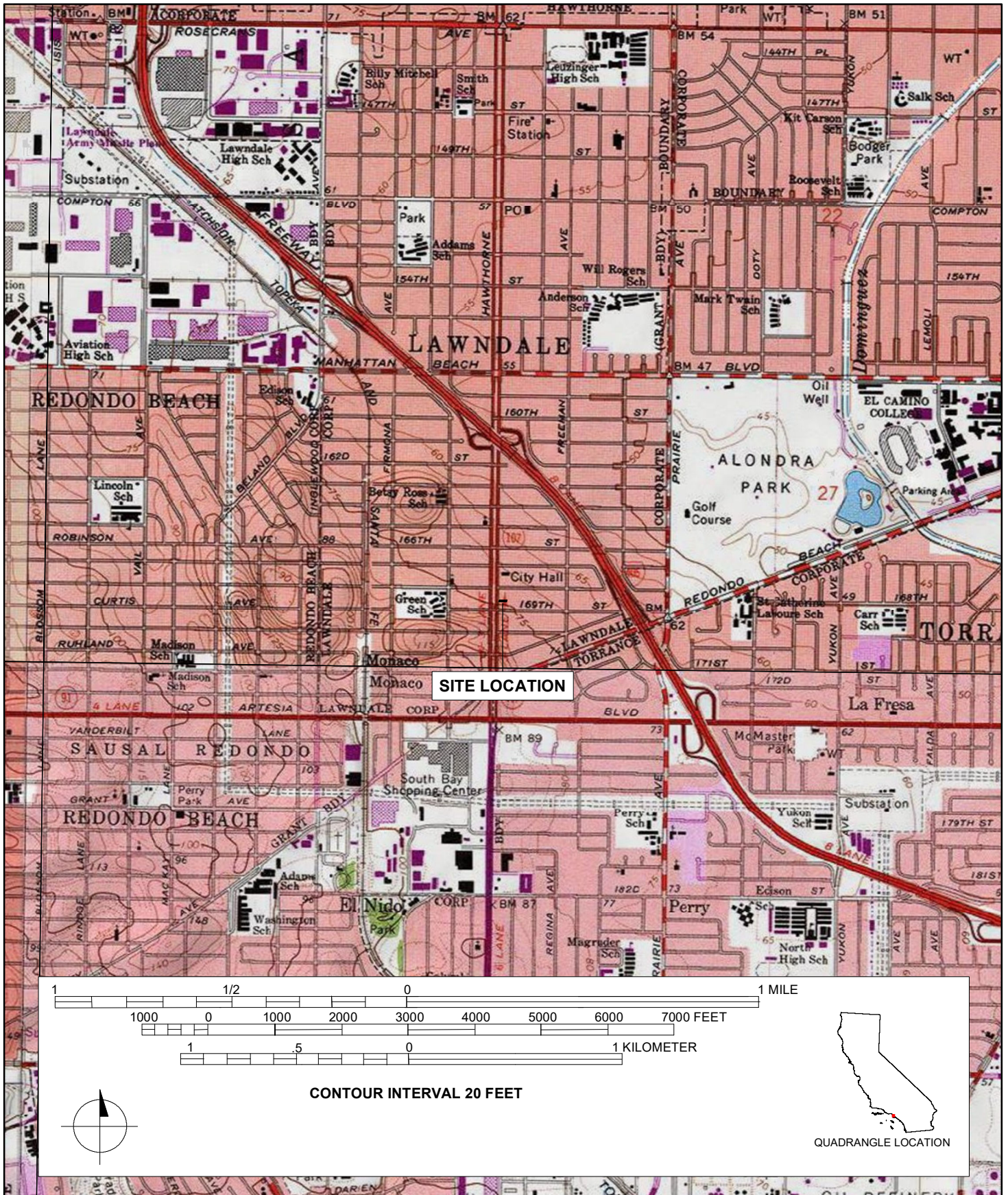
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16822 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16818 HAWTHORNE BLVD

P1. Other Identifier: Lawndale Urgent Care

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16818 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374947.65 m E/3749438.05 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-011-045

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16818 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1958 (**Photographs 1-2**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a shaped parapet. The exterior walls are covered with stucco. Replacement, anodized metal frame store front windows are located along the primary west façade with two sets of double-leaf doors. The north elevation has no windows or doors. The west side has a single recessed entry door accessed via a concrete ramp and staircase with decorative wrought iron railing. The south wall is shared with the adjacent building at 16822 Hawthorne Boulevard. A large pole mounted billboard sign is affixed to the roof. A paved surface parking lot along the east side of the parcel is accessed via a rear alleyway.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1958 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 16818 HAWTHORNE BLVD

B1. Historic Name: Great Western Savings & Loans (1959-1976) Carefree Carpets (1976-

B2. Common Name: N/A

B3. Original Use: Bank

B4. Present Use: Hospital

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1958 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1959-1976

Property Type Commercial / Industrial

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 property at 16818 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

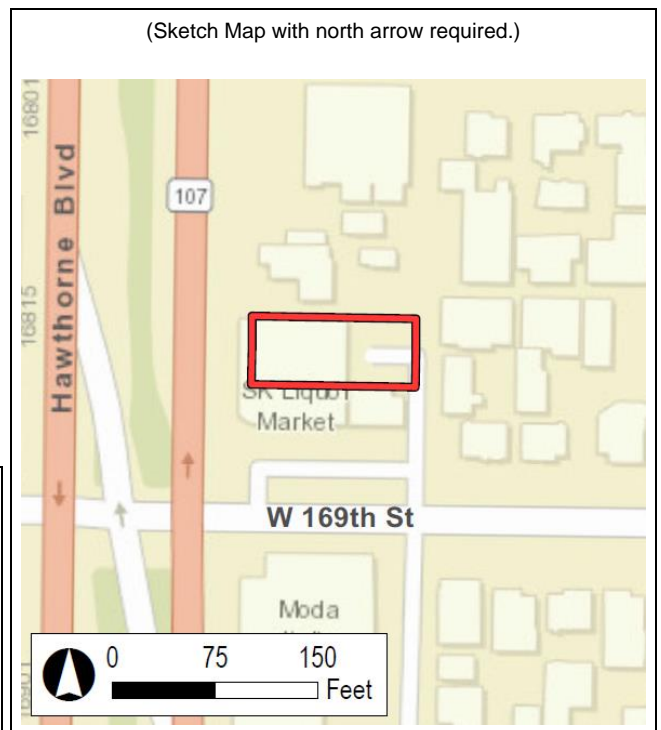
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 16818 Hawthorne Boulevard was constructed in 1958. The property has had multiple tenants since its construction. The first known tenant in the building was a branch of the Great Western Savings & Loan Association bank from 1959 to 1976, until a new Great Western Savings & Loan building was constructed at 17400 Hawthorne Boulevard (LAT 1960; *Valley Times* 1959). When Great Western Savings & Loan occupied the building in 1959, it was the second largest branch of the company and , and the branch was managed by C. Palmer Briggs (LAT 1959). This was the fifth branch office opened by Great Western Savings & Loan with the other offices in downtown Los Angeles, Crenshaw, Gardena, and Lakewood (*Valley Times* 1959). The building operated as Carefree Carpets during the late 1970s (LAT 1977). The property has functioned as Lawndale Urgent Care since 2019.

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which “slipcovers” were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1958, is associated with the development of Torrance during the mid-twentieth century and has served multiple businesses since its construction. This was one of many commercial developments constructed in the area to support the postwar growth in the area and research did not reveal that the property played a distinct or important role in the economic development of Torrance. Within the context of the development of the Great Western Savings & Loans company, this branch location was one of many constructed in the larger Los Angeles area for the company and was the fifth branch office. Research did not reveal that the building itself played a distinct or important role in the economic development of Torrance or within the context of the Great Western Savings & Loans bank company. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development use of this building, including branch manager C. Palmer Briggs, made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16818 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16818 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1959 "Great Western Leases Facility." March 4, 1959.

1960 Advertisements. October 5, 1960.

1977 Advertisements. May 12, 1977.

*Valley Times*

1959 "Great Western continues to pay 4 Pct." March 23, 1959.



**Photograph 2.** Detail view of façade, view to east, November 5, 2020



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

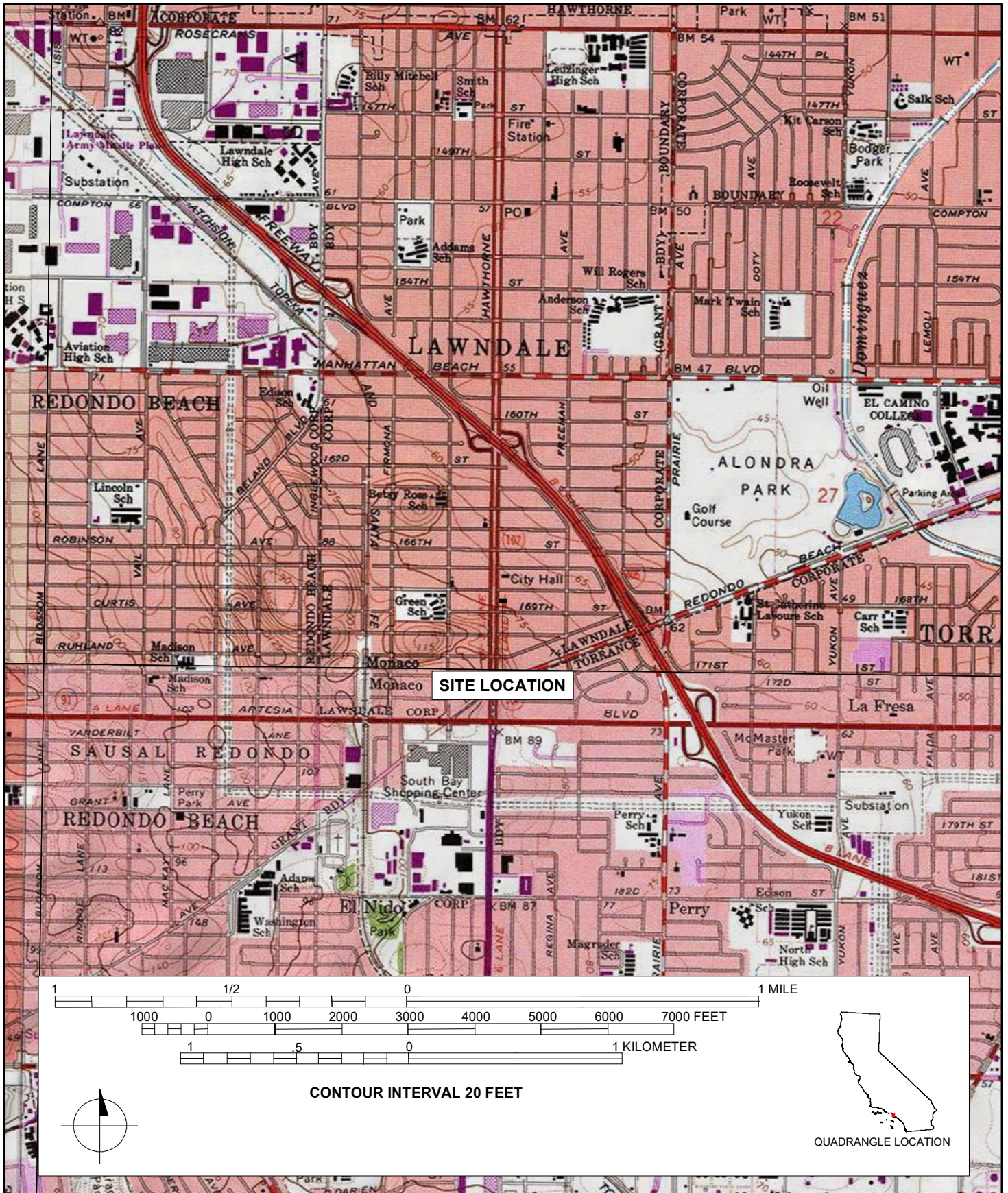
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16818 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16812 HAWTHORNE BLVD

P1. Other Identifier: Shereen Beverly, MD, FACOG

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16812 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.17 m E/3749458.18 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-011-048

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16812 Hawthorne Boulevard is a vernacular commercial building constructed in 1953 (**Photograph 1**). The one-story building has a L-shaped plan and a west-facing orientation. The building has a flat roof with metal awnings. The exterior walls are covered with stucco. The building sits on a concrete foundation and is fronted by a landscaped patio with a brick paver sidewalk. The windows are glass block with wood surrounds. The primary entrance is a single-entry paneled door with glass block side lights. The northwest wall junction has a decorative breeze block panel. The east (rear) elevation has a single-entry steel door with a metal screen, and two casement windows with metal grilles. To the east of the building is a rectangular outbuilding with a shed roof.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1953 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16812 HAWTHORNE BLVD

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1953 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1953 Property Type Commercial / Industrial 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 property at 16812 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

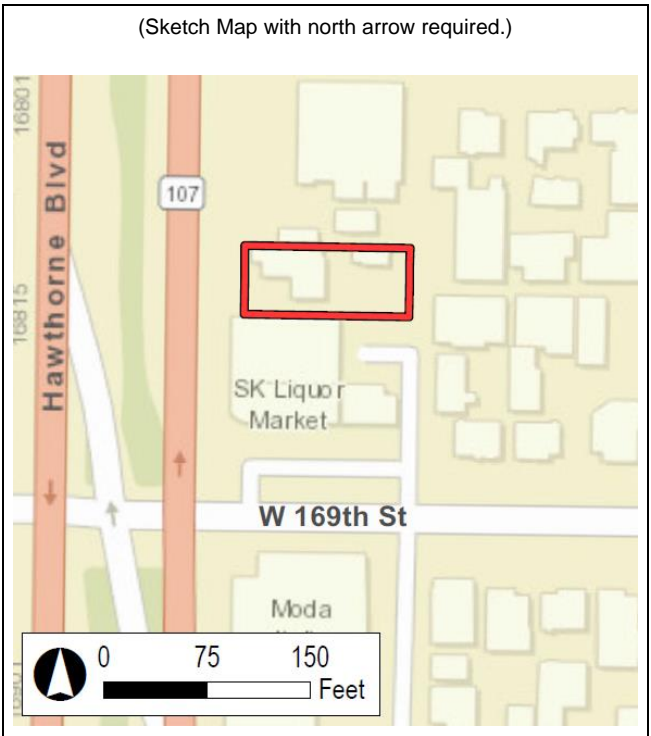
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16812 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 16812 Hawthorne Boulevard was constructed in 1953. The building has functioned as a medical office for Shereen Beverly, MD, FACOG since 2008 (Google Streetview 2020).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1953, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular commercial building at 16812 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

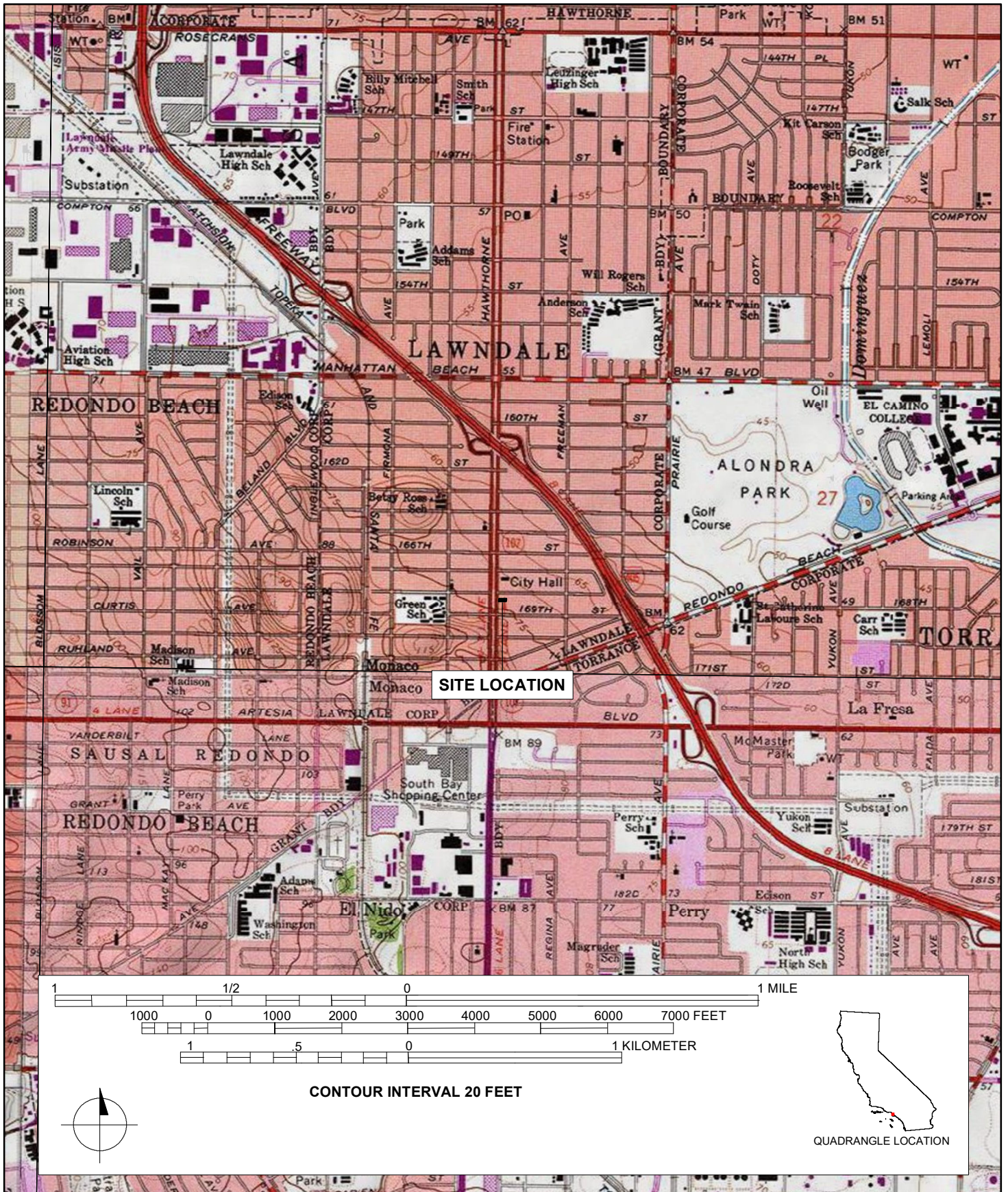
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16812 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16810 HAWTHORNE BLVD

P1. Other Identifier: 16810 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16810 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.59 m E/3749468.75 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-011-004

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The residential building at 16810 Hawthorne Boulevard is a vernacular duplex building constructed in 1949 (**Photograph 1**). The property is set back from the street and includes two, one-story, rectangular dwellings with low pitch shed roofs and a rear detached garage. The exterior walls are covered with stucco. The windows are aluminum frame slider windows. No doors are visible from the public right-of-way.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1949 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16810 HAWTHORNE BLVD

- 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:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1949 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Lawndale  
Period of Significance 1949 Property Type Single Family Residential 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 property at 16810 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

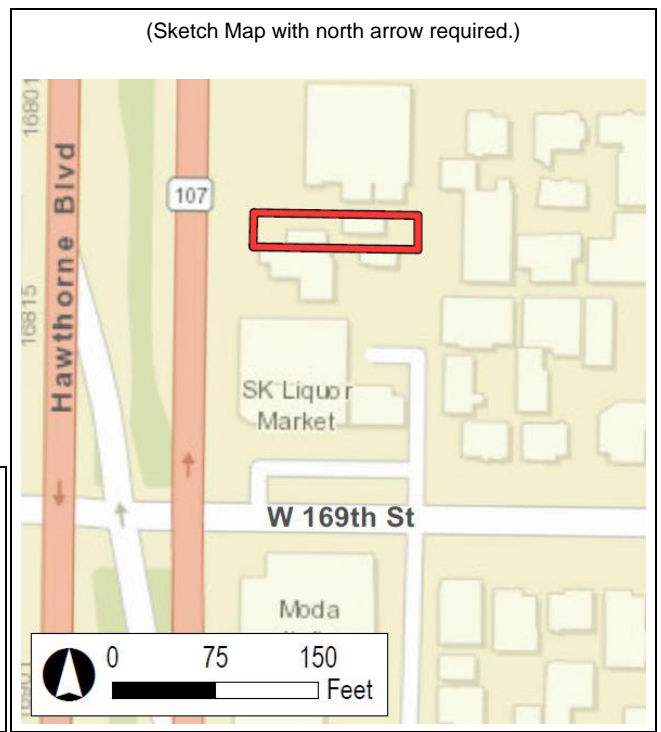
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16810 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 16810 Hawthorne Boulevard was constructed in 1949. The single-family home was constructed on a 25-foot-wide lot and 120-foot-deep lot facing Hawthorne Boulevard in Tract No. 8293 that was subdivided in 1924 by the Title Guarantee & Trust Company (Los Angeles County Public Works 2020). In the post-World War II period the lots fronting Hawthorne Boulevard were largely developed with commercial businesses (Los Angeles County Assessor 2020). Richard Lee Armantrout is listed as a resident of the Hawthorne Boulevard property from 1949 to 1977. During the early 1970s and into the 1980s Dr. Alice W. Nichols is listed as a resident of the property with family members Charles, Leanna, Vesta, Joseph and husband William (Ancestry 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1949, is associated with the residential development of Lawndale during the mid-twentieth century and has had multiple occupants since its construction. Research did not reveal that the building itself played a distinct or important role in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular residential property at 16810 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2010 Ancestry.com. *U.S. Public Records Index, 1950-1993, Volume 1* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

2017 Ancestry.com. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.

Los Angeles County Assessor. 2020. Property Assessment Information System. Available: [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](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). Accessed August 17, 2020.

Los Angeles County Public Works. 2020. Land Records Viewer. Available: <https://pw.lacounty.gov/sur/landrecords/index.cfm?docType=TM/>. Accessed August 17, 2020.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

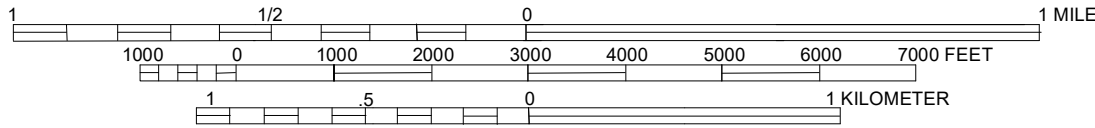
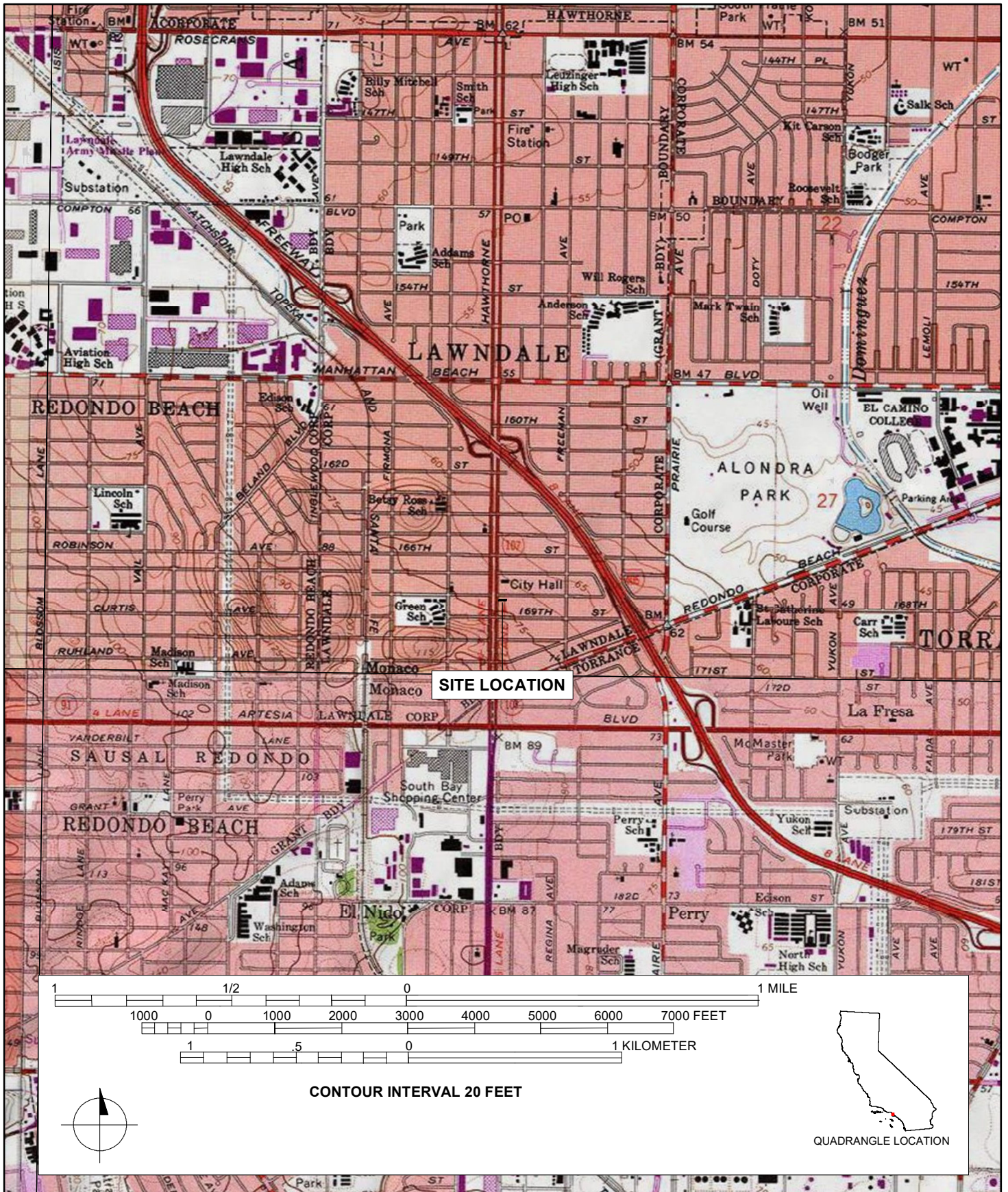
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16810 Hawthorne Blvd

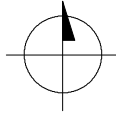
\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981



CONTOUR INTERVAL 20 FEET



QUADRANGLE LOCATION



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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16804 HAWTHORNE BLVD

P1. Other Identifier: Boulevard Automotive

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16804 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374961.60 m E/3749489.18 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-011-051

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The automotive garage building at 16804 Hawthorne Boulevard is a Contemporary style commercial building constructed in 1972 (**Photograph 1**). The building sits on a concrete foundation and the property is fronted by a surface parking lot and enclosed by a curved concrete block wall. A pole-mounted illuminated box sign is located along the parking lot entrance. The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a wide boxed cornice covered with illuminated box signage. The west facing façade includes a central garage bay and two storefronts. The storefronts have aluminum-frame curtain wall windows and single-entry aluminum-frame and glass doors, and the remainder of the façade is clad with blue glazed tiles in a stacked bond pattern. The north wall is a tall parapet concrete block wall that lacks openings. The east wall is clad with stucco with a tall metal roll-up door. The south wall has two service bays with large tilt-up metal doors.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1972 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16804 HAWTHORNE BLVD

B1. Historic Name: Magyar Automotive

B2. Common Name:

B3. Original Use: Automotive Garage

B4. Present Use: Automotive Garage

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1972 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1973 Property Type Commercial / Industrial 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 property at 16804 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

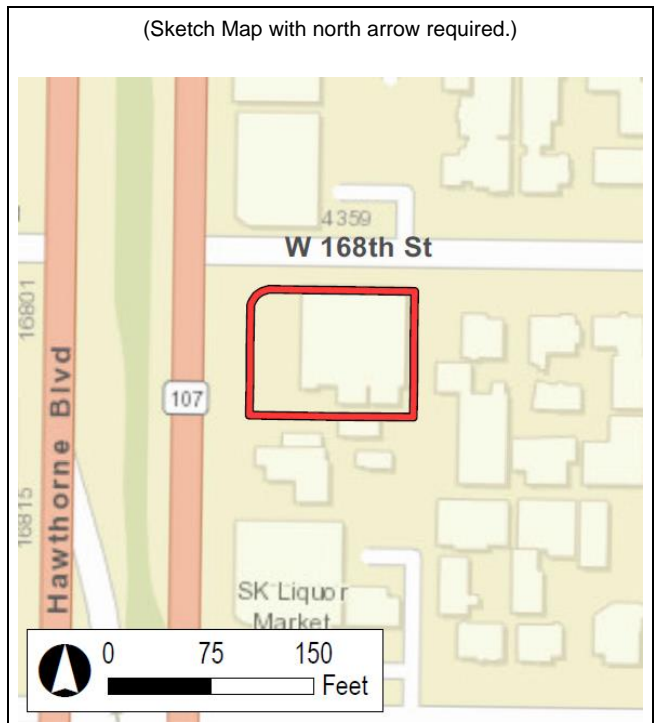
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16804 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 16804 Hawthorne Boulevard was constructed in 1972 for automotive repairs. From 1974 to 1981 it operated as Magyar Automotive (*The Daily Breeze* 1974, 1981). During the 1980s the property functioned as Globe Transmissions, and currently operates as Boulevard Automotive. The commercial building was constructed in the Contemporary style with its use of restrained design with flat roof, full-height metal frame windows, and minimal exterior detailing with the use of decorative tile. From the 1960s and onwards, many independent auto repair buildings were built using nondescript, boxy designs with minimal details with signage featured prominently on the building facade, and service bays that extend towards the rear of the building (SurveyLA 2016:43).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1972, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple automobile related businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The building at 16804 Hawthorne Boulevard is a restrained version of the Contemporary style applied to a commercial property and is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1974 Advertisements. September 15, 1974.

1981 Advertisements. March 29, 1981.

SurveyLA. 2016. *Los Angeles City Wide Historic Context Statement, Commercial Development, 1850-1980, Commercial Development and the Automobile, 1910-1970*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. August.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

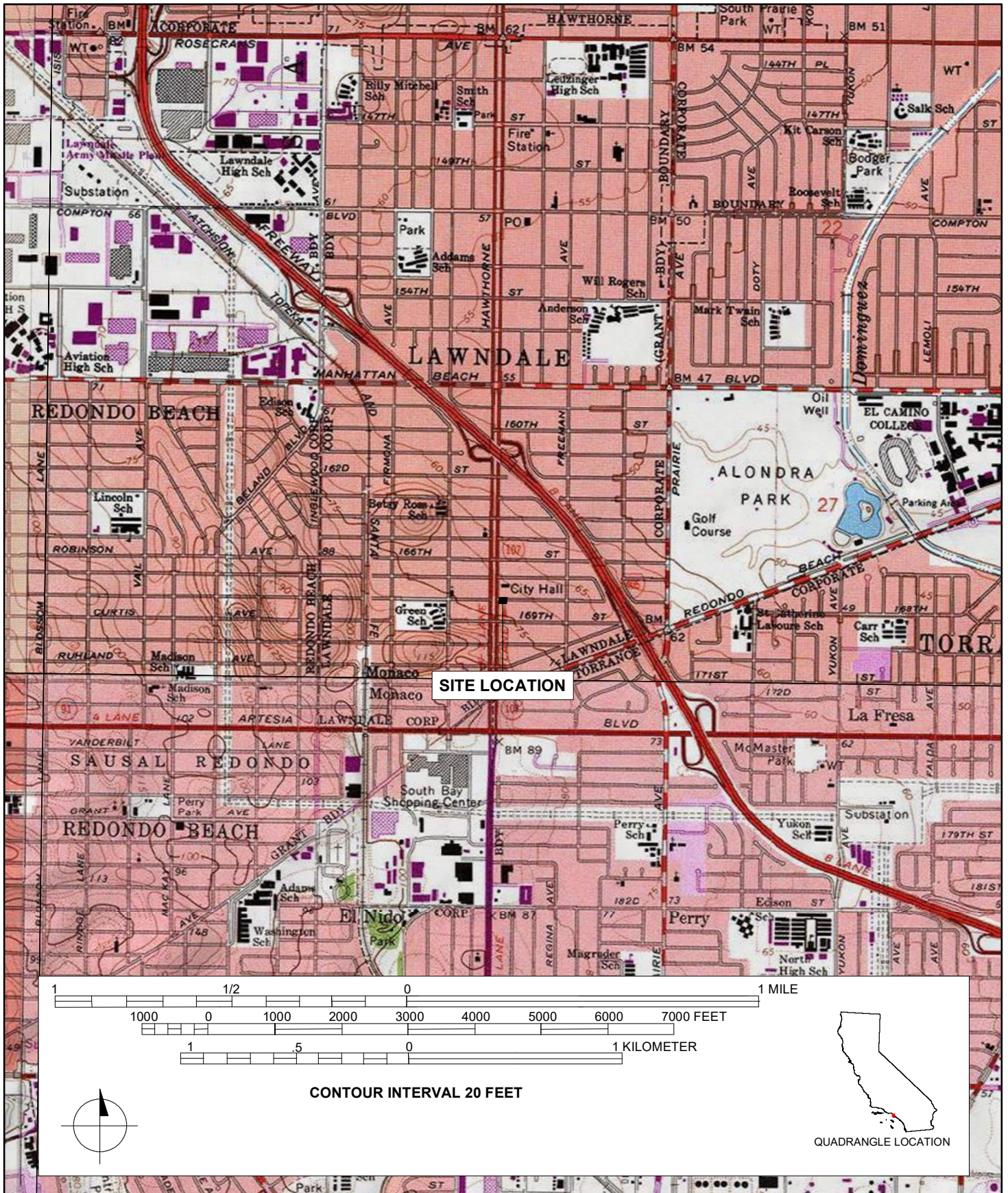
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16804 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16726 HAWTHORNE BLVD

P1. Other Identifier: Roller Skates of America Inc.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16726 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374945.59 m E/3749520.08 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-010-010

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The commercial building at 16726 Hawthorne Boulevard is a vernacular Mid-twentieth Century Storefront building constructed in 1959 (**Photograph 1**). The two-story building has a rectangular plan, with a curved storefront and a west-facing orientation towards Hawthorne Boulevard. The building has a flat roof with a slight parapet, and a flat roof awning covering the storefront. The first-floor exterior walls are brick and the upper story is clad with stucco. The windows along the second story are replacement, vinyl-frame two-part horizontal sliding and one three-part window. The first story has an angled storefront entrance with a double-leaf aluminum-frame and glass door flanked by full-height fixed pane windows. Above the door is a louvered transom and a wall mounted A/C unit. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. Overview of property, view to northeast, November 5, 2020

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1959 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16726 HAWTHORNE BLVD

B1. Historic Name: Jeans West

B2. Common Name: Roller Skates of America Inc.

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1959 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1959

Property Type Commercial / Industrial

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 property at 16726 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

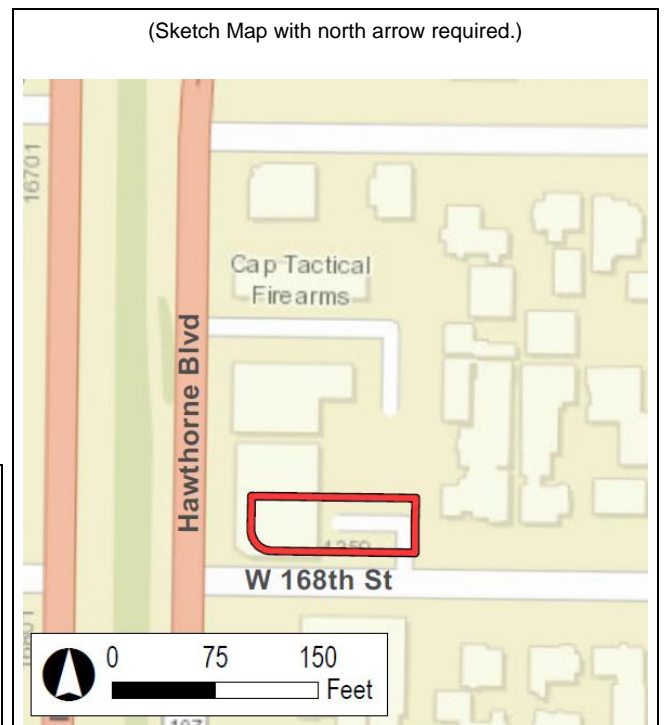
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



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

The building sits on a concrete foundation and has a paved surface parking lot to the east via an alleyway. The southeast corner has a single-entry with metal security door and a tall opening with metal security door and wrought iron screen above. The east (rear) elevation has a single-entry steel door covered by a metal awning. The rooftop patio is also visible from the east elevation. The rooftop patio has a flat-roof awning supported by metal posts and spans approximately 40-feet along the northern portion of the building. Exterior signage is mounted on the building for three businesses within: Roller Skates of America, Maya Tours, and Metro PCS Payment Center.

**\*B10. Significance (continued):**

Historic Context

The mixed-use property at 16724-16726 Hawthorne Boulevard was constructed in 1959. The building has had multiple tenants since its construction and the county assessor office describes the building as four units. The building has operated as the Jeans West retail store from 1971 to 1973 (*News-Pilot* 1973). Since 1990, the main storefront has operated as Roller Skates of America (*News-Pilot* 1990).

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1959, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular Mid-twentieth Century Storefront commercial building at 16726 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style and has been altered with replacement windows throughout. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16726 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

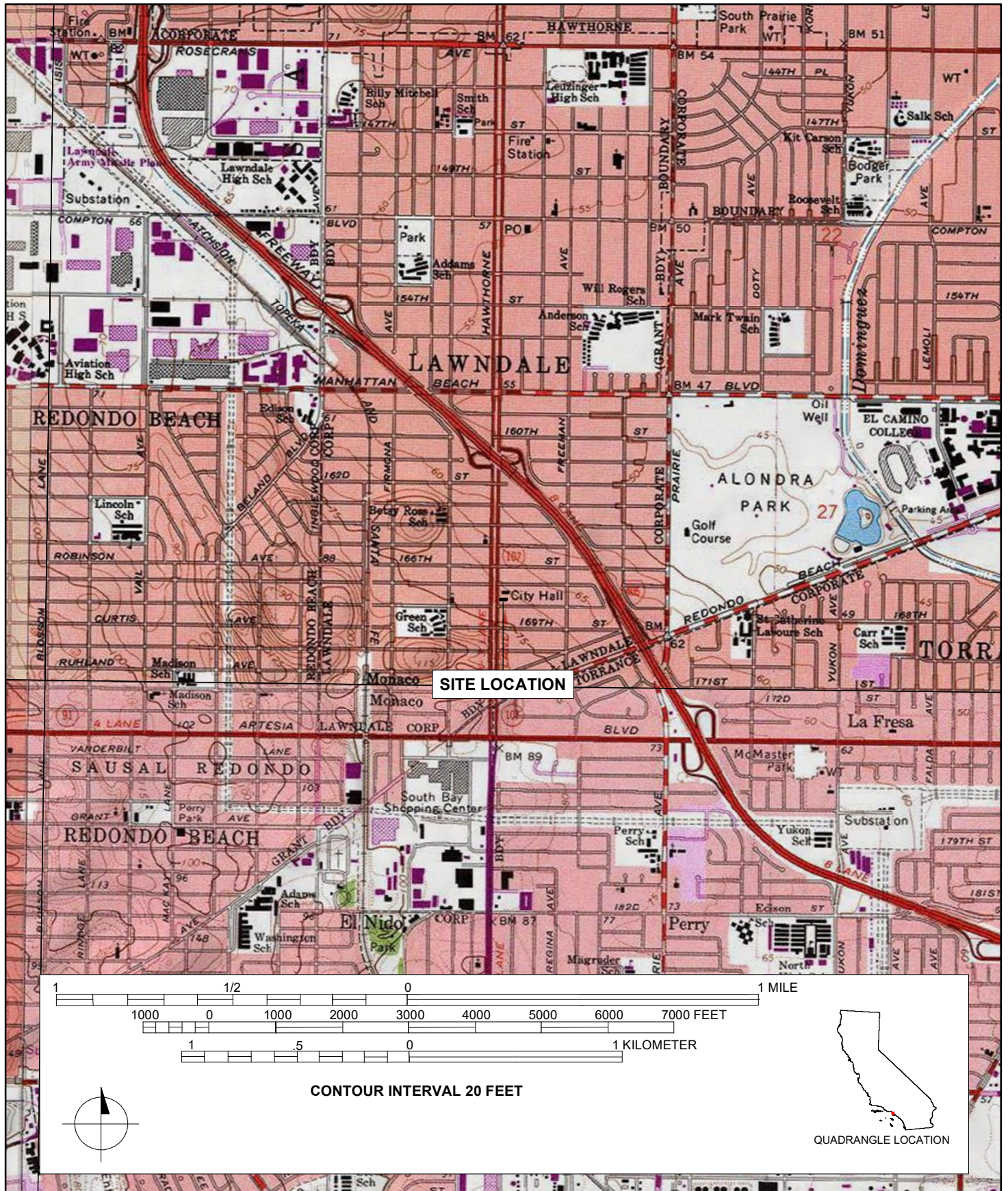
2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*News-Pilot*

1973 Advertisements. May 27, 1973.

1990 Advertisements. August 1, 1990.







State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**UPDATE SHEET**

Primary# 19-190021  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 16720 HAWTHORNE BLVD

P1. Other Identifier: Italy 2000

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16720 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374948.11 m E/3749536.46 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-010-046

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Brent D. Johnson of Heritage Preservation Consultants inventoried and evaluated this property in 2012. Since the 2012 recordation, the building's façade has been remodeled and altered from its original form (circa 2019). The present façade features a Contemporary style divided into three bays filled with metal frame fixed windows and storefronts.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1947 (Los Angeles County Assessor)  
Remodeled 2019 (Google Streetview 2020)

\*P7. Owner and Address: *n/a*

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16720 HAWTHORNE BLVD

B1. Historic Name: 16720 Hawthorne Blvd./ Italy 2000 Imported Fine Furniture

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Modern/ Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1947; remodeled 2019 (Los Angeles County Assessor; based on field observation)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme \_\_\_\_\_ Area Lawndale  
Period of Significance 1947 Property Type Commercial / Industrial Applicable Criteria n/a

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

Brent D. Johnson of Heritage Preservation Consultants concluded that the property was not eligible for the National Register of Historic Places (NRHP). After review of the previous recordation and current field check and research, the present evaluation concludes that the building no longer retains integrity and does not meet the criteria for listing in the NRHP or the CRHR, nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA).

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

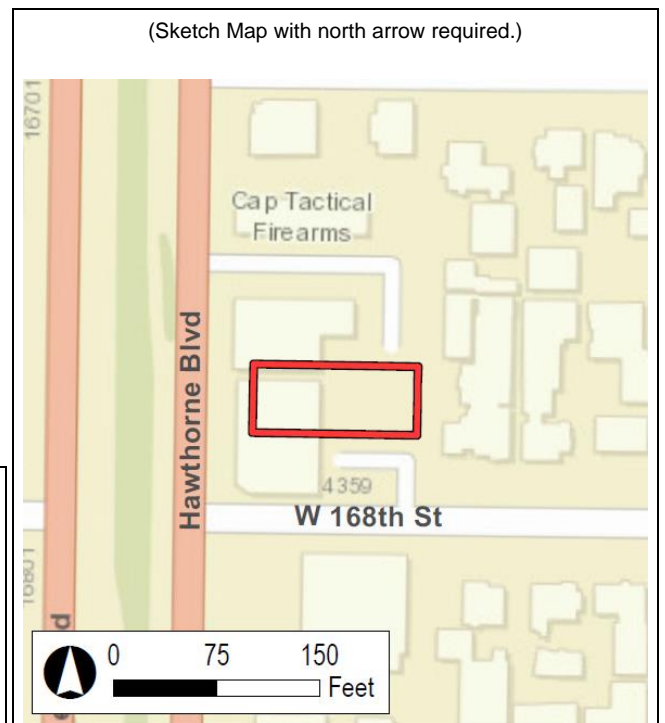
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

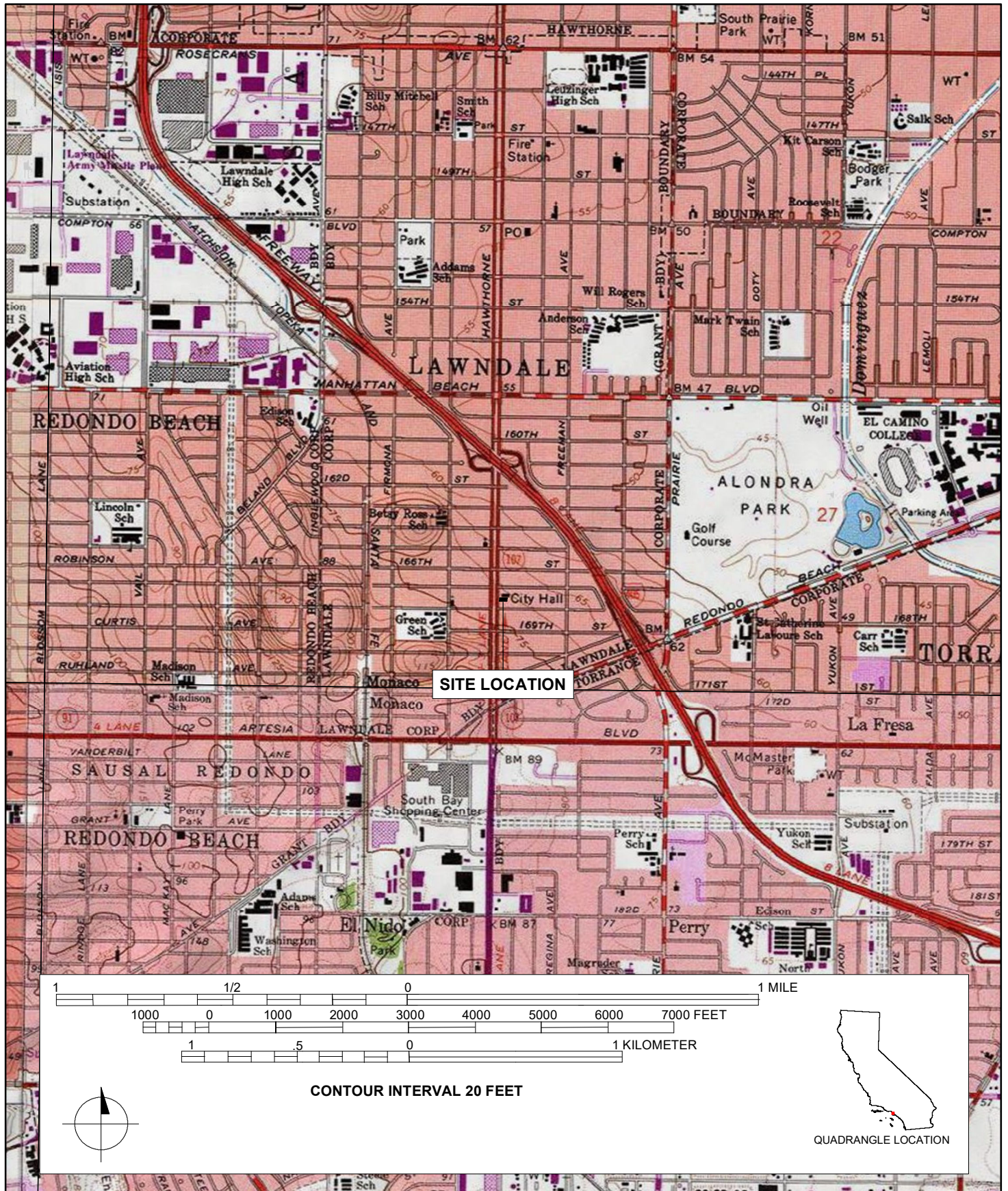
\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 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 \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 16718 HAWTHORNE BLVD

P1. Other Identifier: Nino Schembri Brazilian Jiu-Jitsu & Kyoga Studio

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16718 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374947.05 m E/3749552.23 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-010-045

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16718 Hawthorne Boulevard is an altered Contemporary style commercial building constructed in 1957 (**Photographs 1-2**). The one-story building has an L-shaped plan and a west-facing orientation. The building has a flat roof with tall parapet along the western façade with a cantilevered boxed awning along the width of the building. The exterior walls are clad with stucco. The west elevation (façade) has two replacement, anodized metal-frame and glass store fronts. The south half of the west façade is inset and the recessed area is flanked by applied irregular stone veneer. The building sits on a concrete foundation and has surface parking lots to the north and east. There is a single entry opening on the north side. The east side of building has a tall overhead roll-up metal door within the ell of the building enclosed by a chain link fence.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1957 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16718 HAWTHORNE BLVD

B1. Historic Name: Hi Paisano Club; Cal's Corral; Frog's

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1957 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1957 Property Type Commercial / Industrial 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 property at 16718 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

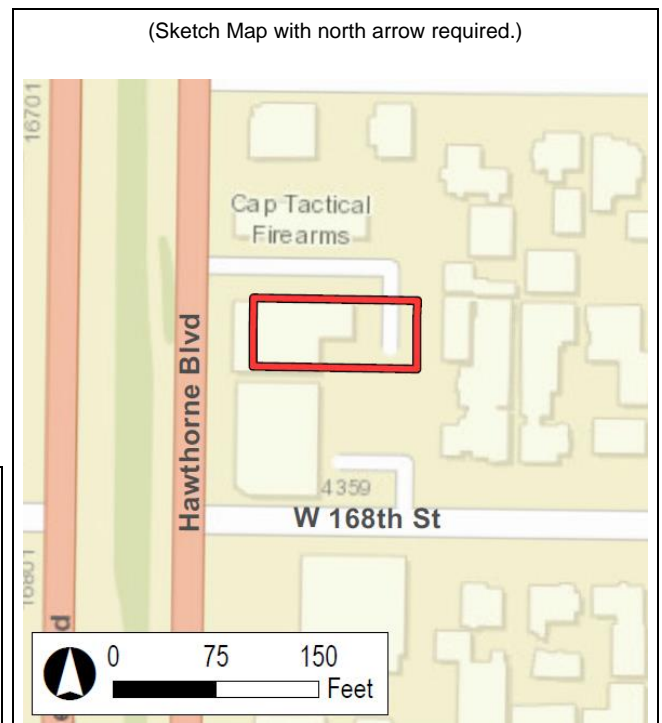
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16714-16718 Hawthorne Boulevard was constructed in 1957. The building has had multiple tenants since its construction. In 1958, the building was used as an Italian restaurant called the Hi Paisano Club, owned and operated by Frank Tempio (*Redondo Reflex* 1958). As seen in a circa 1960-69 photograph, the western façade of the building was clad with applied irregular stone veneer, had a single-entry door, a decorative metal screen mounted along the parapet, and a tall standalone Googie style sign (**Plate 1**). Low curved planters were along the base of the façade flanked the entrance and three tall, narrow fixed window openings with full-height screens were along the north side of the façade. The date of the changes to the exterior resulting in the current appearance is unknown. By 1976 the building operated as a western themed bar and dance hall called "Cal's Corral" (*LAT* 1976). From 1980 to 1997 the building was a punk rock bar and stage called "Frog's" (*News-Pilot* 1997). The property currently operates as the Nino Schembri Brazilian Jiu-Jitsu & Yoga Studio.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1957, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses including restaurant, nightclub/music venue, and sports recreation since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The commercial building at 16718 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of the Contemporary style applied to a commercial building that has been extensively altered. Because of the alterations, including removal of much of the irregular stone veneer, reconfiguration of windows and doors, removal of the decorative metal screening and stand along Googie sign has resulted in a lack of the original design and style of the building, as seen in the circa 1960-69 photograph. The building lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.



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\*Resource Name or # (Assigned by recorder) 16718 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Daily Breeze*

Undated circa 1960-69 photograph from *Daily Breeze* <http://blogs.dailybreeze.com/history/2013/12/>. Accessed November 5, 2020.

*Los Angeles Times*

1976 "Cal's Corral." November 23, 1976.

*News-Pilot*

1997 Advertisements. March 7, 1997.

*Redondo Reflex*

1958 Advertisement. November, 21, 1958.



**Photograph 2.** North elevation and façade, view to south, November 5, 2020

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Page 5 of 6

\*Resource Name or # (Assigned by recorder) 16718 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update



**Plate 1.** Undated circa 1960-69 photograph from *Daily Breeze* of the Hi Paisano Club



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

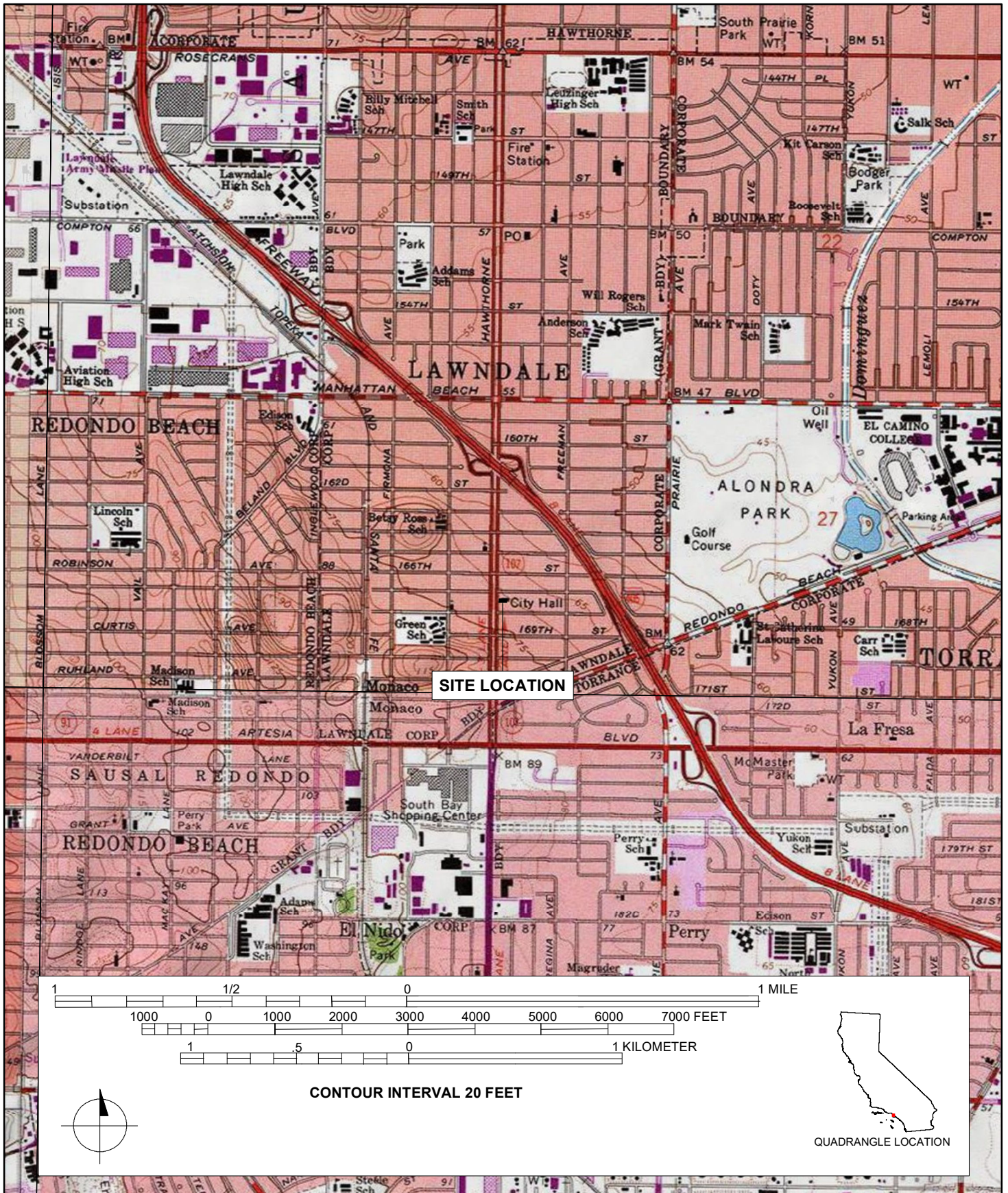
Page 6 of 6

\* Resource Name or # (Assigned by recorder) 16718 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16704 HAWTHORNE BLVD

P1. Other Identifier: Cactus Threads Embroidery

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16704-16706 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374948.54 m E/3749582.90 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-010-047

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16704-16706 Hawthorne Boulevard is a commercial building constructed in 1951 that largely lacks any architectural style (**Photographs 1-2**). The one-story building has a rectangular plan and a west-facing orientation and sits on a concrete foundation. The building has a flat roof with parapet and boxed projection along the western facade. The north unit at 16704 has a vinyl awning storefront. The exterior walls are concrete block. A small projecting concrete block wall divider on the west elevation separates both storefronts. The west façade has two storefronts. The northern unit at 16704 Hawthorne has a centrally located aluminum frame glass front door with two-light transom above and flanked by two large aluminum-frame windows. A billboard sign is on top of the roof of 16704 Hawthorne.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1951 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16704 HAWTHORNE BLVD

B1. Historic Name: Lawdale Chamber of Commerce City Hall (1965-1966); Harry D. Foster Motorcycles (1971-1987)

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1951 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1951 Property Type Commercial / Industrial 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 property at 16704-16706 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

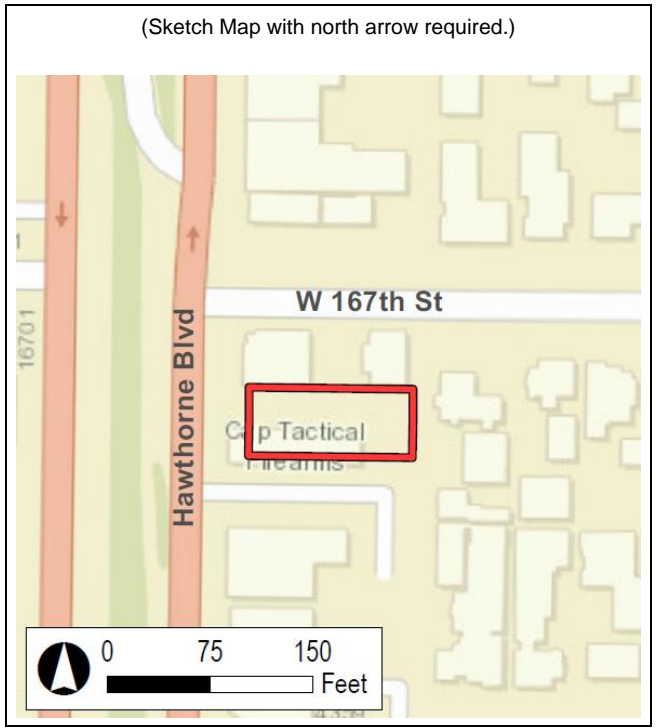
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



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

The southern unit at 16706 Hawthorne has an off-set double door swing aluminum frame and glass commercial door with a fixed transom above, A large aluminum frame window is to the north of the door and a narrow three-light aluminum-frame windows is to the south of the door. The south wall is a staggered parapet concrete block wall with a single steel door opening towards the east end. The east side of the building has a single-entry door with cantilevered porch hood and a shed roof addition with two wood cutout swing doors. A flat roof wood frame carport with pole supports is at the east end of 16704 Hawthorne and the area is enclosed by a chain link fence. A paved surface parking lot is along the south side of the building.

**\*B10. Significance (continued):**

Historic Context

The property at 16704-16706 Hawthorne Boulevard was constructed in 1951 as two storefronts (**Plate 1**). The building has had multiple tenants since its construction. The first known tenant of 16704 Hawthorne was Lawndale Plumbing in 1953 (*News-Pilot* 1953). For a brief period during the 1960s the property was occupied by the Lawndale Chamber of Commerce (1965-1966). The Lawndale Chamber of Commerce left the property in 1966 and moved to 14719 Hawthorne Boulevard (*LAT* 1966). Circa 1960, the building was occupied by Properties Investment Corporation and Axel Real Estate Company (*Daily Breeze* 2013). During the 1970s the property operated as the Harry D. Foster Motorcycle dealership (1971-1987) (*LAT* 1977). In 1990 it became the Del Amo Motorcycle dealer. Currently the property is the Cactus Threads Embroidery retail store.

The first known tenant of the storefront at 16706 Hawthorne Boulevard was real estate agent Cora Tate Peterson (*Redondo Reflex* 1955). By 1957, public accountant Thomas K. Hunt was working out of the address (*Redondo Reflex* 1957). In 1960, the newly incorporated City of Lawndale rented 16706 Hawthorne as the new city office with Charity Painter named as the deputy chief clerk working out of the location (*LAT* 1960). The address was still used by the City of Lawndale as City Hall and Administrative Offices as of 1969 when a new City Hall was finally constructed (*LAT* 1969). The 16706 Hawthorne storefront is currently used by CAP Firearms.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Google styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1951, is associated with the commercial and civic development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Although the storefront at 16706 Hawthorne was used by the City of Lawndale as its first city hall and administrative offices for the first nine years of the city's incorporation, research did not reveal that the building itself played a distinct or important role in the civic development of Lawndale. It was one of many commercial office and retail spaces rented in Lawndale to serve the needs of the growing community and is not significant in this regard. Nor had has the building gained any significance as its use as a retail outlet for the various businesses that have operated within. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.



Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The commercial building at 16704-16706 Hawthorne Boulevard is a typical and unremarkable example reflecting mid-twentieth-century trends of the Contemporary style applied to a commercial building. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Daily Breeze*

2013 "Lawndale Builds It's City Hall." Available: <http://blogs.dailybreeze.com/history/2013/12/>. Accessed August 25, 2020.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times (LAT)*

1960 "Borrowed Funds to Support City's Start." 03 January: Part 8, page 1.

1966 "Week in Review." June 12, 1966.

1969 "Legal Notices, Notice of Public Hearing." [classified advertisement]. 02 July: Part V, page 1.

1977 Advertisements. October 28, 1977.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 reprint; New York: Alfred A. Knopf, Inc.

*News-Pilot*

1953 Youngstown Kitchens [advertisement]. 27 October: 5.

*Redondo Reflex*.

1955 Real Estate [advertisement]. 25 March: 4.

1957 "Manhattan Police Chief Pleads for Safe Driving." [advertisement]. 25 March: 4.



**Photograph 2.** Detail of façade, view to southeast, November 5, 2020



**Plate 1.** Undated circa 1960-69 photograph, subject property to left (*Daily Breeze* 2013)



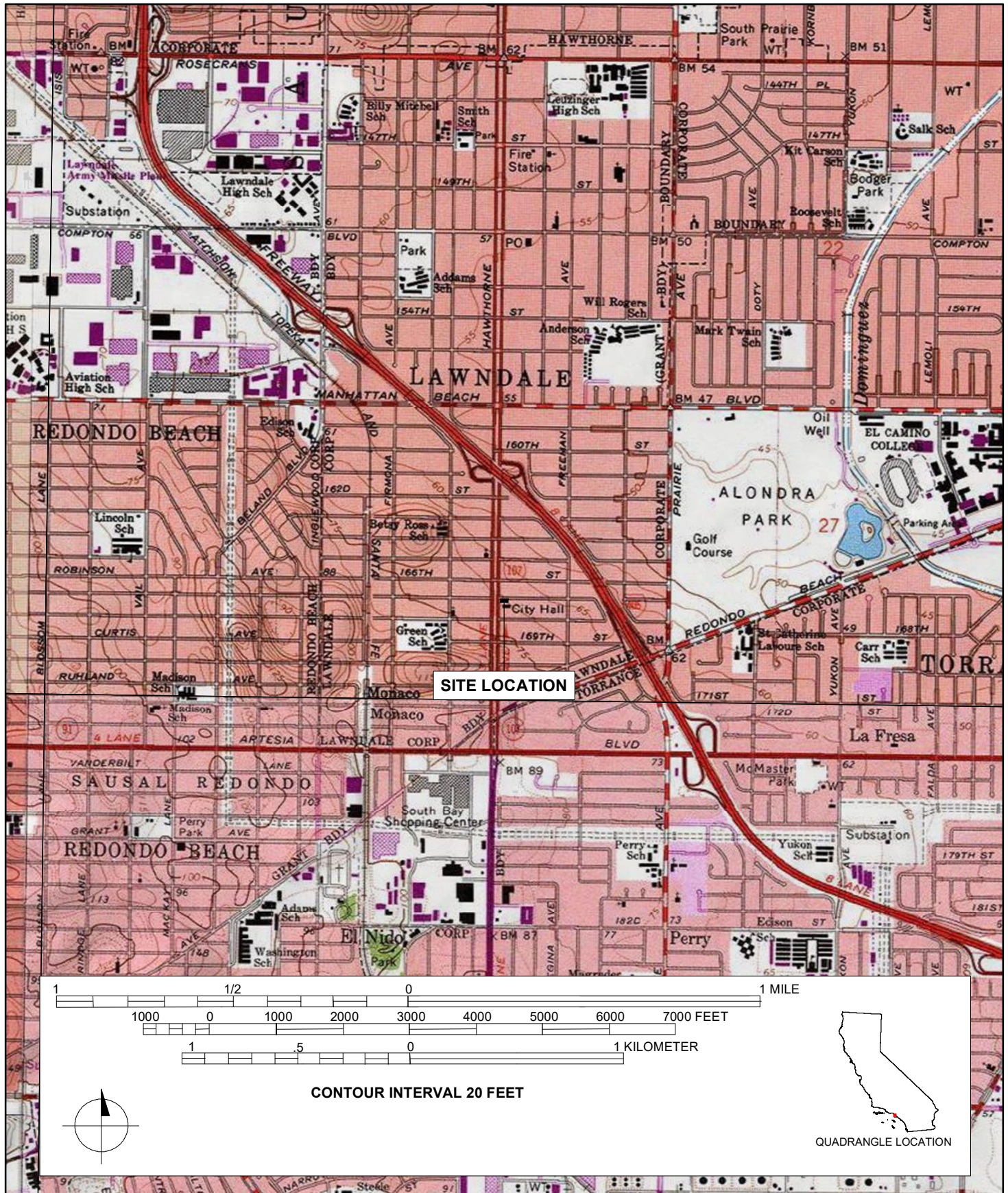
Page 6 of 6

\* Resource Name or # (Assigned by recorder) 16704 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16700 HAWTHORNE BLVD

P1. Other Identifier: City Dental Care

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16700 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374946.36 m E/3749594.67 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-010-001

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16700 Hawthorne Boulevard is a highly altered commercial building constructed in 1954 that has undergone extensive alteration in the past 15 years (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation on a corner parcel. The building has a flat roof with tall parapet at the northwest clipped corner. The roof and parapet have a stuccoed cornice along the roof line. The exterior walls are covered with stucco and feature banding and ashlar stone veneer skirting. The west elevation (façade) an angled storefront entrance covered by a metal awning. The primary entrance is an anodized metal-frame and glass single-entry door with sidelights. The south half of the west elevation is recessed and clad with ashlar stone veneer and has a large six-light anodized metal-frame window. The north half of the west elevation includes a large nine-light anodized metal-frame window with a side-mounted sign with "DENTIST" above. The building sits on a concrete foundation and has surface parking lot to the east.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1954 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16700 HAWTHORNE BLVD

B1. Historic Name: Art Haven Beauty Salon (1963-1975)

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1954 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1954 Property Type Commercial / Industrial 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 property at 16700 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

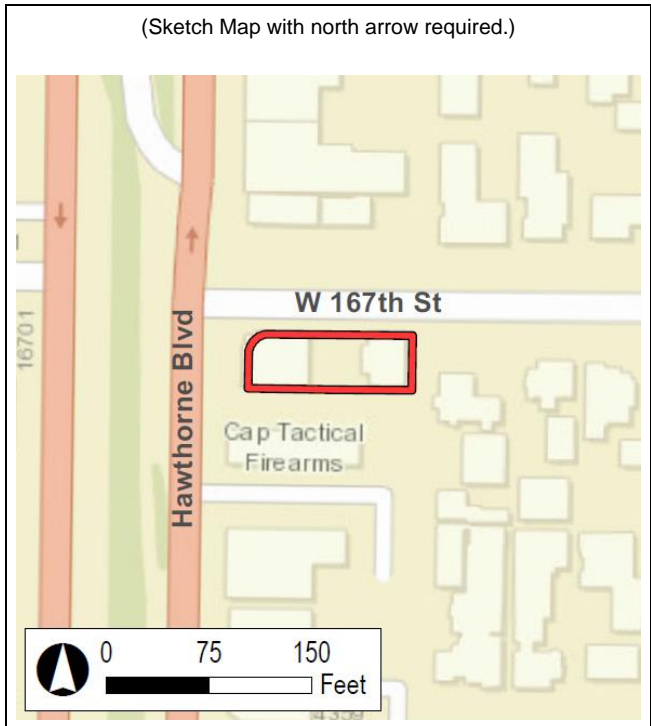
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16700 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 16700 Hawthorne Boulevard was constructed in 1954. The building has had multiple tenants since its construction. The building operated as the Art Haven Beauty Salon from 1963 to 1975 (LAT 1963). Currently the property is the City Dental Care office. The property has been extensively remodeled in the past 15 years and has a modern appearance (Google Streetview 2020).

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1954, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The 1954-constructed commercial building at 16700 Hawthorne Boulevard is a highly modified and unremarkable example reflecting a mid-twentieth century constructed building that has undergone extensive exterior alterations. The building on this parcel lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16700 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

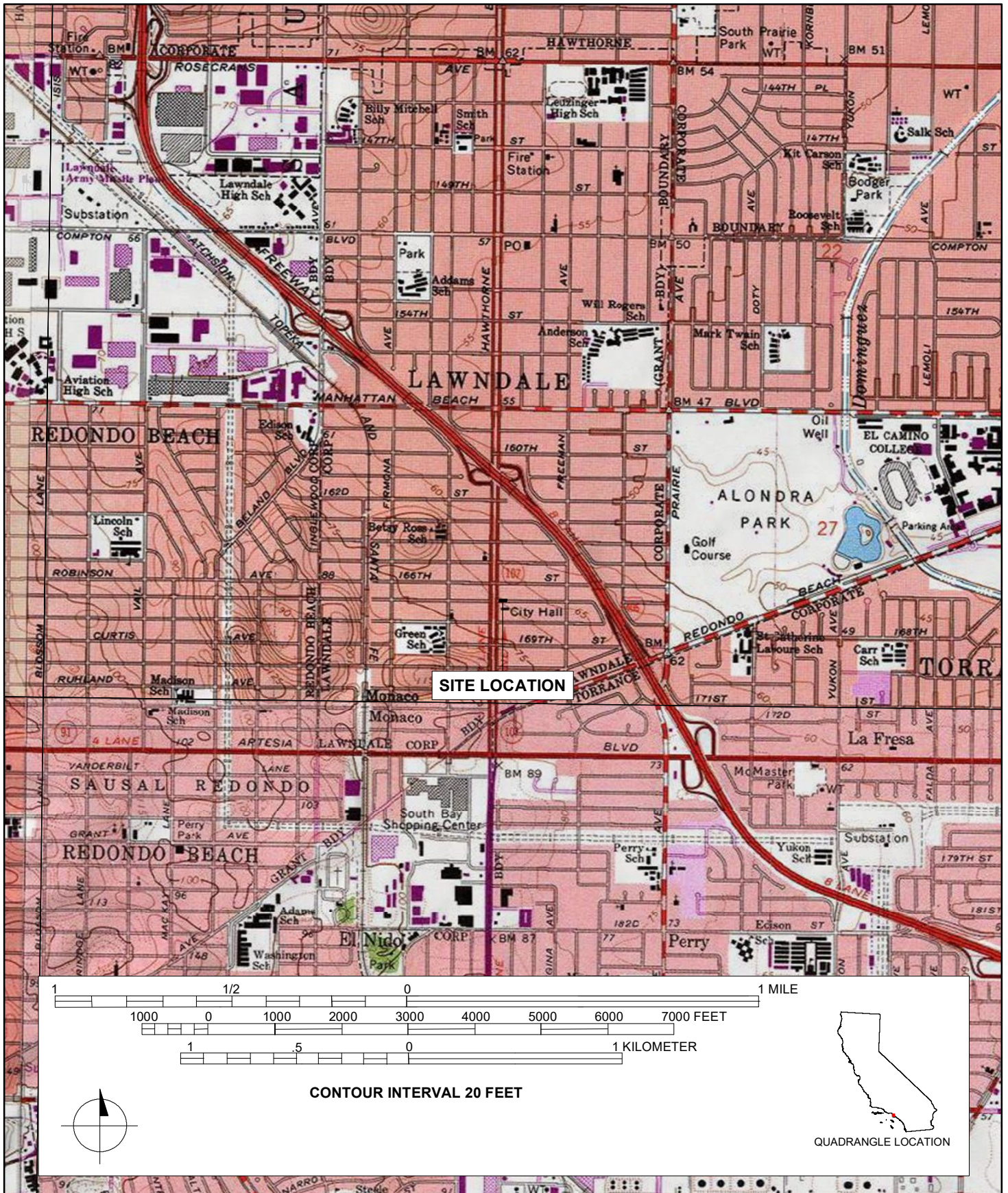
*Los Angeles Times* (LAT)

1963 Advertisements. August 4, 1963.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.







State of 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 #: (Assigned by recorder) 16618 HAWTHORNE BLVD

P1. Other Identifier: Brooklyn Bar

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16618 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374947.25 m E/3749627.77 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-009-004

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16618 Hawthorne Boulevard is a vernacular commercial building constructed in 1948 (**Photographs 1-2**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof covered with rolled asphalt material and has exposed HVAC piping. The exterior walls are concrete block. The windows are casement windows with wooden surrounds. The primary entrance is a single-entry door with a metal screen. A pole-mounted sign is at the southwest corner of the building. The building sits on a concrete foundation and a surface parking lot is to the south of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1948 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16618 HAWTHORNE BLVD

B1. Historic Name: The Hut (1949-1990)

B2. Common Name: Brooklyn Bar

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1948 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1948 Property Type Commercial / Industrial 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 property at 16618 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

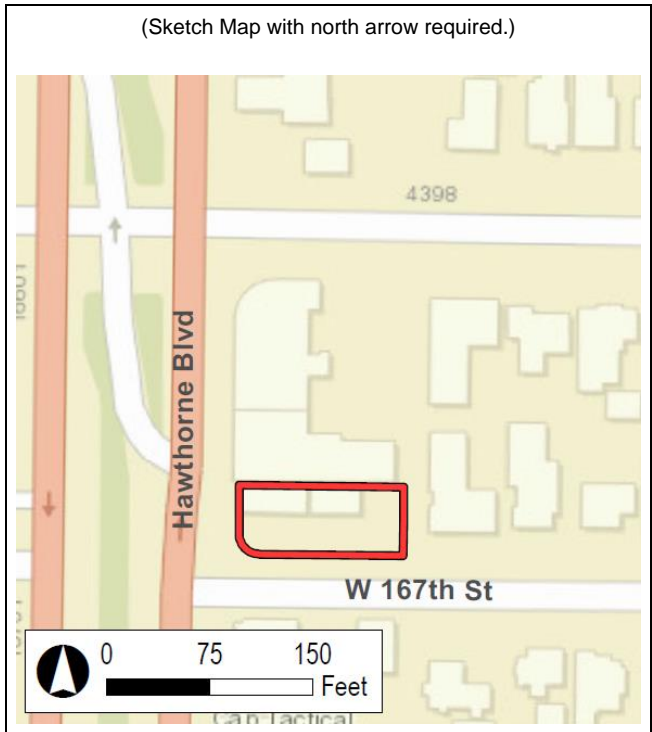
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 16618 Hawthorne Boulevard was constructed in 1948. The building has had multiple tenants since its construction. From 1949 to 1990 the building operated as "The Hut" bar and restaurant selling beer, sandwiches, and soft drinks when it was offered for sale in October 1949 (*Redondo Reflex* 1949; *LAT* 1990). Currently the building is the Brooklyn Bar and restaurant.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1948, is associated with the commercial development of Lawndale during the mid-twentieth century and has served as a bar and restaurant since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block building at 16618 Hawthorne Boulevard is a typical and unremarkable example reflecting the mid-twentieth-century trends of this property type. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16618 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times (LAT)*

1990 "Murder Charge Filed in Bar Killing. 20 December: B8.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.

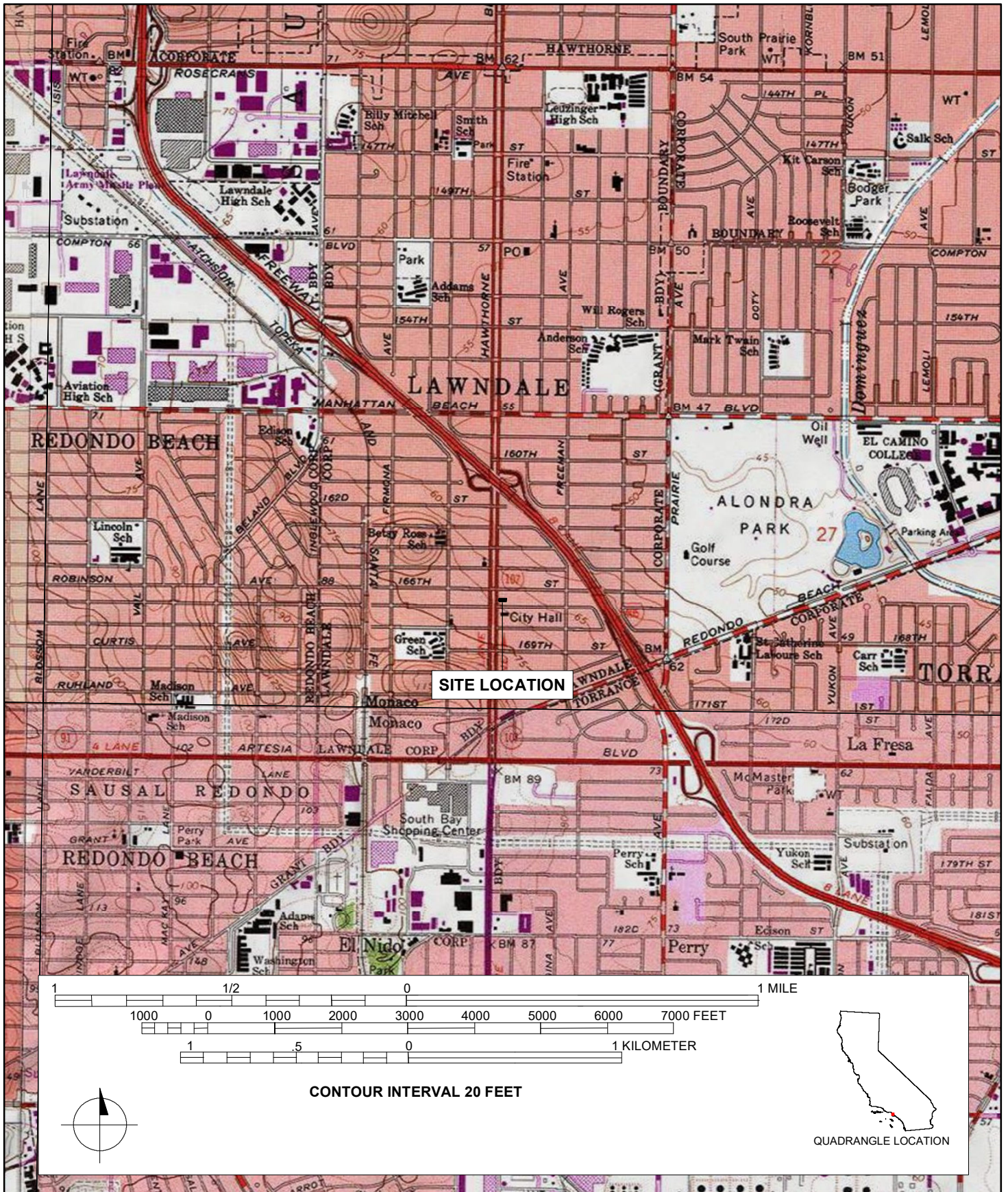
*The Redondo Reflex*

1949 Advertisements. October 6, 1949



**Photograph 2.** North and west elevation, view to southeast, November 5, 2020







State of 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 #: (Assigned by recorder) 16500 HAWTHORNE BLVD

P1. Other Identifier: Healthy Smiles

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16500-16508 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374949.96 m E/3749767.30 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-018

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial and office building at 16500-16508 Hawthorne Boulevard is a Mid-twentieth Century Modern-style building constructed in 1965 that is 7,146-square-feet (**Photographs 1-2**). The one-and two-story building sits on a concrete slab foundation and has an L-shaped plan with a west-facing orientation. The building has a flat roof with a slight parapet and a rooftop patio. A pylon-mounted illuminated box sign is on top of the roof. The exterior walls are covered with stucco and stack bond brick veneer. The windows are aluminum-frame storefronts with aluminum-frame and glass single-entry doors. The building sits on a concrete foundation and an enclosed patio to the north of the building. A metal stairway with concrete steps and open risers bisects the patio and leads to a second-story office. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1965 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16500 HAWTHORNE BLVD

B1. Historic Name: Blair College; Fred Astaire Dance Studio; Single Mingle Dance Club

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1965 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1965

Property Type Commercial / Industrial

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 property at 16500-16508 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

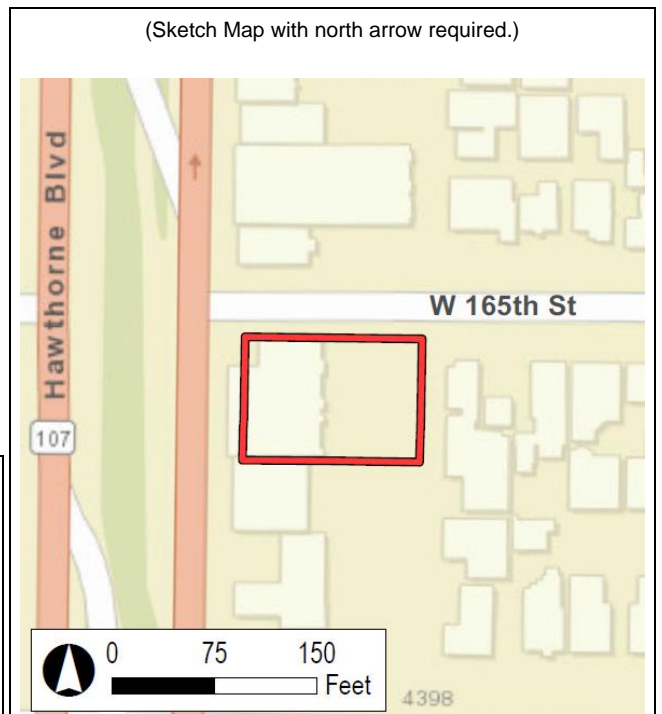
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

The east side of the two-story building segment (16500) has two single glass and metal frame doors on the first and second stories. An external staircase with metal railing leads to the second story entries under a shed roof awning. The east side of 16502 has a set of glass and metal frame double doors under a canvas awning and a single-entry door with metal security door. Both entrances have canvas awnings above. The east side of 16508 has a single glass and metal frame entry door. The east elevation has a canvas awning. The east half of the parcel has a paved surface parking lot.

**\*B10. Significance (continued):**

Historic Context

The commercial and office property at 16500-16508 Hawthorne Boulevard was constructed in 1965. The building is composed of a single-story building segment with four storefronts at 16502, 16506, and 16508, and a two-story office at 16500. The building has had multiple tenants since its construction. A 1966 newspaper advertisement for the building described it as a 1,080-square-foot property with air conditioning (LAT 1966). During the early 1970s the property operated the Blair College dental school (1971-1975) (LAT 1971). During the late-1970s and into the 1980s the property operated as the "Fred Astaire Dance Studio" (1975-1976), and the "Single Mingle Dance Club" 1977-1980 (LAT 1977). Currently the Hawthorne Boulevard building has multiple tenants including the Healthy Smiles dental office and the Jerol Crawford Brokerage office.

Modern Architecture

Modern architecture began in the late 1920s and early 1930s and extended through the 1970s, although the modern era in the United States is most closely associated with the two decades following World War II. The overarching label of "Modern," although imprecise, can generally be characterized by buildings exhibiting simple volumes (in institutional and commercial buildings) and a lack of decorative detail. Additional characteristics include a use of materials in place of decorative details, and the use of natural colors and textures of materials to embellish a building (for example, employing brick or concrete for decorative effect). The modern era was also a time, however, when new materials and construction methods were explored. An example is curtain wall construction, which utilizes aluminum frames for window walls in place of steel, and new material combinations in the solid spandrel panels that separate them. Additional examples include thin shell construction, folded plate construction, and the hyperbolic paraboloid (Painter 2010: 22-23).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1965, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular Mid-twentieth Century Storefront commercial building at 16500-16508 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



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\*Resource Name or # (Assigned by recorder) 16500 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

*Los Angeles Times* (LAT)

1966 Classifieds. March 14, 1966.

1971 Advertisements. March 28, 1971.

1977 Advertisements. July 25, 1977.

Painter, Diana J.

2010 *Montana Post-World War II Architectural Survey and Inventory Historic Context and Survey Report.*



**Photograph 2.** North and west elevations, view to south, November 5, 2020



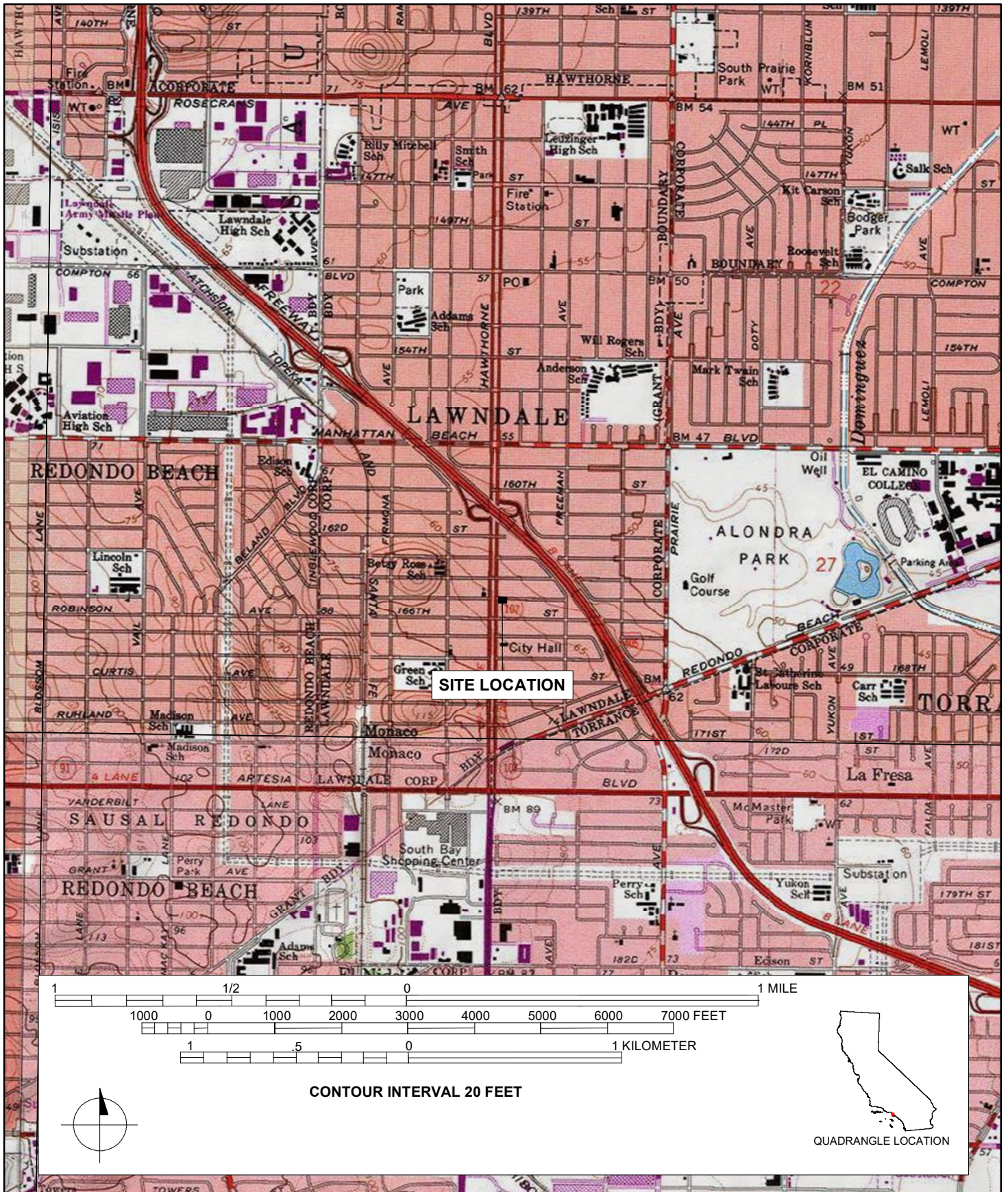
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

\* Resource Name or # (Assigned by recorder) 16500 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 16418-16424 HAWTHORNE BLVD

P1. Other Identifier: Frank's Furniture

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16418-16424 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374951.92 m E/3749804.39 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-008; 4075-007-007

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Frank's Furniture store at 16418-16424 Hawthorne Boulevard is a Mid-twentieth century storefront commercial building constructed in 1948 (**Photographs 1-2**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a parapet and a flat cantilevered awning extending the length of the 16418 unit. The attached 16424 unit has a narrower flat awning, has brick veneer exterior cladding, and angled storefronts. The building has a rooftop mounted sign that is a combination of illuminated box signage and channel-set neon tubing set within metal letters. Along the parapet is addition neon signage. The exterior walls a concrete block with Chatsworth stone veneer along the façade and stucco along the side and rear elevations. The façade has aluminum-frame and glass storefront windows and single-entry and double-leaf doors. The east (rear) elevation has several loading docks and single-entry steel doors. The building sits on a concrete foundation.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1948 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 16418-16424 HAWTHORNE BLVD

B1. Historic Name: Franks Maple Shop

B2. Common Name: Frank's Furniture

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1948 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1948

Property Type Commercial / Industrial

Applicable Criteria C/3

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

The property at 16418-16424 HAWTHORNE BLVD does appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), and appears to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property generally retains integrity to its original construction and is significant under criteria C/3 for its Mid-twentieth century storefront design.

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

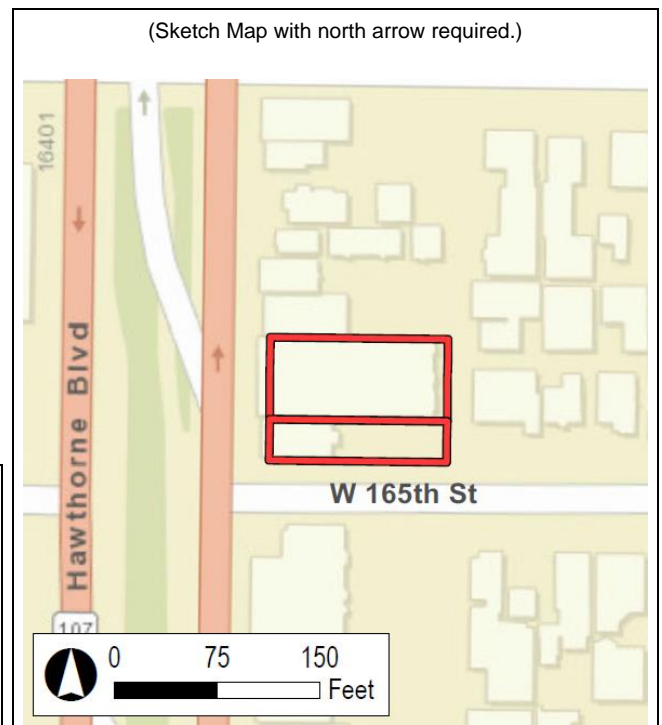
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 6

\*Resource Name or # (Assigned by recorder) 16418-16424 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16418-16424 Hawthorne Boulevard was constructed in 1948 and altered in 1953. The property has operated as Frank's Maple Shop/ Franks Furniture/ Frank's Maple Furniture since 1948. The 16424 building, briefly operated as Howard's Cleaners during the 1950s, however this section of the building has served Frank's Furniture since the 1960s. The building originally had painted billboard signage, which was replaced with the current neon and metal signage circa 1960 (Frank's Furniture 2020). Frank's Furniture was opened by Steve G. Frank (Ancestry 2010; LAT 1962).

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1948, is associated with the development of Lawndale during the mid-twentieth century and has served the same businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale and is merely one of many furniture stores along Hawthorne Boulevard. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is significant because it is an important example of a type, period, or method of construction. The Mid-twentieth century storefront commercial building at 16418-16424 Hawthorne Boulevard is a good example with high integrity reflecting the twentieth century trends of this style. The property's character defining features include its single-story box form with a flat roof, signage (channel-set neon tubing set within metal letters), cantilevered awning, masonry wall cladding, and display case storefronts. The period of significance is 1948, the date of construction. Therefore, this property is eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Integrity

Along with determining significance based on one or more of the NRHP/CRHR Criteria for Evaluation, retaining historic integrity is essential for a resource to retain its status as eligible for listing. The 16418-16424 Hawthorne Boulevard property retains its of integrity of location, design, setting, materials, workmanship, feeling, and association. The original

Page 4 of 6

\*Resource Name or # (Assigned by recorder) 16418-16424 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

location of the building has remained the same, and it has not been moved since its construction in 1948; therefore, the property's integrity of location remains intact. The 16418-16424 Hawthorne Boulevard property retains its integrity of design because it has not been significantly or permanently altered to a point that would compromise the form, plan, space, structure, or style of the building. The signage modifications are minor and have been sympathetic to the original design such that it retains its integrity of design, materials, and workmanship. The property retains its integrity of workmanship because the property is recognizable as an interpretation of its Mid-twentieth century storefront commercial design. The property's integrity of setting has seen some encroachments from commercial development along Hawthorne Boulevard, yet despite some modern construction, the property retains integrity of setting. In its current state, the property conveys its character and historic integrity of feeling as a furniture store from the mid-twentieth century. The 16418-16424 Hawthorne Boulevard property has functioned as Frank's Furniture since its construction; therefore, the property's integrity of association as a commercial building is intact.

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

Ancestry

2010 Ancestry.com. *U.S. Public Records Index, 1950-1993, Volume 1* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Frank's Furniture

2020 "About Us." Electronic document, [https://www.franksfurnitureonline.com/about\\_us.html](https://www.franksfurnitureonline.com/about_us.html), accessed August 13, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1962 Advertisements. December 9, 1962.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 reprint; New York: Alfred A. Knopf, Inc.





**Photograph 2.** Detail of west elevation façade, view to southeast, November 5, 2020



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

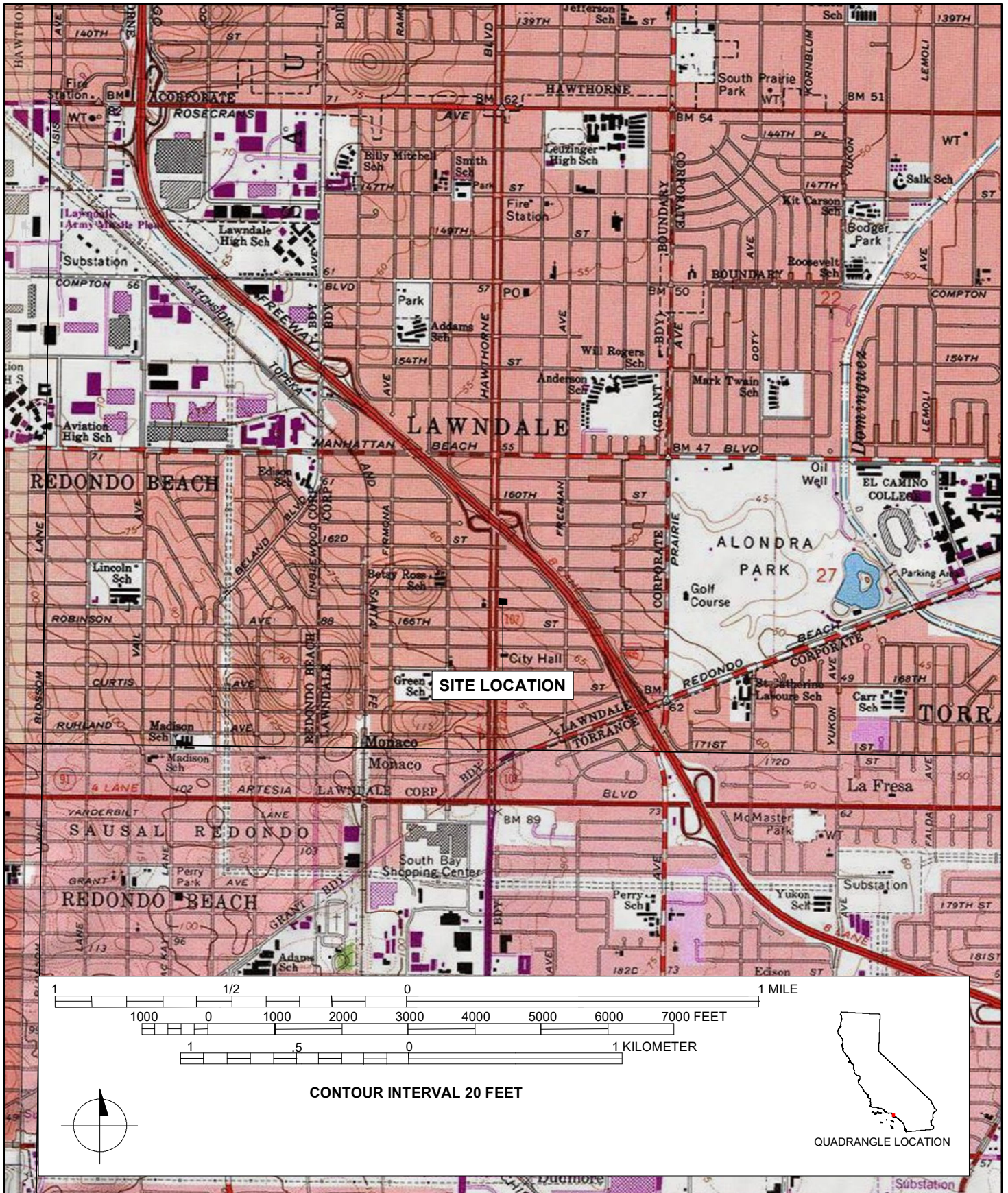
Page 6 of 6

\* Resource Name or # (Assigned by recorder) 16418-16424 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16414 HAWTHORNE BLVD

P1. Other Identifier: 16414 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16414 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374948.21 m E/3749823.99 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-006

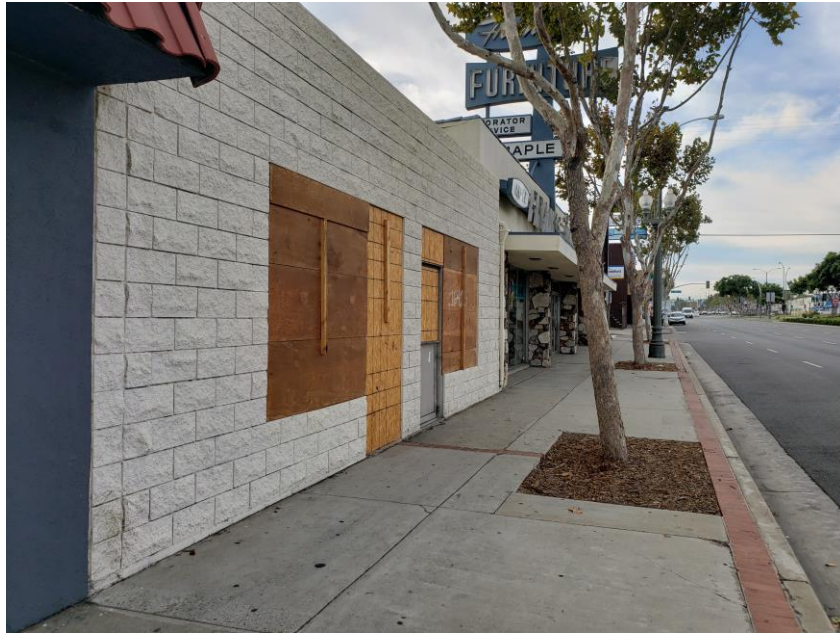
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The commercial building at 16414 Hawthorne Boulevard is a vernacular commercial building constructed in 1972 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof covered with rolled asphalt material. The exterior walls are textured concrete block. The façade includes two storefronts, each has a single, fixed aluminum-frame window flanked by a single-entry aluminum-frame and glass door with a transom that is covered over by plywood boards. The building sits on a concrete foundation.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1**. Overview of property, view to southeast, November 5, 2020

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1972 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16414 HAWTHORNE BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1972 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1972

Property Type Commercial / Industrial

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 property at 16414 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

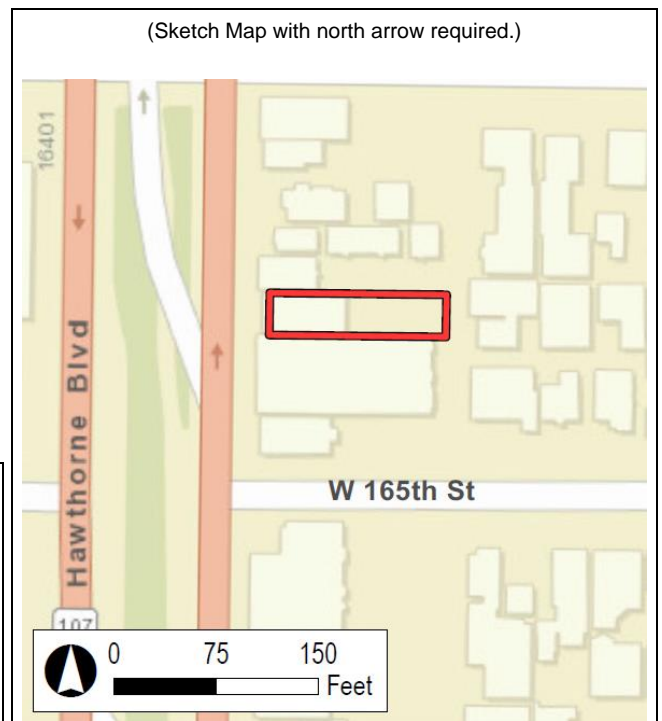
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16414 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16414 Hawthorne Boulevard was constructed in 1972. The building appears to have been vacant for the seven years (Google Streetview 2020).

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1972, is associated with the commercial development of Lawndale during the late-twentieth century. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular commercial building at 16414 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16414 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

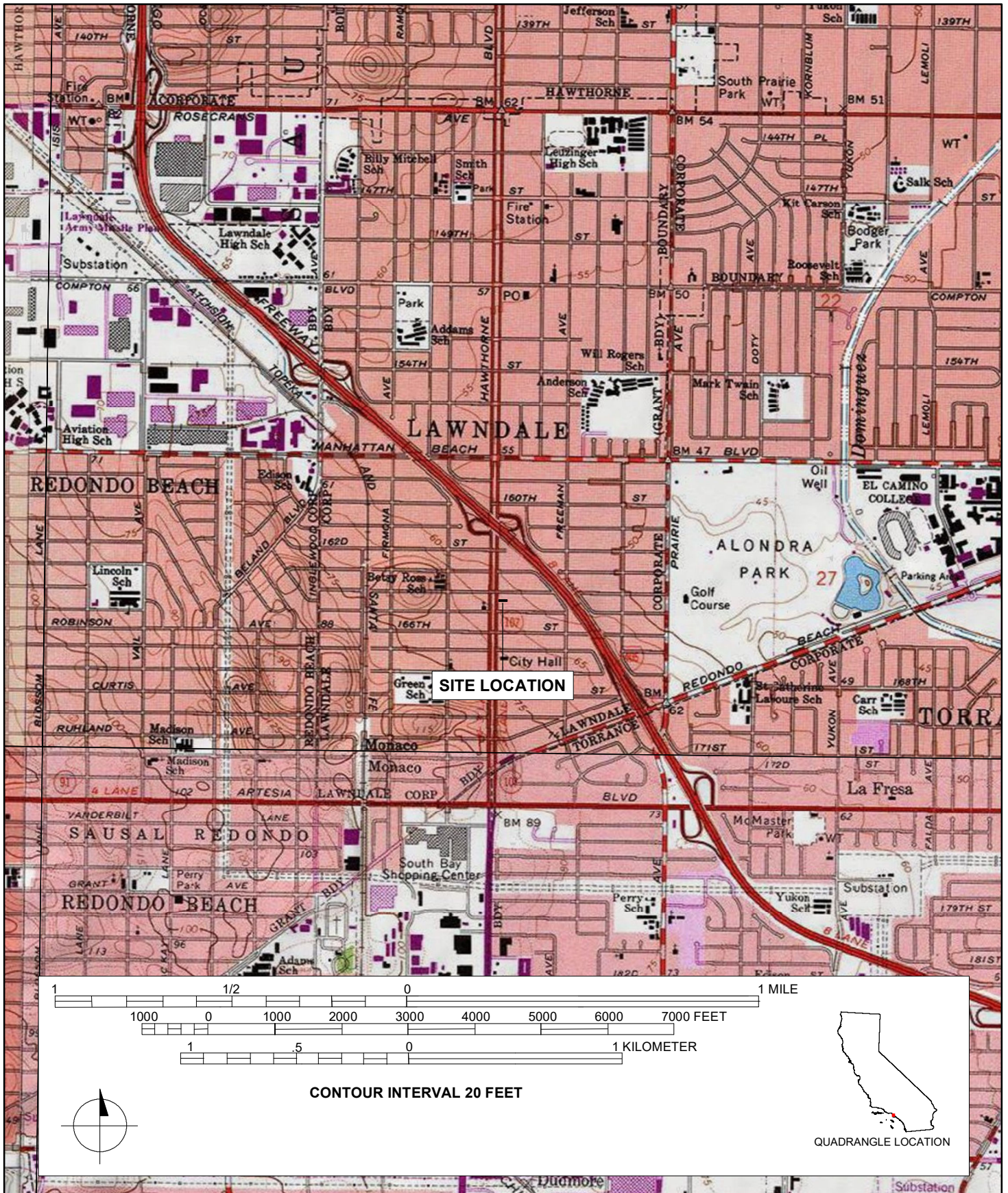
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16414 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16412 HAWTHORNE BLVD

P1. Other Identifier: Champions Real Estate Group

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16412 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374947.87 m E/3749832.48 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-005

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16412 Hawthorne Boulevard is a vernacular commercial building constructed in 1954 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof covered with rolled asphalt material and a tile covered awning. The exterior walls are concrete block. The façade includes one storefront with a fixed aluminum-frame window flanked by a single-entry aluminum-frame and glass door. The building sits on a concrete foundation.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1954 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16412 HAWTHORNE BLVD

B1. Historic Name: RentTimes Home Rental Service (1977-1979); Pacific Finance (1976)

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1954 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1954

Property Type Commercial / Industrial

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 property at 16412 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

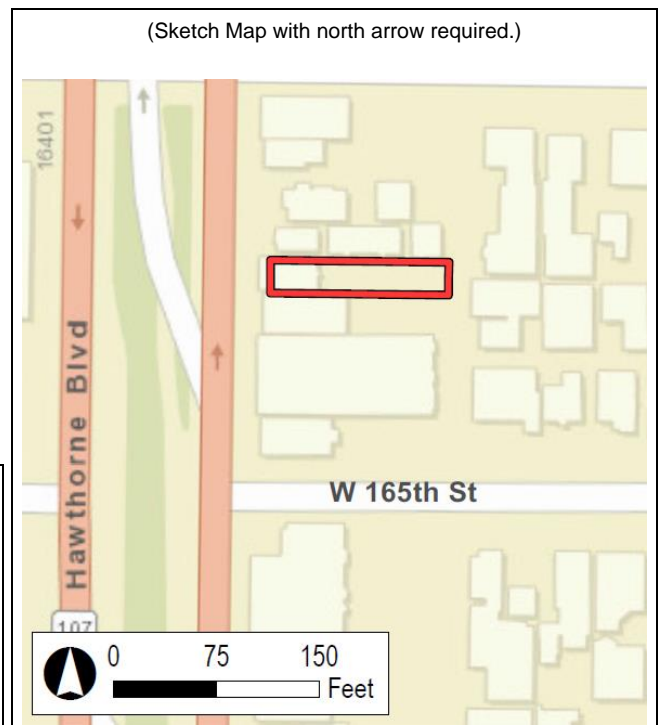
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16412 Hawthorne Boulevard was constructed in 1954. Until 1977 the property operated as the Pacific Finance office (*The Daily Breeze* 1976). From 1977 to 1979 the building operated as the Rent Times home rental service (*The Redondo Reflex* 1979). Currently the building is the Champions Real Estate Group office.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1954, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular commercial building at 16412 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16412 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

*The Daily Breeze*

1976 Advertisements. January 25, 1976.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint. New York: Alfred A, Knopf, Inc.

*The Redondo Reflex*

1979 Advertisements. February 28, 1979.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

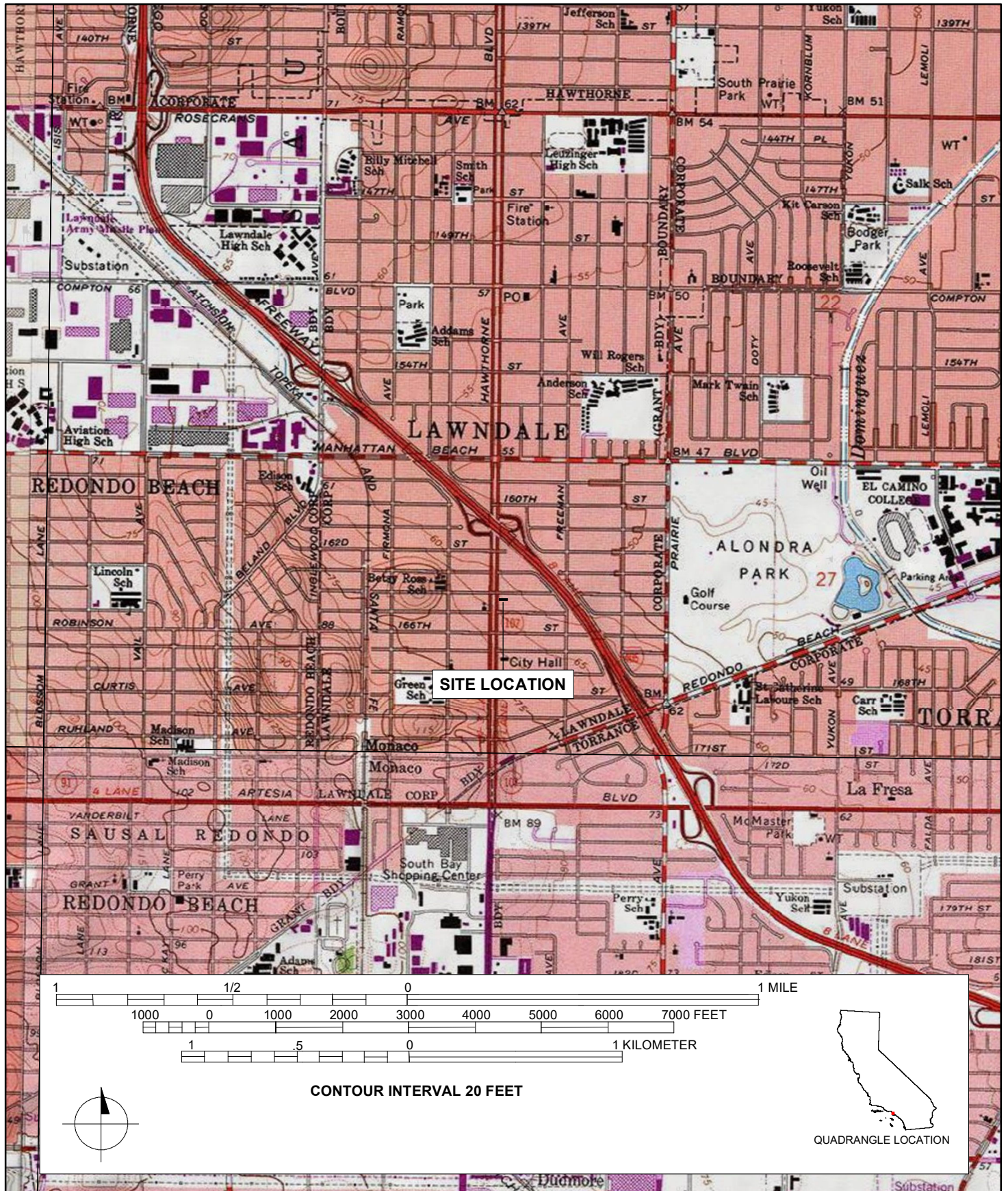
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16412 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16410 HAWTHORNE BLVD

P1. Other Identifier: 16410 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16410 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374950.63 m E/3749840.59 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-004

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The multiple-family residential property includes two dwellings at 16410 Hawthorne Boulevard (**Photograph 1**). The property was constructed in the Minimal Traditional style in 1946. Both buildings are one-story buildings with rectangular plans. The west building has a side gable roof with a flat roof block to the rear covered with composite shingles. The exterior walls are covered with clapboard siding. The windows are one-over-one wood sash units with wide surrounds. The primary entrance is a single-entry door with a metal screen. The eastern secondary dwelling is not visible from the public right-of-way.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1946 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16410 HAWTHORNE BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-Family Residence

B4. Present Use: Multiple-Family Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1946 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Lawndale  
Period of Significance 1946 Property Type Multi-Family Residential 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 property at 16410 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

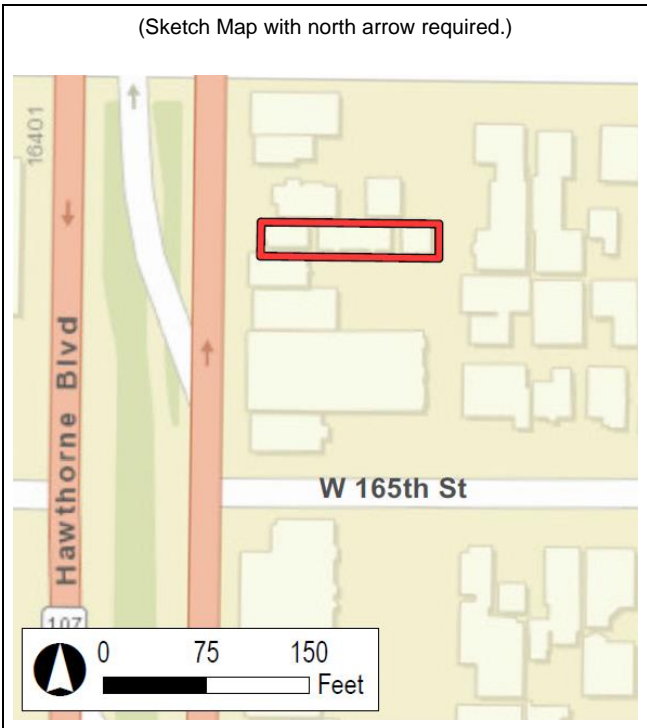
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16410 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16410 Hawthorne Boulevard was constructed in 1946. The multiple-family Hawthorne Boulevard property has had multiple tenants since its construction. Tommy L. Guilfoyle is listed as a resident in 1977 and Wilfred White and Diana White are listed as residents in 1978 (Ancestry 2010; LAT 1978).

Minimal Traditional Style Architecture

The Minimal Traditional style, popular between circa 1935 and 1950, reflected traditional architectural forms and eclectic styles but generally displayed simpler and less extensive decorative architectural detailing than revival styles that came previously. Minimal Traditional houses are usually modest in scale with one level, and common decorative features include small, simple porches, and chimneys. The roofs are low pitch with shallow eaves. Pre-WWII examples usually have a detached garage whereas post-WWII examples may have a garage attached (Gottfried and Jennings 2009).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the buildings have no significant association with important historic events. The buildings on this parcel, constructed in 1946, are associated with the residential development of Lawndale during the mid-twentieth century and has had multiple residents since its construction. Research did not reveal that the buildings played distinct or important roles in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this property made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is not an important example of a type, period, or method of construction. The Minimal Traditional-style buildings at 16410 Hawthorne Boulevard are typical and unremarkable examples reflecting the twentieth-century trends of this style. The property also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2010 Ancestry.com. *U.S. Public Records Index, 1950-1993, Volume 1* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

Gottfried, Herbert and Jan Jennings

2009 *American Vernacular Buildings and Interiors, 1870-1960*. New York: W.W. Norton & Company, Inc.

Los Angeles Times (LAT)

1978 Directory. February 17, 1978.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

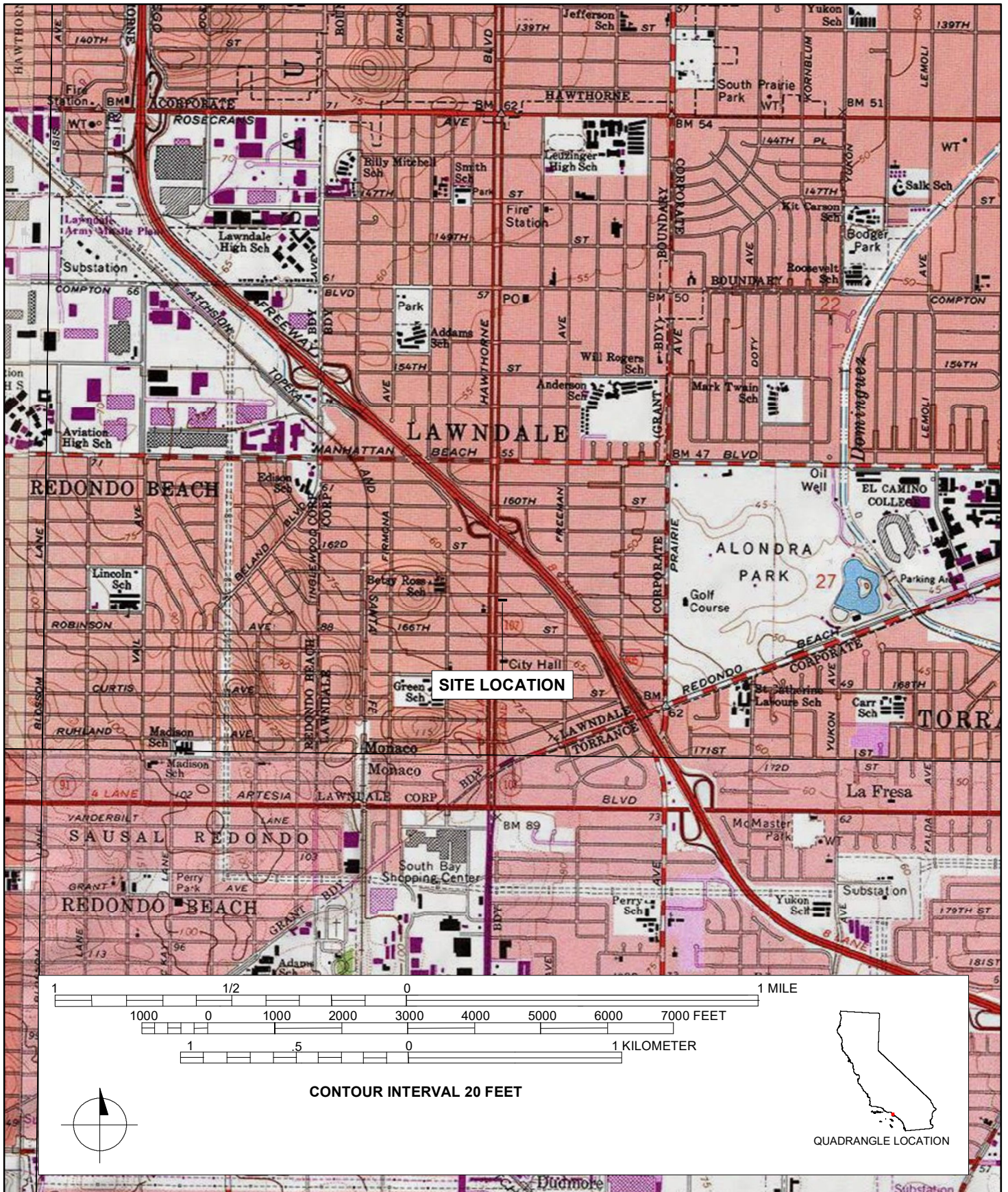
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16410 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16408 HAWTHORNE BLVD

P1. Other Identifier: 16408 HAWTHORNE BLVD

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16408 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374953.01 m E/3749848.03 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-003

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The multiple-family residential property includes two dwellings at 16408 Hawthorne Boulevard (**Photograph 1**). The property was constructed in the Minimal Traditional style in 1938. Both buildings are one-story buildings with rectangular plans. The western building has a cross gable roof covered with composite shingles. The exterior walls are covered with stucco. The windows are aluminum-frame sliding windows. There is a gabled porch with wood post supports and the primary entrance is a single-entry door with a metal screen. The western building also has an end-wall chimney. The eastern secondary dwelling is not visible from the public right-of-way.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1938 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16408 HAWTHORNE BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-Family Residence

B4. Present Use: multiple-Family Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1938 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development

Area Lawndale

Period of Significance 1938

Property Type Multi-Family Residential

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 property at 16408 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

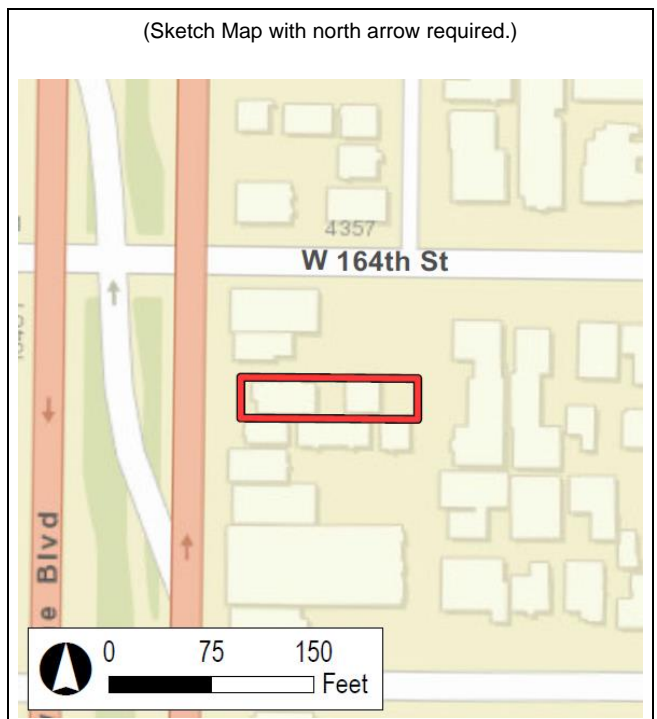
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16408 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16408 Hawthorne Boulevard was constructed in 1938. The multiple-family Hawthorne Boulevard property has had multiple tenants since its construction. Voter registration rolls from the 1950s and 1960s indicate a number of residents of the Hawthorne Boulevard property including Edwin C Waite in 1952, Lena J Rothans in 1954, and Agnes C Boulia in 1960 (Ancestry 2017).

Minimal Traditional Style Architecture

The Minimal Traditional style, popular between circa 1935 and 1950, reflected traditional architectural forms and eclectic styles but generally displayed simpler and less extensive decorative architectural detailing than revival styles that came previously. Minimal Traditional houses are usually modest in scale with one level, and common decorative features include small, simple porches, and chimneys. The roofs are low pitch with shallow eaves. Pre-WWII examples usually have a detached garage whereas post-WWII examples may have a garage attached (Gottfried and Jennings 2009).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1938, is associated with the residential development of Lawndale during the mid-twentieth century and has had multiple residents since its construction. Research did not reveal that the building played a distinct or important role in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Minimal Traditional-style building at 16408 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Ancestry

2017 Ancestry.com. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.

Gottfried, Herbert and Jan Jennings

2009 *American Vernacular Buildings and Interiors, 1870-1960*. New York: W.W. Norton & Company, Inc.



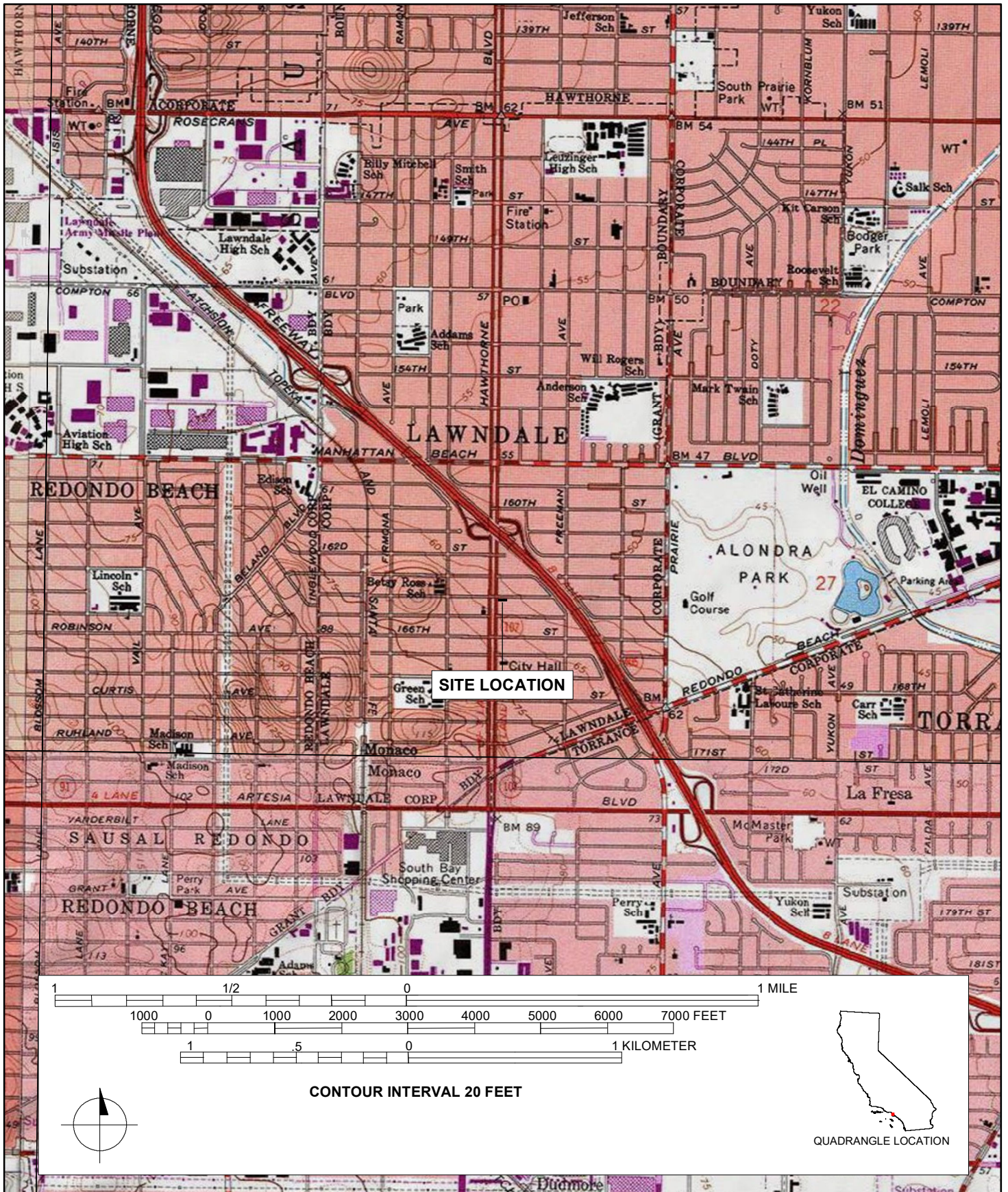
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

\* Resource Name or # (Assigned by recorder) 16408 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16404 HAWTHORNE BLVD

P1. Other Identifier: Flynn Scale

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16404 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374945.59 m E/3749859.04 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-007-002

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The commercial building at 16404 Hawthorne Boulevard is a vernacular commercial building constructed in 1948 (**Photograph 1**). The one-story building has a rectangular plan on a slab concrete foundation and a west-facing orientation. The building has a flat roof covered with rolled asphalt material. The exterior walls are concrete block with irregular stone veneer along the façade. The façade includes an angled storefront window and a single-entry door with transom. The façade also has a low planter made of irregular stone veneer. A small shed roof addition is on the east side of the building. The addition is sheathed with vertical wood boards with cutaway single swing doors and the roof is covered with rolled asphalt. The east side of the parcel is used for equipment storage. A gravel and partially paved driveway are along the south side of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1948 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16404 HAWTHORNE BLVD

- B1. Historic Name: Flynn Scale
- B2. Common Name: Flynn Scale
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1948 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
 Period of Significance 1948 Property Type Commercial / Industrial 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 property at 16404 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

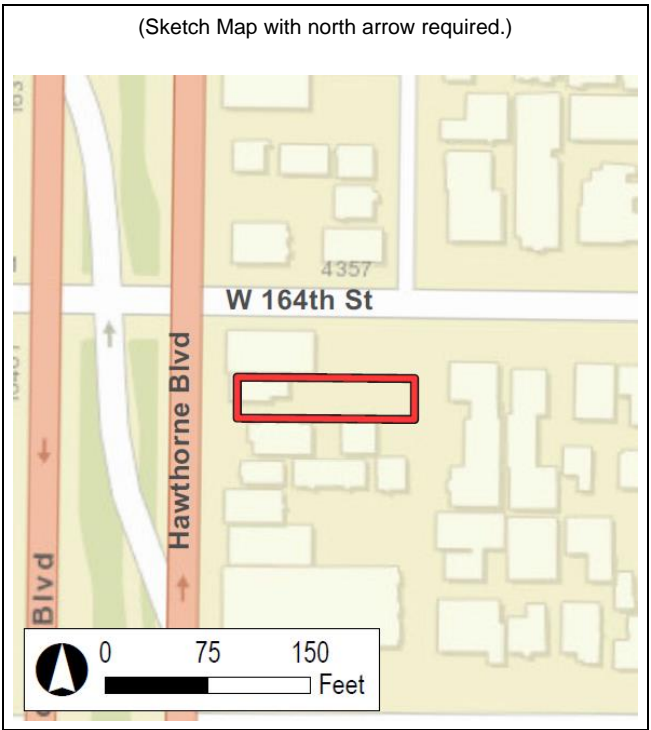
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 16404 Hawthorne Boulevard was constructed in 1948. The building has had multiple tenants since its construction. Into the early 1960s, the building operated as a Farmers Insurance office (LAT 1961). The Flynn Scale service company has operated at the building since 1965. The façade appears to have been altered with a large replacement picture window and applied irregular stone veneer. The three-part aluminum-frame window also appears to be a later alteration.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1948, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The small One-Part Commercial Block commercial building at 16404 Hawthorne Boulevard is a modified and unremarkable example reflecting the twentieth-century trends of this style. The building appears to have been altered after its original construction, 1948, with applied irregular stone veneer and large replacement picture window on the façade and no longer retains its original design as an immediate post-war constructed building. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16404 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.  
Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1961 Advertisements. October 30, 1961.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint. New York: Alfred A. Knopf, Inc.



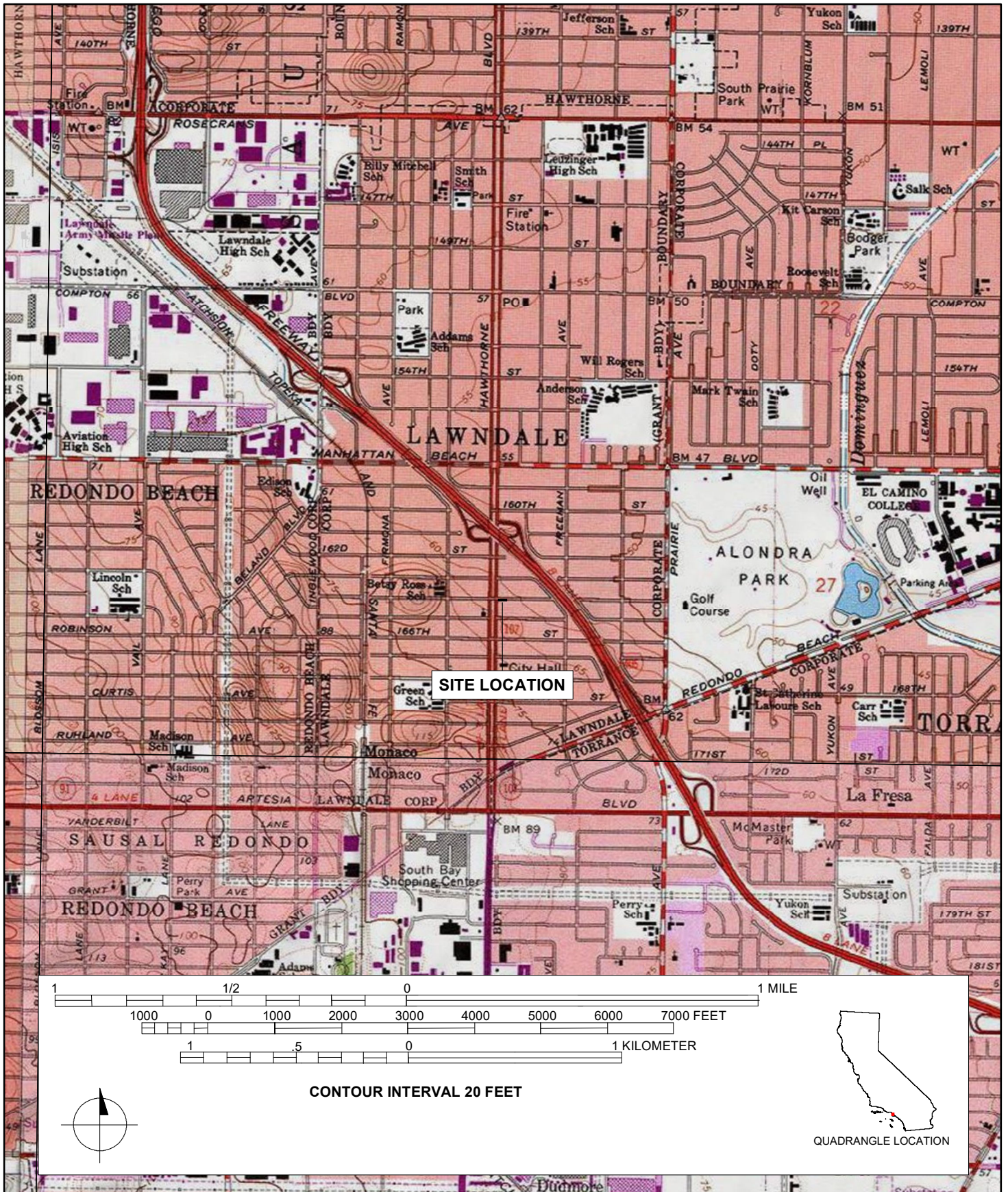
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

\* Resource Name or # (Assigned by recorder) 16404 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16324 HAWTHORNE BLVD

P1. Other Identifier: Xclusive Barber Shop

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 28; B.M. San Bernardino

c. Address 16324 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374949.08 m E/3749891.70 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-005-068

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16324 Hawthorne Boulevard is a One-Part Commercial Block commercial building constructed in 1954 (**Photographs 1-2**). The one-story building sits on a slab concrete foundation and has a rectangular plan with a west-facing orientation. The building has a flat roof covered with rolled asphalt material with a rooftop mounted box sign. The concrete block constructed building is clad with stucco. The upper portion of the façade has a scored square design within a rectangular relief. The façade has a centrally located concrete block pilaster separating a multi-light wood-frame glazed window set and a glazed wood door and multi-light wood frame storefront windows. A four-light fixed wood-frame window set is at the southwest corner. The east side of the building has two single-entry doors with metal security doors under cantilevered hipped roof entry hoods. A window with security metal screen is between the doors. A small paved surface parking lot is to the east of the building. The north side lacks openings.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1954 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16324 HAWTHORNE BLVD

B1. Historic Name: Modern Rail Depot

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1954 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1954 Property Type Commercial / Industrial 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 property at 16324 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

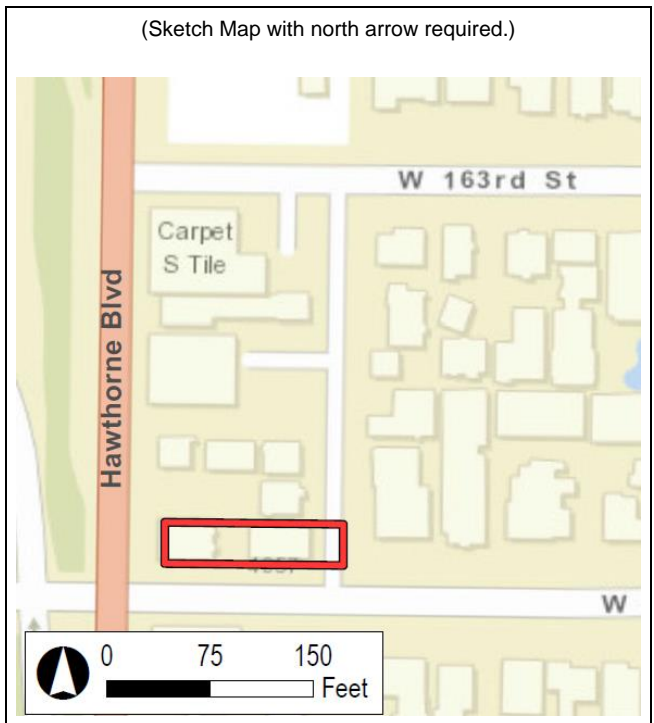
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16324 Hawthorne Boulevard was constructed in 1954. The building has had multiple tenants since its construction. In 1957, the property was the Modern Rail Depot owned by Howard W. Way (*The Redondo Reflex* 1957). From 1974 to 1976 the Hawthorne Boulevard property operated as Sally's Galleries (*News-Pilot* 1974). It is currently used as a barber shop.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1954, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block commercial building at 16324 Hawthorne Boulevard is a typical and unremarkable example reflecting the mid-twentieth-century trends of this style with minimal ornamentation. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16324 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.

*News-Pilot*

1974 Advertisements. December 27, 1974.

*The Redondo Reflex*

1957 Advertisements. December 20, 1957.



**Photograph 2.** South elevation, view to north, November 5, 2020



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

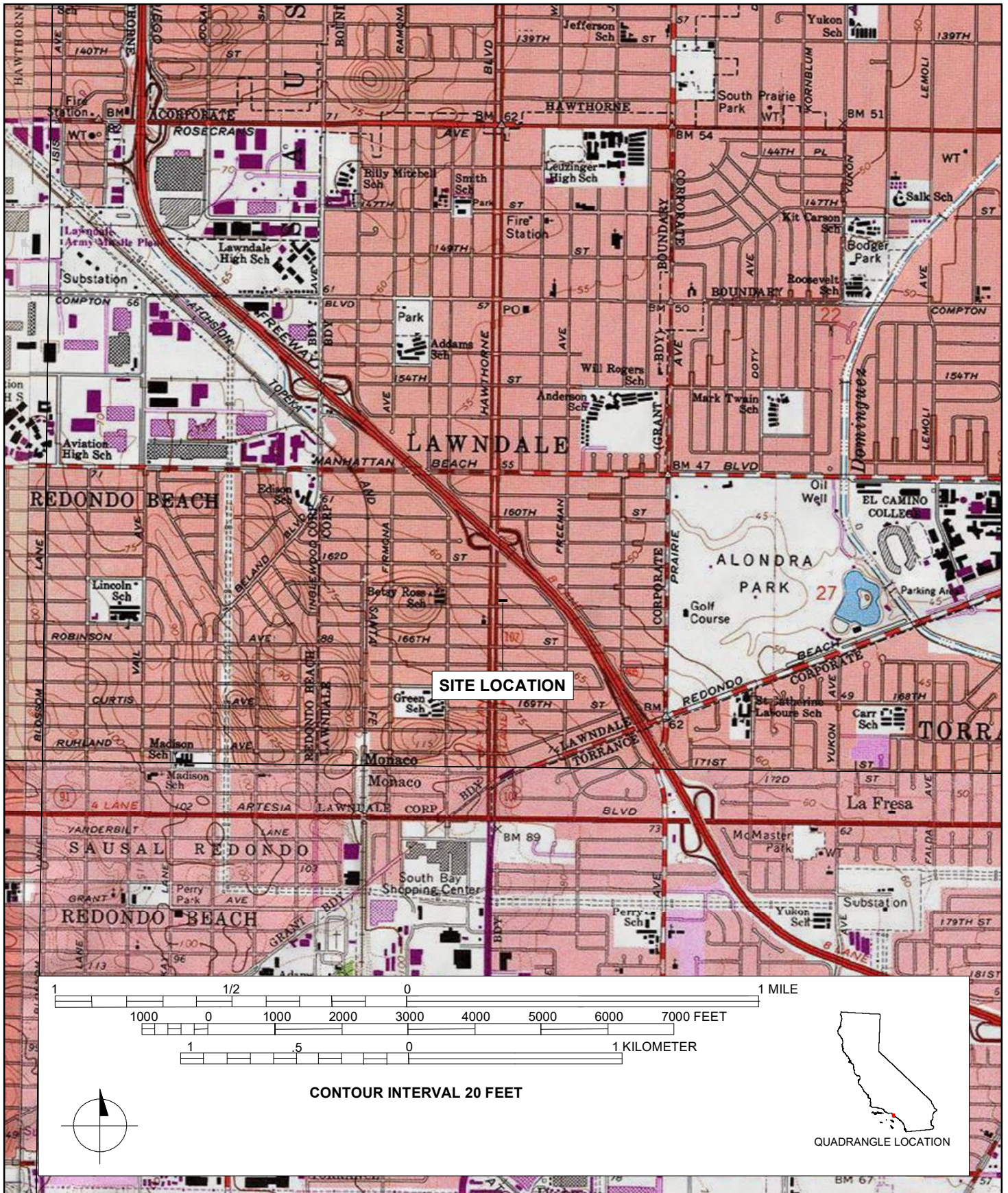
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16324 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16318 HAWTHORNE BLVD

P1. Other Identifier: Total Beauty

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16318 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374946.67 m E/3749908.96 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-005-066

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16318 Hawthorne Boulevard is a vernacular commercial building constructed in 1953 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a shed roof covered with composite shingles. The exterior walls are covered with stucco and a slate tile water table surrounds the building. The façade includes two, fixed wood frame windows covered by vinyl awnings and a central single-entry door with nine lights. The building sits on a concrete foundation.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1953 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16318 HAWTHORNE BLVD

B1. Historic Name: Sam Stephens Realtors

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1953 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1953

Property Type Commercial / Industrial

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 property at 16318 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

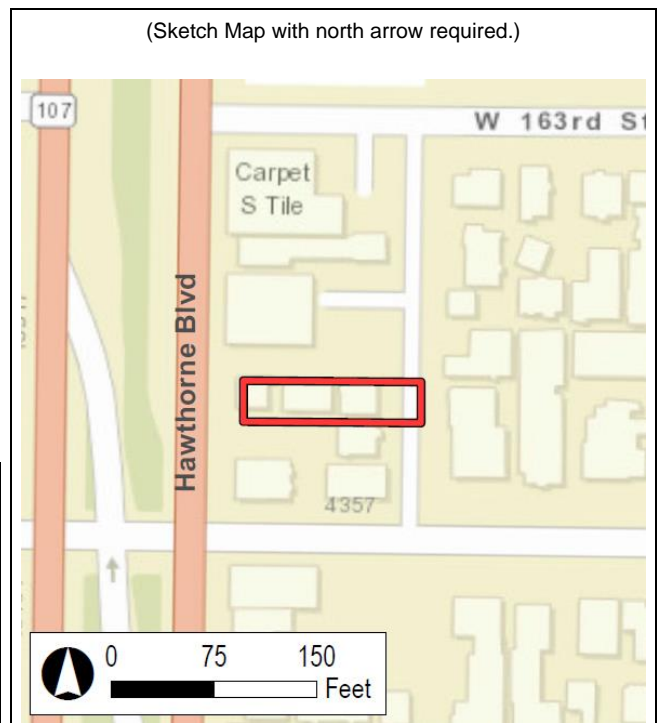
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16318 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16318 Hawthorne Boulevard was constructed in 1953. The building has had multiple tenants since its construction. The property operated as the Sam Stephens Realtors during the 1970s (*The Redondo Reflex* 1971). The building has operated as the Total Beauty Salon since 2008.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1953, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular commercial building at 16318 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

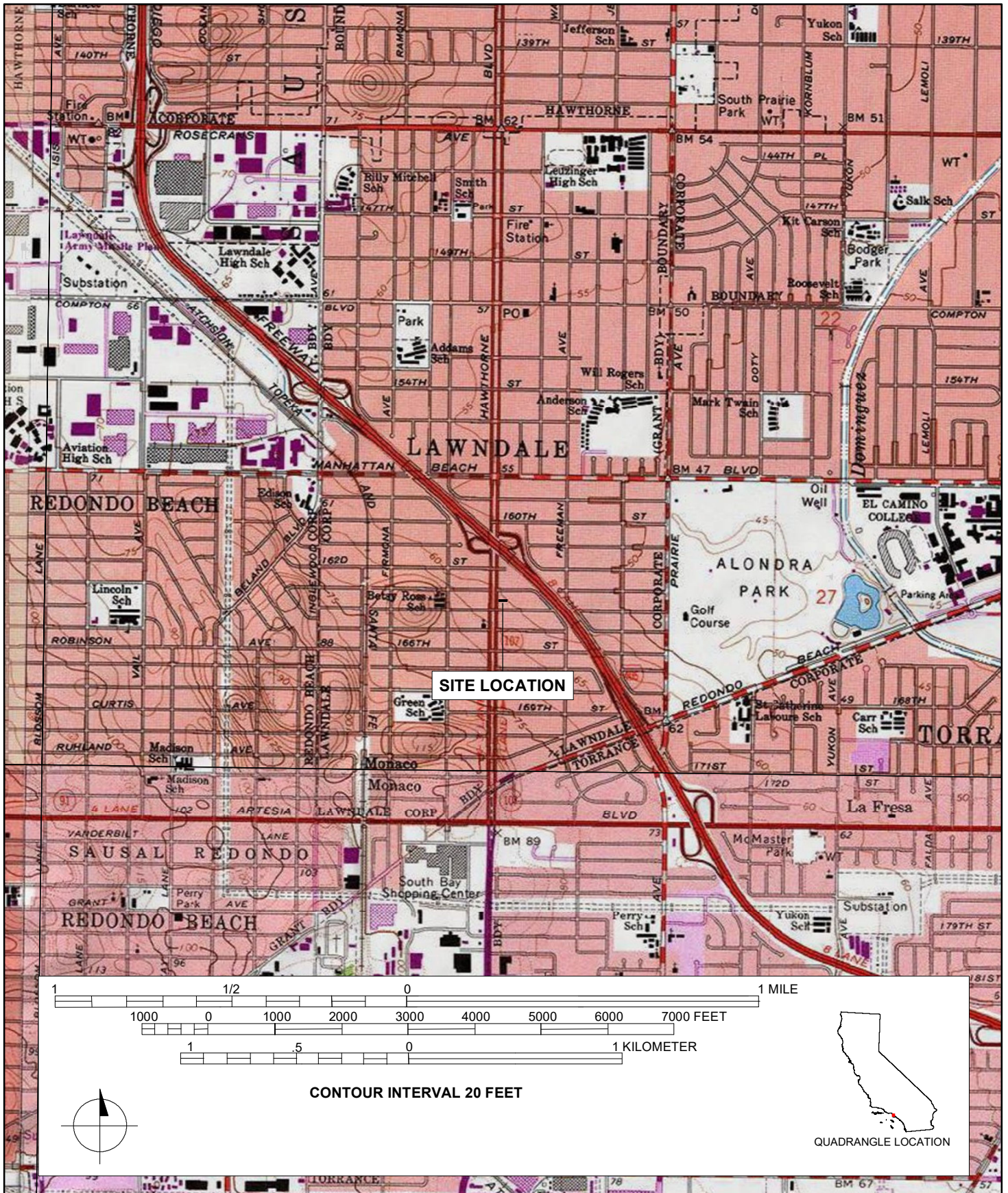
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Redondo Reflex*

1971 Advertisements. March 17, 1971.







State of 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 #: (Assigned by recorder) 16316 HAWTHORNE BLVD

P1. Other Identifier: Nautilus Society

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16316 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374948.83 m E/3749918.26 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-005-065

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16316 Hawthorne Boulevard is a One-Part Commercial Block commercial building constructed in 1961 (**Photograph 1**). The one-story building has a rectangular plan and a west-facing orientation. The building has a flat roof with a red-tile covered pent roof parapet. A rooftop blade sign with a non-historic illuminated box sign is mounted in the pent roof parapet. The exterior walls are covered with stucco with a stacked bond brick apron along the facade. The façade includes two, eight-light vinyl-frame windows with decorative vertical board wood shutters and wood plant boxes below. The primary entrance is an offset, single-entry wood paneled door with a decorative metal grille. The building sits on a concrete foundation.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1961 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16316 HAWTHORNE BLVD

B1. Historic Name: Underwood Mattress Factory (1961-1977); Castle Carpet (1978)

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1961 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1961 Property Type Commercial / Industrial 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 property at 16316 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

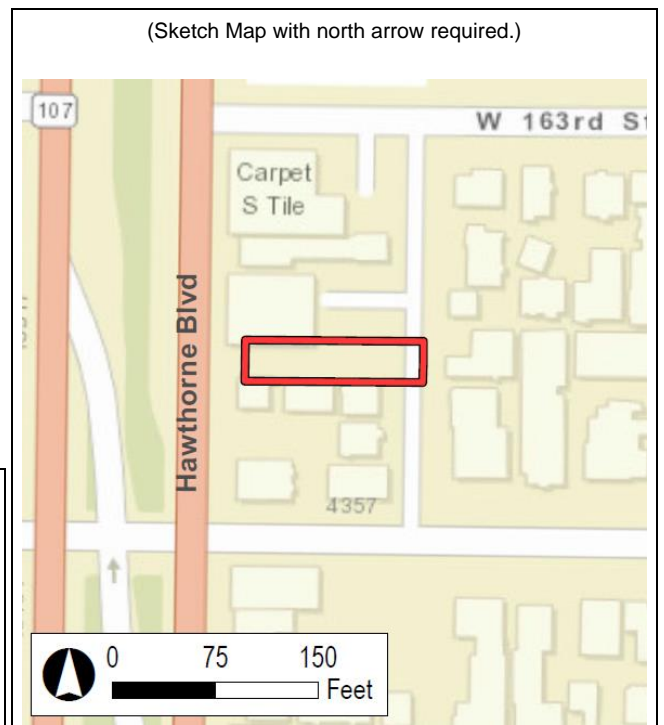
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 16316 Hawthorne Boulevard was constructed in 1961. The building has had multiple tenants since its construction. From 1961 to 1977 the building operated as the Underwood Mattress Factory (*The Redondo Reflex* 1972). From 1978 to 1983, the building operated as the Castle Carpet retail store (*The Daily Breeze* 1978). In 1985, the building was the Computer Rents office and retail store, followed by United Marble in 1989 (*LAT* 1985, 1989). The building has operated as the Nautilus Society funerary services storefront since 2008.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1961, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the itself building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The commercial building at 16316 Hawthorne Boulevard is a typical and unremarkable example reflecting the mid-twentieth-century trends of the One-Part Commercial Block property type with this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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\*Resource Name or # (Assigned by recorder) 16316 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

*The Daily Breeze*

1978 Advertisements. May 14, 1978.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1985 Advertisements. October 15, 1985.

1989 Advertisements. January 15, 1989.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.

*The Redondo Reflex*

1972 Advertisements. February 9, 1972.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

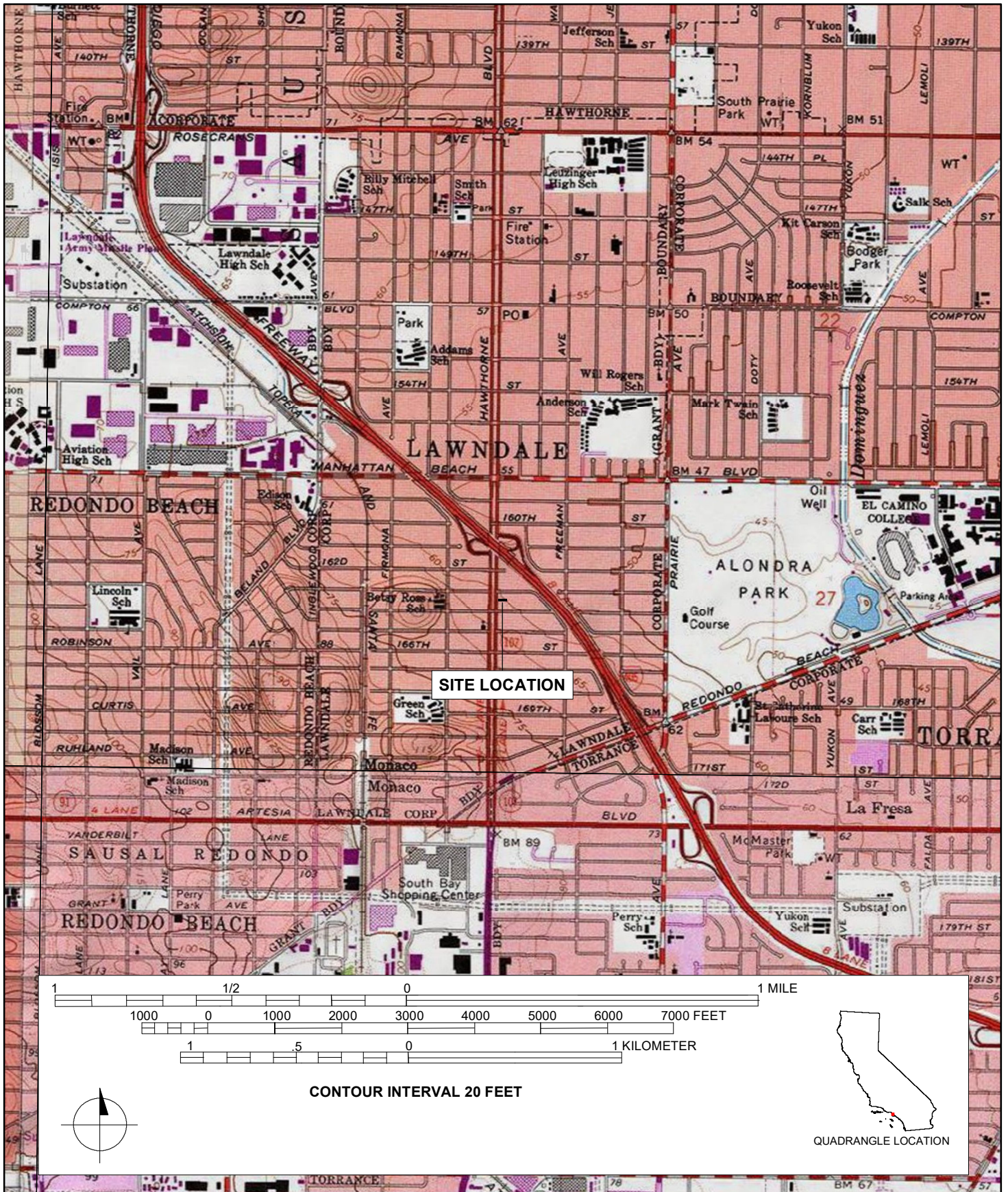
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16316 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16216 HAWTHORNE BLVD

P1. Other Identifier: Adult Video

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16216 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374955.77 m E/3750012.92 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4075-005-058

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16216 Hawthorne Boulevard is a One-Part Commercial Block storefront constructed in 1960 (**Photograph 1**). The one-story building has a rectangular plan with a storefront entrance at the southwest corner, and a west-facing orientation. The building has a flat roof. The exterior walls are concrete with a ribbon of applied rough course slate tile. The building sits on a concrete foundation. The windows are replacement, anodized metal-frame storefronts. The entrance is a replacement, double-leaf, metal frame storefront. Illuminated box signs are attached to the cornice and a pole mounted illuminated box sign is attached to the roof. A paved surface parking lot is along the south side of the parcel.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southeast, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1960 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16216 HAWTHORNE BLVD

B1. Historic Name: Bob's Meat Market (1967-1974)

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1960 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1960 Property Type Commercial / Industrial 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 property at 16216 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

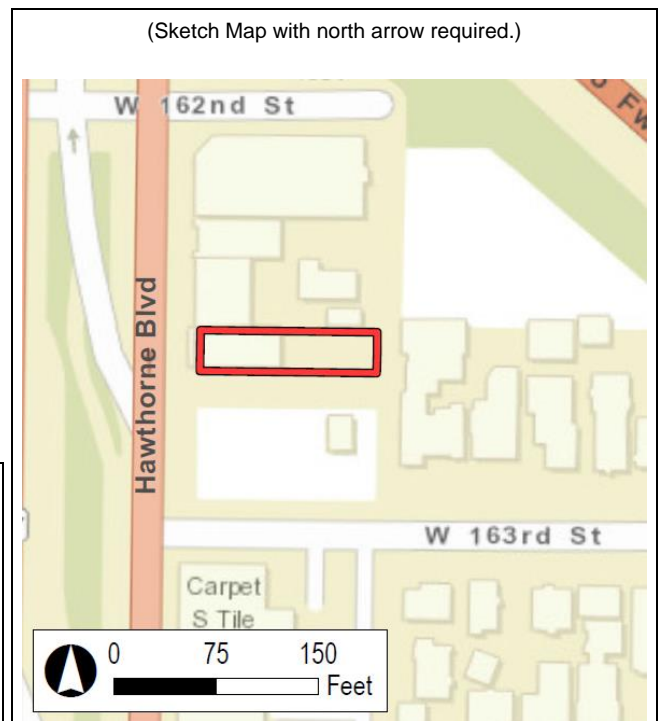
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16216 Hawthorne Boulevard was constructed in 1960. The property has had multiple tenants since its construction. The building operated as Bob's Meat Market from 1967 to 1974 (*Independent-Press Telegram* 1967). During the late 1970s the building operated as the South Bay Law Center (*The Redondo Reflex* 1978). The building currently is Adult Video entertainment center. Neighborhood markets and grocery stores were typically smaller buildings located near arterial or commercial thoroughfares with the storefront facing the street.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1960, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block property at 16216 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16216 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

*Independent Press-Telegram*

1967 Advertisements. November 25, 1967.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

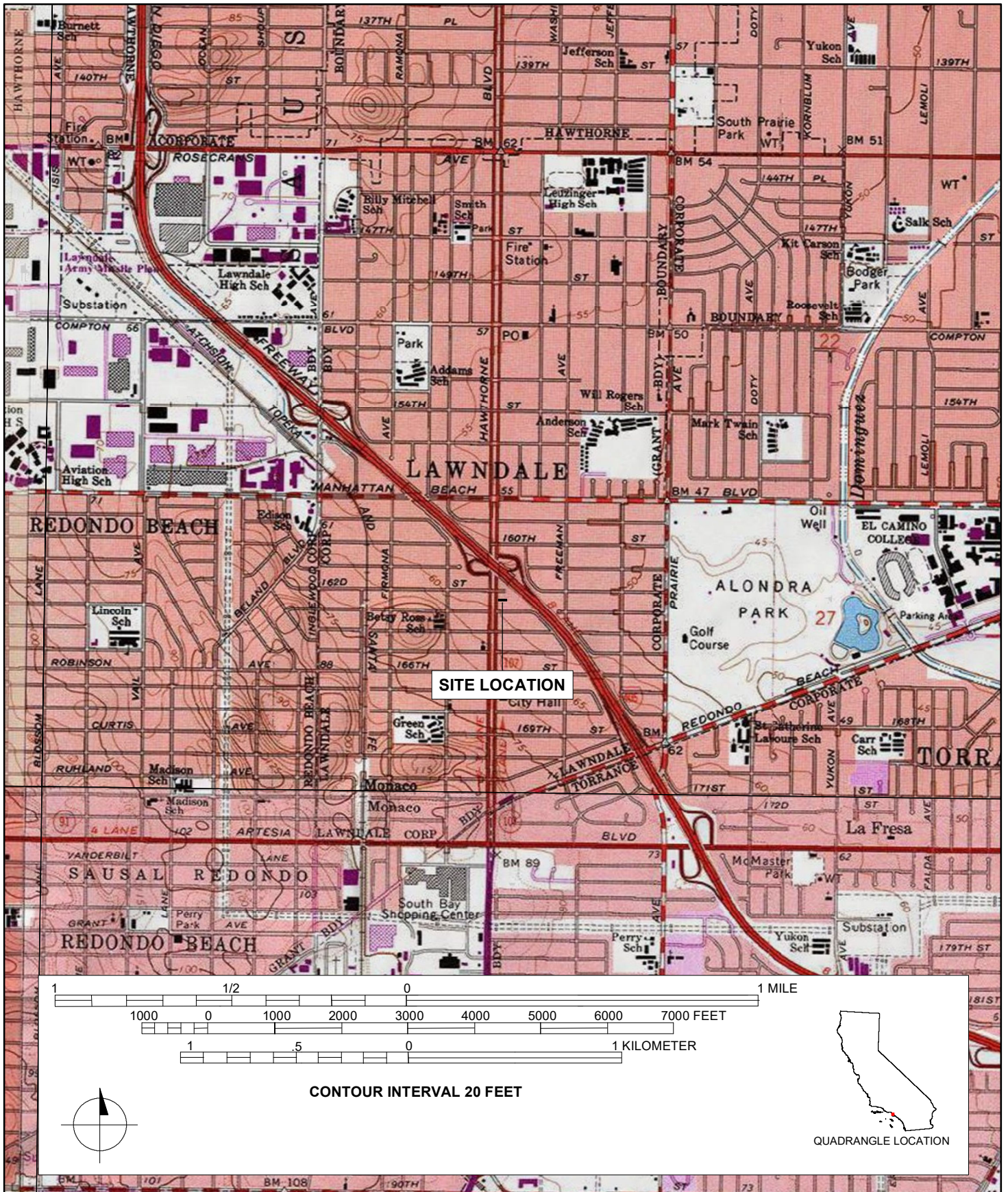
McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.

*The Redondo Reflex*

1978 Advertisements. November 8, 1978.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16201 HAWTHORNE BLVD

P1. Other Identifier: Lawndale Liquors

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16201 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374885.08 m E/3750056.17 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-029-001

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16201 Hawthorne Boulevard is a One-Part Commercial Block storefront constructed in 1951 (**Photograph 1**). The one-story building has a rectangular plan with an angled storefront entrance at the northeast corner, and an east-facing orientation. The building has a flat roof with a curved cornice along the northeast corner. The exterior walls are concrete. The building sits on a concrete foundation. The windows are replacement, anodized metal-frame storefronts. The entrance is a replacement, double-leaf, metal frame storefront. Illuminated box signs are attached to the cornice, and a pole mounted illuminated box sign and a projecting neon blade sign are attached to the roof. A paved surface parking lot is along the west side of the parcel accessible from W 162nd Street.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1951 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16201 HAWTHORNE BLVD

B1. Historic Name: Wayne Bueche Realtor

B2. Common Name: Lawndale Liquors

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1951 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1953 Property Type Commercial / Industrial 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 property at 16201 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

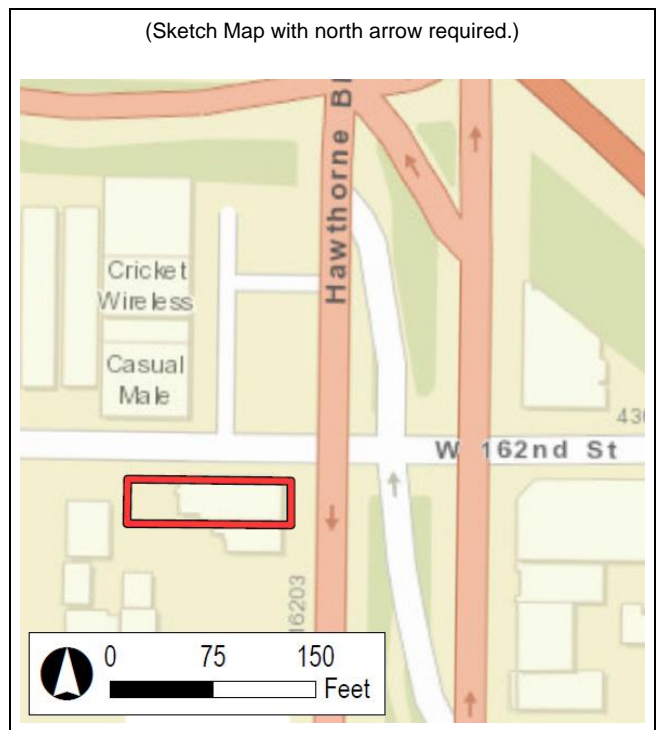
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 16201 Hawthorne Boulevard was constructed in 1951. The property has had multiple tenants since its construction. The building has operated as a liquor store since the 1970s (*The Daily Breeze* 1979). In 1963 the building operated as the offices of Wayne Bueche Realtor (LAT 1963).

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1951, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block storefront at 16201 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) 16201 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

*The Daily Breeze*

1979 Classifieds. December 9, 1979.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1963 Advertisements. March 3, 1963.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

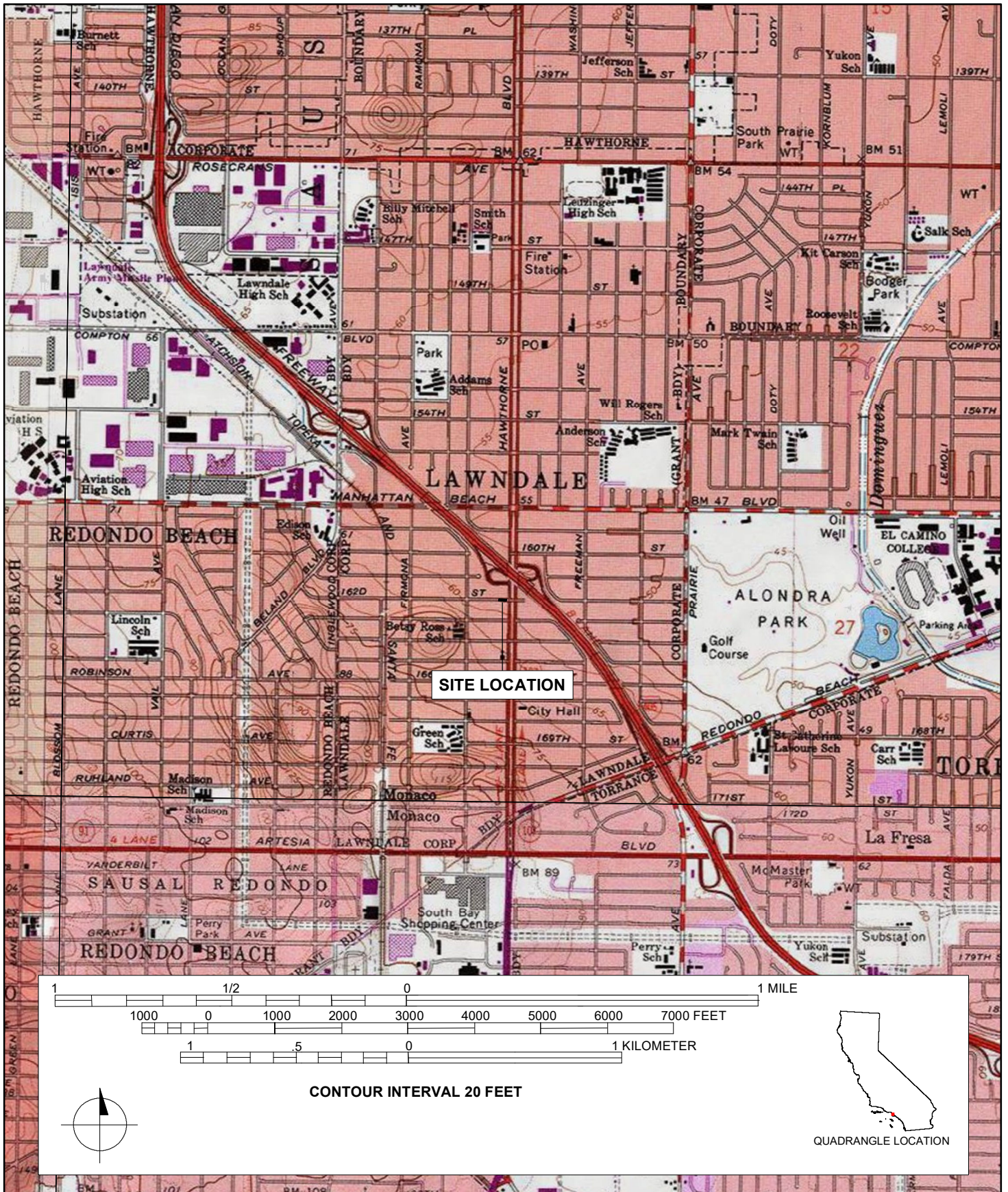
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16201 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16317 HAWTHORNE BLVD

P1. Other Identifier: SS Auto Glass

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16317 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374882.61 m E/3749913.42 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-030-026

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 16317 Hawthorne Boulevard is a One-Part Commercial Block building constructed in 1953 (**Photograph 1**). The one-story building has a rectangular plan and an east-facing orientation. The building has a flat roof covered with rolled asphalt material. The exterior walls are concrete block with stucco. The façade includes angled storefront windows and with a central single-entry metal door. The building sits on a concrete foundation. Metal wall signage is attached to the cornice and exterior walls.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1953 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16317 HAWTHORNE BLVD

B1. Historic Name: Lawdale Cor-Built Corporation (1960)

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1953 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1953 Property Type Commercial / Industrial 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 property at 16317 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

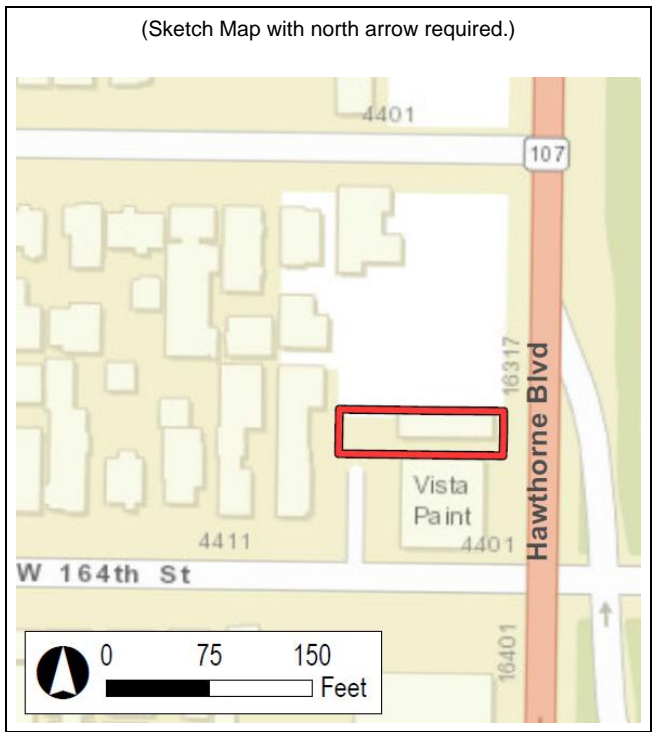
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16317 Hawthorne Boulevard was constructed in 1953. The building has had multiple tenants since its construction. A newspaper advertisement from 1953 described the Hawthorne Boulevard property as a 22-foot by 40-foot store (LAT 1953). The building operated as the Lawndale Cor-Built Corporation office during the 1960s (*Independent* 1960). The building currently is SS Auto Glass.

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1953, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block building at 16317 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



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\*Resource Name or # (Assigned by recorder) 16317 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

*Independent*

1960 Classifieds. July 6, 1960.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1953 Classifieds. December 5, 1953.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

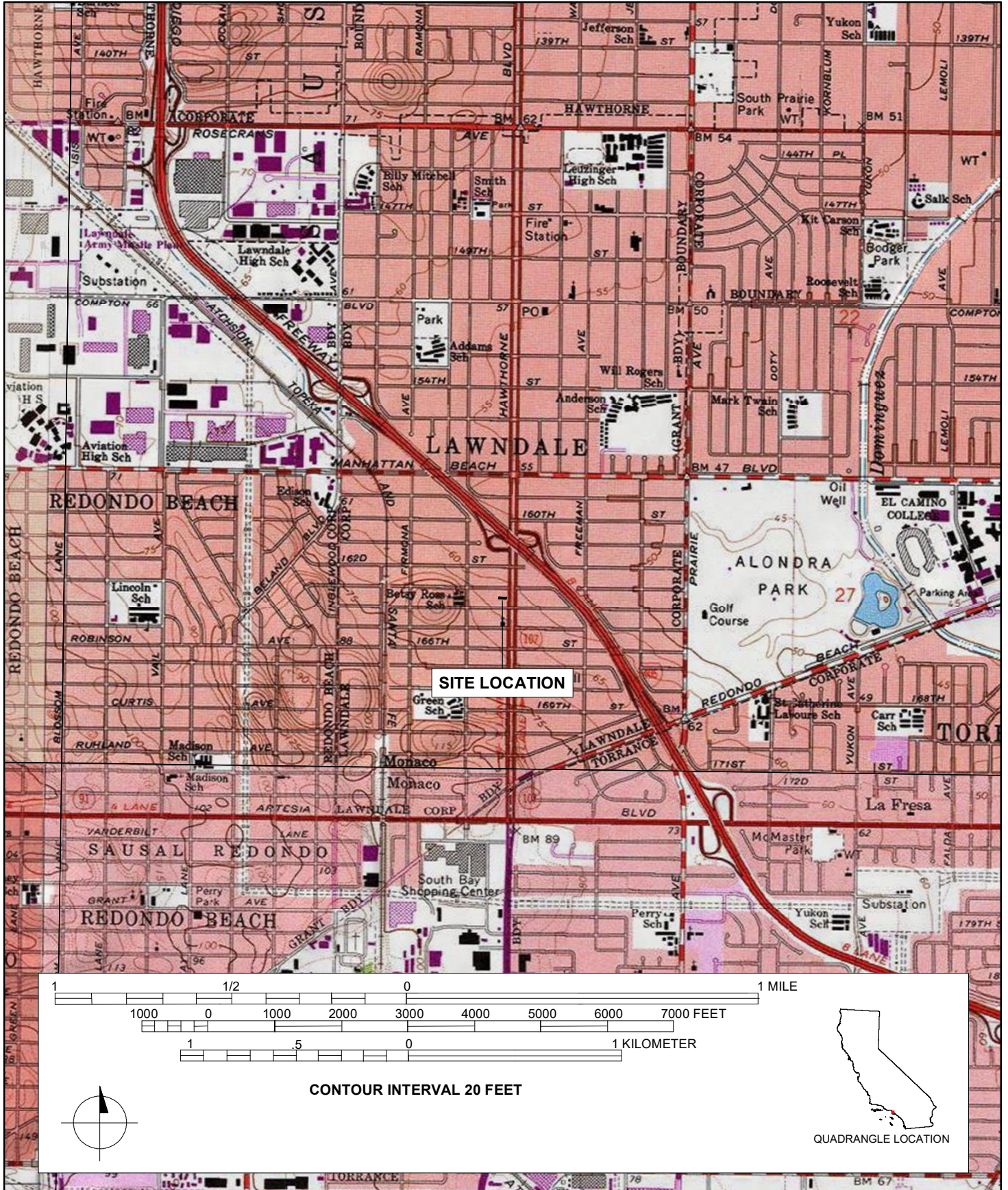
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16317 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16405 HAWTHORNE BLVD

P1. Other Identifier: Vista Paint

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16405 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374881.80 m E/3749895.20 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-030-029

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Contemporary-style commercial building at 16405 Hawthorne Boulevard was constructed in 1973 (**Photographs 1-2**). The one-story building has a rectangular plan and an east-facing orientation. The building has a flat roof covered with rolled asphalt material. The exterior walls are brick and stucco. The cornice is a recessed with a curved roof. The façade includes a ribbon of anodized metal-frame storefront windows with a central, recessed, double-leaf storefront entrance. The building sits on a concrete foundation. A pylon mounted illuminated box sign is attached to the roof. A paved surface parking lot is along the west side of the parcel accessible from W 164th Street.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to west, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1973 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16405 HAWTHORNE BLVD

B1. Historic Name: Panel-It (1983-1990)

B2. Common Name: Vista Paint

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1973 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1973 Property Type Commercial / Industrial 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 property at 16405 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

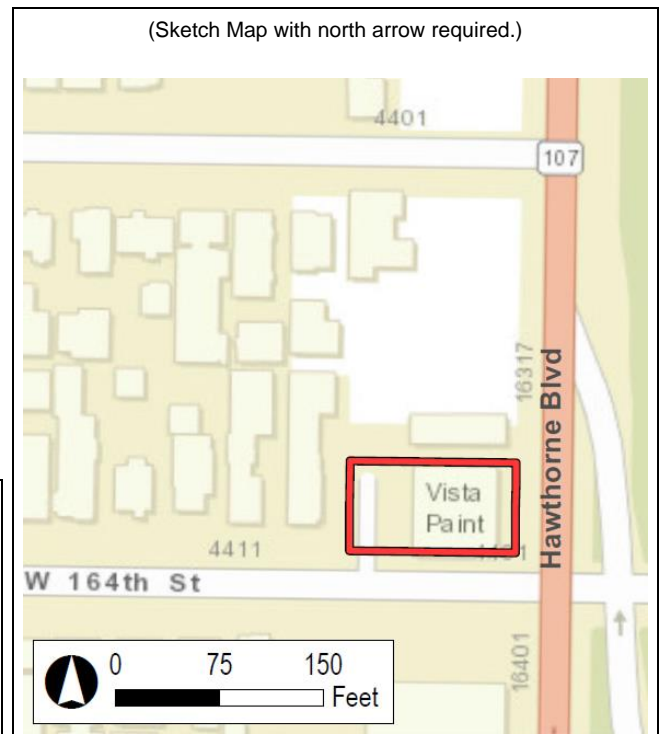
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16405 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16405 Hawthorne Boulevard was constructed in 1973. The building has had multiple tenants since its construction. The building operated as the Panel-It Discount store from 1983 to 1990 (LAT 1987; *The Daily Breeze* 1983) The building currently is Vista Paint.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1973, is associated with the commercial development of Lawndale during the late-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial building at 16405 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Daily Breeze*

1983 "New Business." December 11, 1983.

*Los Angeles Times* (LAT)

1987 Classifieds. June 14, 1987.



**Photograph 2.** South elevation, view to north, November 5, 2020



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

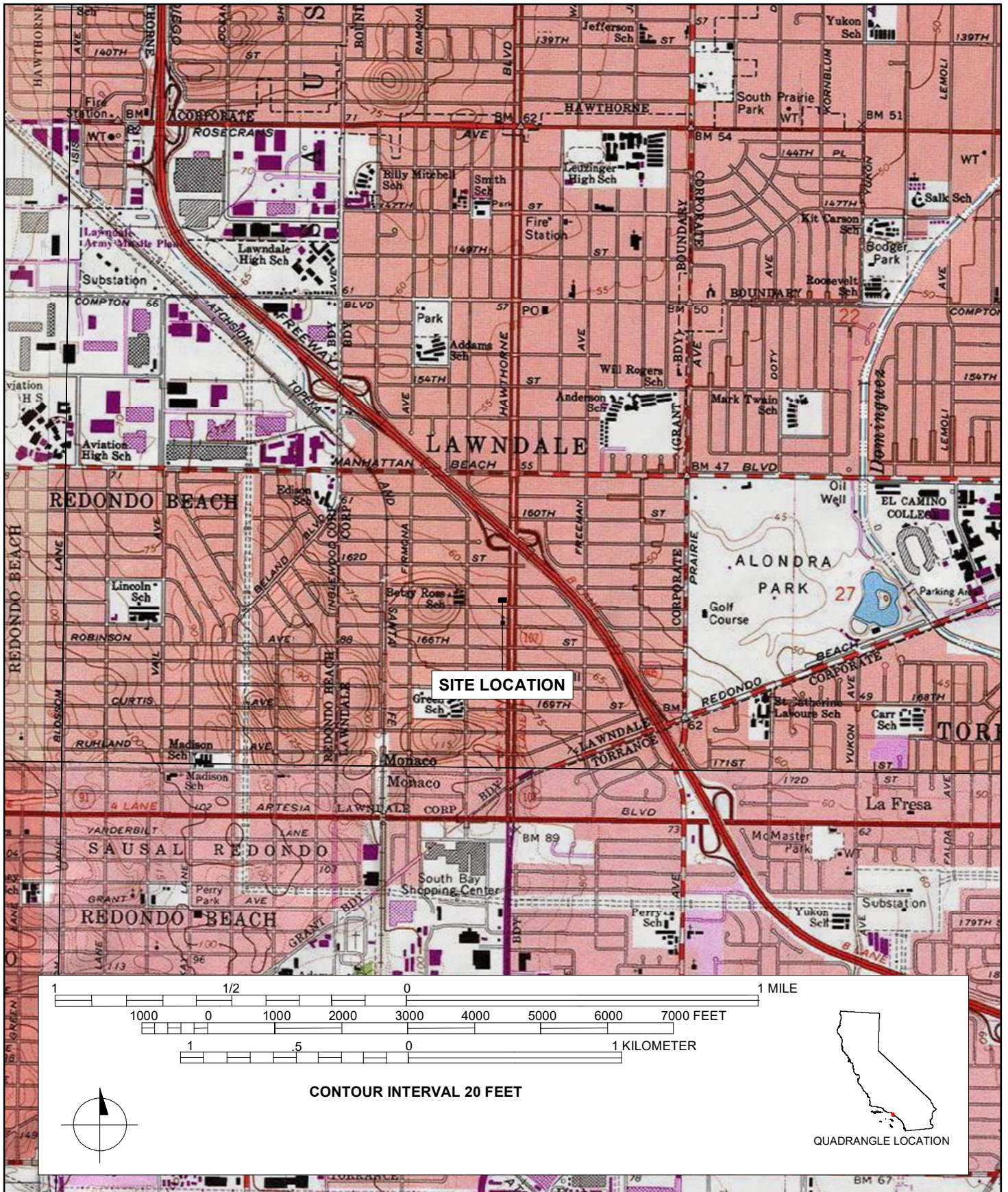
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16405 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16401 HAWTHORNE BLVD

P1. Other Identifier: PPG Paints

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16401 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374876.28 m E/3749838.14 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-031-029

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Contemporary-style commercial building at 16401 Hawthorne Boulevard was constructed in 1971 (**Photographs 1-2**). The one-story building has a rectangular plan and an east-facing orientation. The building has a flat roof covered with rolled asphalt material. The exterior walls are brick. The façade includes a ribbon of anodized metal-frame storefront windows with a central, recessed, double-leaf storefront entrance. The north elevation faces a paved surface parking lot and includes a second entrance. The north elevation entrance is a replacement anodized metal-frame storefront with automatic sliding doors framed within a recessed entry with a metal curved awning. The building sits on a concrete foundation.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1971 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16401 HAWTHORNE BLVD

B1. Historic Name: Sinclair Paint

B2. Common Name: PPG Paints

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: New Formalism

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1971 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1971 Property Type Commercial / Industrial 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 property at 16401 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

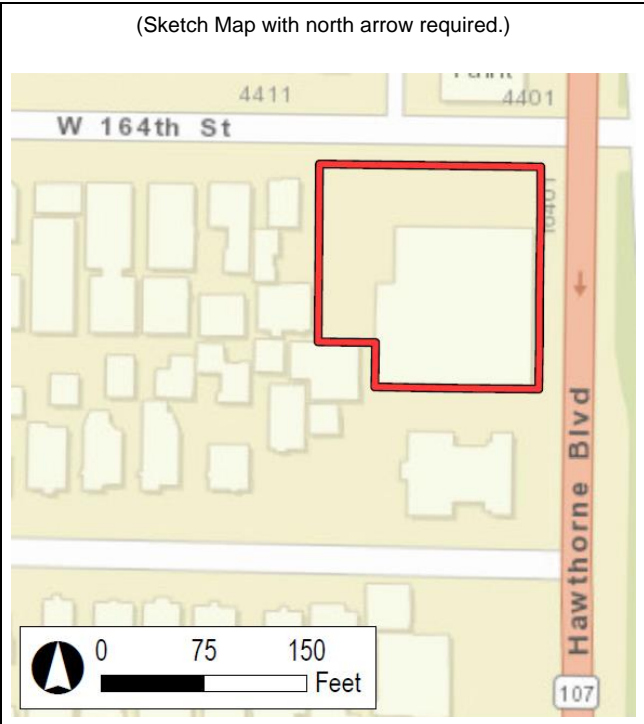
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16401 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16401 Hawthorne Boulevard was constructed in 1971. The building has had multiple tenants since its construction. The building operated as the Sinclair Paint store from the 1970s into the (LAT 1975) The building currently is PPG Paints.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings, and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984:482).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1971, is associated with the commercial development of Lawndale during the late-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial building at 16401 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Los Angeles Times* (LAT)

1975 Advertisements. December 5, 1975.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.





**Photograph 2.** South and east elevations, view to northwest, November 5, 2020



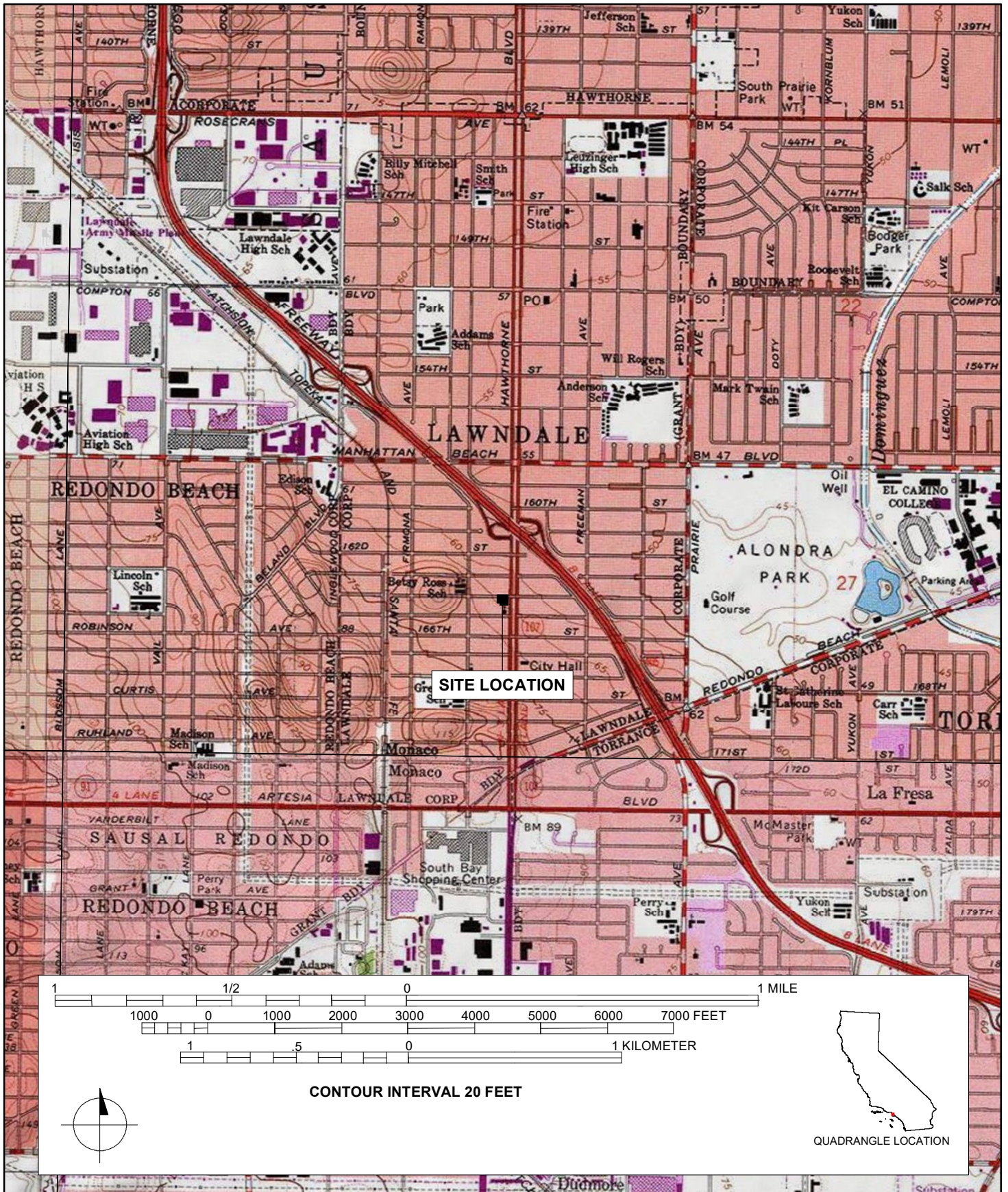
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

\* Resource Name or # (Assigned by recorder) 16401 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

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

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16421 HAWTHORNE BLVD

P1. Other Identifier: Christian Heritage Church of South Bay

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16421 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374868.93 m E/3749801.54 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-031-032

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Colonial Revival-style commercial building at 16421 Hawthorne Boulevard was constructed in 1941 (**Photograph 1**). The two-story building has an I-shaped plan and an east-facing orientation. The building has a false front with a flat roof and a central tower with a pyramidal roof and spire. The rear section of the building has a cross gable roof to the west covered with composition shingles. The exterior walls are stucco. The façade features square columns in relief and a pediment. The windows are aluminum-frame horizontal slider windows. The primary entrance is an aluminum-frame double-leaf storefront.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to north, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1941 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16421 HAWTHORNE BLVD

B1. Historic Name: Pentecostal Holiness Church/Soul's Harbor Church (1973-1974)

B2. Common Name:

B3. Original Use: Religious

B4. Present Use: Religious

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1941 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Development

Area Lawndale

Period of Significance 1943

Property Type Other

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 property at 16421 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

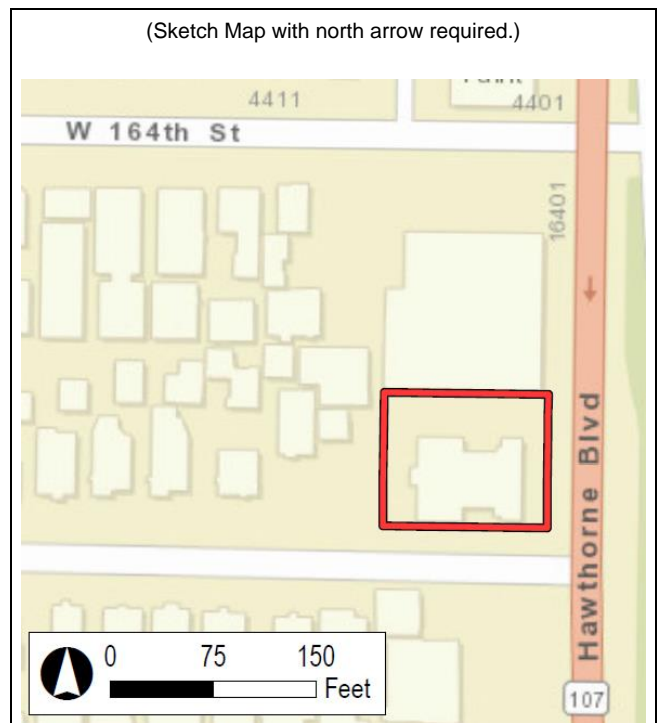
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16421 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16421 Hawthorne Boulevard was constructed in 1941. During the 1970s the building operated as the Pentecostal Holiness Church/Soul's Harbor Church (1973-1974). Currently the building operates as the Christian Heritage Church of South Bay.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1941, is associated with the development of Lawndale during the late-twentieth century and has served multiple churches since its construction. Research did not reveal that the building played a distinct or important role in the development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Colonial Revival-style commercial building at 16421 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

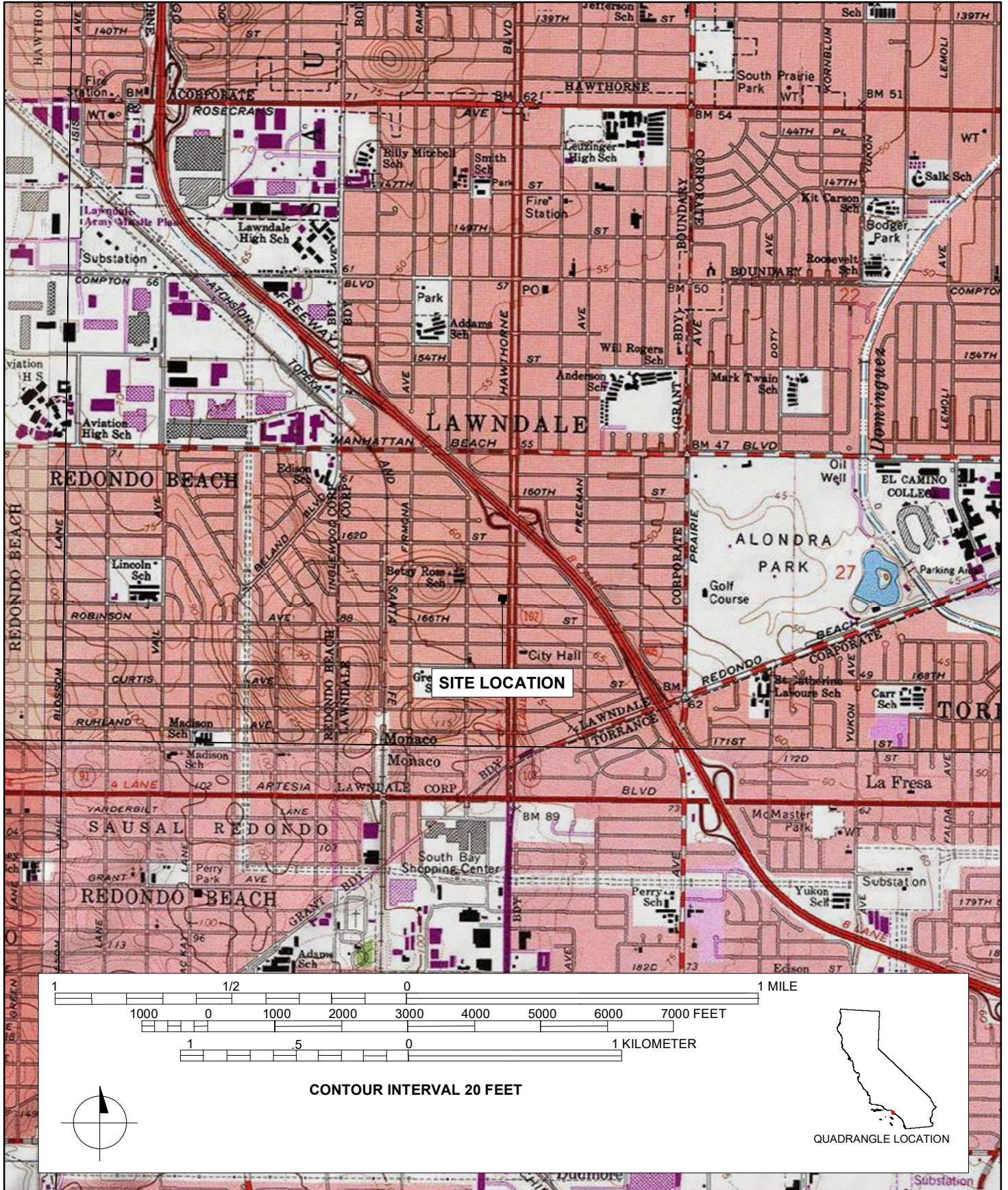
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16421 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16607 HAWTHORNE BLVD

P1. Other Identifier: Carpets by Monte

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16607 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374868.34 m E/3749655.83 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-033-012

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16607 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1954 (**Photograph 1**). The one-story building has a rectangular plan with an east-facing orientation and an entrance along the south elevation. The building has a flat roof. The exterior walls are stucco. The building sits on a concrete foundation. The windows are replacement, anodized metal-frame storefronts. The entrance is a replacement, single-entry, metal frame storefront. Illuminated box signs are attached to the cornice. A paved surface parking lot is along the south side of the parcel accessible from W 167th Street.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1954 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16607 HAWTHORNE BLVD

B1. Historic Name: Southwest Paint & Wallpaper

B2. Common Name: Carpets by Monte

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1954 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1954 Property Type Commercial / Industrial 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 property at 16607 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

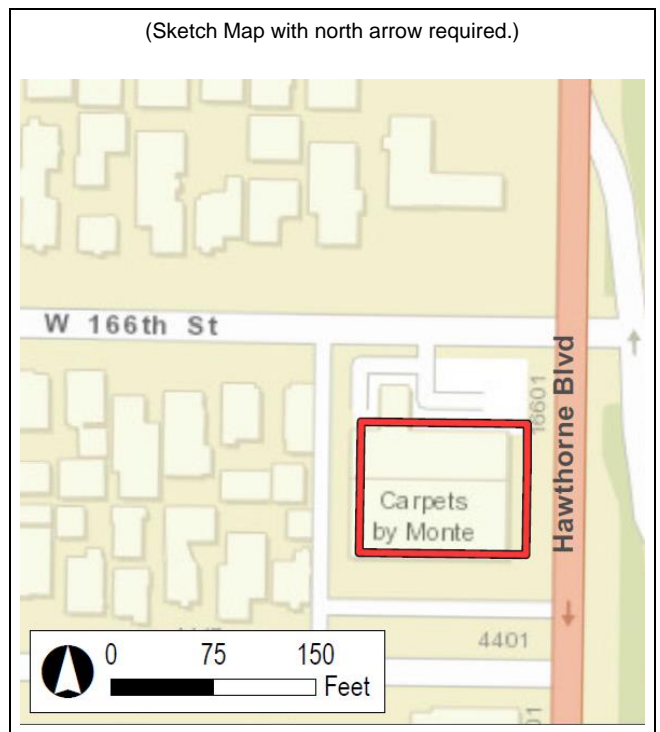
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16607 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16607 Hawthorne Boulevard was constructed in 1954. The building has had multiple tenants since its construction. The building operated as the Southwest Paint & Wallpaper retail store during the 1950s and 1960s (LAT 1964, 1956). The building currently operates as Carpets by Monte.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1954, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial building at 16607 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Los Angeles Times* (LAT)

1956 Advertisements. August 8, 1956

1964 Advertisements. August 5, 1964.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

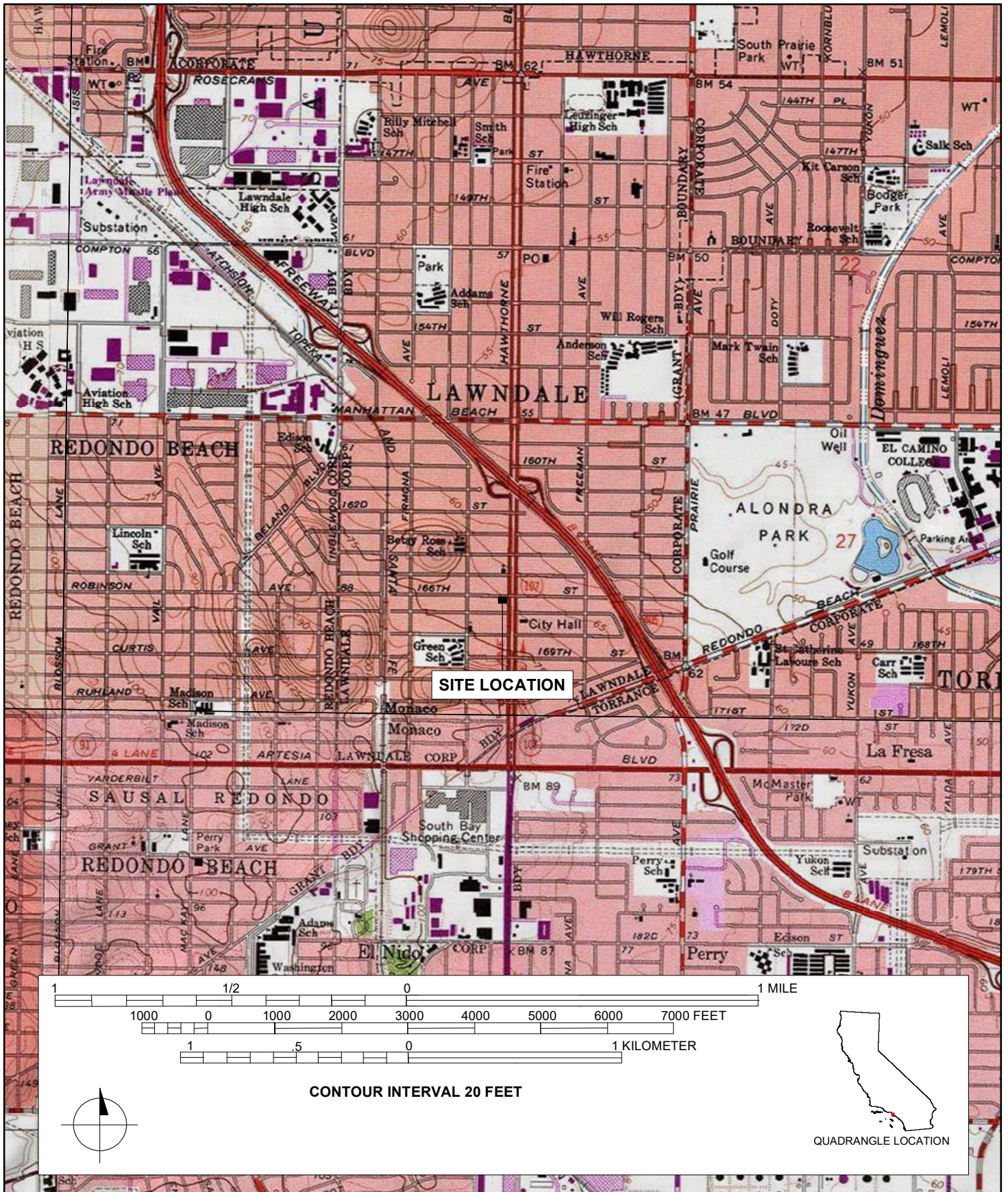
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16607 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





State of 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 #: (Assigned by recorder) 16701 HAWTHORNE BLVD

P1. Other Identifier: South Bay Pawn Shop

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16701 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374875.76 m E/3749597.91 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-032-012

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16701 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1946 (**Photographs 1-2**). The two-story building has a rectangular plan with an east-facing orientation. The building has a flat roof and a vinyl awning covering the second story balcony. The exterior walls are stucco with slate tile veneer accents. The building sits on a concrete foundation. The windows along the first story are glass block, and the windows along the second story are replacement, vinyl-frame horizontal slider windows. The entrance is a recessed and enclosed by metal gates. The entrance is a replacement, double-leaf, metal frame storefront. A paved surface parking lot is along the west side of the parcel accessible from W 167th Street.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1946 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16701 HAWTHORNE BLVD

B1. Historic Name: Hooper's Jewlery and Loan

B2. Common Name: South Bay Pawn Shop

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1946 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1946 Property Type Commercial / Industrial 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 property at 16701 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

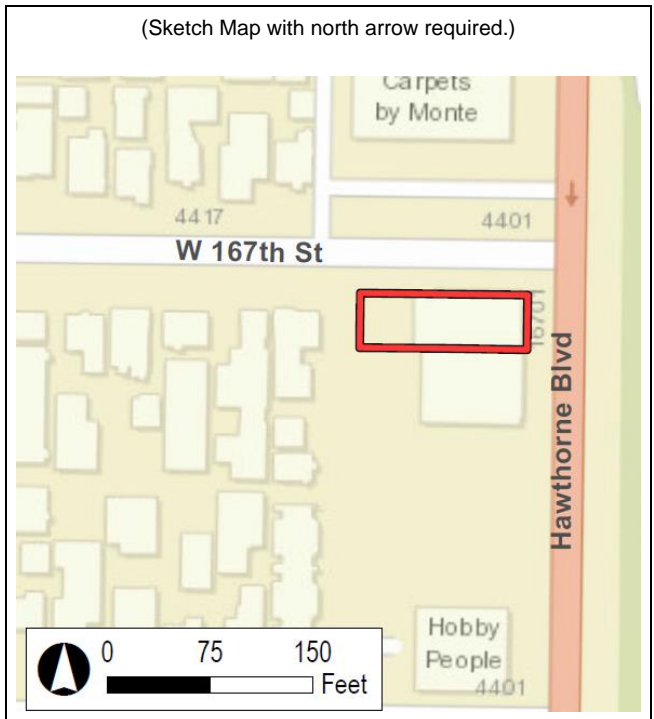
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16701 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16701 Hawthorne Boulevard was constructed in 1946. The property has had multiple tenants since its construction. Originally the building was Hooper's Jewelry and Loan (*Redondo Reflex* 1966) (**Plate 1**). The building has operated as a South Bay Pawn since the 1973.

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1946, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16701 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

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\*Resource Name or # (Assigned by recorder) 16701 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

*The Redondo Reflex*

1966 Advertisements. June 24, 1966.



Photograph 2. East and north elevations, view to southwest, November 5, 2020



Plate 1. Advertisement for Hooper's Jewelry and Loan (*Redondo Reflex* 1966)



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

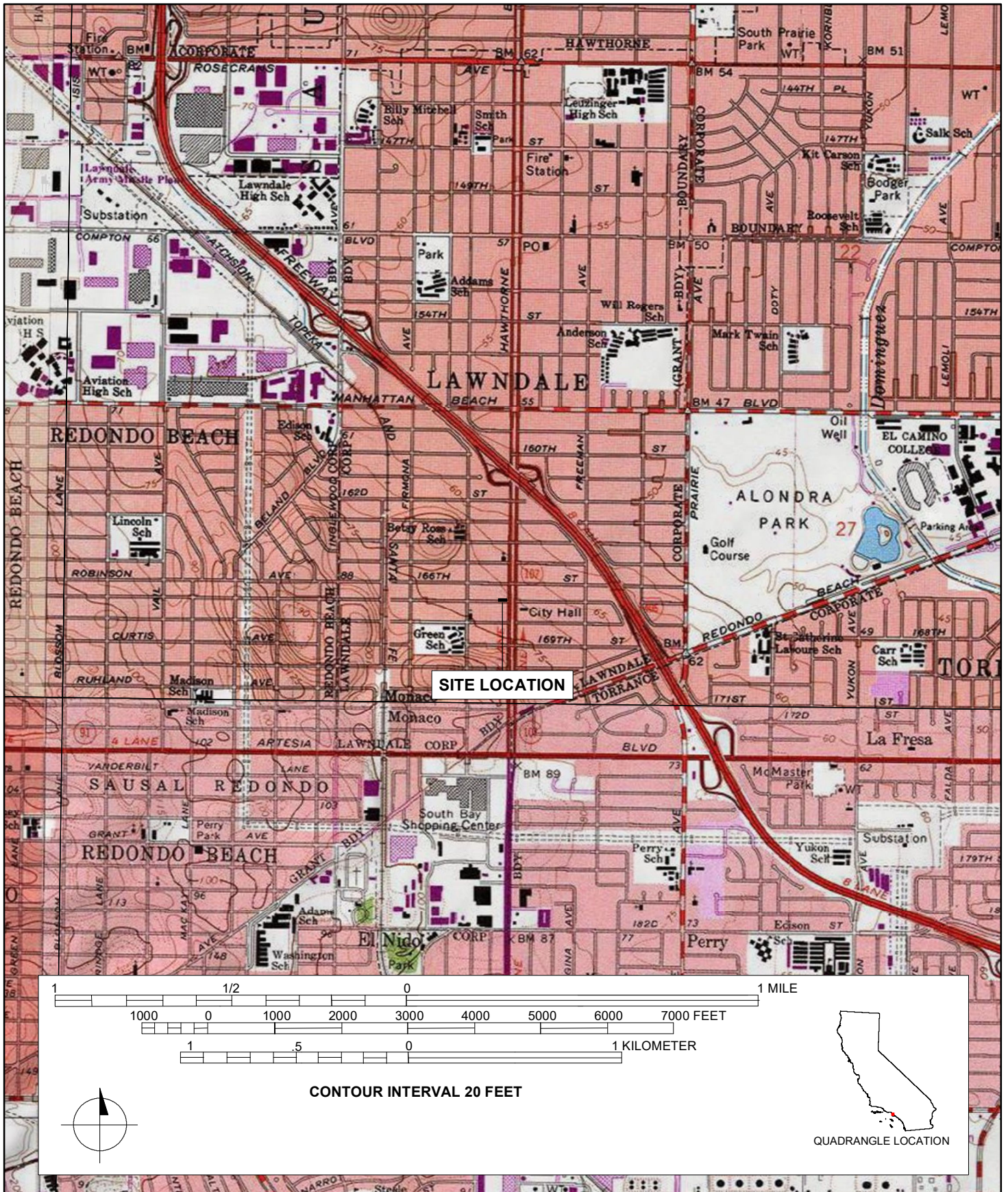
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16701 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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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 #: (Assigned by recorder) 16707 HAWTHORNE BLVD

P1. Other Identifier: Lawndale Medical Clinic

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16707 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374877.26 m E/3749582.49 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-032-027

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16707 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1946 (**Photograph 1**). The two-story building has a rectangular plan with an east-facing orientation. The building has a flat roof. The exterior walls are stucco. The building sits on a concrete foundation. The windows are replacement, vinyl-frame multi-lite units and horizontal slider windows. All of the windows are covered by vinyl awnings. The façade includes three recessed entrances, each entrance has a single-entry aluminum-frame and glass door.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1946 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16707 HAWTHORNE BLVD

B1. Historic Name: A&J Hardware

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular/ Mid-twentieth Century Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1946 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1946

Property Type Commercial / Industrial

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 property at 16707 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

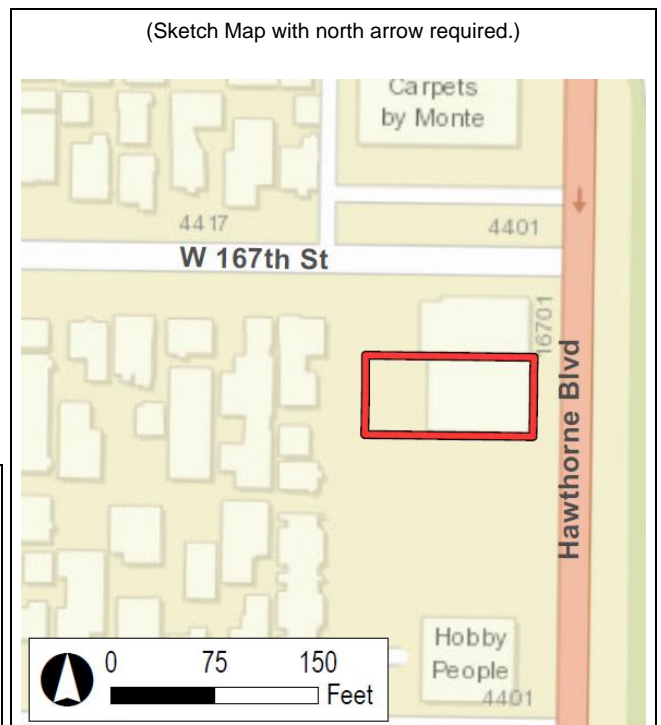
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16707 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16707 Hawthorne Boulevard was constructed in 1946. The property has had multiple tenants since its construction. Originally the building A & J Hardware (LAT 1952). The building currently operates as the Lawndale Medical Clinic.

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1946, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16707 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 16707 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

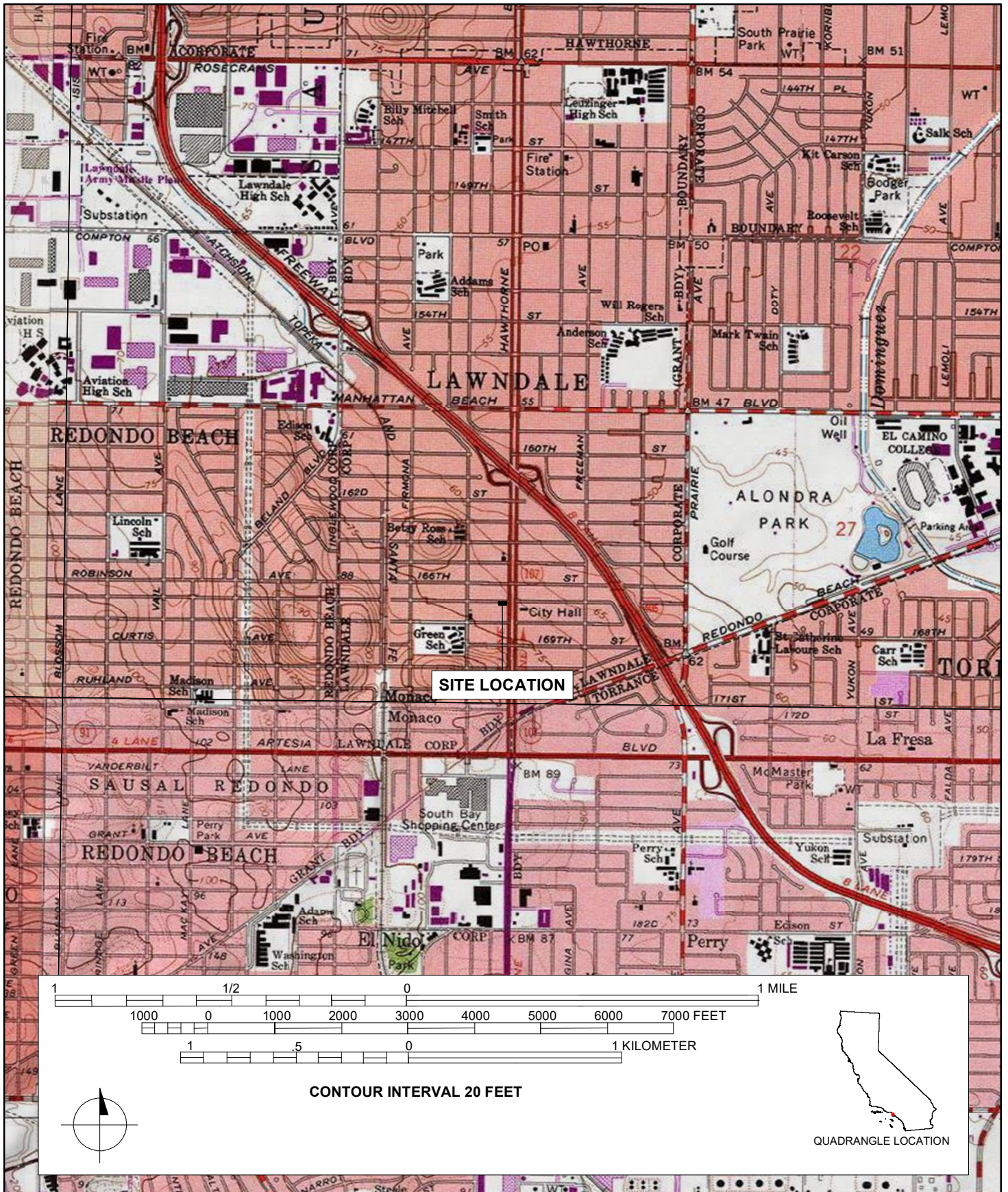
Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

*Los Angeles Times* (LAT)

1952 Advertisements. May 23, 1952.







State of 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 #: (Assigned by recorder) 16725 HAWTHORNE BLVD

P1. Other Identifier: Italy 2000

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16725 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374877.26 m E/3749546.68 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-032-030

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16725 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1955 (**Photographs 1-2**). The one-story building has a rectangular plan and an east-facing orientation. The building has a flat roof with a slight parapet. The exterior walls are covered with stucco. Replacement, anodized metal frame store front windows are along the primary east façade. A large pole mounted billboard sign is located south of the building. Modern illuminated box and metal signage are affixed to the exterior walls. Multiple bays are infilled with stucco or are boarded over.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1955 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16725 HAWTHORNE BLVD

B1. Historic Name: Jeans West; Hobby Shack

B2. Common Name: Italy 2000

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1955 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme \_\_\_\_\_ Area Lawndale  
Period of Significance 1955 Property Type Commercial / Industrial 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 property at 16725 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

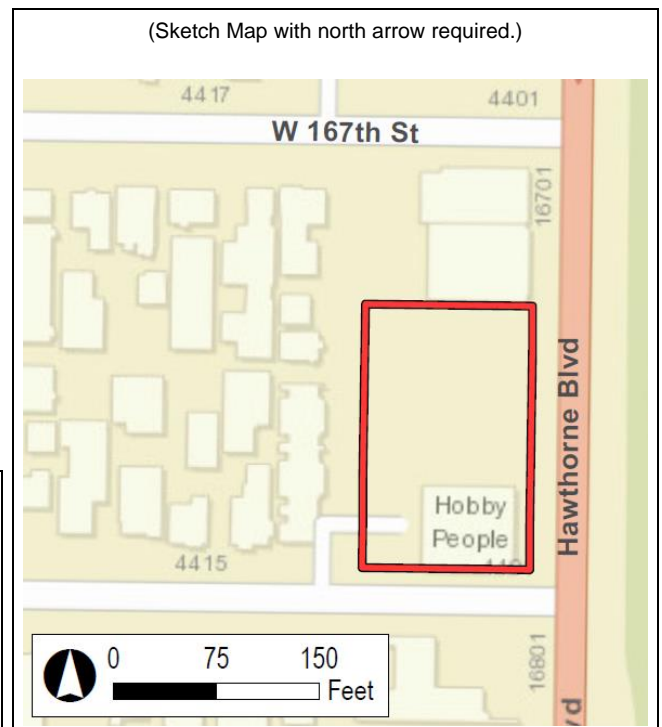
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 16725 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16725 Hawthorne Boulevard was constructed in 1955. The property has had multiple tenants since its construction. During the 1970s the property operated as a Jeans West retail store, in the 1980s the property operated as a Hobby Shack retail store (LAT 1971, 1987).

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1955, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 16725 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code 6Z

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\*Resource Name or # (Assigned by recorder) 16725 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

*Los Angeles Times* (LAT)

1971 Advertisements. August 1, 1971.

1987 Advertisements. December 18, 1987.



**Photograph 2.** South elevation, view to north, November 5, 2020



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

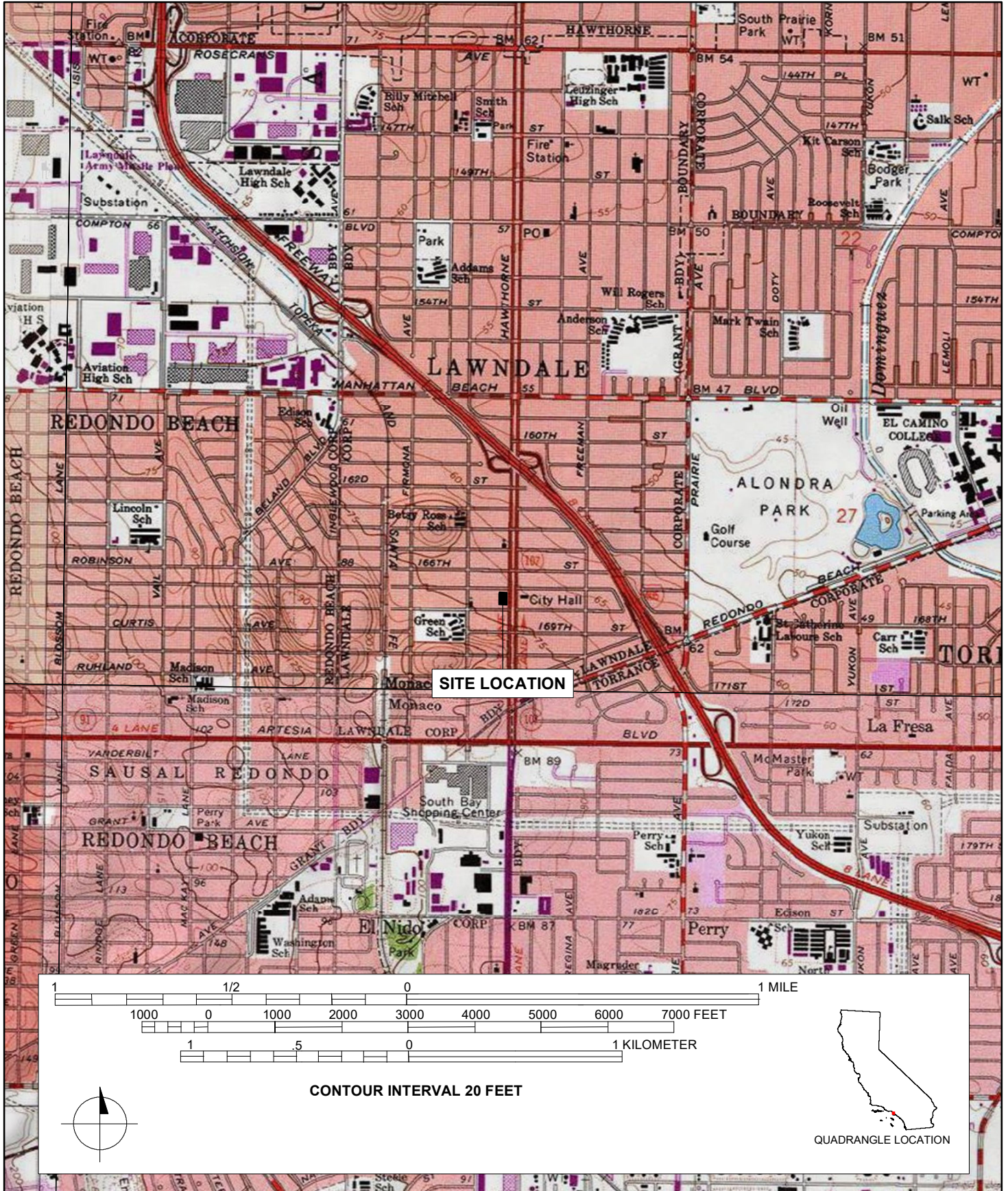
Page 5 of 5

\* Resource Name or # (Assigned by recorder) 16725 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16807 HAWTHORNE BLVD

P1. Other Identifier: Shoe City

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16807 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374874.69 m E/3749463.27 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-031-014; 4081-031-015

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16807 Hawthorne Boulevard is a Contemporary-style storefront constructed in 1955 (**Photograph 1**). The one-story building has a rectangular plan with an east-facing orientation. The building has a flat roof with a decorative metal parapet. The exterior walls are concrete. The building sits on a concrete foundation. The windows are replacement, anodized metal-frame storefronts. The primary entrance is a double-leaf aluminum-frame and glass storefront. There are illuminated box signs along the cornice and a pole-mounted illuminated box sign is attached to the roof. The west elevation faces a paved surface parking lot which is accessed via an alley. The west elevation has two, single-entry doors; both doors are covered by awnings.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1955 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16807 HAWTHORNE BLVD

B1. Historic Name: Decorator Sofas

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1955 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1955 Property Type Commercial / Industrial 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 property at 16807 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

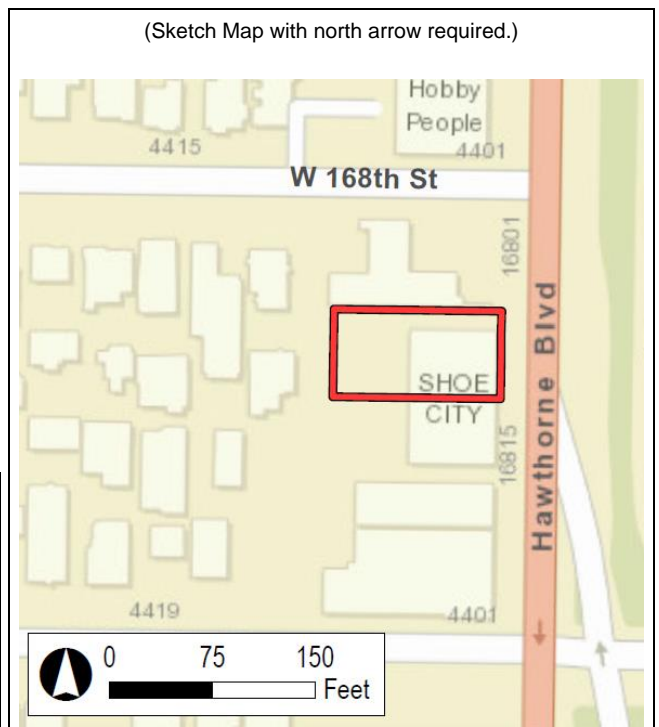
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16807 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 16807 Hawthorne Boulevard was constructed in 1955. The property has had multiple tenants since its construction. A 1955 newspaper advertisement promoting the building described it as a Modern store with a 64-foot front and 60-foot deep (LAT 1955). In 1969, the building was operating as the Sofa Town retail store, and by 1971 it became Decorator Sofas in 1971 (LAT 1969; *Redondo Reflex* 1971). Currently, the building operates as Shoe City.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings, and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1955, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial storefront at 16807 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*The Redondo Reflex*

1971 Advertisements. May 12, 1971

*Los Angeles Times* (LAT)

1955 Classifieds. July 12, 1955.

1969 Advertisements. October 26, 1969.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

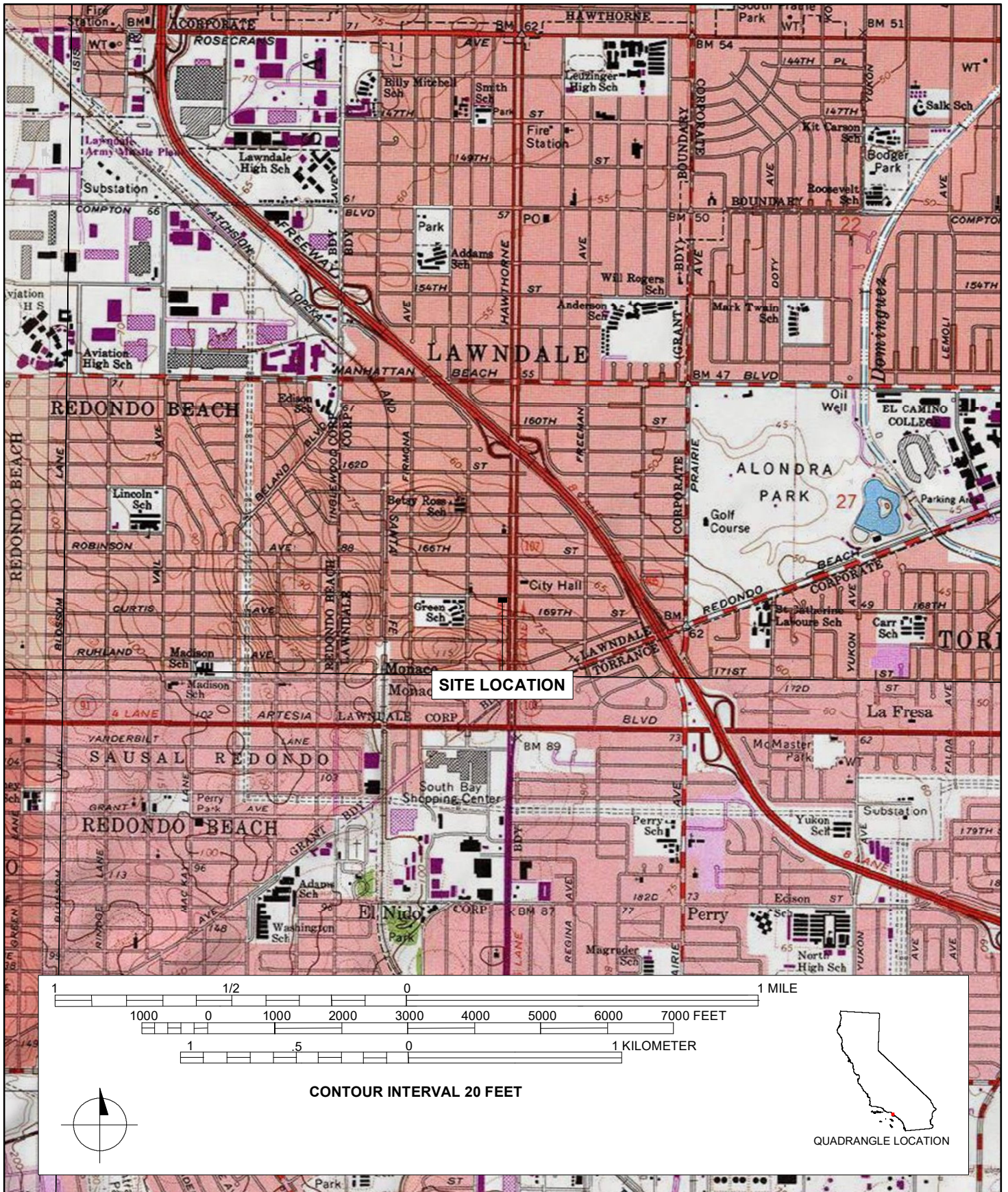
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16807 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

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

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16821-16827 HAWTHORNE BLVD

P1. Other Identifier: Roman Fine Imports/ 169 Avenue Massage

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16821-16827 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374873.01 m E/3749426.52 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-031-036; 4081-031-037

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16821-16827 Hawthorne Boulevard is a Contemporary-style storefront constructed in 1957 (**Photograph 1**). The two-story building has a rectangular plan with an east-facing orientation. The building has a flat roof with a decorative metal parapet that extends to metal banding along the north south elevation. The exterior walls are concrete with Chatsworth stone veneer along the facade. The building sits on a concrete foundation. The windows are metal-frame storefronts. The entrances are single-entry aluminum-frame and glass storefronts. There are vinyl awnings along the façade and a pole-mounted illuminated box attached to the roof.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1957 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 16821-16827 HAWTHORNE BLVD

B1. Historic Name: Record Bros. Carpet; Rite-Loom Carpet; Ander's Suits

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1957 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1957 Property Type Commercial / Industrial 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 property at 16821-16827 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

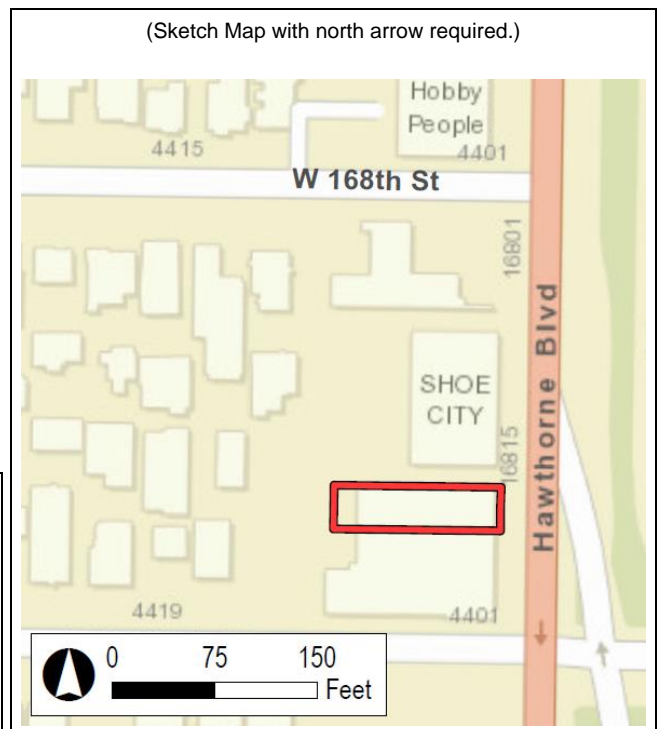
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16821-16827 Hawthorne Boulevard was constructed in 1957. The property has had multiple tenants since its construction. This building is comprised of two storefronts 16821 Hawthorne Boulevard and 16827 Hawthorne Boulevard. The 16821-address operated as Ander's Suits into the 1980s and currently operates as Roman Fine Imports. The 16827-address operated as Record Bros. Carpets until 1962, then operated as Rite-Loom Carpet Company into the 1970s, and currently operates as 169 Avenue Massage.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings, and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1957, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial storefront at 16821-16827 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

McAlester, Virginia and Lee McAlester  
1984 *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

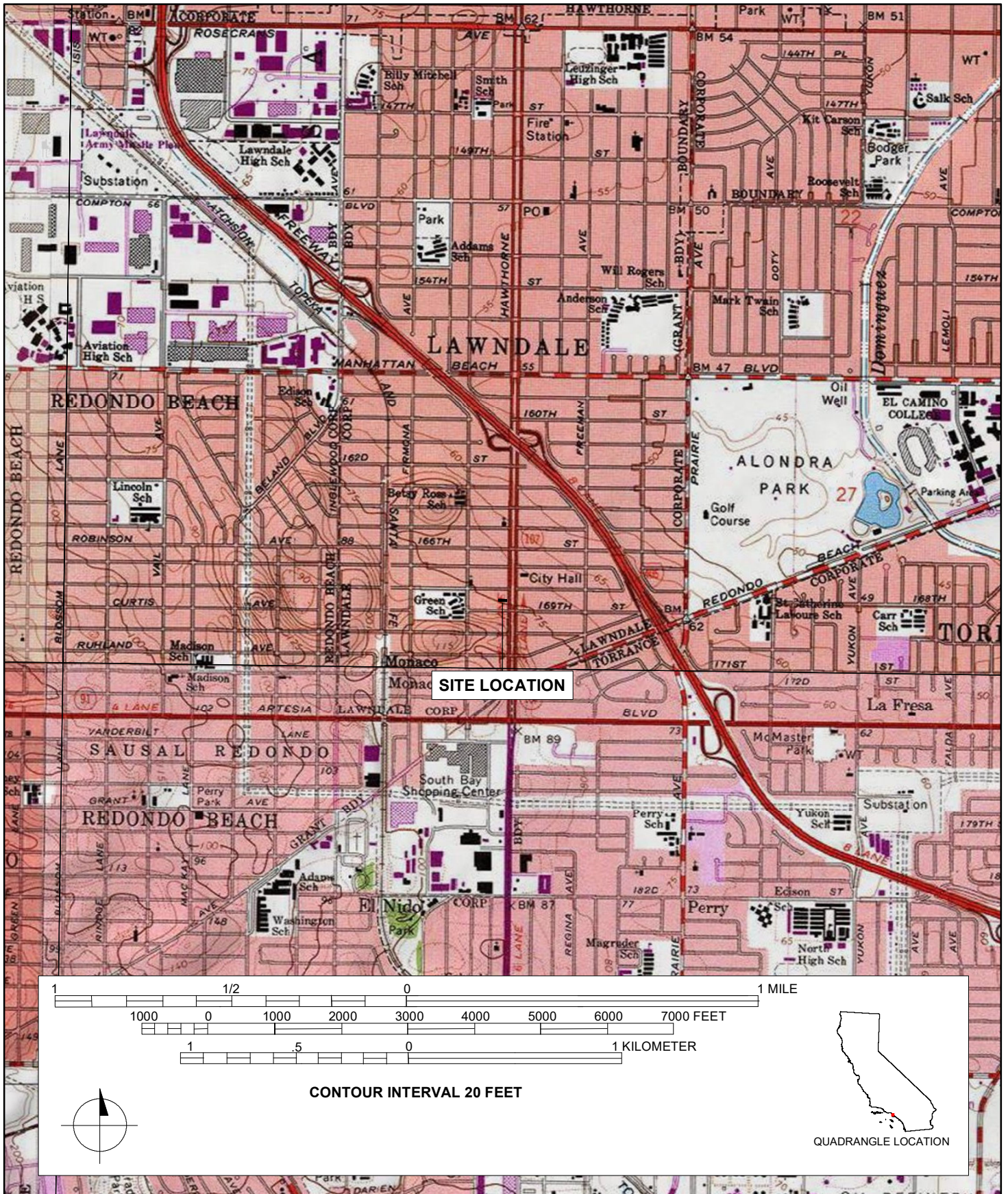
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16821 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16919 HAWTHORNE BLVD

P1. Other Identifier: 1\$ Cleaners

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16919 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374871.14 m E/3749339.02 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-030-033

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 16919 Hawthorne Boulevard is a Contemporary-style storefront constructed in 1958 (**Photograph 1**). The one-story building has a rectangular plan with an east-facing orientation and sits on a banked elevation. The building has a flat roof with a wide cornice covered with clapboard siding. The exterior walls are concrete block. The building sits on a concrete foundation. The windows are metal-frame storefronts. The building has two entrances along the façade, both are double-leaf, aluminum-frame and glass storefronts. An illuminated box sign is attached to the cornice. The building is fronted by a paved surface parking lot.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1958 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16919 HAWTHORNE BLVD

B1. Historic Name: Sav-On Mortgage Company/ the Aames Mortgage Company

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1958 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1958

Property Type Commercial / Industrial

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 property at 16919 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

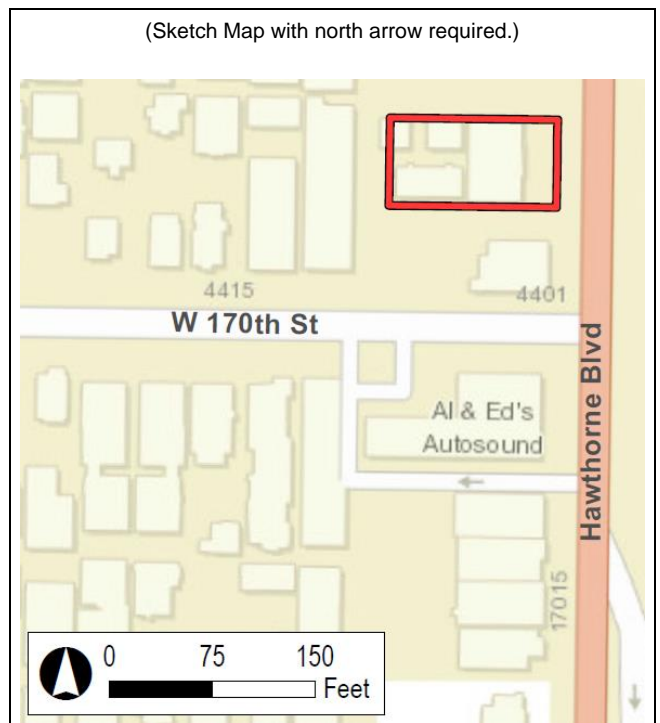
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The property at 16919 Hawthorne Boulevard was constructed in 1958. The property has had multiple tenants since its construction. Originally, the building operated as the Kunin & Sons telemarketing office from 1958 to 1959 (LAT 1959). In 1960, the building operated as the Sav-On Mortgage Company/ the Aames Mortgage Company (*Independent Press-Telegram* 1960). By 1968, the building operated as the Liberty Loan Corp. Currently the building is \$1 Cleaners.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings, and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1958, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial storefront at 16919 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Independent Press-Telegram*

1960 "Name Changed." February 21, 2020.

*Los Angeles Times* (LAT)

1959 Classifieds. August 4, 2020.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

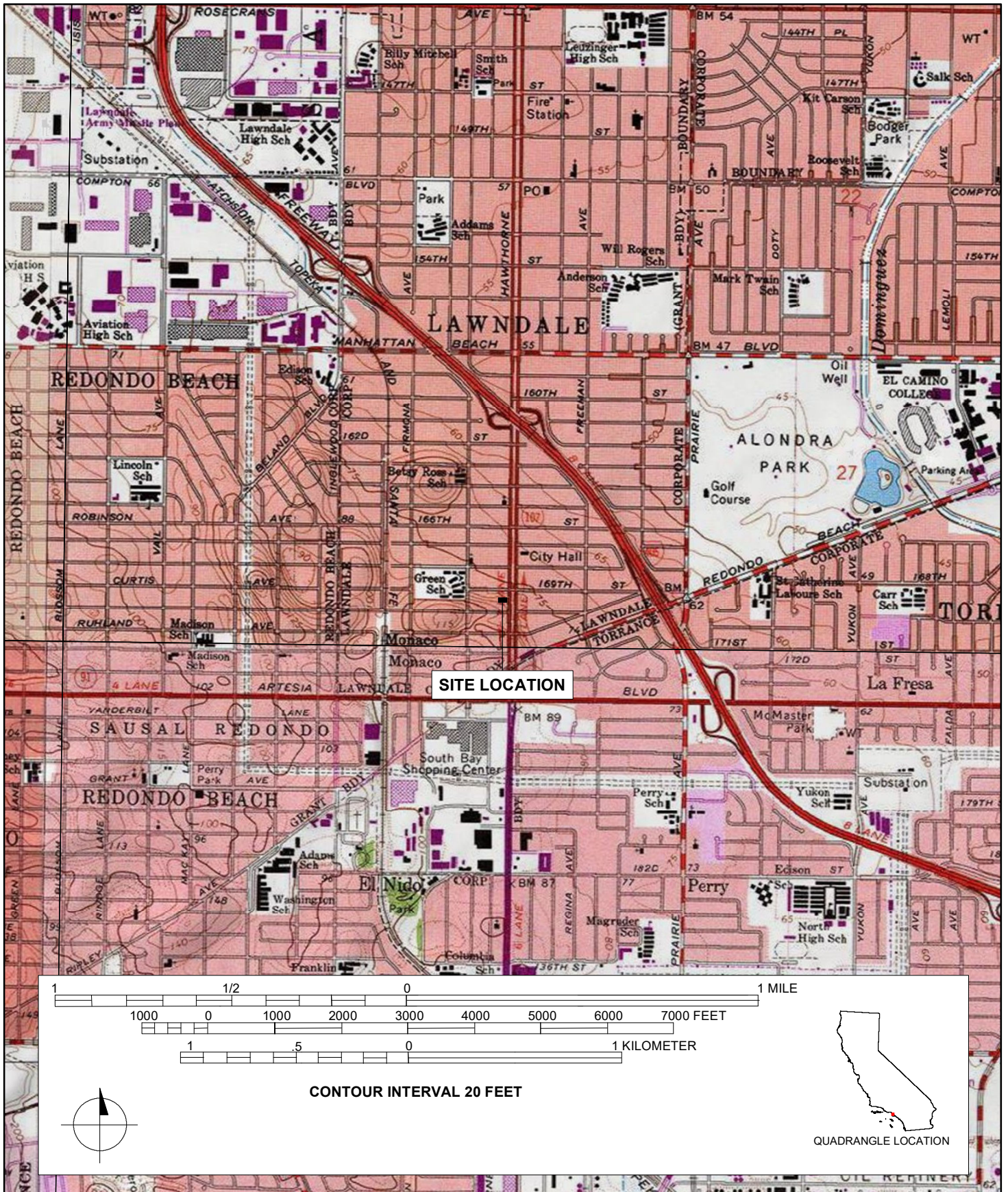
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 16919 Hawthorne Blvd

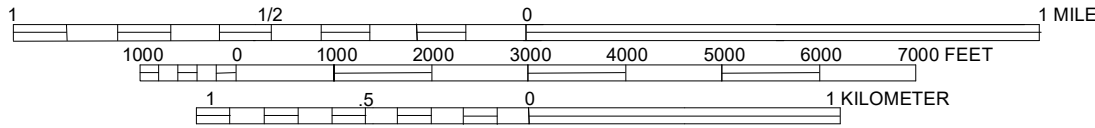
\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

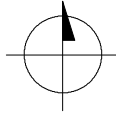
\* Date of Map: 1981



**SITE LOCATION**



CONTOUR INTERVAL 20 FEET



QUADRANGLE LOCATION



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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 16927 HAWTHORNE BLVD

P1. Other Identifier: Brolly Hut Burgers

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 16927 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374877.01 m E/3749313.70 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-030-020

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial restaurant building at 16927 Hawthorne Boulevard is a Googie-style commercial building constructed in 1958 (**Photograph 1**). The one-story building has a rectangular plan and an east-facing orientation. The building has a mansard roof covered with tile and overhanging eaves. The exterior walls are covered with stucco and brick veneer. The building sits on a concrete foundation and has an asphalt paved surface parking lot to the north. The primary entrance is a double-leaf metal-frame and glass door. The windows are metal-frame storefronts. There is a pole-mounted sign attached to the northeast corner of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1958 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 16927 HAWTHORNE BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1958 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1958 Property Type Commercial / Industrial 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 property at 16927 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

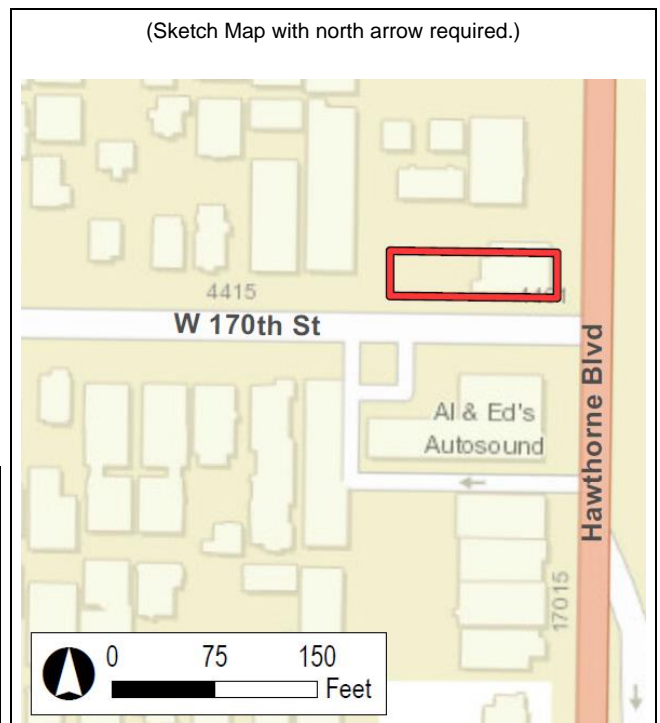
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 16927 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial restaurant building at 16927 Hawthorne Boulevard was constructed in 1958. The building currently operates as Broolly Hut Burgers.

Googie-style Architecture

Googie (Futurist/Populuxe), popular from after World War II to the late 1960s, is characterized by abstract, angular or curved shapes; expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded); large plate glass window walls (aluminum framed), prominent signage (neon or lighted) commonly integrated into the roofline; variety of exterior finishes including stucco, concrete block, brick, stone, plastic, and wood siding; bright colors; screen block and shadow block accents; use of the building as a billboard; porte cocheres and other automobile-friendly features; and asymmetrical façades (City of Los Angeles 2003:34).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1958, is associated with the commercial development of Lawndale during the mid-twentieth century. Although it is associated with the early years of the Broolly Hut franchise's development research did not reveal that the building itself played a distinct or important role in the history of the franchise or the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Googie-style commercial building at 16927 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

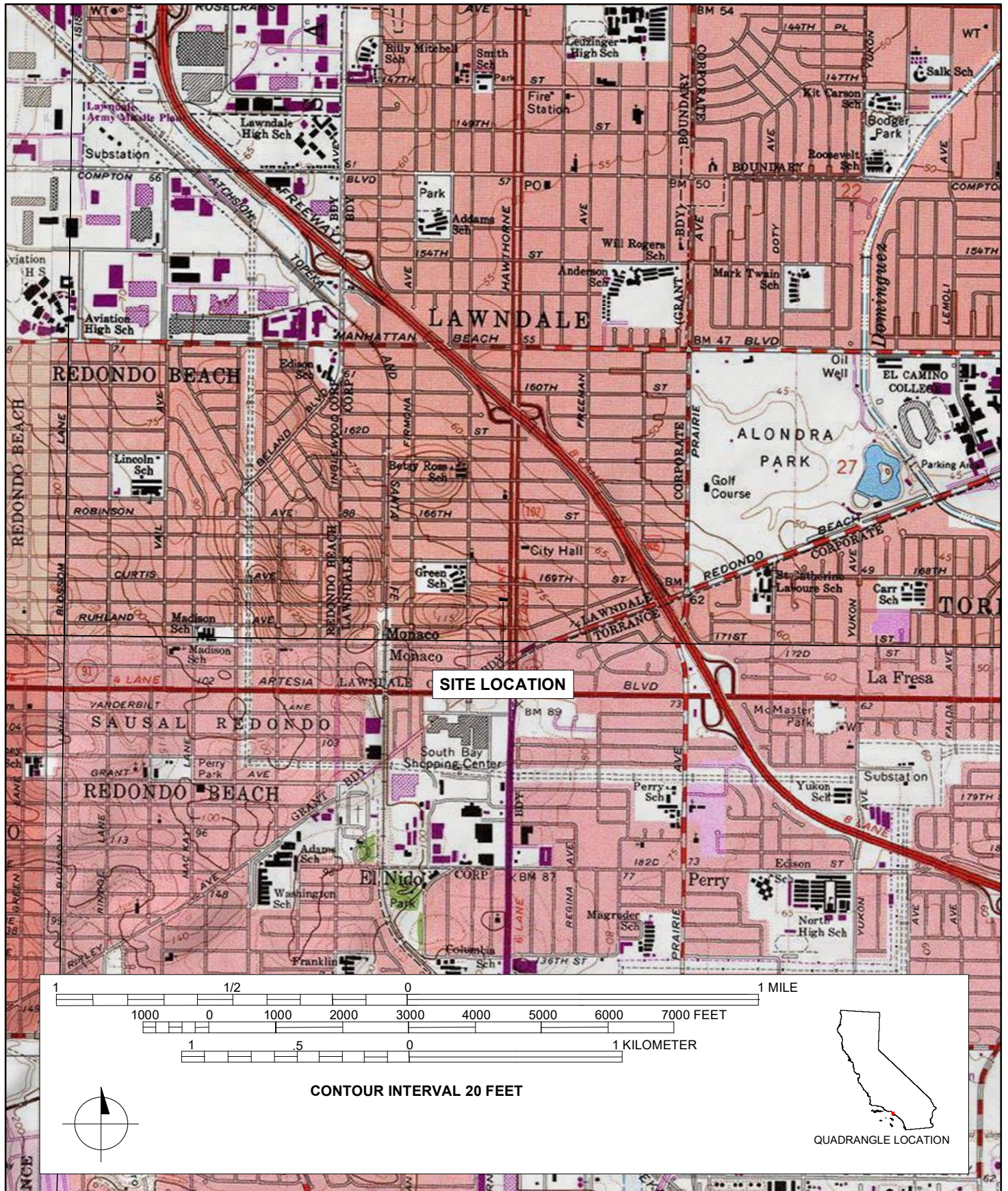
**\*B12. References (continued):**

City of Los Angeles

2003 Preservation Plan Workbook. <http://www.preservation.lacity.org/hpoz/plan>. Accessed August 27, 2020.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 17001 HAWTHORNE BLVD

P1. Other Identifier: Complete Eyecare Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 17001 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374877.33 m E/3749288.74 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-029-011

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 17001 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial storefront constructed in 1965 (**Photographs 1-2**). The two-story building has a rectangular plan with an east-facing orientation. The building has a mansard roof covered with tile. The exterior walls are brick. The building sits on a concrete foundation. The windows are aluminum-frame curtain wall windows; the windows along the second story have been infilled and are covered by illuminated box signage. The façade includes two entrances, each entrance has a single-entry aluminum-frame and glass door. There is a pole-mounted illuminated box sign attached to the roof.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to west, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1965 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17001 HAWTHORNE BLVD

B1. Historic Name: W. Simmons Mattress Factory

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1965 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1965 Property Type Commercial / Industrial 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 property at 17001 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

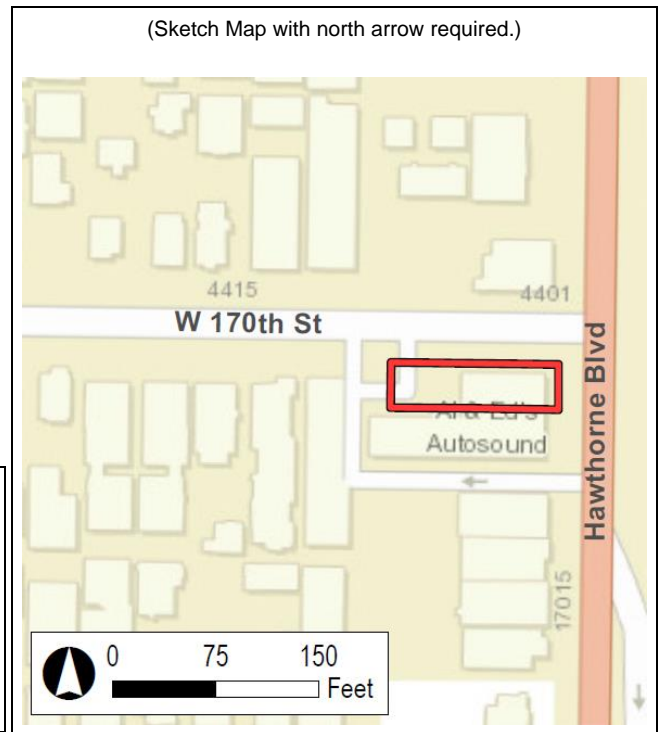
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 17001 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 17001 Hawthorne Boulevard was constructed in 1965. The property has had multiple tenants since its construction. Originally the building operated as the W. Simmons Mattress Factory from 1966 to 1995 then became Carpet Choice (*The Redondo Reflex* 1966; LAT 1995). Currently the building operates as the Complete Eyecare Center.

Commercial Mid-twentieth Century Storefront Architecture

The Mid-twentieth Century Storefront layout, popular from the 1940s through 1970, is characterized by horizontal emphasis, asymmetrical and angled storefronts, exaggerated-modern massing and experimental structure, cantilevered and rod/column-supported canopies, fixed awnings, display cases (cantilevered, free-standing, and picture-framed), signs (façade as billboard, channel-set neon tubing set within metal letters, reverse channel-set letters, programmatic, internally illuminated back-lit metal box, individual letters pinned to the wall or mounted to a canopy, projecting signs, post signs), tempered glass doors with sleek handles and hardware, and recessed lighting in entry lobbies. Common wall cladding materials include brick, masonry, stucco, porcelain enamel, structural glass, wood, tile, and metal (aluminum and steel) screens. Terrazzo flooring was popular as were flat glass walls. Variations on this style can be found in older buildings on which "slipcovers" were applied on the façade that often (but not always) covers the entire upper story with a monolithic surface of large panels or small-scale units such as tile. These two-story slip-cover versions of the style often feature a vertical sign that projects from the upper façade or large letters that scroll across the entire upper façade (Dyson 2008, Jackson 2000).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1965, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century commercial storefront at 17001 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Dyson, Carol J.

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.



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\*Resource Name or # (Assigned by recorder) 17001 HAWTHORNE BLVD

Recorded by: M. Wilson \*Date: November 2020

Continuation  Update

*Los Angeles Times* (LAT)

1995 Advertisements. August 14, 1995.

*The Redondo Reflex*

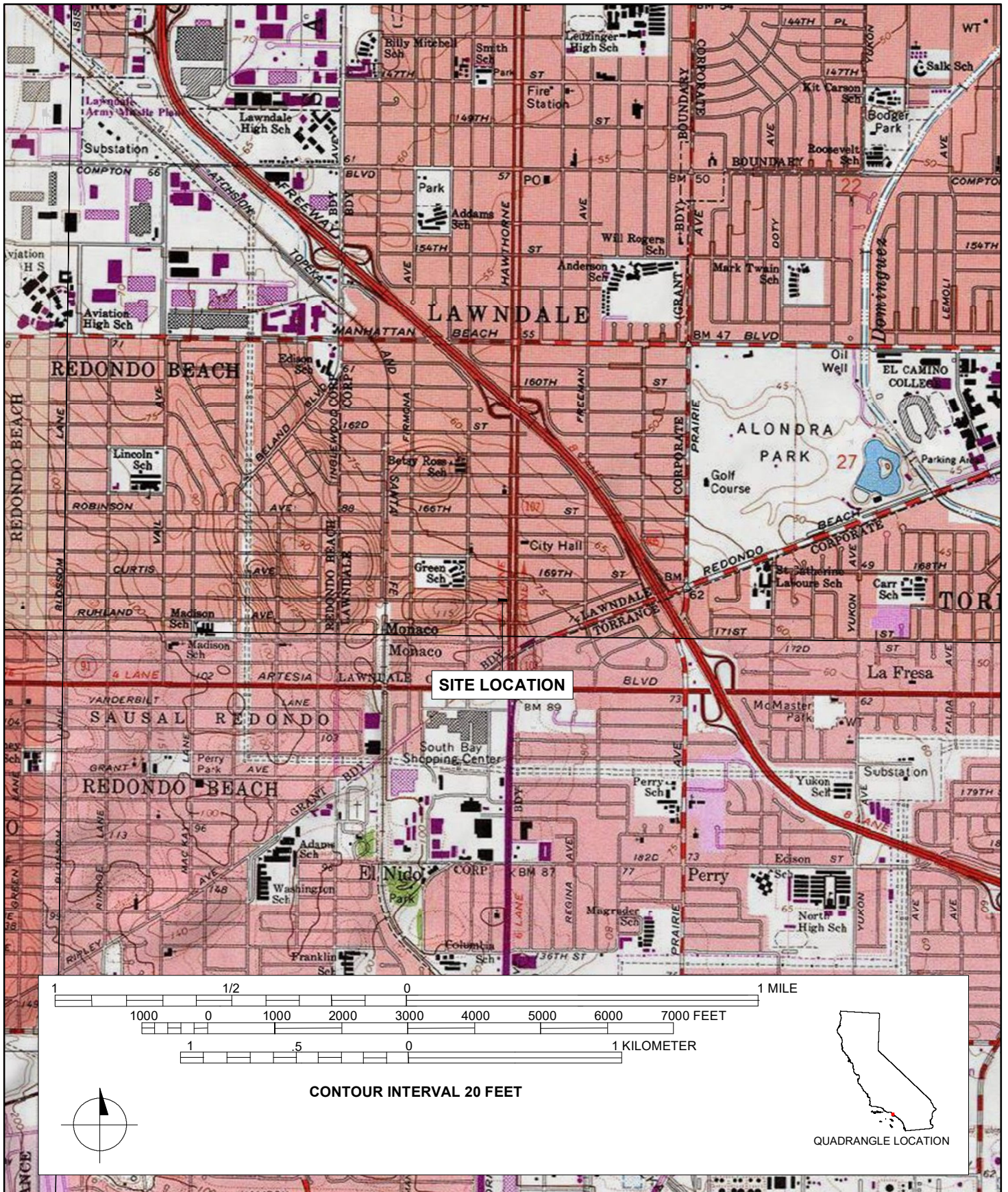
1966 "Grand Opening." September 9, 1966.



Photograph 2. Detail view of façade, view to northwest, November 5, 2020



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
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Primary# \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 17007 HAWTHORNE BLVD

P1. Other Identifier: Al & Ed's Autosound

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 17007 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374862.86 m E/3749278.47 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-029-012

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The building at 17007 Hawthorne Boulevard is a vernacular, mid-twentieth century commercial building constructed in 1950 and converted for automotive uses by the 1970s (**Photograph 1**). The building has a rectangular plan with a two-story central block flanked by one-story blocks. The building has a storefront with an east-facing orientation, and the garage bays face north. The one-story sections of the building have flat roofs and the two-story central block has a front gable roof covered with sheet metal and decorated with a mural that extends from the roof to the to the east elevation exterior wall. The exterior walls are concrete. The building sits on a concrete foundation along a banked elevation. The windows are replacement, anodized metal frame fixed units. The primary entrance is recessed within and angled storefront and is a replacement, single-entry metal-frame and glass door. The east elevation includes six garage bays with metal roll-up doors. There are pole-mounted illuminated box signs attached to the roof.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1950 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
 Monica Wilson  
 AECOM, 401 West A Street  
 Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17007 HAWTHORNE BLVD

B1. Historic Name: Lil Abner's bar #7 ; University Stereo

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Commercial vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1950 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1950 Property Type Commercial / Industrial 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 property at 17007 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

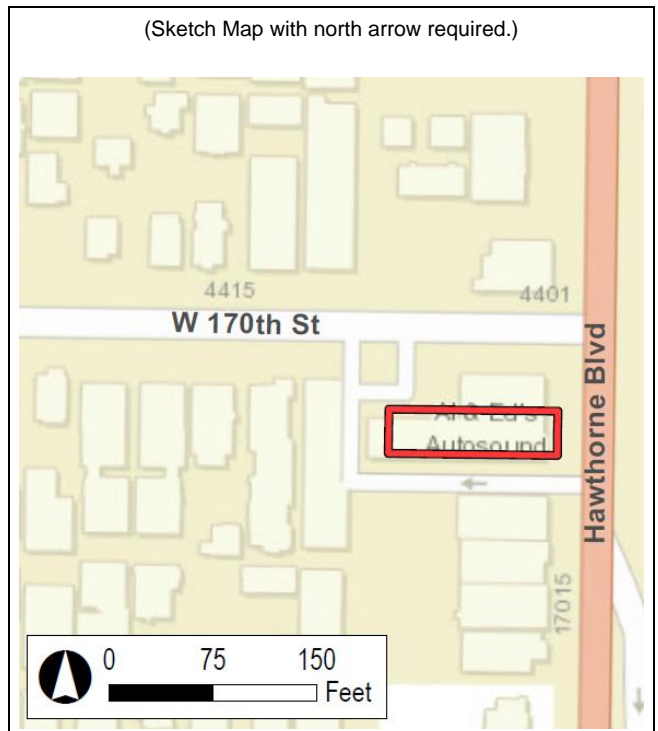
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 17007 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 17007 Hawthorne Boulevard was constructed in 1950. The property has had multiple tenants since its construction. During the 1960s the building operated as Lil Abner's bar #7 and became University Stereo by 1973 (LAT 1966, 1973). Currently the building operates as Al & Ed's Autosound.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1950, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular commercial building at 17007 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Los Angeles Times* (LAT)

1966 Classifieds. November 28, 1966.

1973 Advertisements. February 18, 1973.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

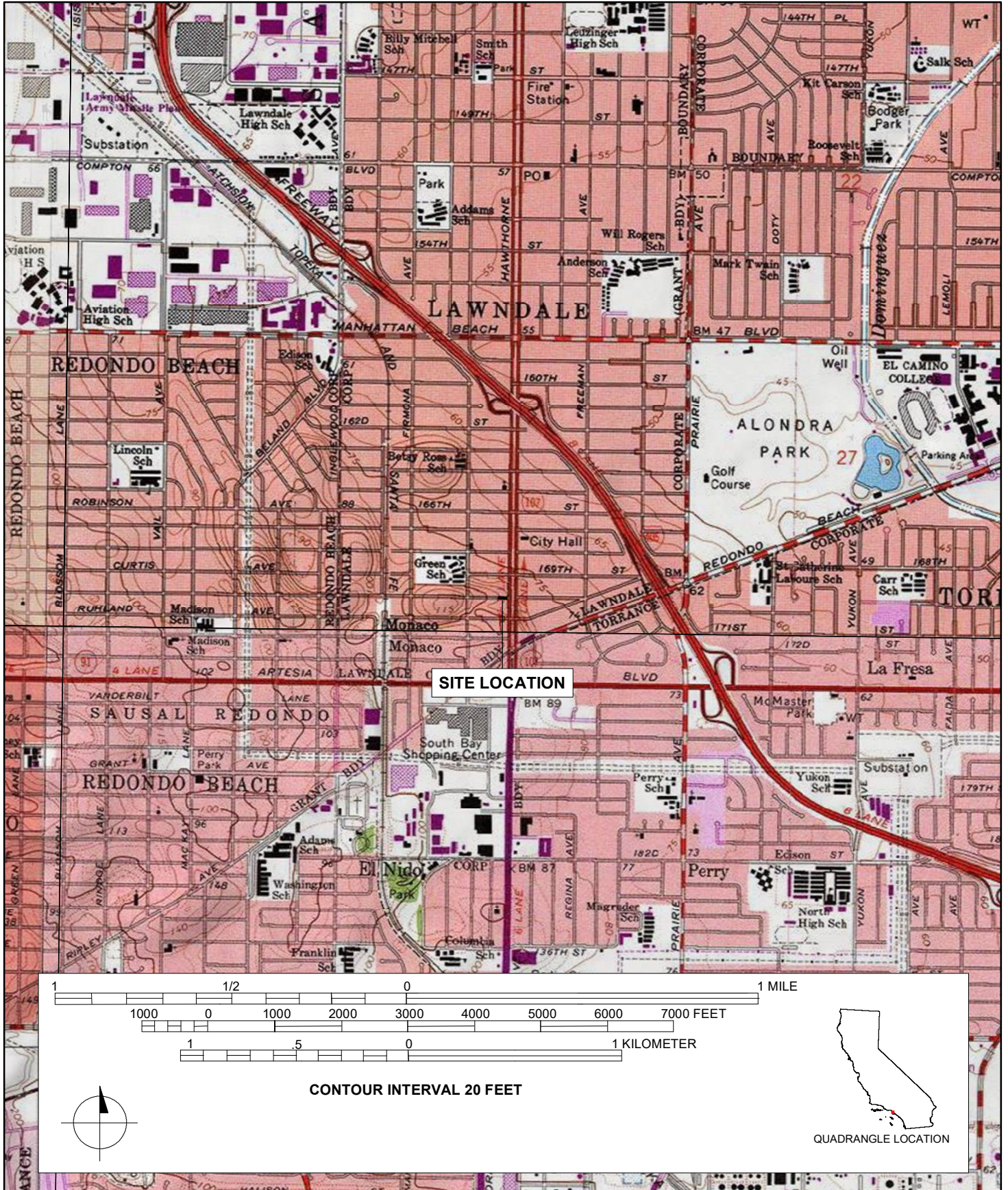
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 17007 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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**PRIMARY RECORD**

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HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 17015 HAWTHORNE BLVD

P1. Other Identifier: South Bay Printing and Lithograph Company

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 17015 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374874.97 m E/3749248.27 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-029-015

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 17015 Hawthorne Boulevard is a One-Part Commercial Block storefront constructed in 1956 (**Photograph 1**). The one-story building has a rectangular plan with an east-facing orientation. The building has flat roof with a slight parapet. The exterior walls are concrete and hand painted wall sign along the façade reads "South Bay Printing and Lithograph Co." The building sits on a concrete foundation. There is a ribbon of glass block windows along the façade and a single-entry metal door covered by a shed-roofed awning. Part of the original storefront is boarded over with T1-11 siding.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1956 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 17015 HAWTHORNE BLVD

- B1. Historic Name: H.J. Clark Construction Company
- B2. Common Name: South Bay Printing and Lithograph
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1956 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1956 Property Type Commercial / Industrial 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 property at 17015 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

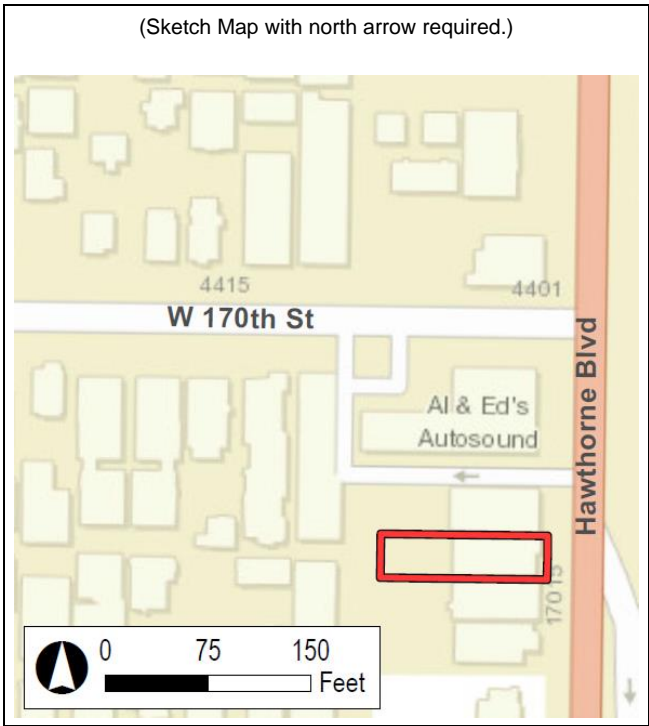
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





**\*B10. Significance (continued):**

Historic Context

The property at 17015 Hawthorne Boulevard was constructed in 1956. The property has had multiple tenants since its construction. Originally the building operated as the H.J. Clark Construction Company office in 1957 (*Redondo Reflex* 1957). By 1960, the building operated as the Jernigan Printing and Stationary Company (LAT 1966). By 1979, the building became the South Bay Printing and Lithograph (*Daily Breeze* 1979).

Mid-twentieth century One-Part Commercial Block

The One-Part Commercial Block as a property type developed in the United States in the mid-nineteenth century and became common in towns and cities through the twentieth century. The One-Part Commercial Block building utilizes simple single-story box forms with flat roofs, plain storefronts, and minimal ornamentation. Typically, long and rectangular in plan with the narrow side facing the street, these buildings could be stand-alone, paired, or grouped. The primary façade is typically dominated by glazed, metal-frame storefronts with signage applied to the upper façade below the roofline. From the late 1940s through the 1970s, the One-Part Commercial Block building was commonly clad with brick, concrete block masonry, and stucco. During the period when Contemporary and Googie styles were popular in the 1950s through the 1960s, these high-style interpretations examples could be expressed using asymmetrical and angled storefronts with exaggerated-modern massing, cantilevered and rod/column-supported canopies, fixed awnings, and decorative signs. Decorative exterior cladding materials can also include porcelain enamel, structural glass, wood, tile, and metal screens and sometimes integrated landscaping elements, like low planters with exotic plantings, were part of the overall design aesthetic. With the popularity of the automobile and the transformation of Hawthorne Boulevard from streetcar to vehicular artery, many of the post-World War II constructed One-Part Commercial Block properties in Lawndale provided off-street paved parking at the rear or side of the commercial buildings (Archives & Architecture 2015, Dyson 2008, Jackson 2000; McAlester 2013).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1956, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The One-Part Commercial Block storefront at 17015 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Archives & Architecture

2015 *Shattuck Avenue Commercial Corridor Historic Context and Survey*. Prepared for City of Berkeley.

*The Daily Breeze*

1979 Classifieds. February 18, 1979.

Dyson, Carol J.

Page 4 of 5

\*Resource Name or # (Assigned by recorder) 17015 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

2008 "How to Work with Storefronts of the Mid-Twentieth Century: a Mid-Twentieth Century Storefront Components Guide." National Main Streets Conference. <http://www.illinois-history.gov/ps/midcentury.htm>. Accessed August 6, 2020.

Jackson, Mike

2000 "Storefronts of Tomorrow': American Storefront Design from 1940 to 1970." Preserving the Recent Past 2. Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology International. <http://www.illinoishistory.gov/ps/mid-century/Storefronts%20of%20Tomorrow.pdf>. Accessed August 6, 2020.

McAlester, Virginia and Lee McAlester

2013 *A Field Guide to American Houses*. 1984 Reprint; New York: Alfred A, Knopf, Inc.

*The Redondo Reflex*

1957 Advertisements. May 31, 1957.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

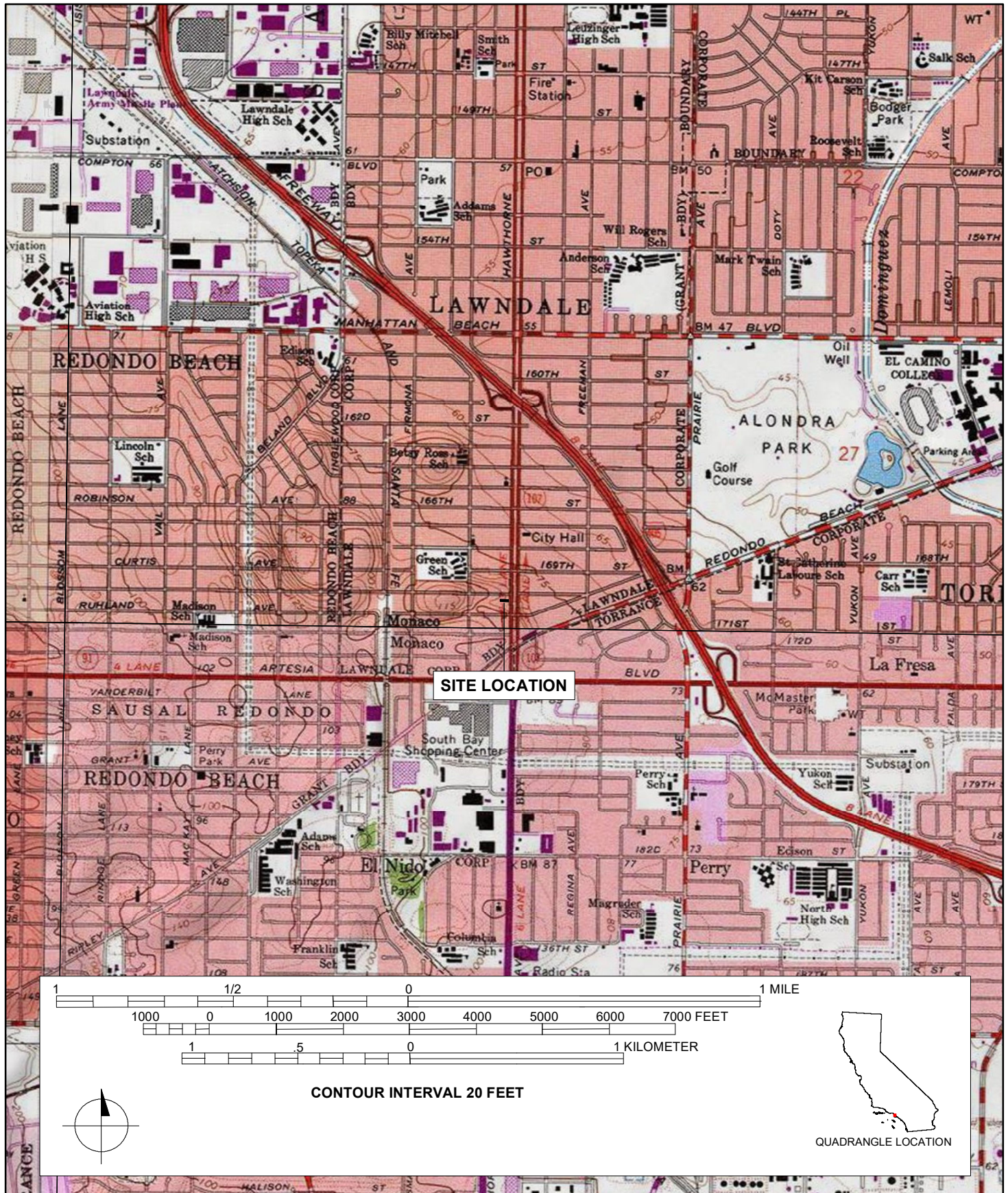
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\* Resource Name or # (Assigned by recorder) 17015 Hawthorne Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) 17017 HAWTHORNE BLVD

P1. Other Identifier: Fancy Jewelry and Loan

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 17017 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374874.88 m E/3749238.56 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-029-016

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 17017 Hawthorne Boulevard is an altered One-Part Commercial Block storefront constructed in 1959 with a Mission Revival remodel conducted circa 2011 (**Photograph 1**). The one-story building has a rectangular plan with an east-facing orientation. The building has flat roof with Mission Revival-style shaped parapet. A cantilevered awning spans the full-length of the storefront. The exterior walls are stucco. The building sits on a concrete foundation. The primary entrance is a single-entry, metal-frame and glass door. The windows are anodized metal-frame storefronts.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1959 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17017 HAWTHORNE BLVD

B1. Historic Name: Classic Foam Furniture

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Mission Revival False Front

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1959 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1959 Property Type Commercial / Industrial 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 property at 17017 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

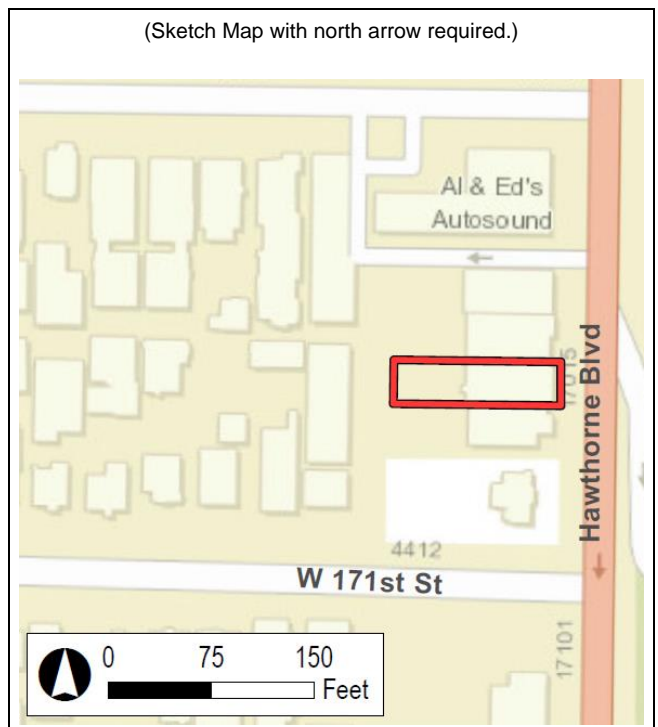
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 17017 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 17017 Hawthorne Boulevard was constructed in 1959. The property has had multiple tenants since its construction. Originally the building operated as Classic Foam Furniture (LAT 1960). Currently, the building operates as Fancy Jewelry and Loan. Between 2008 and 2011, the original façade was extensively altered from a mid-twentieth century commercial storefront design to a storefront with a Mission Revival shaped parapet (Google Streetview 2020).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1959, is associated with the commercial development of Lawndale during the mid-twentieth century and has served multiple businesses since its construction. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The altered One-Part Commercial Block storefront at 17017 Hawthorne Boulevard is no longer possesses any character defining features of its original style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Google Streetview

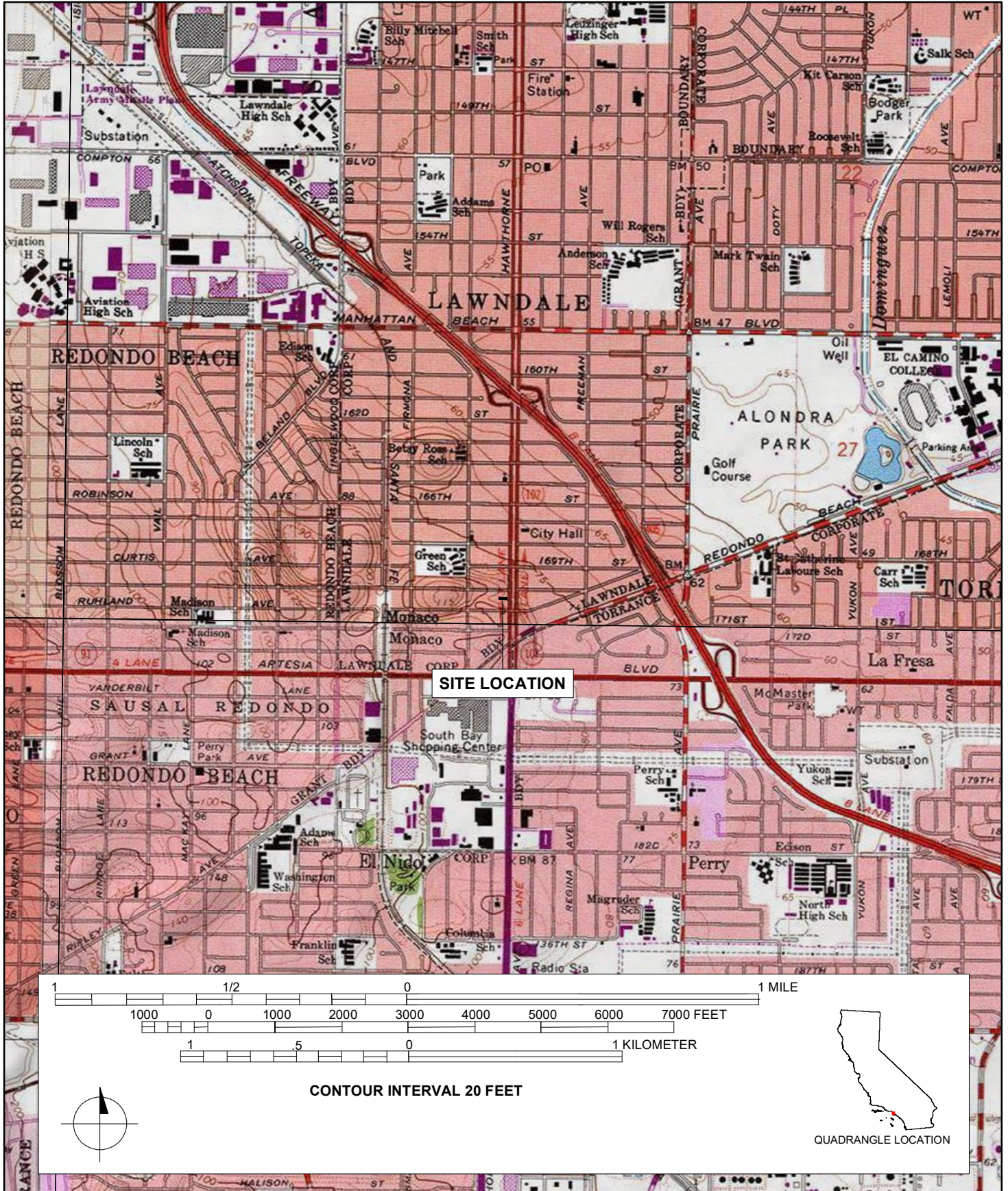
2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

*Los Angeles Times* (LAT)

1960 Classifieds. December 18, 1960.



Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_





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Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 17101 HAWTHORNE BLVD

P1. Other Identifier: Lightning Express Carwash

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 29; B.M. San Bernardino

c. Address 17101 HAWTHORNE BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374876.67 m E/3749151.02 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081-028-032

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The drive-through carwash with an attached commercial building at 17101 Hawthorne Boulevard is a Googie-style commercial building constructed in 1966 (**Photographs 1-2**). The one-story building has a rectangular plan and an east-facing orientation. The building has a flat roof with wide overhanging eaves. The exterior walls of the office are covered with concrete and sheet metal siding. The drive-through care wash lane has plexiglass panels and the roof is supported by metal projecting blade signs. The building sits on a concrete foundation and has an asphalt paved surface parking lot with vacuum stations to the west. The primary entrance is a single-entry metal-frame and glass door. There is a pole-mounted illuminated box sign attached to the northeast corner of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1966 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 17101 HAWTHORNE BLVD

- B1. Historic Name: Continental Car Wash
- B2. Common Name: Lightning Express Carwash
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1966 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1966 Property Type Commercial / Industrial Applicable Criteria C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 17101 HAWTHORNE BLVD does appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), and it does appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property retains sufficient integrity to its original construction and is eligible for listing in either the NRHP or CRHR under Criteria C/3.

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

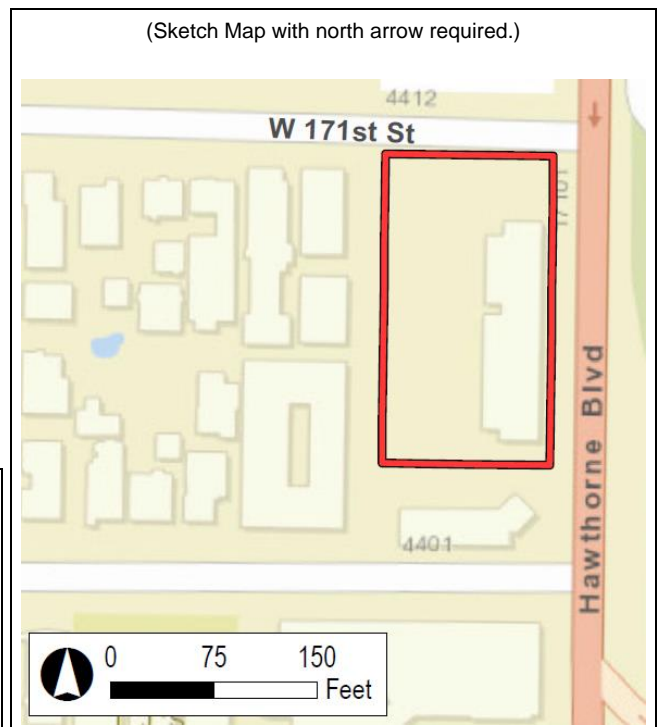
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



**\*B10. Significance (continued):**

Historic Context

The drive-through carwash and commercial building at 17101 Hawthorne Boulevard was constructed in 1966. Originally, this property operated as the Continental Car Wash and had an Orange Julius kiosk inside the carwash waiting room (LAT 1970). Currently, the property operates as the Lightning Express Carwash. The original glass block along the east elevation was replaced with plexiglass panels in 2014, however the original projecting blade signs are intact (Google Streetview 2020).

Googie-style Architecture

Googie (Futurist/Populuxe), popular from after World War II to the late 1960s, is characterized by abstract, angular or curved shapes; expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded); large plate glass window walls (aluminum framed), prominent signage (neon or lighted) commonly integrated into the roofline; variety of exterior finishes including stucco, concrete block, brick, stone, plastic, and wood siding; bright colors; screen block and shadow block accents; use of the building as a billboard; porte cocheres and other automobile-friendly features; and asymmetrical façades (City of Los Angeles 2003:34).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The carwash was constructed in 1966, is associated with the commercial development of Lawndale during the mid-twentieth century. Although it is associated with the early years of the automated drive-through car washes research did not reveal that the property itself played a distinct or important role in the history of the Continental Carwash franchise or the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is significant because it is an important example of a type, period, or method of construction. The Googie-style carwash at 17101 Hawthorne Boulevard is a good example with high integrity reflecting the mid twentieth century trends of this style because of its projecting blade signage and abstract designs. Therefore, this building is eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Integrity

Along with determining significance based on one or more of the NRHP/CRHR Criteria for Evaluation, retaining historic integrity is essential for a resource to retain its status as eligible for listing. The 17101 Hawthorne Boulevard property retains its integrity of location, association, and feeling. However, its integrity of design, setting, materials, and workmanship have been compromised. The original location of the building has remained the same, and it has not been moved since its construction in 1966; therefore, the property's integrity of location remains intact. The 17101 Hawthorne Boulevard property does not retain its integrity of design because it has been significantly or permanently altered. The removal of the original glass block and the signage modifications have compromised its integrity of design, materials, and workmanship. The property's integrity of setting has seen some encroachments from commercial development along Hawthorne Boulevard. In its current state, the property conveys its character and historic integrity of feeling as an office building from 1966. The 17101 Hawthorne Boulevard property was originally constructed as an automated carwash and continues to perform this function; thus, it retains its original association. Therefore, the property's integrity of association has not been diminished.



Page 4 of 5

\*Resource Name or # (Assigned by recorder) 17101 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

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

City of Los Angeles

2003 Preservation Plan Workbook. <http://www.preservation.lacity.org/hpoz/plan>. Accessed August 27, 2020.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

*Los Angeles Times* (LAT)

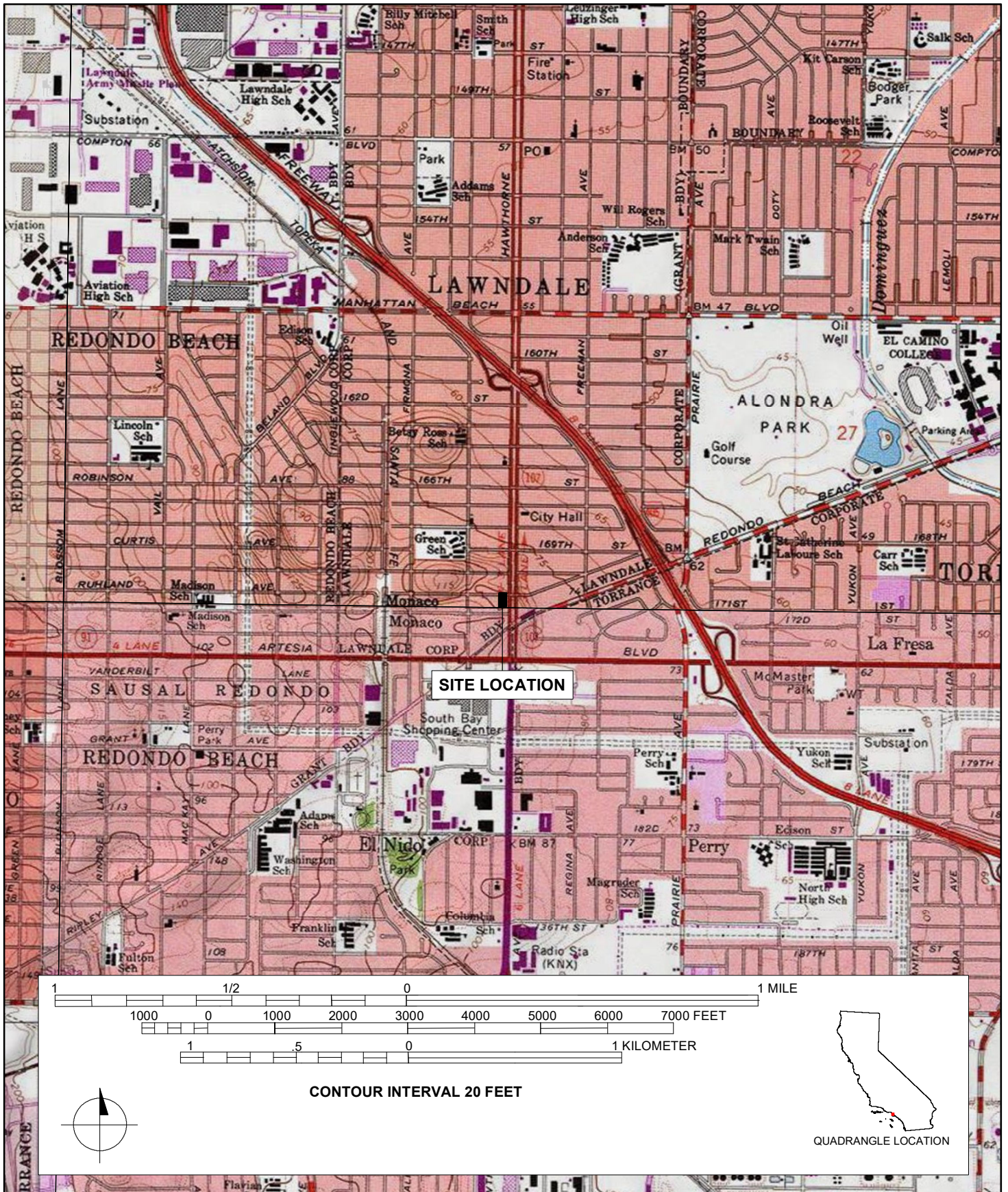
1970 Classifieds. December 7, 1970.



**Photograph 2.** South elevation, view to north, November 5, 2020



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





State of 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 #: (Assigned by recorder) 18407 HAWTHORNE BLVD

P1. Other Identifier: Men's Warehouse

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18407 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374838.46 m E/3747851.54 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4083-002-029

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Contemporary-style commercial building at 18407 Hawthorne Boulevard was constructed in 1977 (**Photograph 1**). The one-story building has a rectangular plan and an east-facing orientation. The front of the building has a mansard roof with wide overhanging eaves covered with seamed metal and the rear portion of the building has a flat roof. The exterior walls are brick. The façade includes a ribbon of anodized metal-frame storefront windows with an offset double-leaf storefront entrance. The building sits on a concrete foundation. A pylon mounted illuminated box sign is located east of the building within the parking lot. The property has paved surface parking to the north and west of the building and fronted by mature trees and shrubs.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to west, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1977 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18407 HAWTHORNE BLVD

- B1. Historic Name: Wallpapers To Go
- B2. Common Name: Men's Warehouse
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1977 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1977 Property Type Commercial / Industrial 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 property at 18407 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

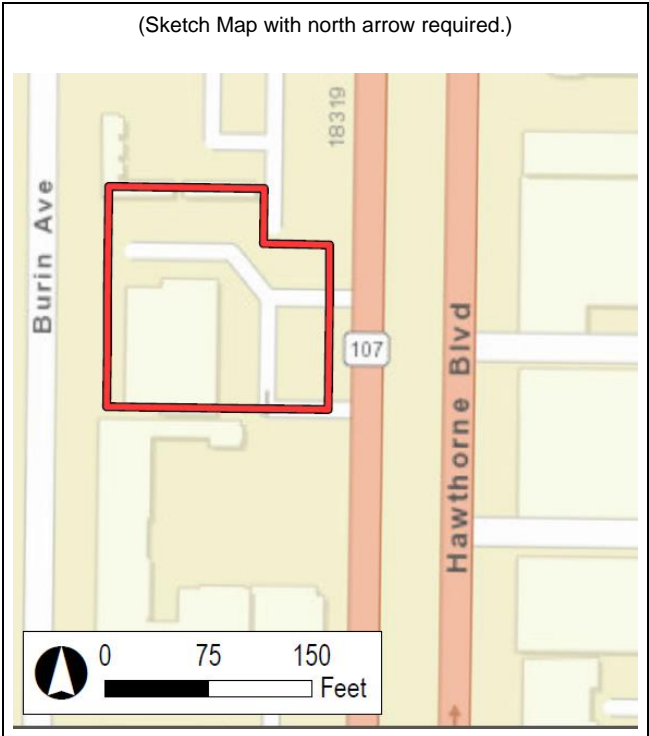
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 5

\*Resource Name or # (Assigned by recorder) 18407 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 18407 Hawthorne Boulevard was constructed in 1977. The building has had multiple tenants since its construction. Originally, the building operated as Wallpaper To Go from 1977 to 1994 (**Plate 1**) (LAT 1977). The building has operated as the Men's Warehouse since 1995.

Contemporary Architecture

The Contemporary style, popular between circa 1940 and 1980, is characterized by strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs; large windows, often aluminum framed; non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass; angular massing; sun shades, screens, or shadow block accents; horizontally oriented commercial buildings; distinctive triangular, parabolic, or arched forms; "eyebrow" overhangs on commercial buildings, and integrated, stylized signage on commercial buildings (McAlester and McAlester 1984:482).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1977, is associated with the commercial development of Torrance during the late-twentieth century and has served multiple functions and businesses since its construction. Research did not reveal that the building played a distinct or important role in the economic development of Torrance. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Contemporary-style commercial building at 18407 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

*Los Angeles Times* (LAT)

1977 "New Wallpaper Concept: Shopping made easy for do-it-yourselfer." August 4, 1977.

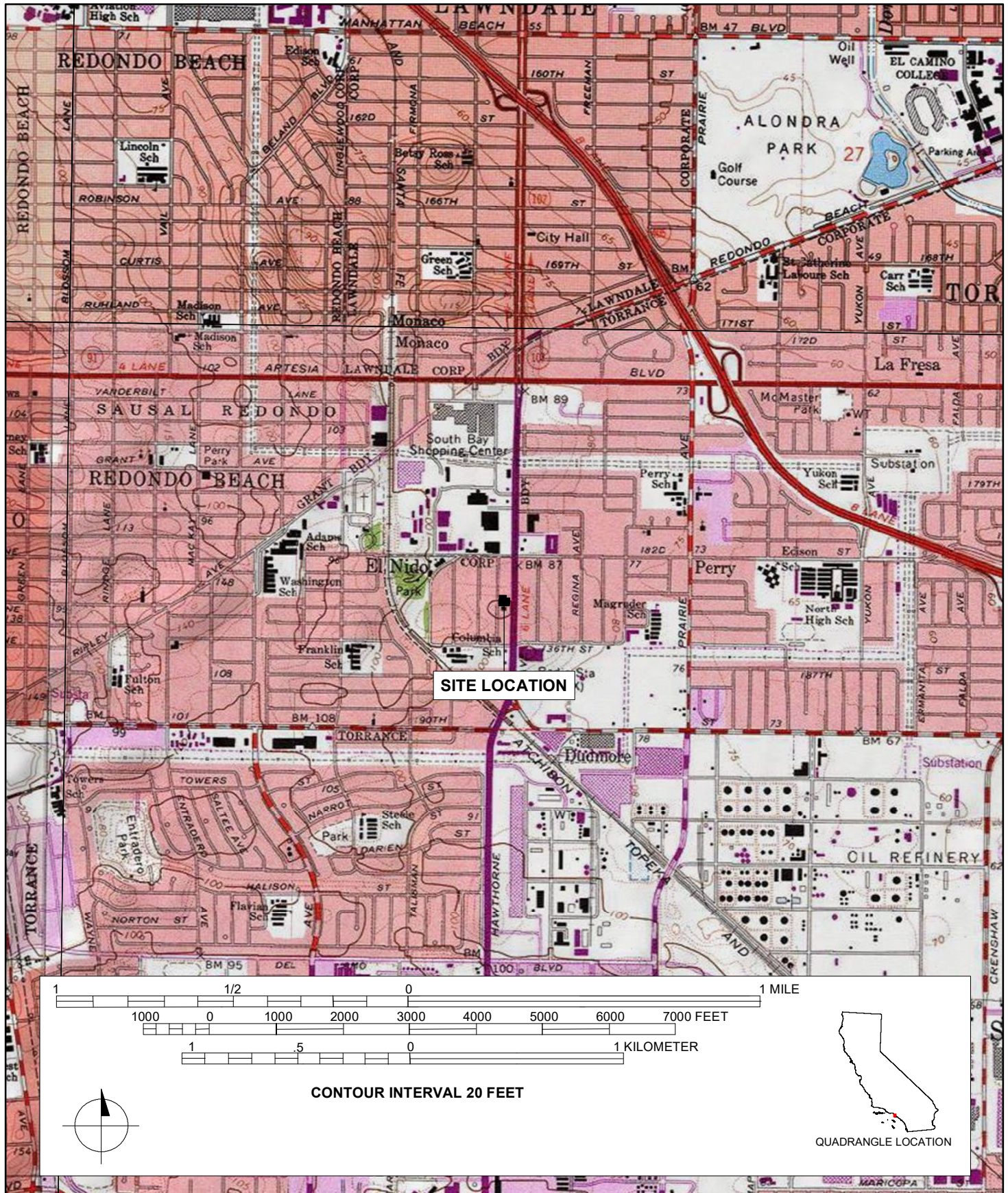
McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.



**Plate 1.** Interior of Wallpaper To Go in 1977 (LAT 1977)







State of 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 #: (Assigned by recorder) 18705 HAWTHORNE BLVD

P1. Other Identifier: Norm's Restaurant

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18705 HAWTHORNE BLVD City Torrance Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374850.21 m E/3747581.29 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4083-009-008

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The Norm's Restaurant building at 18705 Hawthorne Boulevard is a Googie-style commercial building constructed in 1966 (**Photographs 1-2**). The one-story building has a rectangular plan and an east-facing orientation. The building has a mansard roof covered with composite shingles and wide overhanging eaves. The exterior walls are stucco. There is a stucco covered addition along the south elevation. The windows are anodized-metal frame fixed windows arranged in pairs. The primary entrance is a single-entry metal-frame storefront. There is a brick end-wall fireplace along the south elevation. There is a pole-mounted illuminated box sign attached to the southeast corner of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to southwest, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1966 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 18705 HAWTHORNE BLVD

- B1. Historic Name: Norm's Restaurant
- B2. Common Name: Norm's Restaurant
- B3. Original Use: Commercial
- B4. Present Use: Commercial

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1966 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
 Period of Significance 1966 Property Type Commercial / Industrial 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 property at 18705 HAWTHORNE BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

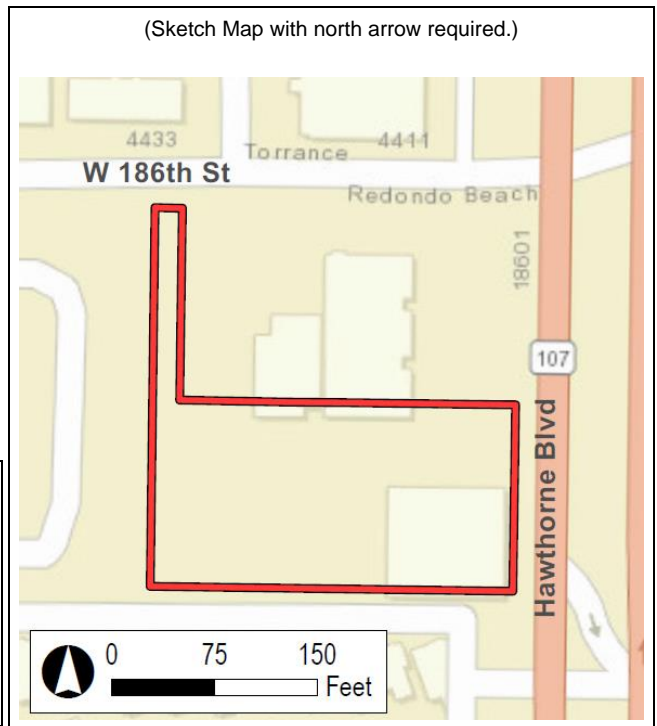
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 5

\*Resource Name or # (Assigned by recorder) 18705 HAWTHORNE BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The restaurant building at 18705 Hawthorne Boulevard was constructed in 1966. The Norm's Restaurant franchise began in 1949, founded by Norm Roybark and quickly expanded with multiple locations throughout southern California during the 1950s and 1960s. The Torrance location at Hawthorne Boulevard has operated as a Norm's Restaurant since its construction in 1966.

Googie-style Architecture

Googie (Futurist/Populuxe), popular from after World War II to the late 1960s, is characterized by abstract, angular or curved shapes; expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded); large plate glass window walls (aluminum framed), prominent signage (neon or lighted) commonly integrated into the roofline; variety of exterior finishes including stucco, concrete block, brick, stone, plastic, and wood siding; bright colors; screen block and shadow block accents; use of the building as a billboard; porte cocheres and other automobile-friendly features; and asymmetrical façades (City of Los Angeles 2003:34).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. This property was constructed in 1966, is associated with the commercial development of Lawndale during the mid-twentieth century. Although it is associated with the early years of the Norm's Restaurant franchise research did not reveal that the property itself played a distinct or important role in the history of the franchise or the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Googie-style commercial building at 18705 Hawthorne Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

City of Los Angeles

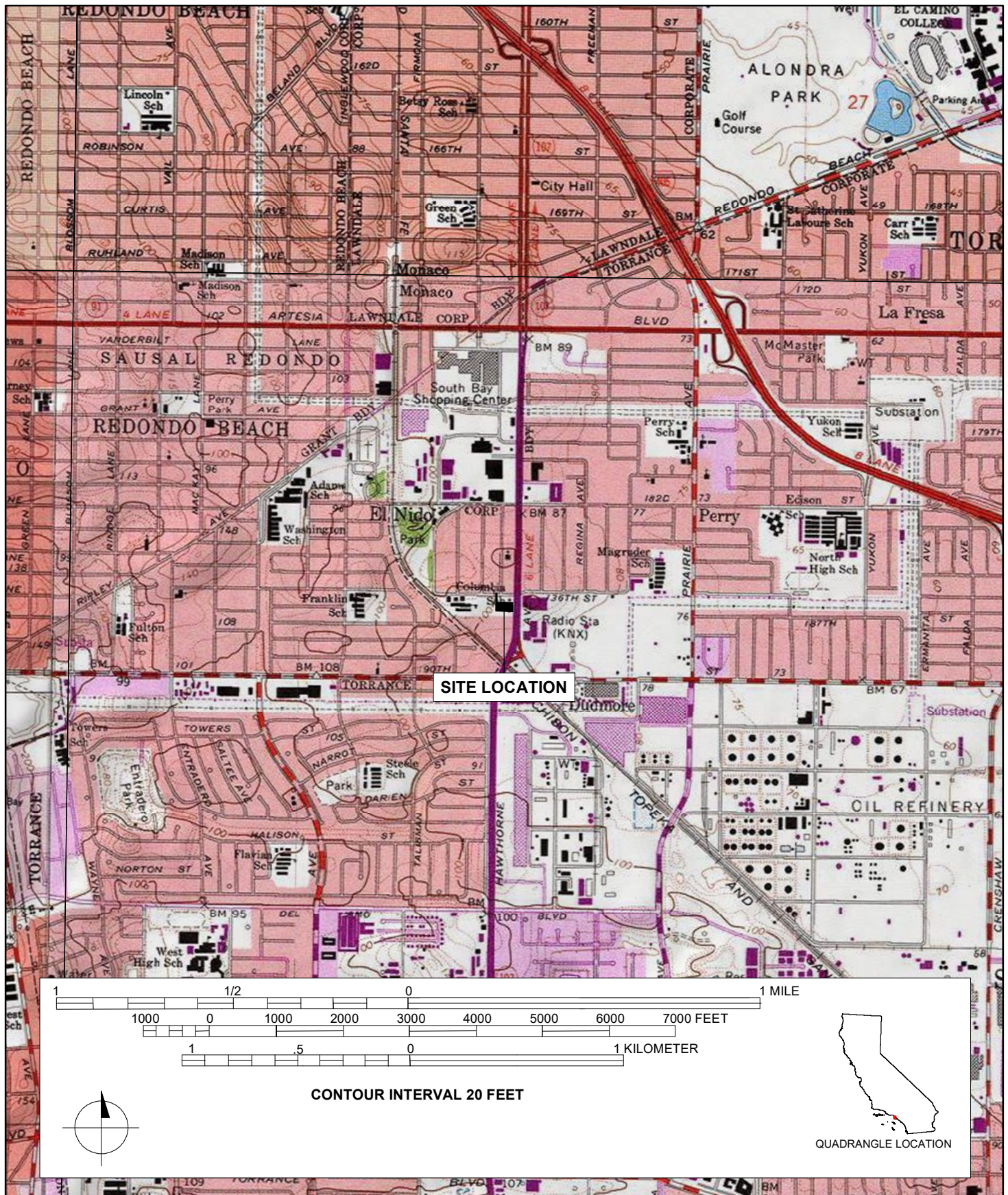
2003 Preservation Plan Workbook. <http://www.preservation.lacity.org/hpoz/plan>. Accessed August 27, 2020.





**Photograph 2.** South elevation rear addition, view to north, November 5, 2020







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 15611 CONDON AVE

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 15611 CONDON AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374214.95 m E/3750704.68 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-049

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The two-story-high warehouse structure (**Photograph 1**) has an irregular plan, a flat roof, tilt-up concrete exterior walls and full-height pilasters that delineate nine bays on the western wall and six bays on the eastern wall. The building has loading docks and limited fenestration.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to west, AECOM 2010

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1965 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15611 CONDON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: tilt-up concrete/ vernacular warehouse

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1965 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1965

Property Type Commercial / Industrial

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 property at 15611 CONDON AVE does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

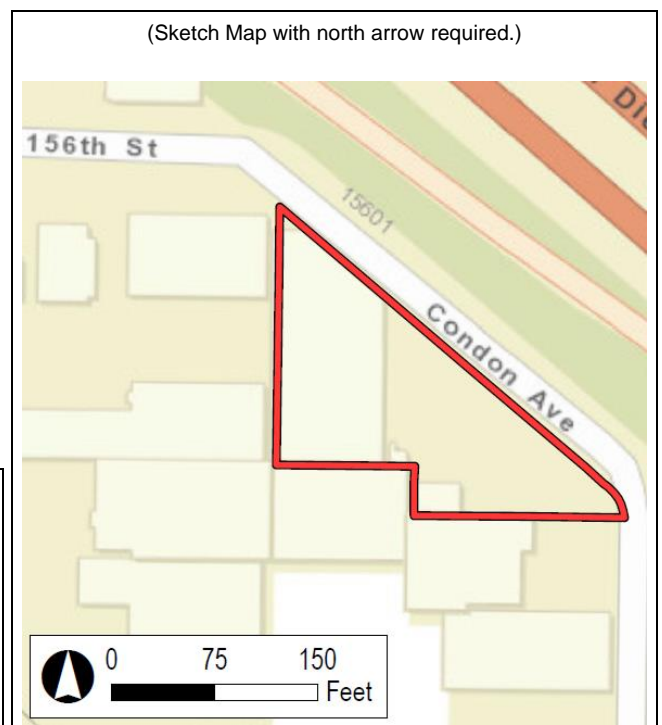
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15611 CONDON AVE

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property has functioned as a moving and storage company during the 1980s and has operated as a warehouse facility for Allied Van lines since 2010.

Evaluation

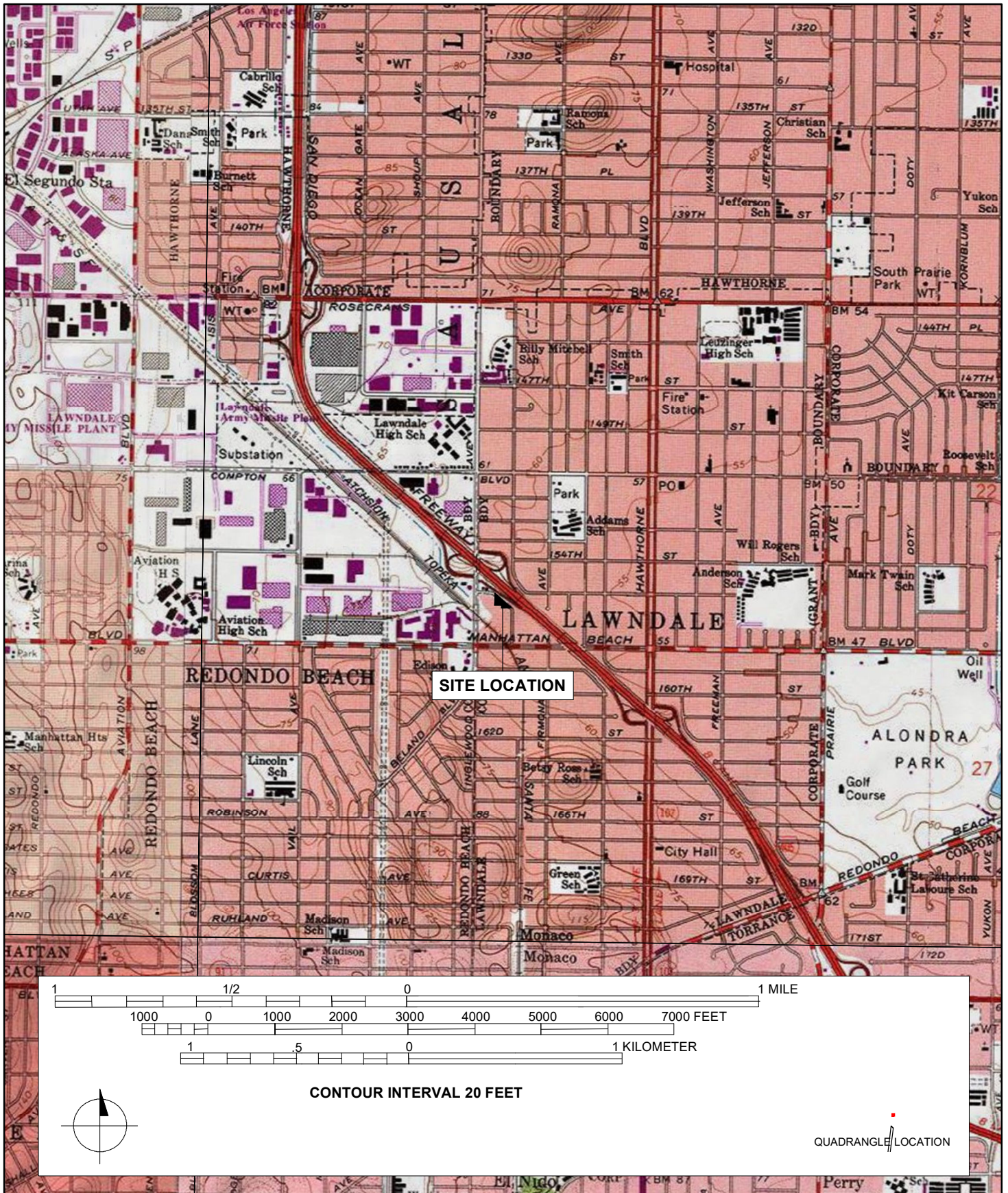
Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. Built in 1965, this resource is associated with the period of commercial and light industrial development in the area in the 1960s, but it is not adequately significant to be eligible under NRHP Criterion A or CRHR Criterion 1. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The tilt-up concrete warehouse building at 15611 Condon Avenue is a typical and unremarkable example reflecting the twentieth-century trends. The building's standard design and materials do not represent a particular architectural style or the work of a master. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 15630 CONDON AVE

P1. Other Identifier: Assured Quality Woodcraft

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2018 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 15630 CONDON AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374299.10 m E/3750669.25 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

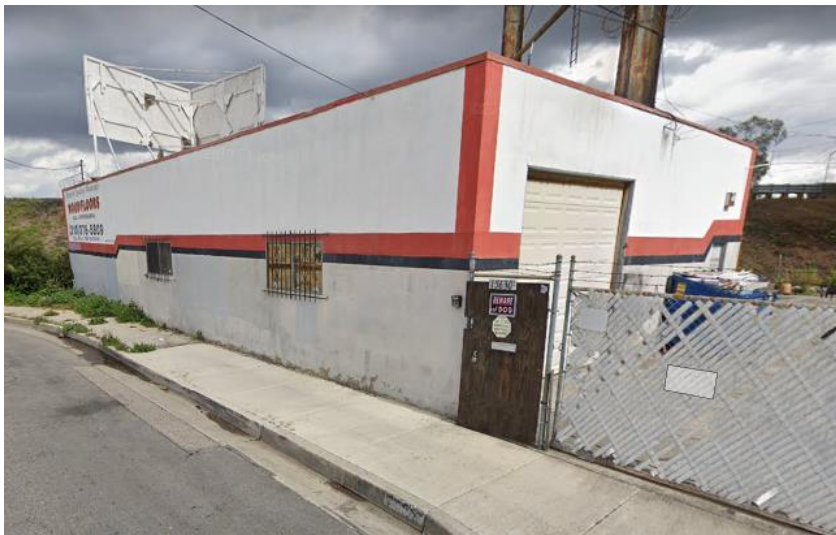
Assessor's Parcel Number (APN): 4080-025-061

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 15630 Condon Avenue was constructed in 1967 and is a vernacular Utilitarian-style industrial building (**Photograph 1**). It is a one-story industrial building with a triangular-shaped plan. The building has a flat roof with billboard signage. The exterior walls are concrete. The building sits on a concrete slab foundation. There are two, aluminum-frame horizontal slider windows covered with metal grilles along the west elevation. The south elevation has metal roll-up garage doors and loading docks.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north (Google Streetview 2020)

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1967 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15630 CONDON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1967 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1967

Property Type Commercial / Industrial

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 property at 15630 CONDON AVE does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

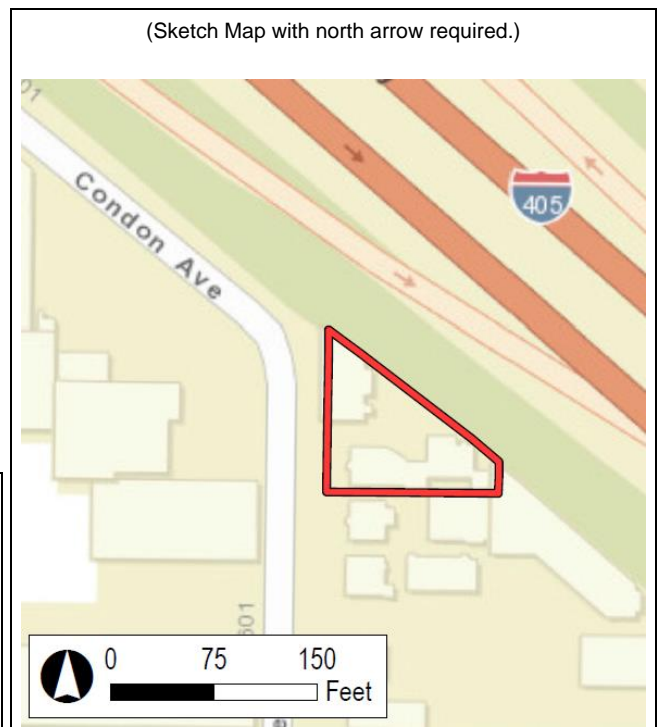
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15630 CONDON AVE

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 15630 Condon Avenue was constructed in 1967. The property operated as a furniture warehouse during the 1980s and is currently Assured Quality Woodcraft.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1967, is associated with the commercial development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular Utilitarian-style industrial building at 15630 Condon Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

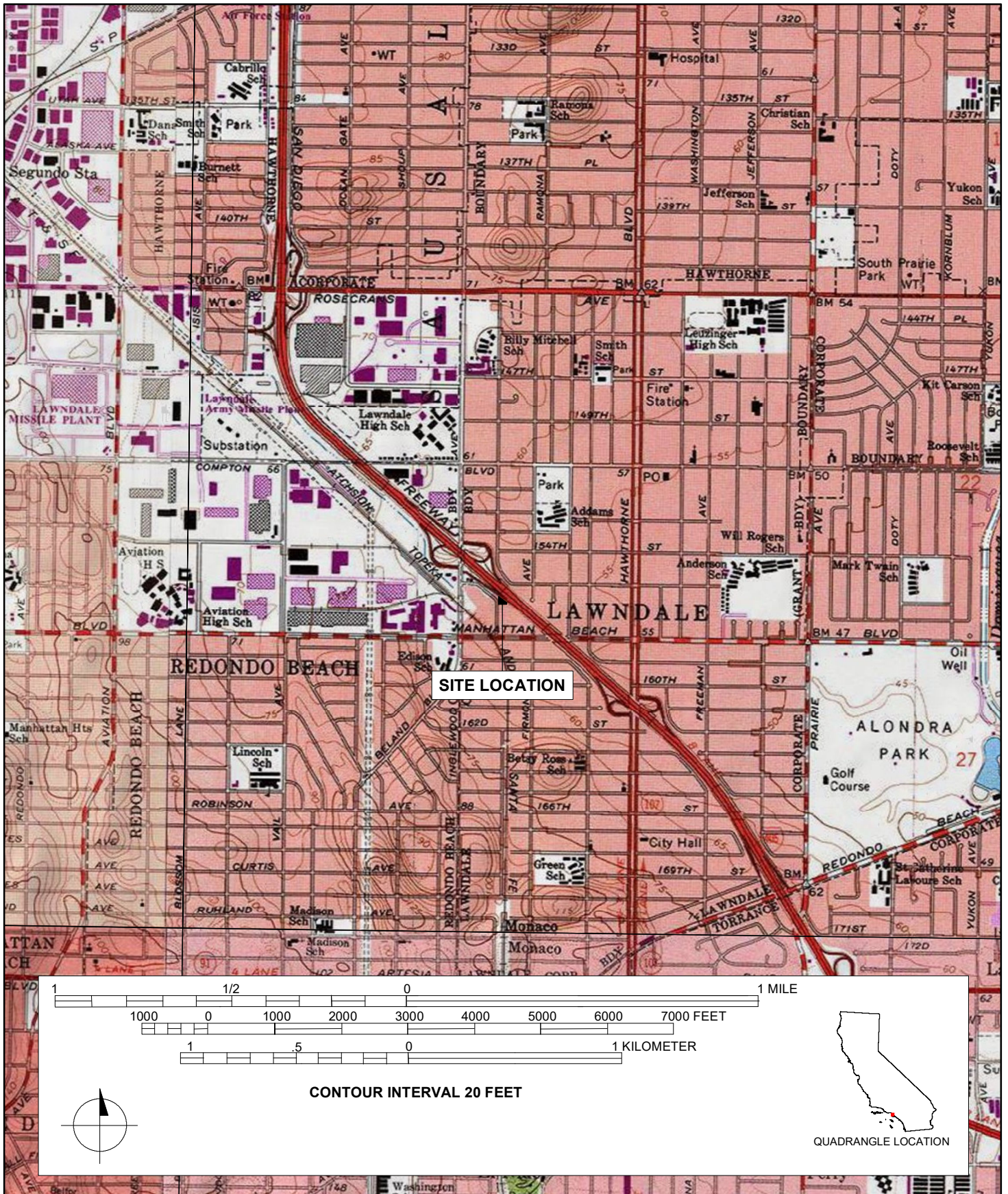
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 7R

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 15706 CONDON AVE

P1. Other Identifier: GAD Art Fabrication; Adelaide Interiors, LLC; L&L Flooring Company

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 15706 CONDON AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374347.09 m E/3750633.52 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-064

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 15706 Condon Avenue was constructed in 1960 and is a vernacular Utilitarian-style industrial building (**Photograph 1**). It is a one-story industrial building with a roughly rectangular plan and a southwest facing orientation. The building has a flat roof. The exterior walls appear to be concrete. The building is set back front the street and only one loading dock bay is visible from the public right-of-way.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to east, (Google Streetview 2020)

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1960 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 7R

\*Resource Name or # (Assigned by recorder) 15706 CONDON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1960 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1960 Property Type Commercial / Industrial 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 property at 15706 CONDON AVE is not visible from the public right-of-way. The property was not evaluated for federal, state, or local register eligibility.

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

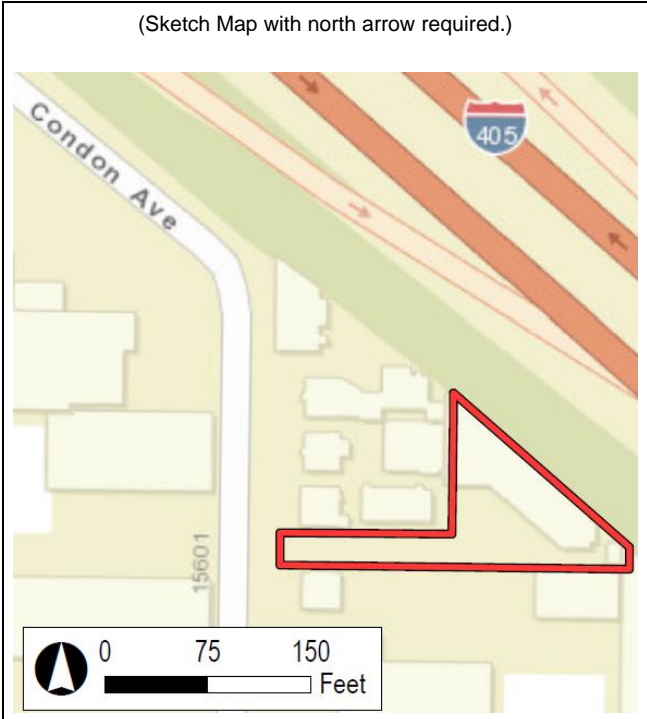
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15706 CONDON AVE

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 15706 Condon Avenue was constructed in 1960. The building has had multiple tenants since its construction. In 1976, Tom Wilson purchased the property for use in fiberglass product manufacturing (*The Daily Breeze* 1976). In 2012, the property operated as Brown Marine Engineering and Hank's Automotive (Google Streetview 2020). In 2014, the property operated as Graphic Gearworx (Google Streetview 2020). Currently, the building has three tenants: GAD Art Fabrication, Adelaide Interiors, LLC, and the L&L Flooring Company (Google Streetview 2020).

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

*The Daily Breeze*

1976 "Industrial Site Bought." July 25, 1976.

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

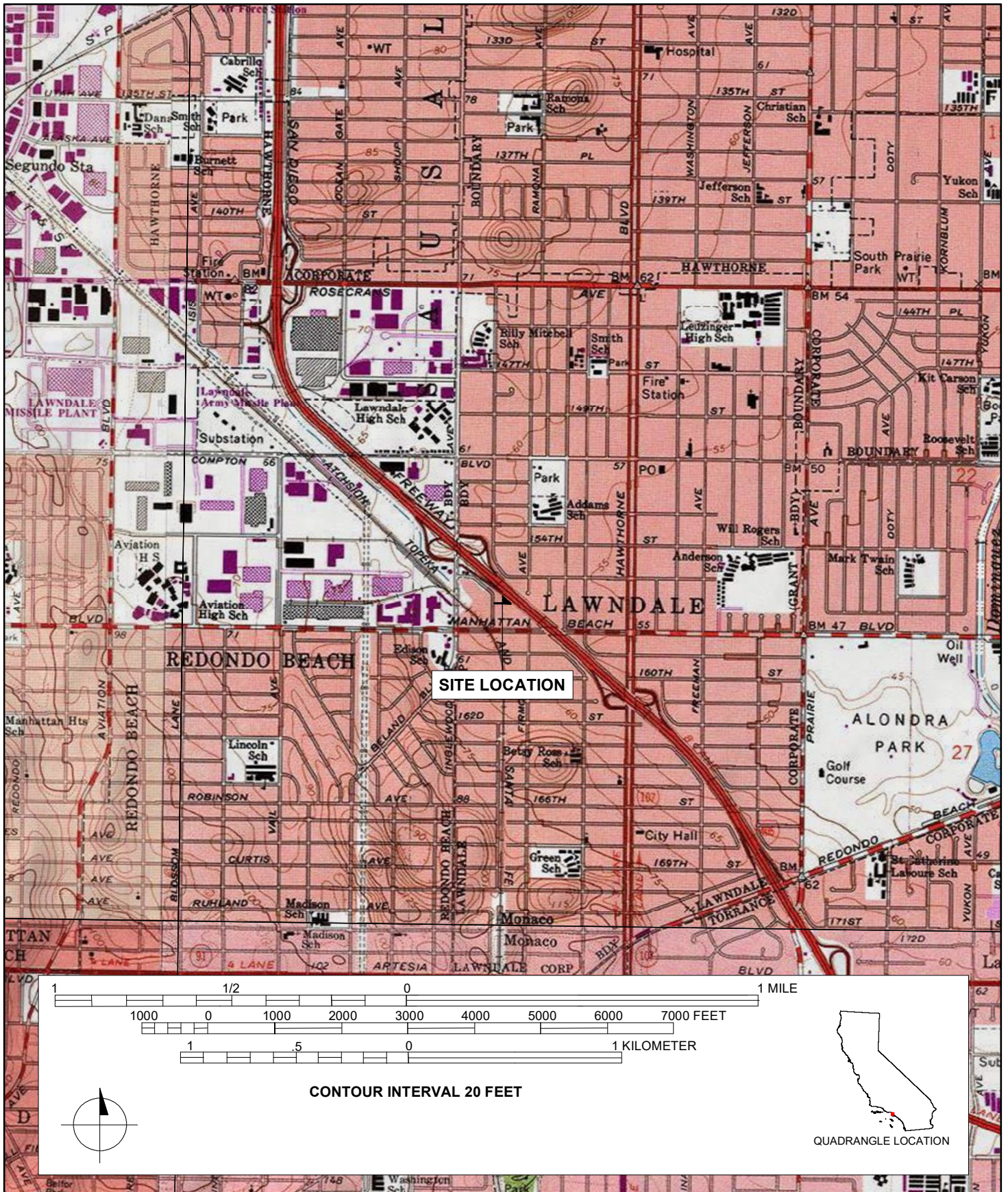
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 15706 Condon Ave

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 15708 INGLEWOOD AVE

P1. Other Identifier: Westwood Building Materials

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 15708 INGLEWOOD AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374172.76 m E/3750557.38 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-048

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 15708 Inglewood Avenue was constructed in 1957 and is a mid-twentieth century industrial building (**Photograph 1**). It is a one-story industrial building with a rectangular plan and a southwest facing orientation. The building has a flat roof with domed skylights and covered with rolled asphalt. The exterior walls are concrete with slate tile veneer accents. The building sits on a concrete slab foundation. Cantilevered flat-roof awnings span the southwest elevation and partial-length of the northwest elevation. The windows are metal-frame storefronts. The primary entrance is a single-entry aluminum-frame and glass door.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to northeast, (Google Streetview 2020)

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1957 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15708 INGLEWOOD AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1957 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development

Area Lawndale

Period of Significance 1957

Property Type Commercial / Industrial

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 property at 15708 INGLEWOOD AVE does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

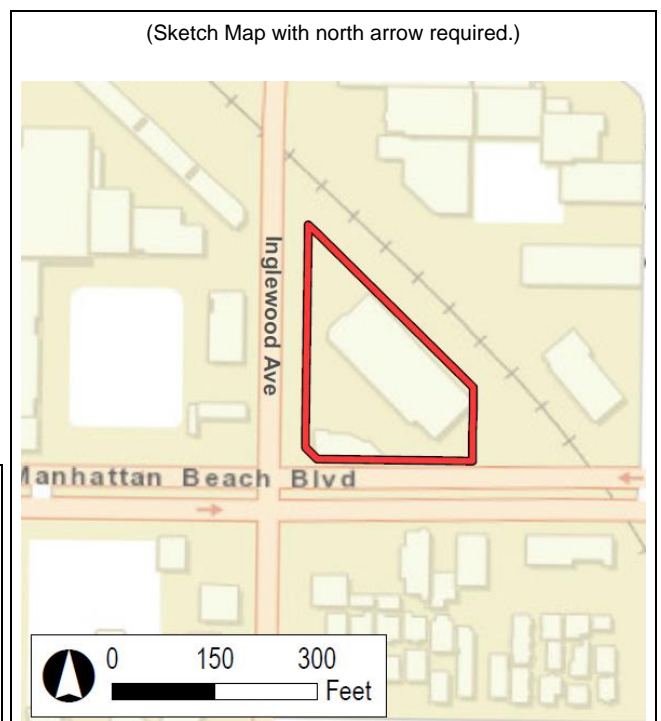
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15708 INGLEWOOD AVE

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The property at 15708 Inglewood Avenue was constructed in 1957. The building has had multiple tenants since its construction. The building has operated as the Westwood Building Materials Company since 1958. The Westwood Building Materials Company was established in 1940 (Westwood Building Materials Co 2020). During World War II, the company briefly shifted production and sold animal feed. In 1946, the company moved to West Los Angeles and in 1958 the company moved to the Lawndale facility (Westwood Building Materials Co 2020).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1957, is associated with the commercial development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The mid-twentieth century industrial building at 15708 Inglewood Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Google Streetview

2020 Years accessed: 2008, 2011, 2014, 2015, 2019. Electronic database, <https://www.google.com/maps/>, accessed August 6, 2020.

Westwood Building Materials Company

2020 "About us." Electronic document, <https://westwoodbm.com/about/>, accessed August 31, 2020.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

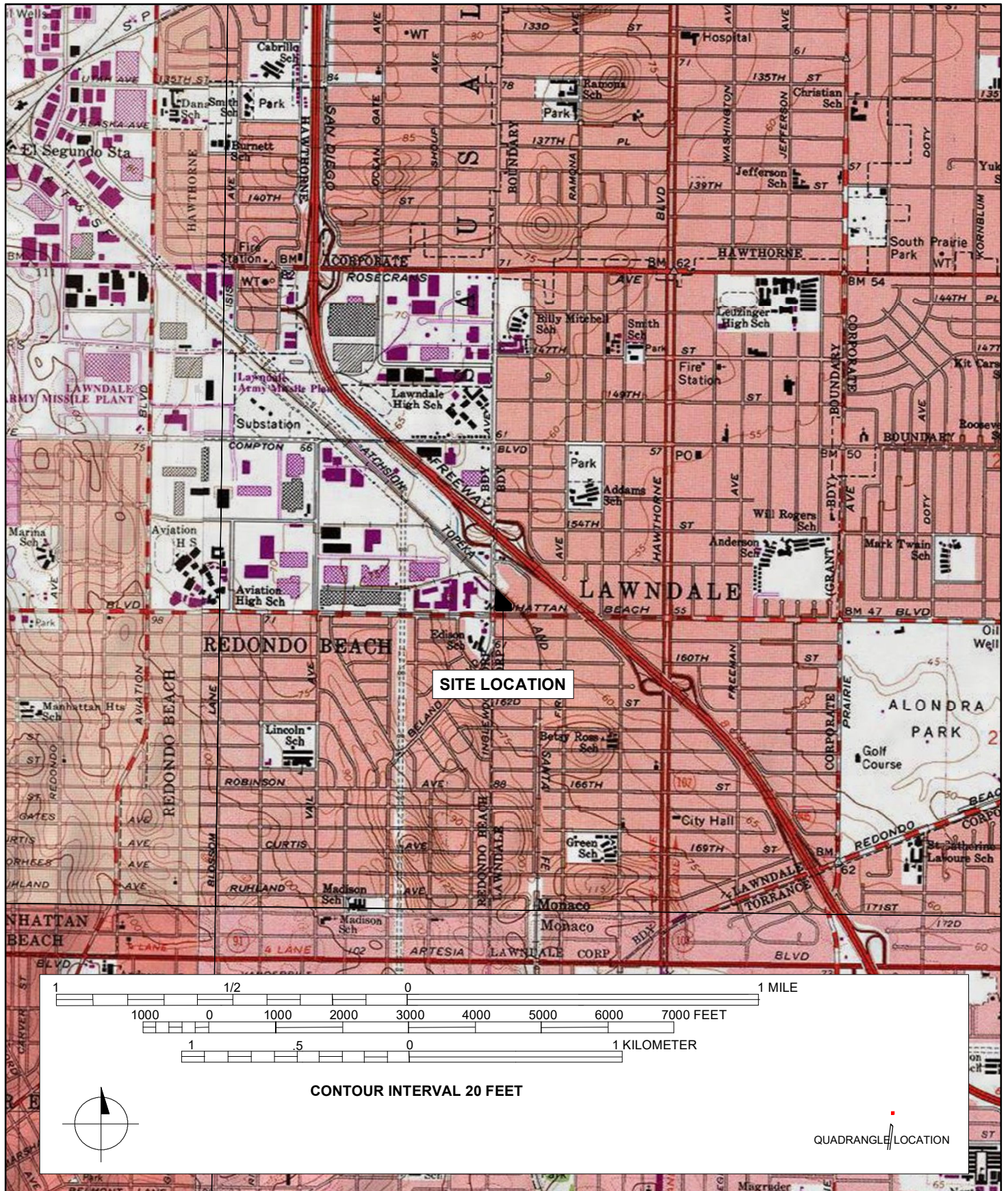
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 15708 Inglewood Ave

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4701 MANHATTAN BEACH BLVD

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2019 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 4701 MANHATTAN BEACH BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374253.18 m E/3750552.36 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-059

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4701 Manhattan Beach Boulevard is a vernacular, mid-twentieth century building constructed in 1956 (**Photograph 1**). Situated diagonally from the intersection of Manhattan Beach Boulevard and Condon Avenue, the building is parallel to the railroad in the ROW in a fenced maintenance yard. The two-story building has a rectangular plan, stucco siding, a side-gabled roof, metal casement windows and full-height garage doors. The building appears to accommodate workshops and offices for the maintenance yard.

\*P3b. **Resource Attributes:** (List attributes and codes) HP6 – 1-3 Story Commercial Building

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

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) **Photograph 1.** Overview of property, view to north, AECOM 2010

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1956 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4701 MANHATTAN BEACH BLVD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1956 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1956 Property Type Commercial / Industrial 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 property at 4701 MANHATTAN BEACH BLVD does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

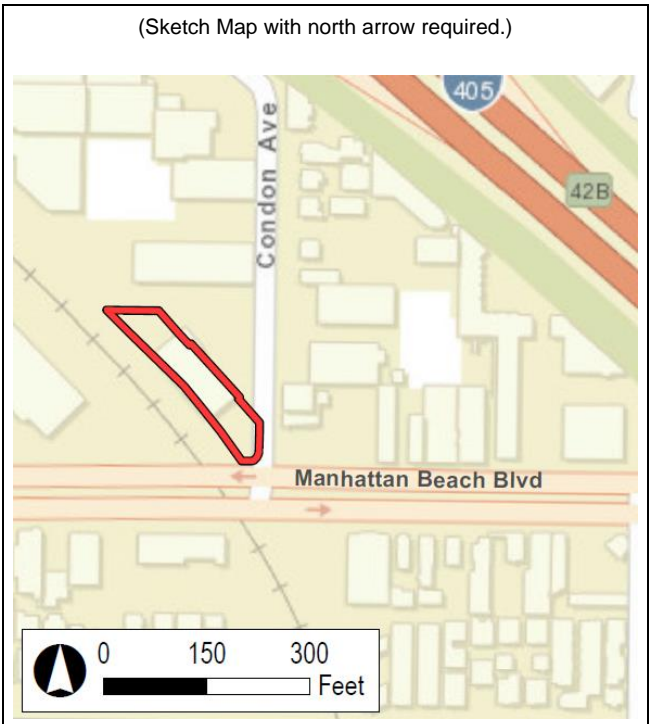
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4701 MANHATTAN BEACH BLVD

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1956, is associated with the post-WWII period of tremendous development in Lawndale, including widespread commercial, industrial and residential development in the 1950s. It is not associated with specific historical events to be eligible under NRHP Criterion A or CRHR Criterion 1. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The vernacular, mid-twentieth century building at 4701 Manhattan Beach Boulevard is a typical and unremarkable example reflecting the twentieth-century trends. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

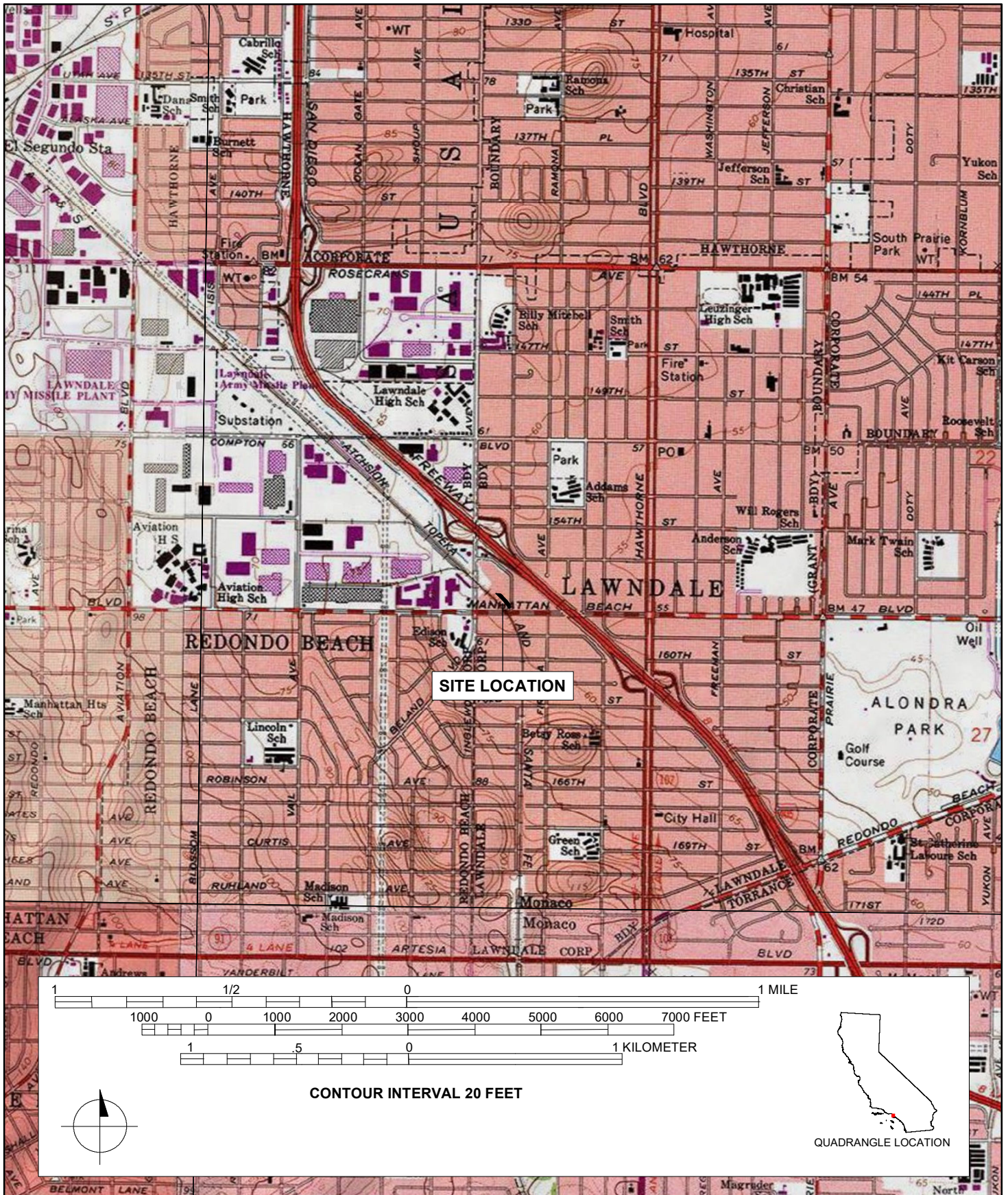
Page 4 of 4

\* Resource Name or # (Assigned by recorder) 4701 Manhattan Beach Blvd

\* Map Name: Inglewood, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4703 W 168th St.

P1. Other Identifier: 4703 W 168th St.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2020 T 3S; R 14W Sec 21; B.M. San Bernardino

c. Address 4703 W 168th St. City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374295.15 m E/3749546.94 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4081002017

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 4703 West 168th Street is a one-and-a-half story Craftsman bungalow with a rectangular plan, a front-gabled roof, and a gabled partial-width porch with decorative shingles and rafter tails (**Photograph 1**). The roof has a low-pitched hipped section in the front with the open gable above, with a medium overhang and open eaves. The building has stucco siding and an array of window types, including one-over-one wood sash, replacement and additional aluminum sliding windows, and fixed-wood windows. The closed-porch railing is also sided with stucco, and square porch supports are set above it in a symmetrical arrangement.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to west, AECOM 2010

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1909 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4703 W 168th St.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Craftsman bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1909 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development

Area Lawndale

Period of Significance 1909

Property Type single Family Residential 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 property at 4703 W 168th St. does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

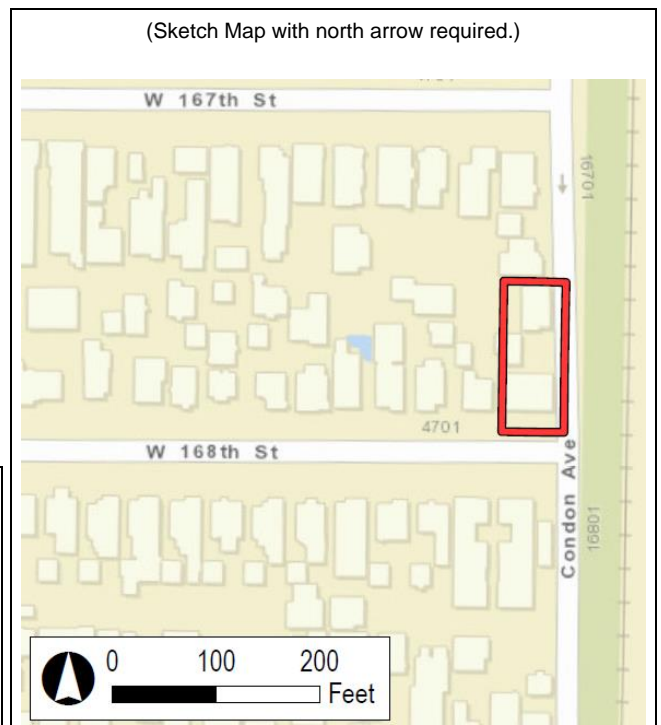
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4703 W 168th St.

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

Built in 1909, this building is associated with the early development of Lawndale as a farming suburb. That period of development is significant in the history of Lawndale, but this resource does not convey a particular association with the theme of the community's founding because it is removed location from the original Lawndale subdivision and has extensive alterations to its setting.

Evaluation

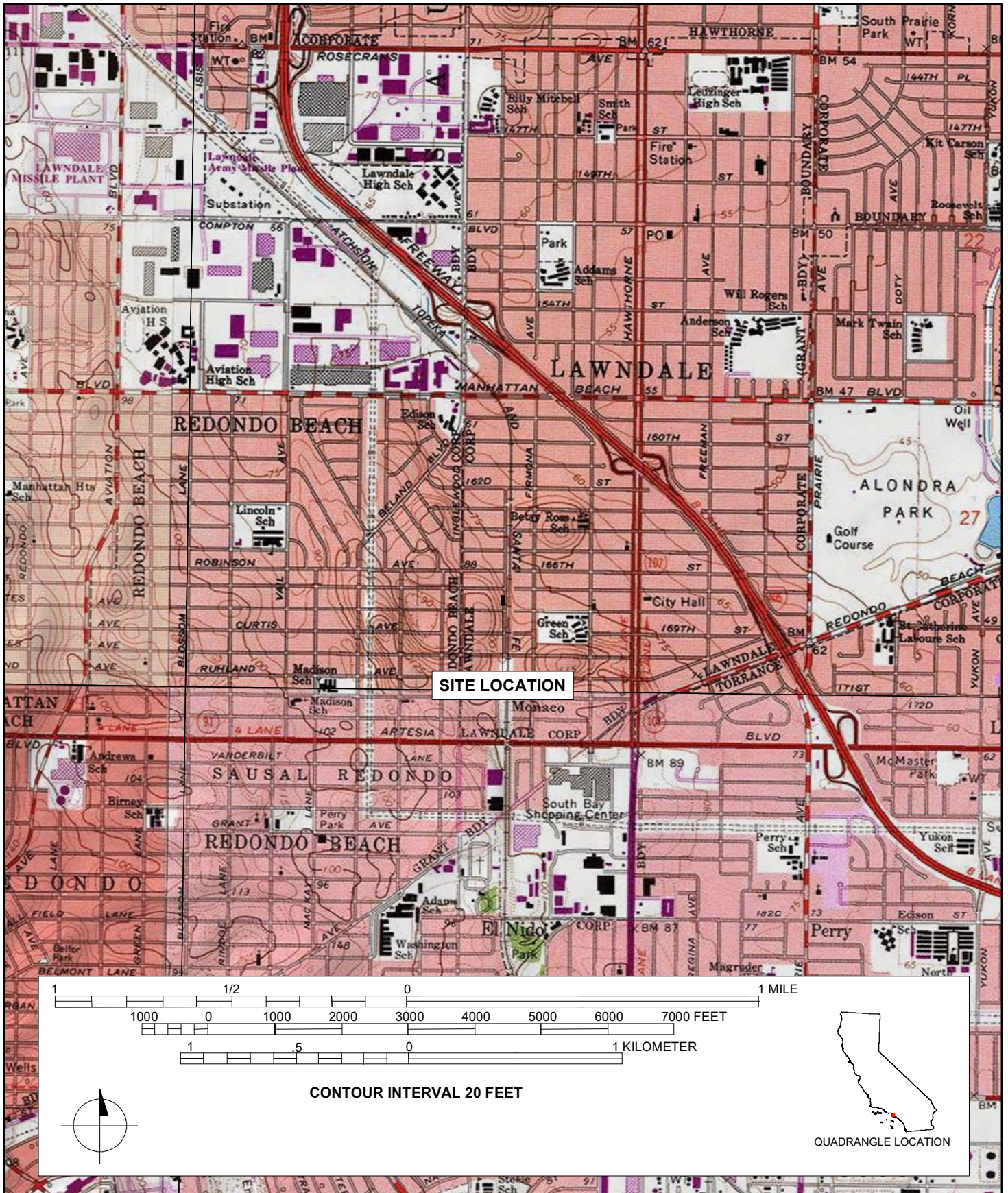
Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1909, is associated with the commercial development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Craftsman bungalow was the dominant style for smaller houses built throughout the country from 1905 until the early 1920s, particularly in Southern California. This is a modest example of the type, and its alterations detract from its overall integrity. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.







State of 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 #: (Assigned by recorder) Pacific Crest Cemetery, 2701 182nd St.

P1. Other Identifier: Pacific Crest Cemetery

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 2020 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address Pacific Crest Cemetery, 2701 182nd St. City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374211.34 m E/3748192.34 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4082-020-033

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Pacific Crest Cemetery is generally bounded by 182nd Street, Inglewood Avenue, Grant Avenue, and the Harbor Subdivision ROW (**Photographs 1-3**). The entrance to the cemetery on 182nd Street is flanked with brick markers that open to a circular drive. Opposite from the entrance is a Tudor-style chapel and mortuary, including offices, and an attached crematory. On the west side of the circular drive, there is a freestanding Gothic- and Renaissance-style indoor mausoleum. Five outdoor mausoleums, including crypts and columbaria, are also located on the site along the eastern and western parcel boundaries and adjacent to the crematorium. A well is located along the eastern parcel boundary. The lawn-style cemetery is set on even terrain with evenly-spaced graves identified by headstones and flush markers in neat rows. There are more than 35,000 known interments in the cemetery. A road system winds north from the main circular drive and completes a rectangular interior path around the center of the cemetery property. This access road also connects to a second entrance on Inglewood Avenue that has brick entrance markers. The entire site has an open lawn with several palm trees and other shrubs scattered around the property, and it is enclosed with vertical rod metal fencing.

\*P3b. Resource Attributes: (List attributes and codes) HP40. Cemetery

\*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 #) **Photograph 1.** Overview of property, view to northwest, November 5, 2020

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1902, 1934 (Los Angeles County Assessor)

\*P7. Owner and Address: n/a

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 11, 2020

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources*

Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Pacific Crest Cemetery, 2701 182nd St.

- B1. Historic Name: Pacific Crest Cemetery
- B2. Common Name: Pacific Crest Cemetery
- B3. Original Use: Cemetery
- B4. Present Use: Cemetery

\*B5. Architectural Style: Tudor

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1902,1934 (Los Angeles County Assessor); In 1934, the cemetery was redesigned with the alteration of the oval drive into a circular drive, and the addition of the mausoleum, chapel, crematory and several acres of land to the north. Further additions from the 1960s to the 1980s included the outdoor mausoleums, the office and mortuary addition to the chapel, the Inglewood Avenue entrance, and the brick entrance piers and metal fencing.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Lawndale  
Period of Significance 1902,1934 Property Type Cemetery 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 property at Pacific Crest Cemetery, 2701 182nd St. does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

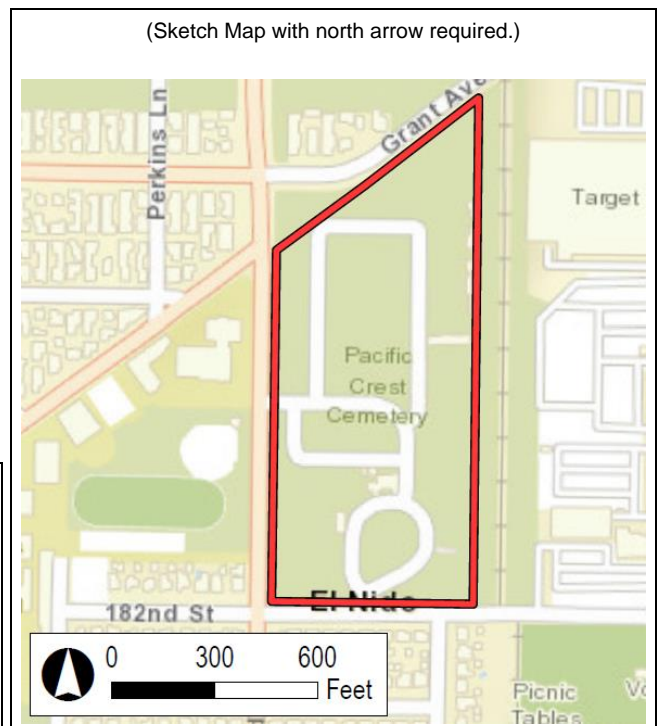
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)





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\*Resource Name or # (Assigned by recorder) Pacific Crest Cemetery, 2701 182nd St.

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

In 1902, the Pacific Crest Cemetery was established as a public cemetery on the outskirts of Redondo Beach near the LA&R (later the Pacific Electric Railway) and train station at El Nido. According to cemetery records, a group of local businessmen decided to establish a cemetery near the railroad to make visiting family plots convenient. The cemetery was originally plotted with a large oval drive in the center of a rectangular parcel, along South Eucalyptus Drive (now 182nd Street). Existing burials in the adjacent El Nido cemetery were disinterred and relocated in the new cemetery along with their headstones. In 1934, the cemetery was redesigned with the alteration of the oval drive into a circular drive, and the addition of the mausoleum, chapel, crematory and several acres of land to the north. Further additions from the 1960s to the 1980s included the outdoor mausoleums, the office and mortuary addition to the chapel, the Inglewood Avenue entrance, and the brick entrance piers and metal fencing.

Evaluation

The Pacific Crest Cemetery is associated with the local population boom at the turn of the century, but it does not have a specific association with significant historical events or patterns to be eligible under NRHP Criterion A or CRHR Criterion 1.

The cemetery has two known celebrities interred, actors George Chesebro and Mae Marsh, who performed in early Hollywood movies. Although these actors contributed to the rise of the entertainment industry in early Los Angeles, their graves are not representative of their accomplishments. There are no other known associations with significant historic persons; therefore, the Pacific Crest Cemetery is not eligible under NRHP Criterion B or CRHR Criterion 2.

The design and features of the cemetery involve architectural and landscape styles contemporary to its period. The lawn design became typical of cemeteries across the country in the post-Victorian era. Flush markers were found to make grounds-keeping more efficient and manageable. The chapel, built in the 1930s, is a good example of the Tudor Revival style, but the addition of the mortuary and offices in the 1960s compromised the integrity of its massing and scale. The mausoleum is an eclectic mix of Gothic and Renaissance details, including roofline pinnacles, rusticated exterior walls, and Ionic columns. The design features of the cemetery overall do not meet the requirements to be eligible under NRHP Criterion C or CRHR Criterion 3.

The cemetery has the potential to yield information concerning cultural groups, material culture and social history. However, the information that it may contribute is related to 20th century activities that are not considered sufficiently important to appear eligible under NRHP Criterion D or CRHR Criterion 4.

Further, a cemetery is not ordinarily considered eligible for the NRHP unless it meets the special requirements of NRHP Criteria Consideration D that it would derive its primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from association with historic events. The Pacific Crest Cemetery does not meet any of the special criteria considerations to be eligible for the NRHP.

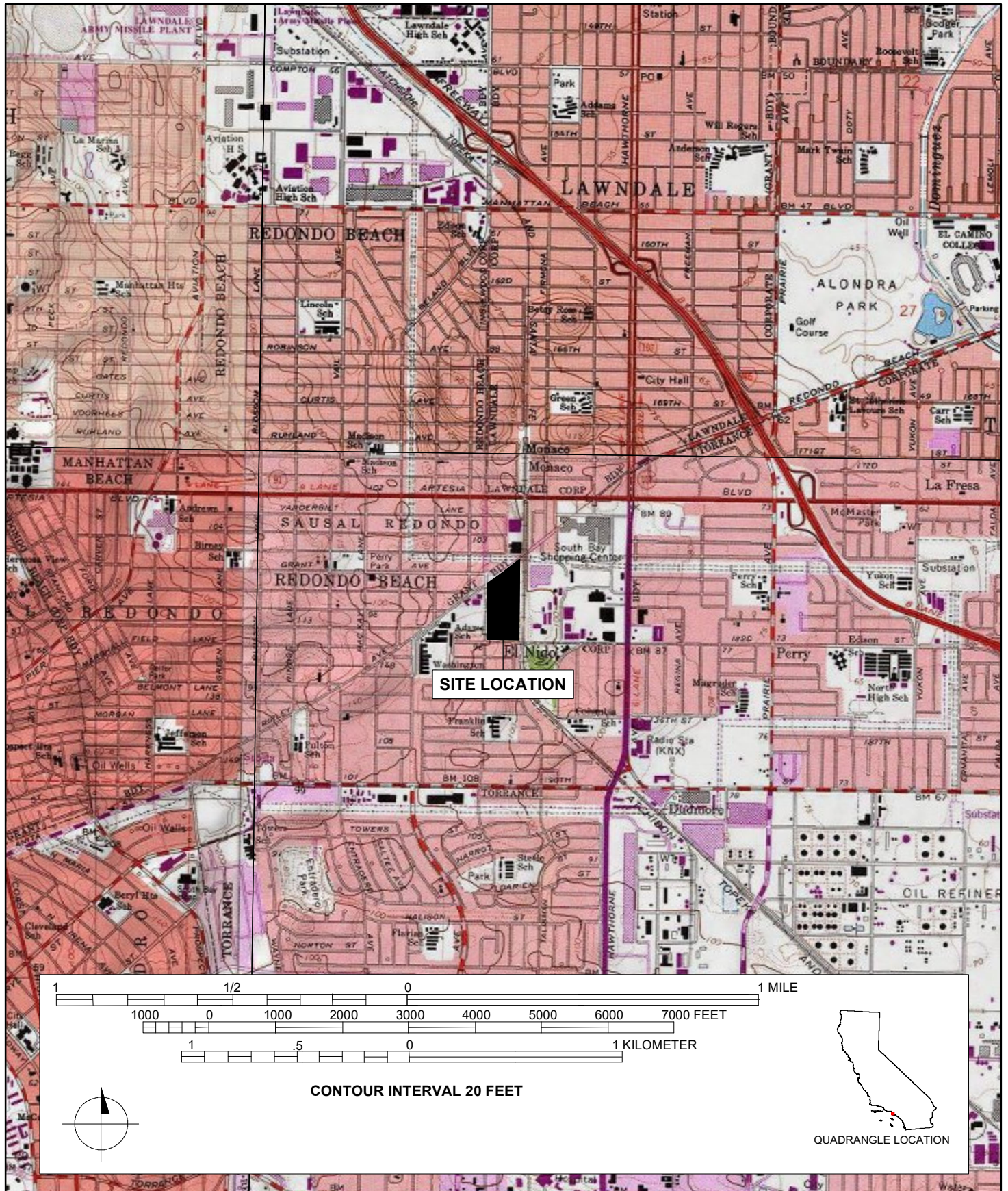


**Photograph 2.** Overview of Mausoleum, view to northwest, November 5, 2020



**Photograph 3.** Pacific Crest Cemetery – Chapel (c. 1934) and addition (c. 1960s), view to north, AECOM 2010







## UPDATE SHEET

Primary # P-19-186929

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) Dow Chemical Plant

Continuation  Update

**P1. Other Identifier:** Parcel 7352-002-017

**\*P2 e. Other Locational Data:** The Dow Chemical Plant is located at 305 Crenshaw Boulevard, at the southwest corner of the intersection with Del Amo Boulevard.

**\*P3a. Description:**

The 52-acre Dow Chemical Plant (**Photograph 1**) was previously recorded as a district including numerous industrial buildings, structures and heavy equipment. The district was identified in 2003 with five contributing elements. Building 111, the Administration Building, is a one-story brick building with a flat roof and pivot windows. Building 112, the Change Room, is a one-story concrete block building with a flat roof and double pane fixed windows. Building 121 is a warehouse with corrugated metal siding, a side gable roof, several loading docks and utility doors. Building 121A and 121B consists of one-story adjoining warehouses with metal siding, gabled roofs and large sliding utility doors. Finally, three steel holding tanks are identified in the district.

The resource was revisited in the current study and photographs were taken from the public right-of-way. A review of aerial photographs from 2003 to 2019 indicate the property has undergone some alteration (Historic Aerials 2020). The northern portion of Building 121 has been removed and two new tanks were installed to the north of the building. In addition, the three steel holding tanks previously identified within the district have been demolished.

**\*P3b. Resource Attributes:** HP8 – Industrial building; HP11 – Engineering Structure

**P5a. Photograph:**



**Photograph 1.** Dow Chemical Plant, 305 Crenshaw Boulevard, Torrance, November 5, 2020.

**\*P8. Recorded by:** M. Wilson, AECOM, 401 West A Street, Suite 1200, San Diego, CA 92101

**\*P9. Date Recorded:** November 2020

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.



## UPDATE SHEET

Primary # P-19-186929

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 2 of 2

\*Resource Name or #: (Assigned by recorder) Dow Chemical Plant

Continuation  Update

\*B10. Significance: Theme Industrial Development

Area Southern California

Period of Significance Post World War II era 1945-1960 Property Type Industrial Applicable Criteria n/a

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

Also address integrity.)

M. Strauss of Edaw Inc. inventoried and evaluated this property in 2003 for the report titled *Historic Resources Evaluation Report, Del Amo Boulevard Extension Project, City of Torrance, Los Angeles County, California*. Prepared for the City of Torrance and the U.S. Federal Highway Administration c/o California Department of Transportation, District 12.

The previous evaluation concluded that the Dow Chemical Plant, built beginning in 1952, was not significant and that it did not retain sufficient integrity to be eligible for the NRHP. The resource was revisited in the current study and identified several alterations to the property that have further diminished its historic integrity. In addition, the property has not acquired additional historical significance to make it eligible under any National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) criteria.

The 2003 evaluation concluded that the property was not eligible for the NRHP. After review of the previous recordation and current field check and research, the present evaluation concludes that the property does not appear to meet the criteria for listing in the NRHP or the CRHR, nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA).

\*B14. Evaluator: M. Wilson, AECOM

\*Date of Evaluation: November 2020

\*B12. References:

Historic Aerials

2020 Aerial Photograph database, <https://www.historicaerials.com/>, accessed November 5, 2020.

**P1. Other Identifier:** Burlington Northern Santa Fe (BNSF) Railroad

**\*P2 e. Other Locational Data:** The BNSF Harbor Subdivision Railroad is located northwest of downtown Torrance between Crenshaw Boulevard to the east and Madrona Avenue to the west. Located in an industrial area, this short segment of the railroad is bounded by the Mobile Oil Refinery to the northeast and the Dow Chemical Plant to the southeast.

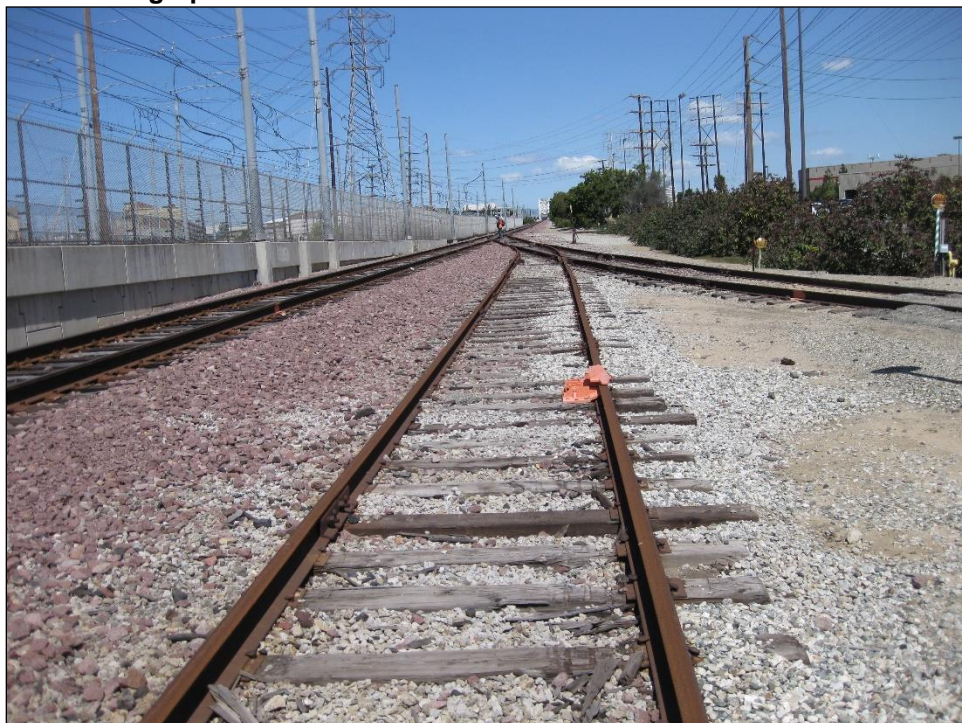
**\*P3a. Description:**

The BNSF Railway's Harbor Subdivision is a 12.5-mile-long railroad branch line originally constructed as the SF&LAH Railway between El Segundo and Wilmington. A 190-foot-long segment of the railroad was previously recorded in 2003. That segment, located at the junction of the Alcoa Spur near Del Amo Boulevard in Torrance, was described as a standard gauge railroad that was in continual heavy use. Railroad ties and tie plates were described as rusted, although the railroad itself had been upgraded several times.

The previously recorded segment of the Harbor Subdivision was revisited in the current study as part of the approximate 6 miles of the line in the APE, from Douglas Street in El Segundo to Crenshaw Boulevard in Torrance. The segment appeared unaltered from the previous recording in 2003 (**Photographs 1-2**). In addition to the continuous ties and track segments of the railroad, other historic elements were observed. Ten railroad spurs were identified within the APE, and three switches manufactured by Pettibone, Mulliken & Co., dated 1944, were also observed. Railroad bridges spanned several automobile roads, including riveted steel girder and concrete bridges at Artesia Boulevard and Hawthorne Boulevard (**Photographs 3-4**).

**\*P3b. Resource Attributes:** HP39. Railroad

**P5a. Photograph:**



**Photograph 1.** Harbor Subdivision – Tracks through Hawthorne AECOM 2010.

**\*P8. Recorded by:** M. Wilson, AECOM, 401 West A Street, Suite 1200, San Diego, CA 92101

**\*P9. Date Recorded:** November 2020

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.



**UPDATE SHEET**

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\*Resource Name or #: (Assigned by recorder) BNSF Harbor Subdivision  
 Continuation  Update

\*B10. Significance: Theme Industrial Development Area Southern California  
Period of Significance 1920-1940 Property Type Railroad Applicable Criteria n/a

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

Construction of the Harbor Subdivision, originally the SF&LAH Railway, began in 1923 in El Segundo and terminated in Wilmington in 1924. The railway branch was intended to connect the AT&SF Railway with the Port of Los Angeles and incorporated portions of existing lines (including the AT&SF's older Redondo Branch that runs between Century Boulevard and Douglas Street in El Segundo) (Serpico, 1988) and existing roads. In 1924, the line was leased to the AT&SF Railway and was solely acquired by the AT&SF in 1942. After the merger of the Santa Fe and Burlington Northern in 1995, the line became known as the BNSF Harbor Subdivision (Strauss, 2003).

M. Strauss of Edaw Inc. inventoried and evaluated this property in 2003 for the report titled *Historic Resources Evaluation Report, Del Amo Boulevard Extension Project, City of Torrance, Los Angeles County, California*. Prepared for the City of Torrance and the U.S. Federal Highway Administration c/o California Department of Transportation, District 12.

Identified as a relatively small railroad branch amid an industrial network of older railroads, the previously recorded segment of the BNSF Harbor Subdivision was found to be not eligible for the National Register of Historic Places (NRHP). The approximately six-mile-long segment of the BNSF Harbor Subdivision identified in the current study appeared consistent with the previous evaluation and is not recommended to be eligible for the NRHP or California Register of Historical Resources (CRHR). After review of the previous recordation and current field check and research, the present evaluation concludes that the building does not appear to meet the criteria for listing in the NRHP or the CRHR, nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA).

\*B14. Evaluator: M. Wilson, AECOM

\*Date of Evaluation: November 2020

\*B12. References:

Santa Fe Route to the Pacific. Palmdale, C.A. Omni Publications. Serpico, Philip C., 1988.

Site Records (a) 19-186930 and (b) 19-186931. On file at South Central Coastal Information Center, California State University, Fullerton. Strauss, Monica, 2003.

**P5a. Photographs (continued);**



**Photograph 2.** Harbor Subdivision – Tracks through Lawndale, view to north, November 5, 2020.



**Photograph 3.** Harbor Subdivision – Hawthorne Boulevard Bridge, view to northeast, November 5, 2020.



**P5a. Photographs (continued);**



**Photograph 4.** Harbor Subdivision – Artesia Boulevard Bridge, view to east, AECOM 2010.

## UPDATE SHEET

Primary # P-19-186931

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) Alcoa Spur

Continuation  Update

**P1. Other Identifier:**

**\*P2 e. Other Locational Data:** The Alcoa Spur is located northwest of downtown Torrance between Crenshaw Boulevard to the east and Madrona Avenue to the west. Located in an industrial area, this segment of the railroad is bounded by the Mobile Oil Refinery to the north and the Dow Chemical Plant to the south.

**\*P3a. Description:**

The Alcoa Spur (P-19-186931) was previously recorded in 2003 as a one-half-mile-long segment of a two-mile-long railroad spur off the BNSF Harbor Subdivision (**Photographs 1-2**). The Alcoa Spur was also connected with the Southern Pacific Railway via a large network of industrial interchanges. Although portions of the spur in the APE are still in use, the tracks that extend east beyond Crenshaw Avenue are disused and, in some locations, have been removed.

Established in 1942 to meet the rapid development of the military industrial complex in Torrance aligned along Del Amo Boulevard, the spur was named for the Aluminum Company of America (Alcoa). Originally, the Alcoa Station was located at the intersection of the spur and Del Amo Boulevard. The previous evaluation found the Alcoa Spur to be not eligible for the NRHP. The segment of the Alcoa Spur was revisited as part of the current study. It appeared unaltered and consistent with the previous evaluation. It has not acquired additional significance and, therefore, does not appear eligible for the NRHP or CRHR.

**\*P3b. Resource Attributes:** HP39. Railroad

**P5a. Photograph:**



**Photograph 1.** View of Alcoa Spur Tracks from W Del Amo Boulevard, view to north, November 5, 2020.

**\*P8. Recorded by:** M. Wilson, AECOM, 401 West A Street, Suite 1200, San Diego, CA 92101

**\*P9. Date Recorded:** November 2020

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.



**UPDATE SHEET**

Primary # P-19-186931

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) Alcoa Spur

Continuation  Update

\*B10. Significance: Theme Industrial Development Area Southern California  
Period of Significance World War II Property Type Railroad Applicable Criteria n/a

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

M. Strauss of Edaw Inc. inventoried and evaluated this property in 2003 for the report titled *Historic Resources Evaluation Report, Del Amo Boulevard Extension Project, City of Torrance, Los Angeles County, California*. Prepared for the City of Torrance and the U.S. Federal Highway Administration c/o California Department of Transportation, District 12.

The previous evaluation concluded that the property was not eligible for the National Register of Historic Places (NRHP). After review of the previous recordation and current field check and research, the present evaluation concludes that the building does not appear to meet the criteria for listing in the NRHP or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA).

\*B14. Evaluator: M. Wilson, AECOM

\*Date of Evaluation: November 2020

**P5a. Photographs (Continued):**



**Photograph 2.** The Alcoa Spur within the APE

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) City of Redondo Beach Maintenance Facility, Kingsdale Ave.

P1. Other Identifier: City of Redondo Beach Maintenance Facility, Kingsdale Ave.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 1521 KINGSDALE AVE City Redondo Beach Zip 90278

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374480.90 m E/3748309.68 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4082020920

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This parcel contains maintenance facilities. The main building has a rectangular plan and consists of three bays of differing heights that have stepped flat roofs (**Photograph 1**). The concrete block bays have garage doors, limited fenestration and utility doors. The nearby carport structure consists of steel posts supporting staggered overlapping flat roofs, with concrete block walls at the north and south sides of the structures.

\*P3b. **Resource Attributes:** (List attributes and codes) HP14. Government 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 #) **Photograph 1.** Overview of property, view to southeast

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

C. 1969

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) City of Redondo Beach Maintenance Facility, Kingsdale Ave.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Garage

B4. Present Use: Garage

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed c. 1969 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Redondo Beach  
Period of Significance 1960-1970 Property Type Garage 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 City of Redondo Beach Maintenance Facility, at Kingsdale Ave. does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

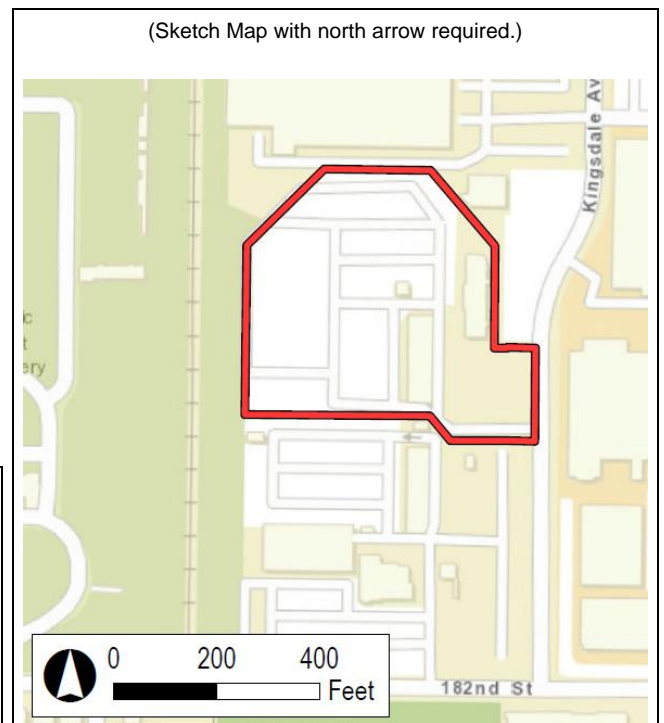
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4 \*Resource Name or # (Assigned by recorder) City of Redondo Beach Maintenance Facility, Kingsdale Ave.  
Recorded by: M. Wilson \*Date: November 2020  Continuation  Update

**\*B10. Significance (continued):**

Built circa 1969, the building and structures at this maintenance yard relate to the development of services provided by the City of Redondo Beach to a growing populace in the late 20th century.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed circa 1969, is associated with the development of Redondo Beach during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the development of Redondo Beach. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The utilitarian industrial building at Kingsdale Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.



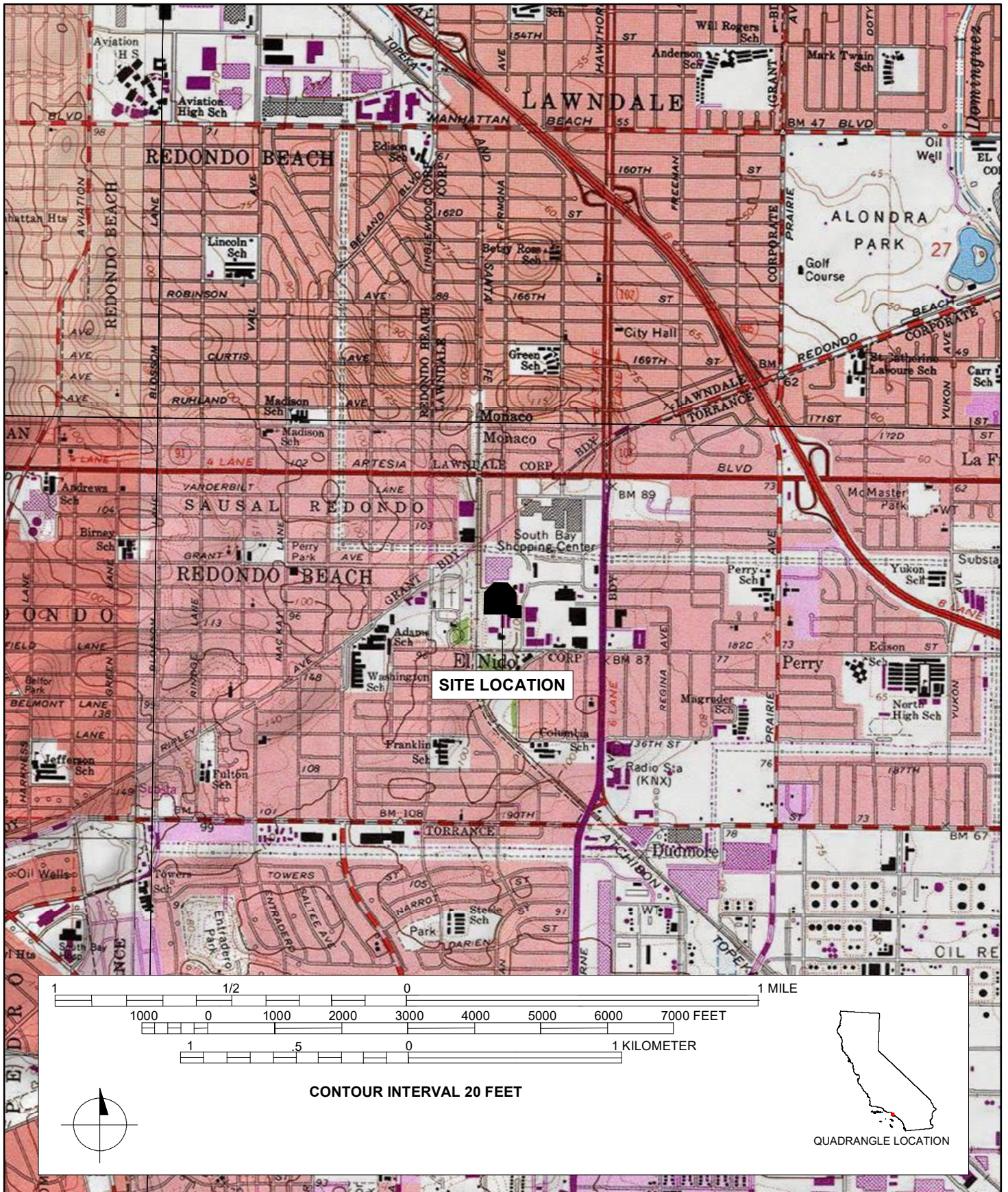
Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

\* Resource Name or # (Assigned by recorder) City of Redondo Beach Maintenance Facility, Kingsdale Ave.

\* Map Name: Torrance, Calif. 7.5' Quadrangle

\* Scale: 1:24,000

\* Date of Map: 1981





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 18301 Kingsdale Ave.

P1. Other Identifier: El Nido Park

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2019 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 18301 Kingsdale Ave. City Redondo Beach Zip 90278

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374411.25 m E/3747957.62 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4083010900

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
El Nido Park is located on a parcel bounded by 182nd Street, Kingsdale Avenue and the Harbor Subdivision. The park contains a clubhouse building, several facilities and a playground located on rolling terrain with grass lawns and a variety of trees (**Photograph 1**). The clubhouse is a one-story brick building with a rectangular plan, an extremely low-pitched roof with wide overhanging exposed eaves and paired metal casement windows. The outlying buildings have similar brick or concrete block construction. The playground structures are modern.

\*P3b. **Resource Attributes:** (List attributes and codes) HP31. Urban open space; HP30. Trees/vegetation; HP29. Landscape architecture

\*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 #) **Photograph 1.** Overview of property, view to west

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1956 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 18301 Kingsdale Ave.

- B1. Historic Name: El Nido Park
- B2. Common Name: El Nido Park
- B3. Original Use: Park
- B4. Present Use: Park

\*B5. Architectural Style: Landscape

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1956 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Redondo Beach  
Period of Significance 1956 Property Type Park Applicable Criteria n/a

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

El Nido Park does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

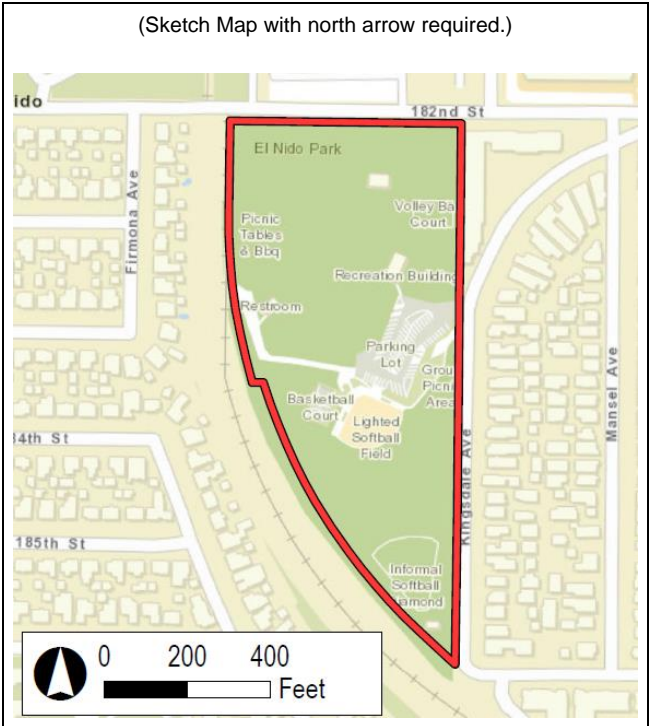
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 18301 Kingsdale Ave.

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

El Nido Park was established in 1956 by the County Board of Supervisors and then acquired by the City of Torrance in 1958. In the late 19th century, the land on which the park is located was bisected by the LA&R, later the Pacific Electric Railway, and adjacent to the El Nido train station. Also located on the site was a cemetery, although the exact location is undetermined. When the Pacific Crest Cemetery was established nearby in 1902, the graves were reinterred and the headstones were relocated there. By the mid-1950s, the Pacific Electric Railway was defunct and the line was removed. The extensive development of housing tracts in the vicinity led to a population boom in the area. The recreational El Nido Park was created to serve the growing community.

Evaluation

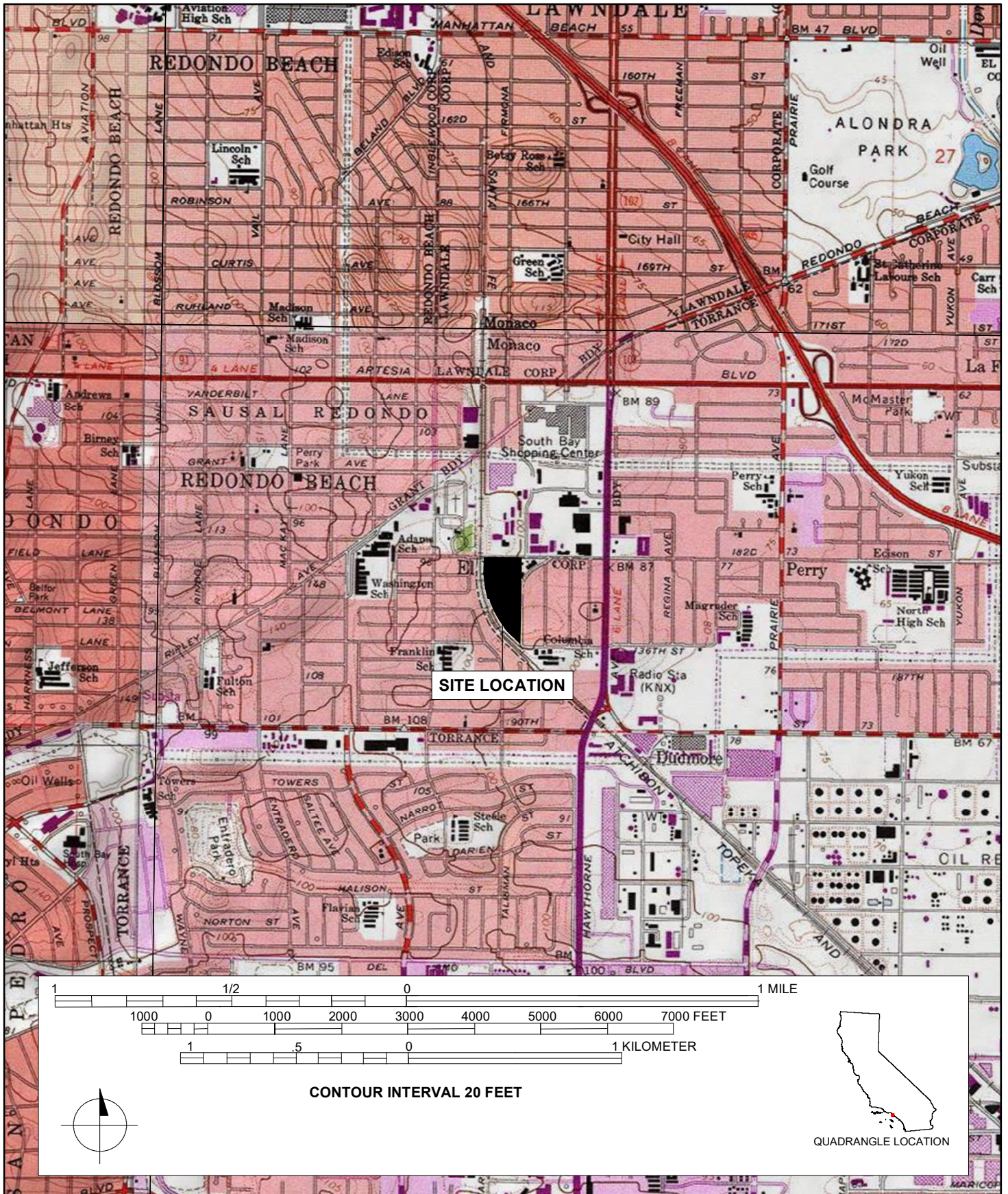
Under NRHP Criterion A or CRHR Criterion 1, this property has no significant association with important historic events. The resource is associated with the intense residential development of the area in the 1950s, but, as a historic site, it does not have a specific association with significant historical events to be eligible under NRHP Criteria A. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this property made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is not an important example of a type, period, or method of construction. The design and features of the park are generally utilitarian and do not demonstrate any architectural significance. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

El Nido Park does not nor is likely to yield important information about history or prehistory to appear eligible under NRHP Criterion D or CRHR Criterion 4. However, there is a high potential for buried remains on the site.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 1306 Firmona Ave

P1. Other Identifier: 1306 Firmona Ave

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address 1306 Firmona Ave City Redondo Beach Zip 90278

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374278.10 m E/3748062.55 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4083-011-001

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 1306 Firmona Avenue was constructed in 1955 and is a Minimal Traditional style single-family residence (**Photograph 1**). The property is enclosed by a wooden fence and includes a rear detached, single-car garage. The residence is a single-story building with a rectangular plan and a west-facing orientation. The building has a cross-hip roof covered with composite shingles. The exterior walls are covered with replacement stucco. All windows are vinyl-frame replacement units. The primary entrance is inset within a partial length porch.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to east, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1955 (Los Angeles County Assessor)

\*P7. **Owner and Address:** n/a

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1306 Firmona Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1955 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: b. Builder:

\*B10. Significance: Theme Residential Development

Area Redondo Beach

Period of Significance 1955

Property Type single Family Residential 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 property at 1306 Firmona Ave does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

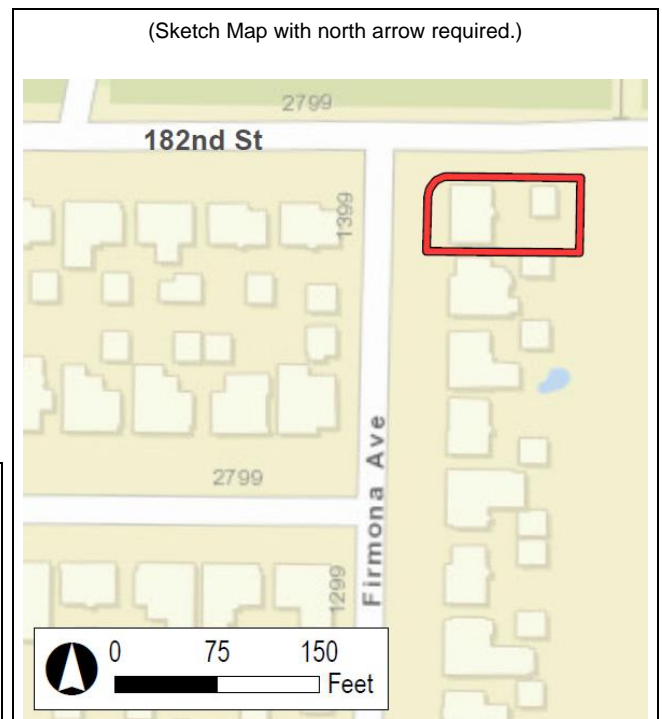
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 1306 Firmona Ave

Recorded by: M. Wilson

\*Date: November 2020

Continuation  Update

**\*B10. Significance (continued):**

The property at 1306 Firmona Avenue was constructed in 1955. The building has had multiple tenants since its construction.

Evaluation

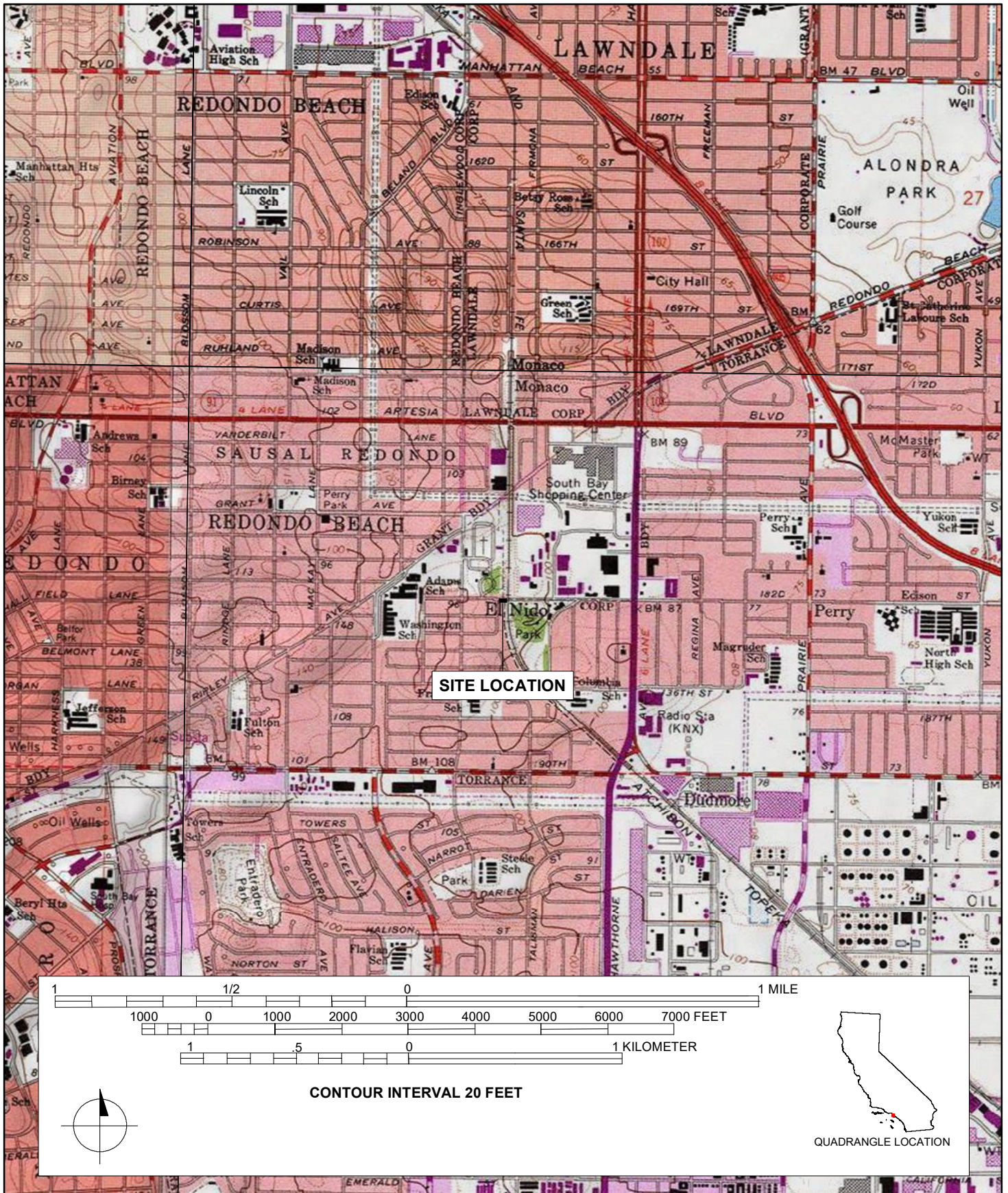
Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1955, is associated with the commercial development of Redondo Beach during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Redondo Beach. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal traditional style residence at 1306 Firmona Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.







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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) El Nido La Fresa 220 kV Transmission Line - Tower # 8

P1. Other Identifier: El Nido La Fresa 220 kV Transmission Line - Tower # 8

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 33; B.M. San Bernardino

c. Address El Nido La Fresa 220 kV Transmission Line - Tower # 8 City TORRANCE Zip 90504

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 374943.02 m E/3748512.40 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4085-026-800

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The resource consists of a steel lattice type transmission tower, approximately 160ft tall. The footings are concrete bases. A double lattice type transmission tower is situated to the west of the single tower structure. The tower is part of the El Nido - La Fresa 220 kV transmission line, originally constructed in 1963.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to south, November 5, 2020

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

Circa 1963, 1966 (Los Angeles County Assessor)

\*P7. **Owner and Address:**  
Southern California Edison (SCE)

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** November 11, 2020

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2020.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) EI Nido La Fresa 220 kV Transmission Line - Tower # 8

B1. Historic Name: SCE EI Nido La Fresa Tower #8

B2. Common Name: SCE Transmission Tower

B3. Original Use: Electric Transmission Tower

B4. Present Use: Electric Transmission Tower

\*B5. Architectural Style: Open steel frame lattice tower

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed circa 1963; 1966 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: Southern California Edison

\*B10. Significance: Theme Electrical Development Area Los Angeles  
Period of Significance 1966 Property Type Engineering Structure 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 EI Nido La Fresa 220 kV Transmission Line - Tower # 8 does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

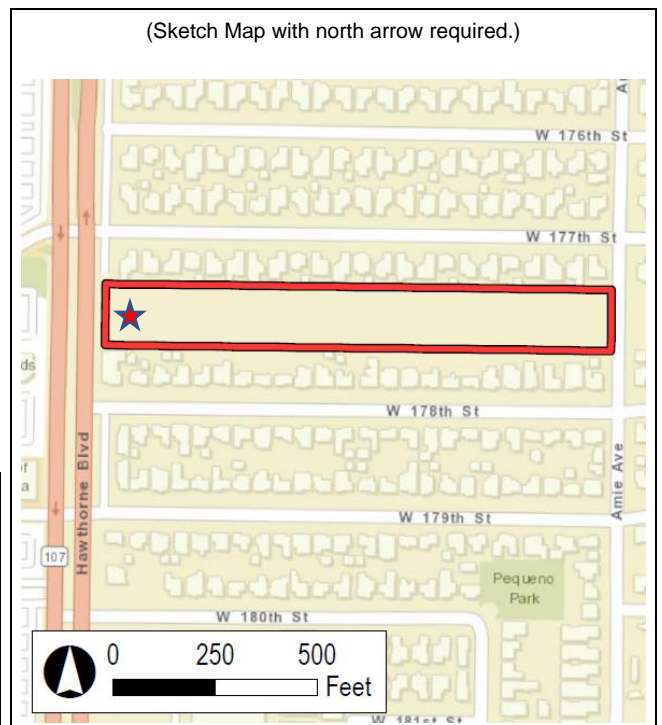
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 11, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4      \*Resource Name or # (Assigned by recorder) El Nido La Fresa 220 kV Transmission Line - Tower # 8  
Recorded by: M. Wilson      \*Date: November 2020       Continuation       Update

**\*B10. Significance (continued):**

Historic Context

Redondo Beach is known for several innovative projects that contributed to the electrification of southern California. The Pacific Light & Power steam plant, constructed 1906, was built near the historic salt pond in Redondo Beach and was sold to Southern California Edison in 1917. The steam plant used a reciprocating double-angle, tandem-compound engine driving a 15,000-KW generator. These were the last steam engines to be installed in a major U.S. power plant. However, the construction of a hydroelectric plant in the High Sierras in 1920 reduced the need for the steam plant in Redondo, and by 1928 the plant was used only in emergencies, such as the 1933 Long Beach earthquake. The Redondo Beach office of Southern California Edison even sponsored a team of home economists to find new ways of using electricity to enable household conveniences such as electric cooking. Perhaps one of the most innovative designs for producing electricity in Southern California was implemented in Redondo Beach by the Los Angeles Wave Power and Electric Company. The company constructed the Starr Wave Motor Pier south of Pier No. 3 to provide a staging area for its Wave Motor Barges. Electricity was generated by the rise and fall of 2 large pontoon barges as they rocked up and down on the waves. The system provided electricity for many of the homes along the Esplanade and the company planned to export electricity along the entire coastal region, but a large storm destroyed the pier, and by 1912 the company was no longer producing energy. The SCE El Nido-La Fresa M5-T5 transmission line does not appear to be associated with either of these historic electrification projects or with Southern California Edison Transmission Lines that have been determined historic (Johnson 2010).

According to Thomas T. Taylor of SCE the installation of wireless antenna systems on potentially historic steel lattice towers is a transitory or reversible effect, which amounts to no permanent effect on the resource. Adam Sriro, archaeologist for SCE, states that if a transmission line is considered a contributing element of an historic property the effect is considered temporary. SCE El Nido — La Fresa is not eligible or listed as an historic transmission line. It is also not a contributing element of an historic property. Thomas Taylor does not believe the line was constructed by a precursor to SCE (such as Anaheim's municipal electric system), which brought electricity to Anaheim in April 11, 1895. The first Edison "windmill towers" were constructed in 1904 to 1907, after which all of Edison's towers used the steel lattice design. Prior to this, low voltage lines of 10 kV were transmitted by wood poles. Sriro believes that the only way the transmission line would be considered historic is if it were determined to be critical to the development of Redondo Beach. No such determination has been rendered (Johnson 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this engineering structure has no significant association with important historic events. The El Nido La Fresa 220 kV Transmission Line - Tower # 8, constructed c. 1963, is associated with the SCE's expansion across Southern California. Research did not reveal that the structure itself played a distinct or important role in any of SCE's historic electrification projects. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this structure is not significant for any associations with the lives of persons important to history. Research did not reveal a direct association with any significant historic persons; therefore, it is not eligible under NRHP Criterion B or CRHR Criterion 2.

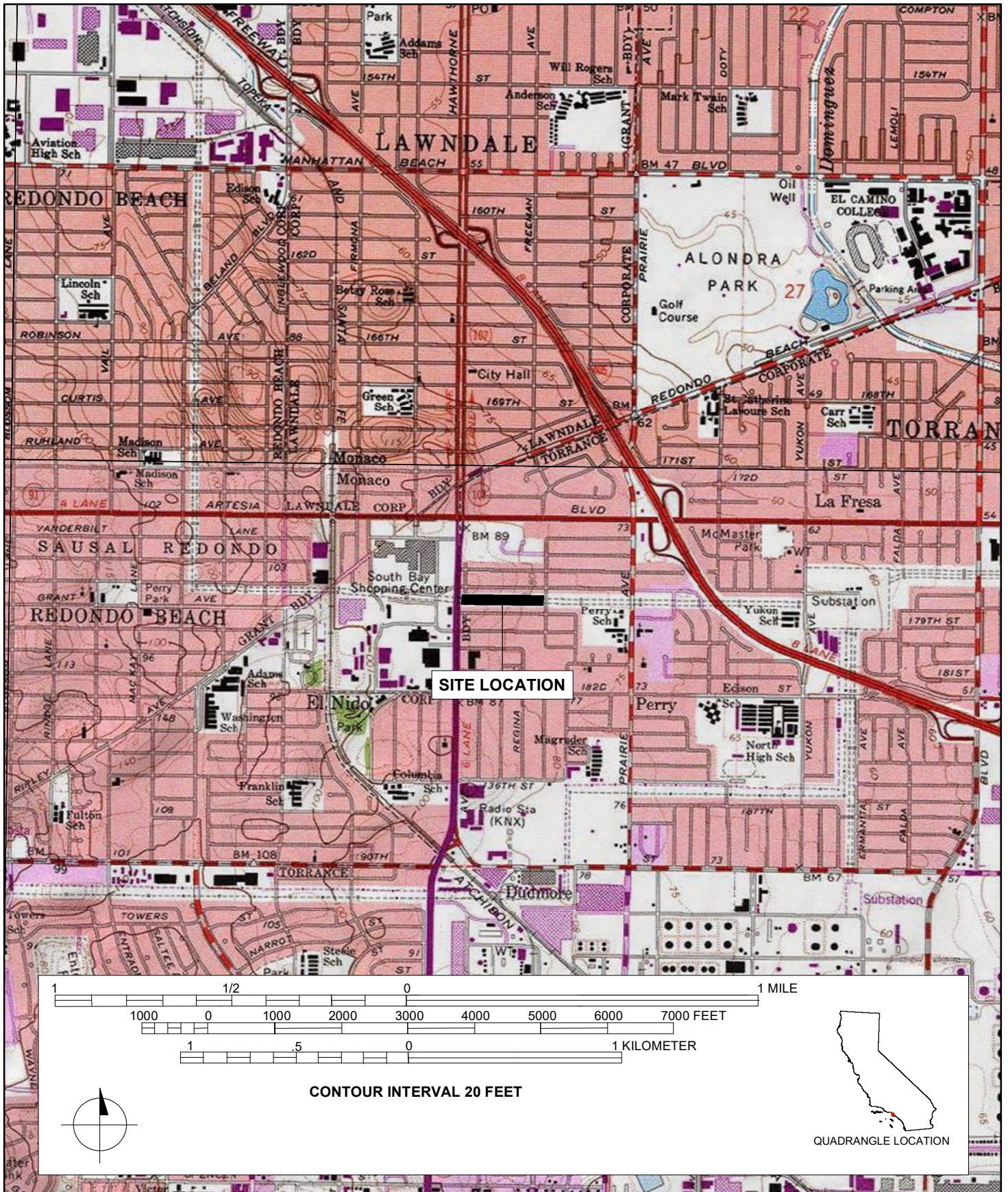
Under NRHP Criterion C or CRHR Criterion 3, this structure is not significant because it is not an important example of a type, period, or method of construction. The lattice tower is a standard example of its type with no unusual or distinguishing features that would render it different than other lattice towers of a similar era and use. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this structure is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

Johnson, Brent D.  
2010 Site Record P-19-189746. On file at South Central Coastal Information Center, California State University, Fullerton.







**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 601 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

P1. Other Identifier: Torrance Tract

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 4S; R 14W Sec 38; B.M. San Bernardino

c. Address 601-603 Pine Drive City Torrance Zip 90501

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 375610 m E/3742653 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 7354-002-034

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The single-family residence at 601 Pine Drive was built in 1949 in the Minimal Builder style (**Photograph 1**). The building occupies the front portion of the lot. The residence is one-story with an L-shaped plan, an east-facing orientation, and a low-pitched hipped roof covered with asphalt shingles. Windows are replacement vinyl sash one-over-one sliding units. There is a projecting tripartite bay window along the façade and a picture window within a recessed porch. The porch is supported by wood posts and has a concrete stoop. The exterior walls are covered with stucco. The doors are fiberglass replacement units.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1**. Overview of property, view to southwest, June 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1949 (Los Angeles County Assessor)

\*P7. Owner and Address:

Private Owner  
2509 Palos Verdes Dr.  
N. Palos Verdes Esta, CA 90274

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 14, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or # (Assigned by recorder) 601 Pine Drive  
(Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Residential
- B4. Present Use: Residential

\*B5. Architectural Style: Minimal Builder

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1949 (Los Angeles County Assessor); exterior stucco replacement and window replacement circa 2011 (Google Streeview 2022).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
Period of Significance 1949 Property Type Multi-Family Residential 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 Torrance Historical Society with assistance from Nakada+Associates, Inc., inventoried and evaluated this property in 2010 for eligibility in the Torrance Tract Overlay Zone (Olmsted District) the report titled "Olmsted Tract; Torrance California 2011-2013 Survey of Historic Resources. The Torrance Tract Overlay Zone (Olmsted District) is a Historic Preservation Overlay Zone that alone is not a listed resource, but rather a geographic area recognized by the City of Torrance as a planning tool. The Torrance Tract Overlay Zone (Olmsted District) is significant for its contribution to American urban planning and the history of Torrance with primarily developed from 1912 and 1945 with a mix of commercial and residential properties (City of Torrance 2018). The district includes 860 contributing resources and 935 non-contributing resources. The property located at 601 Pine Drive is identified as a non-contributing resource to the Torrance Tract Overlay Zone (Olmsted District).

The property at 601 Pine Drive does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

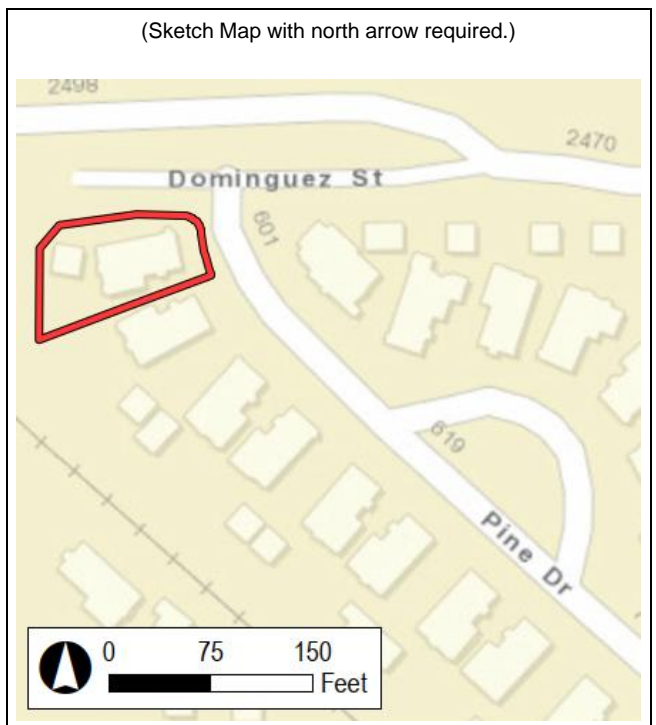
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 14, 2022

(This space reserved for official comments.)



**\*B10. Significance (continued):**  
Historic Context

The residential property at 601 Pine Drive is located in the historic Torrance Tract that was developed by Jared Sidney Torrance. Torrance's vision was to design a company town for the oil industry and hired the Olmsted brothers to design the lay out of the town which included three districts: an area for industry, commercial uses, and housing. Post WWII, this residential property was built in 1949. During the 1970s and 1980s, the city of Torrance determined the need to protect the residential areas within the Torrance Tract (Torrance Historic Preservation Plan, 2018).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1949, is associated with the residential infill development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Torrance or the Torrance Tract. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal builder style residence at 601 Pine Drive lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

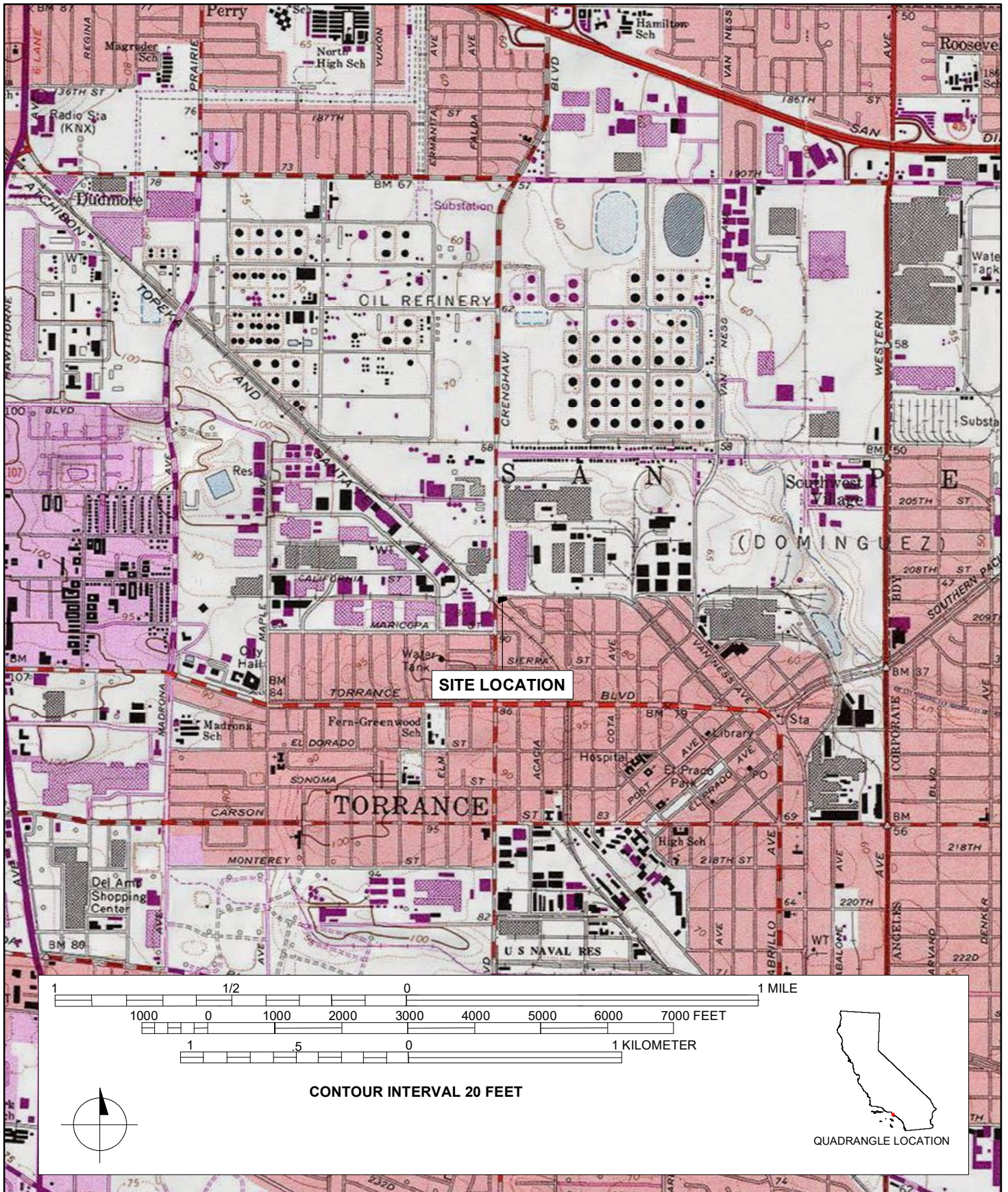
**\*B12. References (continued):**

City of Torrance. 2018 Torrance Tract Historic Preservation Plan.  
Available at <https://www.torranceca.gov/home/showpublisheddocument/46914/636789936595730000>.  
Accessed July 30, 2020.

Google Streetview. 2022. Electronic database. Available at <https://www.google.com/maps>. Accessed June 14, 2022.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 605 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

P1. Other Identifier: n/a

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 4S; R 14W Sec 38; B.M. San Bernardino

c. Address 605 Pine Drive City Torrance Zip 90501

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 375359 m E/3743351 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 7354-002-015

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The single-family residence at 605 Pine Drive was built in 1949 in the Minimal Builder style (**Photograph 1**). The building occupies the front portion of the lot with a detached rectangular garage located at the rear. The residence is one-story with a rectangular plan, an east-facing orientation, and a low-pitched hipped roof covered with asphalt shingles. Windows are replacement vinyl sash one-over-one sliding units with decorative shutter. There is a projecting tripartite bay window along the façade. The exterior walls are covered with stucco. The doors are fiberglass replacement units.

\*P3b. **Resource Attributes:** (List attributes and codes) 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: (view, date, accession #) **Photograph 1**. Overview of property, view to southwest, June 21, 2022

\*P6. **Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both

1949 (Los Angeles County Assessor)

\*P7. **Owner and Address:**

Private Owner  
1308 Teri Avenue  
Torrance, CA 90503

\*P8. **Recorded by:** (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. **Date Recorded:** June 14, 2022

\*P10. **Survey Type:** Reconnaissance

\*P11. **Report Citation:** *Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study*, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 605 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Residential
- B4. Present Use: Residential

\*B5. Architectural Style: Minimal Builder

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1949 (Los Angeles County Assessor); exterior stucco replacement and window replacement circa 2011 (Google Streeview 2022).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
Period of Significance 1949 Property Type Multi-Family Residential 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 Torrance Historical Society with assistance from Nakada+Associates, Inc., inventoried and evaluated this property in 2010 for eligibility in the Torrance Tract Overlay Zone (Olmsted District) the report titled "Olmsted Tract; Torrance California 2011-2013 Survey of Historic Resources. The Torrance Tract Overlay Zone (Olmsted District) is a Historic Preservation Overlay Zone that alone is not a listed resource, but rather a geographic area recognized by the City of Torrance as a planning tool. The Torrance Tract Overlay Zone (Olmsted District) is significant for its contribution to American urban planning and the history of Torrance with primarily developed from 1912 and 1945 with a mix of commercial and residential properties (City of Torrance 2018). The district includes 860 contributing resources and 935 non-contributing resources. The property located at 605 Pine Drive is identified as a non-contributing resource to the Torrance Tract Overlay Zone (Olmsted District).

The property at 605 Pine Drive does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

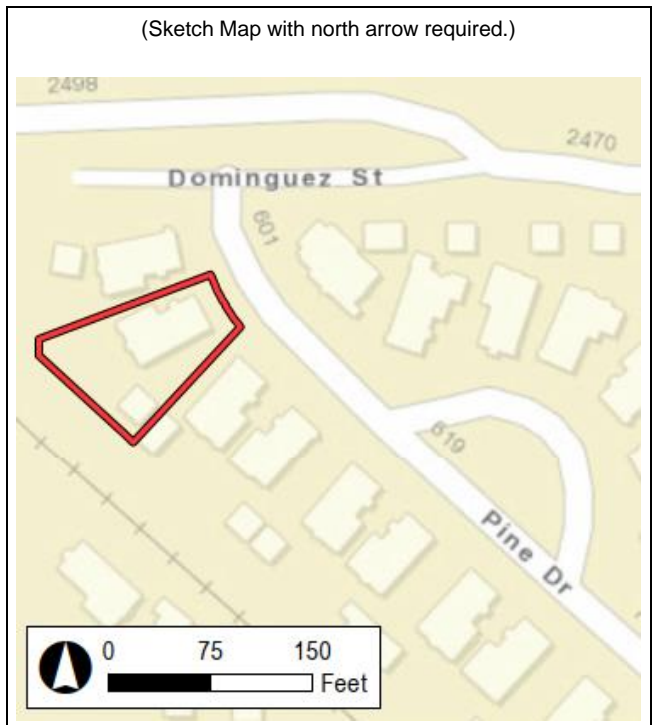
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 14, 2022

(This space reserved for official comments.)



\*Resource Name or # (Assigned by recorder) 605 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 605 Pine Drive is located in the historic Torrance Tract that was developed by Jared Sidney Torrance. Torrance's vision was to design a company town for the oil industry and hired the Olmsted brothers to design the lay out of the town which included three districts: an area for industry, commercial uses, and housing. Post WWII, this residential property was built in 1949. During the 1970s and 1980s, the city of Torrance determined the need to protect the residential areas within the Torrance Tract (Torrance Historic Preservation Plan, 2018).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1949, is associated with the residential infill development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Torrance or the Torrance Tract. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal builder style residence at 605 Pine Drive lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

City of Torrance. 2018 Torrance Tract Historic Preservation Plan.

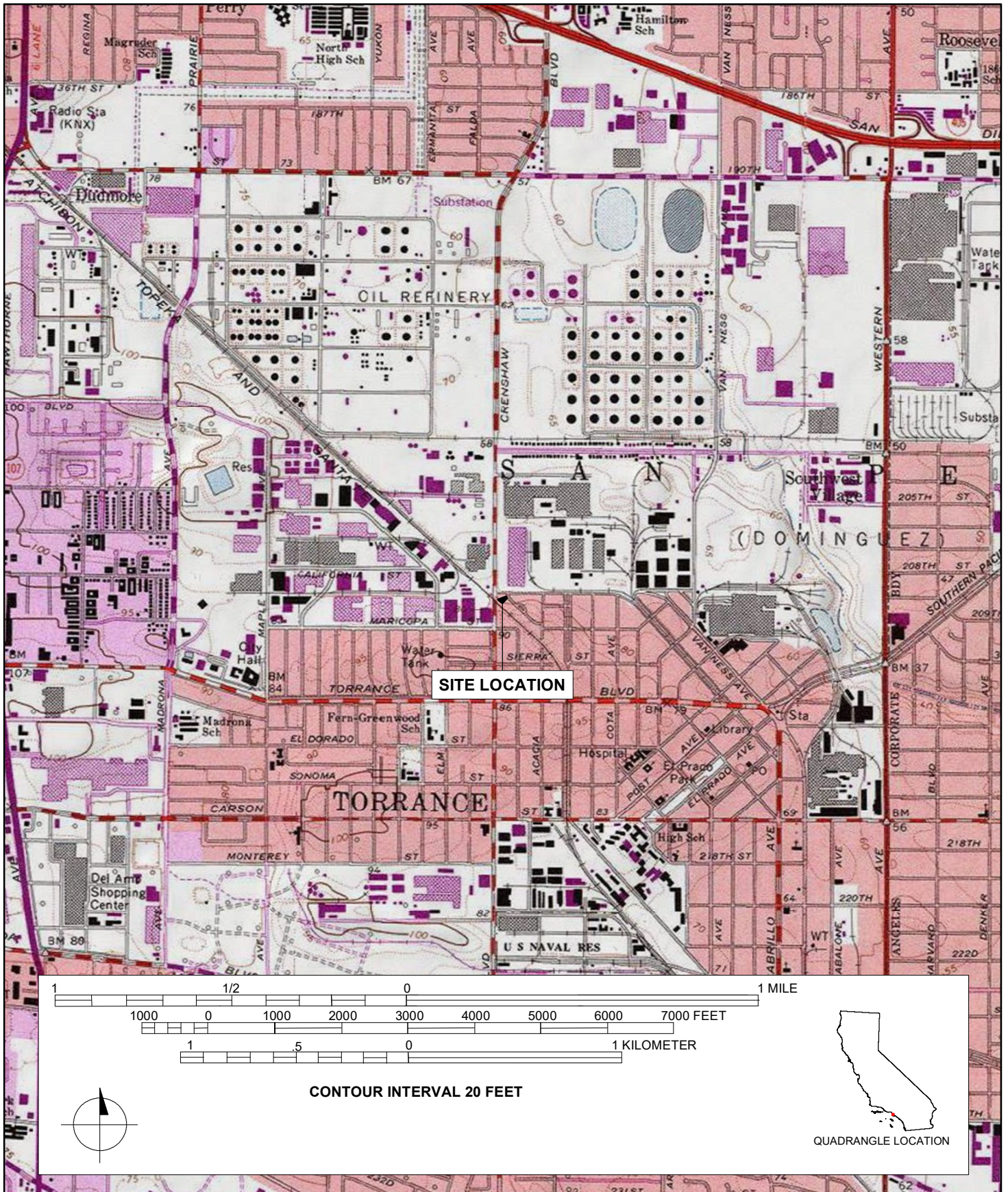
Available at <https://www.torranceca.gov/home/showpublisheddocument/46914/636789936595730000>.

Accessed July 30, 2020.

Google Streetview. 2022. Electronic database. Available at <https://www.google.com/maps>. Accessed June 14, 2022.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 609 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

P1. Other Identifier: n/a

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 4S; R 14W Sec 37; B.M. San Bernardino

c. Address 609 Pine Drive City Torrance Zip 90501

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 377128 m E/3745260 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 7354-002-016

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The single-family residence at 609 Pine Drive was built in 1949 in the Minimal Builder style (**Photograph 1**). The building occupies the front portion of the lot with a detached garage at the rear. The residence is one-story with a rectangular plan, an east-facing orientation, and a low-pitched hipped roof covered with asphalt shingles. Windows are replacement vinyl sash one-over-one units. The exterior walls are covered with stucco. The doors are fiberglass replacement units.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1**. Overview of property, view to southwest, June 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1949 (Los Angeles County Assessor)

\*P7. Owner and Address:

Private Owner  
1226 Fonthill Avenue  
Torrance, CA 90503

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 14, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line*

*Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.*

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 609 Pine Drive (Non-contributor to the Torrance Tract Overlay Zone [Olmsted District])

- B1. Historic Name: n/a
- B2. Common Name: n/a
- B3. Original Use: Residential
- B4. Present Use: Residential

\*B5. Architectural Style: Minimal Builder

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1949 (Los Angeles County Assessor); exterior stucco replacement and window replacement circa 2018 (Google Streeview 2022).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Torrance  
Period of Significance 1949 Property Type Multi-Family Residential 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 Torrance Historical Society with assistance from Nakada+Associates, Inc., inventoried and evaluated this property in 2010 for eligibility in the Torrance Tract Overlay Zone (Olmsted District) the report titled "Olmsted Tract; Torrance California 2011-2013 Survey of Historic Resources. The Torrance Tract Overlay Zone (Olmsted District) is a Historic Preservation Overlay Zone that alone is not a listed resource, but rather a geographic area recognized by the City of Torrance as a planning tool. The Torrance Tract Overlay Zone (Olmsted District) is significant for its contribution to American urban planning and the history of Torrance with primarily developed from 1912 and 1945 with a mix of commercial and residential properties (City of Torrance 2018). The district includes 860 contributing resources and 935 non-contributing resources. The property located at 609 Pine Drive is identified as a non-contributing resource to the Torrance Tract Overlay Zone (Olmsted District).

The property at 609 Pine Drive does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

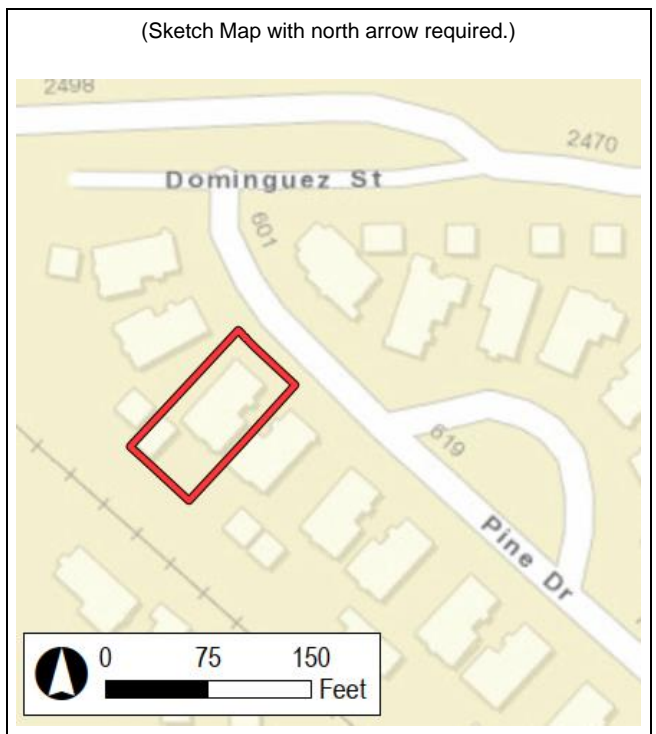
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 14, 2022

(This space reserved for official comments.)



Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The residential property at 609 Pine Drive is located in the historic Torrance Tract that was developed by Jared Sidney Torrance. Torrance's vision was to design a company town for the oil industry and hired the Olmsted brothers to design the lay out of the town which included three districts: an area for industry, commercial uses, and housing. Post WWII, this residential property was built in 1949. During the 1970s and 1980s, the city of Torrance determined the need to protect the residential areas within the Torrance Tract (Torrance Historic Preservation Plan, 2018).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1949, is associated with the residential infill development of Torrance during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Torrance or the Torrance Tract. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal builder style residence at 609 Pine Drive lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

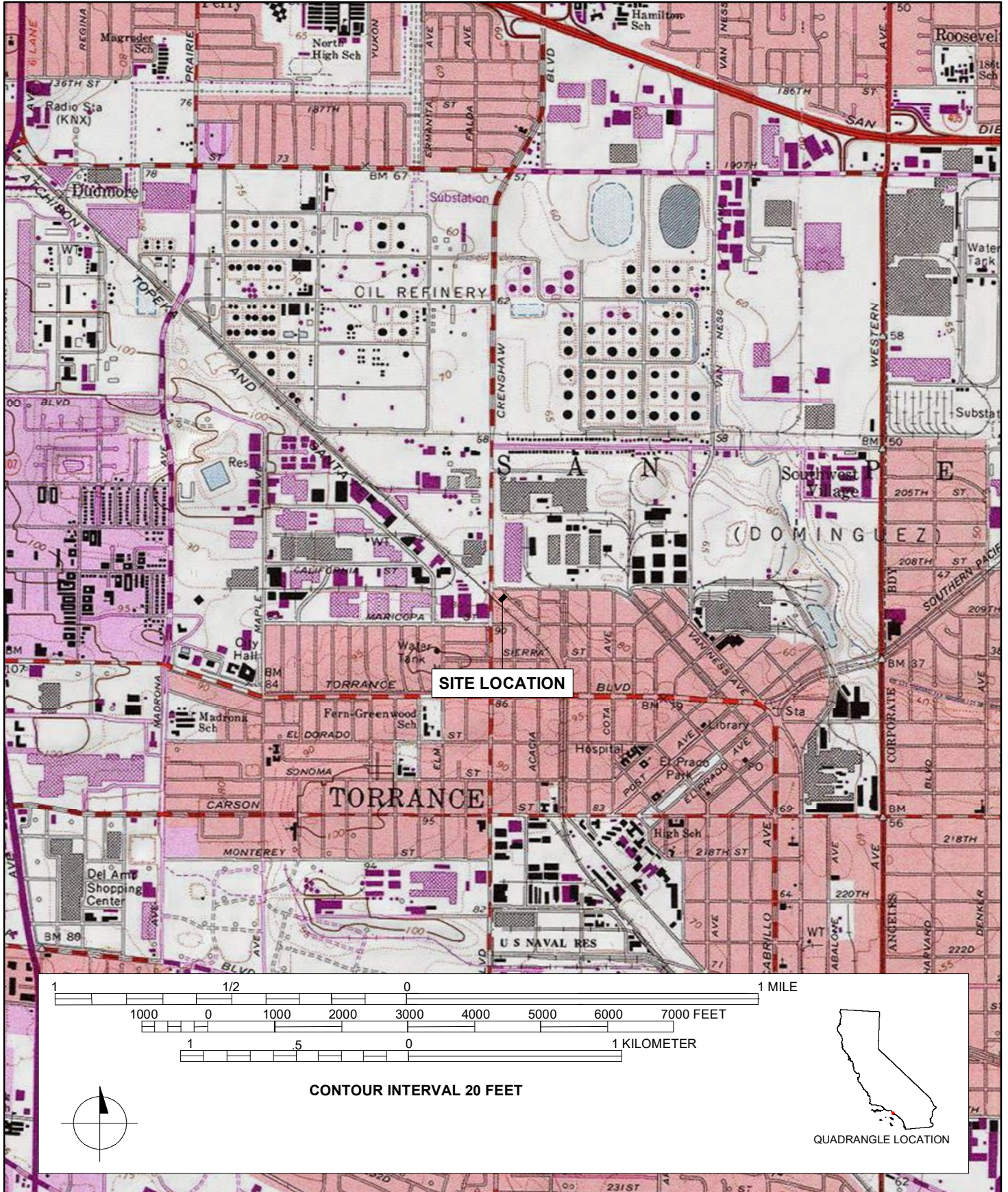
City of Torrance. 2018 Torrance Tract Historic Preservation Plan.

Available at <https://www.torranceca.gov/home/showpublisheddocument/46914/636789936595730000>.

Accessed July 30, 2020.

Google Streetview. 2022. Electronic database. Available at <https://www.google.com/maps>. Accessed June 14, 2022.







**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 15548 INGLEWOOD AVE

P1. Other Identifier: Ron Roger's Auto Service

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 38; B.M. San Bernardino

c. Address 15548 Inglewood Ave City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 374136 m E/3750777 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-041

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The automotive garage at 15548 Inglewood Ave was built in 1968 in the Utilitarian style (**Photograph 1**). The building occupies the center of the lot and features a south-facing orientation. The building is one story, constructed of concrete block, and has a rectangular plan with a concrete foundation. There are two garage bays with metal roll-up doors along the south elevation and single garage bay along the west elevation. There is a single-entry door along the south elevation with a steel flush door. Painted wall signage adorns the upper exterior walls of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6 – 1- Commercial 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 #) **Photograph 1**. Overview of property, view to west, June 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1968 (Los Angeles County Assessor)

\*P7. Owner and Address:

Private Owner  
16282 Del Mar Ln.  
Huntington Beach, CA 92649

\*P8. Recorded by: (Name, affiliation, address)

Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 15, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15548 INGLEWOOD AVE

- B1. Historic Name: Ron Roger's Auto Service
- B2. Common Name: Ron Roger's Auto Service
- B3. Original Use: N/A
- B4. Present Use: Automotive services

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1968 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1968 Property Type Commercial / Industrial 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 property at 15548 Inglewood Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

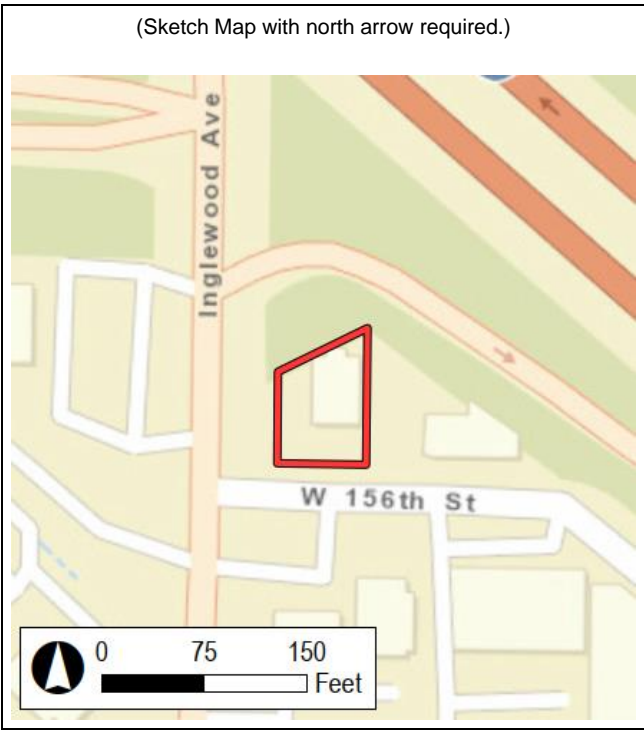
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 15, 2022

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15488 INGLEWOOD AVE

Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 15548 Inglewood Avenue is located in Lawndale, California. In the mid-19th century, the area in which Lawndale lies was part of the Rancho Sausal-Redondo owned by Antonio Ignacio Avila, and was primarily used for cattle grazing. After Avila's death, the land was bought by Robert Burnett and leased to Daniel and Catherin Freeman. The Freeman's transformed the area into agricultural land for barley using new dry farming techniques due to the lack of water in Southern California. During the early-20th century, railway and water services caused a major population growth in the community. Lawndale was first established in 1905 and named after a Chicago neighborhood by real estate developer, Charles B. Hopper. Lawndale became incorporated as a city in 1959. This commercial building was built in 1968 and still functions as an automotive service shop called Ron Roger's Auto Service, owned by Ronald D. and Betty J. Rogers.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1968, is associated with the commercial development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building, such as Ronald D. or Betty J. Rogers, made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Utilitarian-style commercial building at 15548 Inglewood Avenue is altered from its original design with the replacement of garage bay doors. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

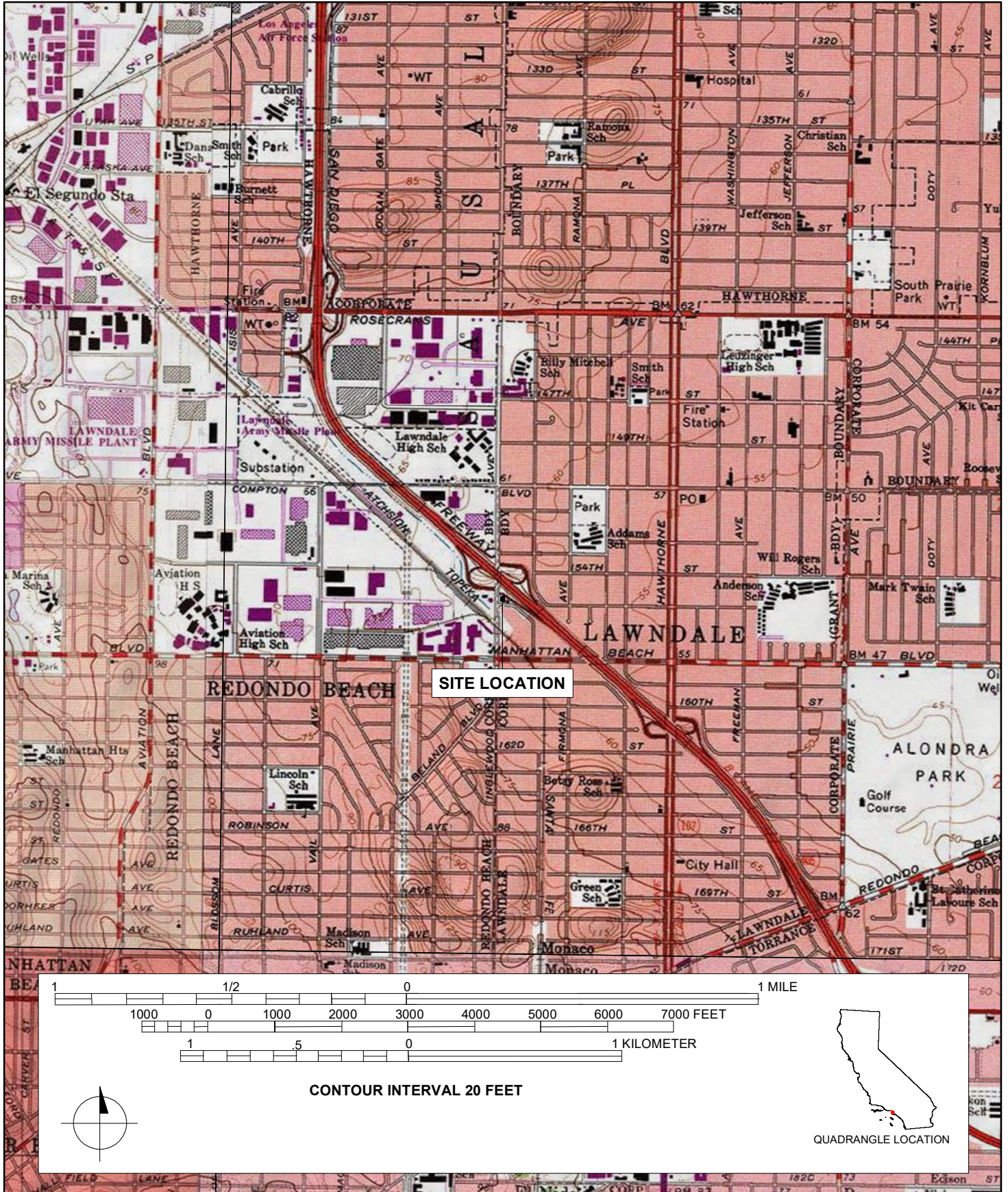
**\*B12. References (continued):**

Ron Roger's Auto Service. 2022. Available at <https://ron-rogers-auto-service.hub.biz/>.

The History of Lawndale. 2004-2022. Available at <https://www.lawndalecity.org/community/history>.



Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_





**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 15634 CONDON AVE

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 38; B.M. San Bernardino

c. Address 15634 CONDON AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 374304 m E/3750640 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-062

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residential building at 15634 Condon Avenue was constructed in 1951 in the Minimal Builder style. The building has a rectangular plan, a west-facing orientation, and a hipped roof covered with asphalt shingles. The exterior walls are clad with stucco. The property is set back from the street and accessed via a long concrete driveway.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to east, June 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1951 (Los Angeles County Assessor)

\*P7. Owner and Address:

Private Owner  
PO Box 4037  
Redondo Beach, CA 90277

\*P8. Recorded by: (Name, affiliation, address)

Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 15, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental*

Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15634 CONDON AVE

- 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: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1951 and building improvements were performed in 1957 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: N/A b. Builder: N/A

\*B10. Significance: Theme Residential Development Area Lawndale  
Period of Significance 1951 Property Type Single-Family Residential 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 property at 15634 Condon Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

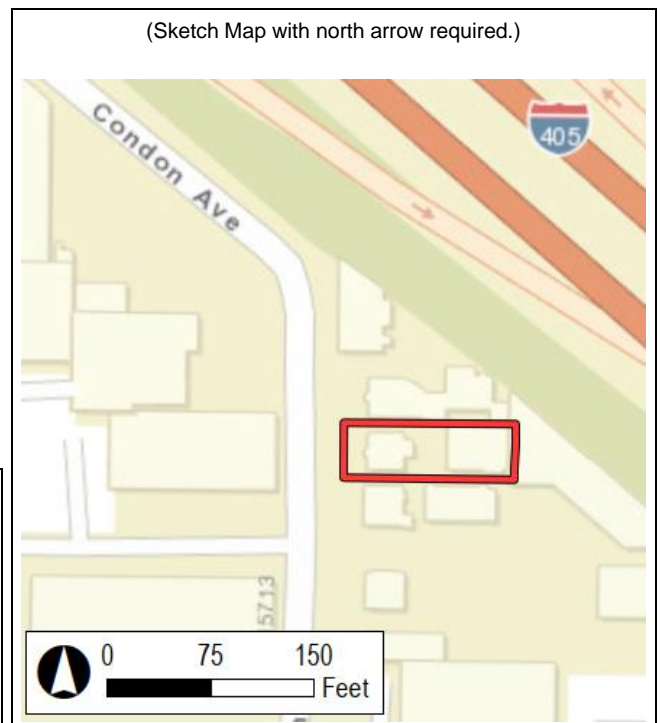
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 15, 2022

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15634 CONDON AVE

Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

\*B10. Significance (continued):

Historic Context

The residential multiple family building at 15634 Condon Ave is located in Lawndale, California. In the mid-19<sup>th</sup> century, the area in which Lawndale lies was part of the Rancho Sausal-Redondo owned by Antonio Ignacio Avila, and was primarily used for cattle grazing. After Avila's death, the land was bought by Robert Burnett and leased to Daniel and Catherin Freeman. The Freeman's transformed the area into agricultural land for barley using new dry farming techniques due to the lack of water in Southern California. During the early-20<sup>th</sup> century, railway and water services caused a major population growth in the community. Lawndale was first established in 1905 and named after a Chicago neighborhood by real estate developer, Charles B. Hopper. Lawndale became incorporated as a city in 1959. This residential property was built in 1951 during a major influx of people post World War II and the decade between the incorporation of the Chamber of Commerce and the creation of the City of Lawndale (City of Lawndale 2022). In 1957, building improvements were performed and it currently still functions as a residential property.

#### Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1951, is associated with the residential development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal builder style residence at 15634 Condon Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

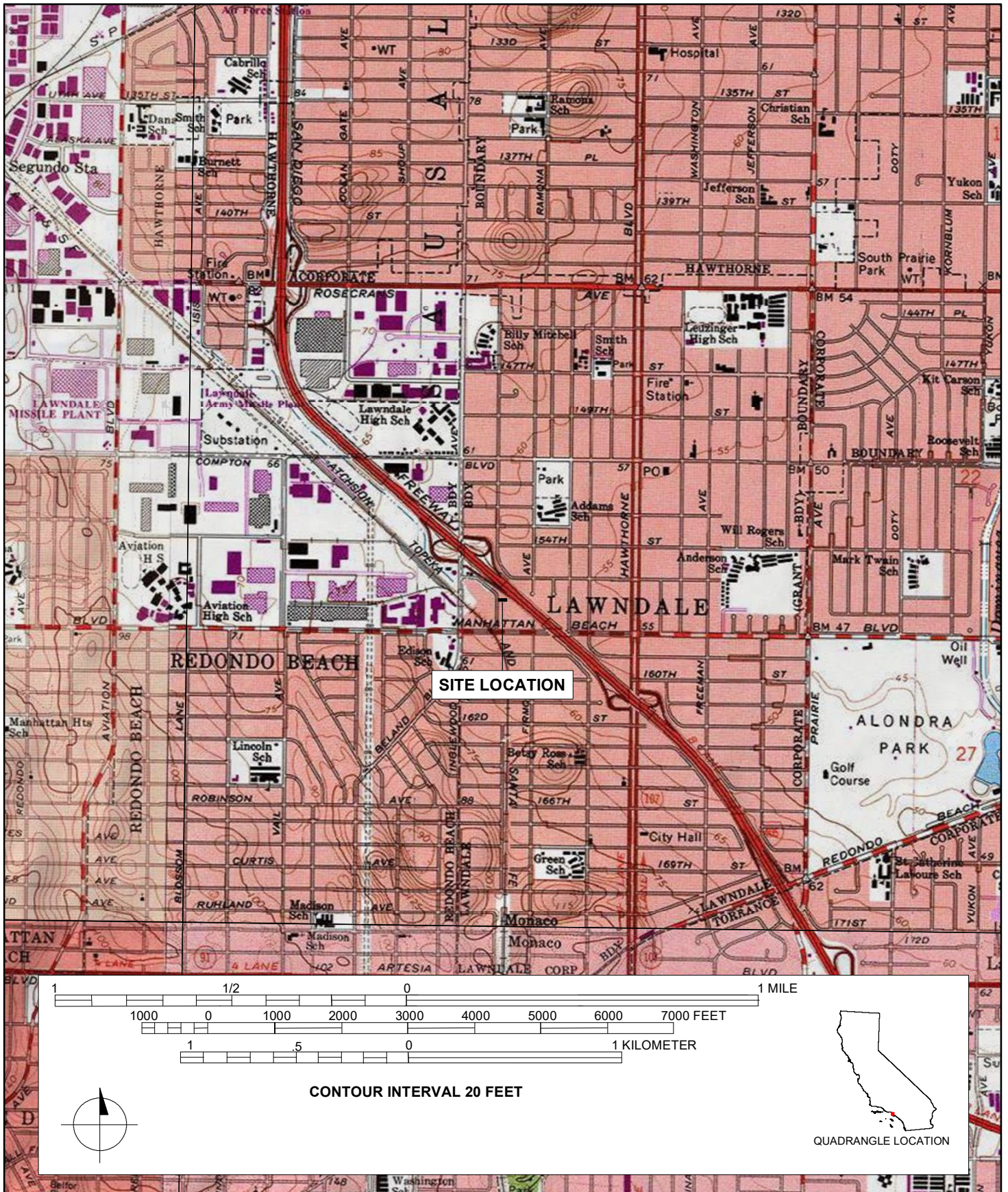
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

\*B12. References (continued):

The History of Lawndale. 2004-2022. Available at <https://www.lawndalecity.org/community/history>.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 15700 CONDON AVE

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 38; B.M. San Bernardino

c. Address 15700 CONDON AVE City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 374291 m E/3750634 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-025-063

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The single-family residence located at 15700 Condon Avenue was constructed in 1951 in the Minimal Builder style. The building is one story with a west-facing orientation, a rectangular plan, and a concrete foundation. There is a single-entry door covered with a metal screen centrally located along the façade and covered by a porch roof. The windows are replacement vinyl sash units and the exterior is covered with stucco.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to west, June 21, 2022

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both

1951 (Los Angeles County Assessor)

\*P7. Owner and Address:

Private Owner  
5214 E. Vista St.  
Long Beach, CA 90803

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 15, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line Extension to Torrance Draft Environmental*

Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 15700 CONDON AVE

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: N/A
- B4. Present Use: N/A

\*B5. Architectural Style: Minimal Builder

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1951 and building improvements were performed in 1953 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Development Area Lawndale  
Period of Significance 1951 Property Type Multi-Family Residential 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 property at 15700 Condon Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

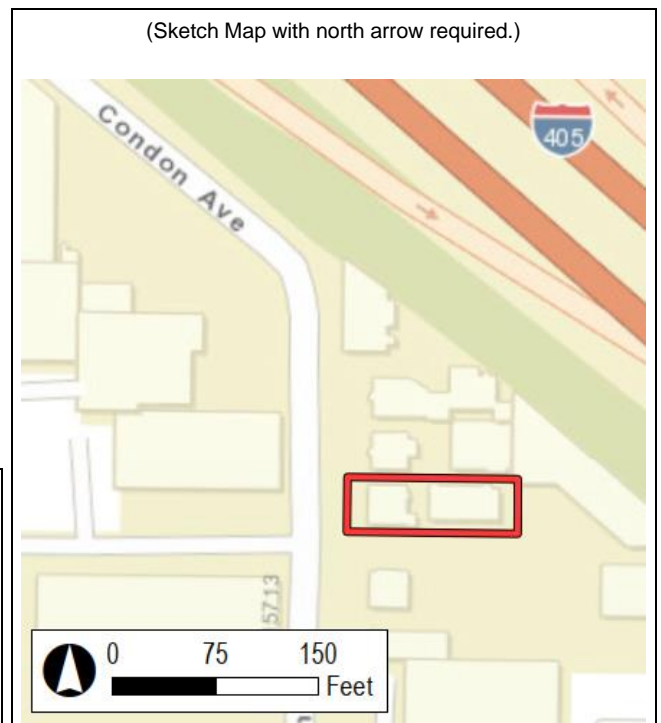
B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 15, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 15700 CONDON AVE

Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The single-family residence at 15700 Condon Avenue is located in Lawndale, California. In the mid-19<sup>th</sup> century, the area in which Lawndale lies was part of the Rancho Sausal-Redondo owned by Antonio Ignacio Avila, and was primarily used for cattle grazing. After Avila's death, the land was bought by Robert Burnett and leased to Daniel and Catherin Freeman. The Freeman's transformed the area into agricultural land for barley using new dry farming techniques due to the lack of water in Southern California. During the early-20<sup>th</sup> century, railway and water services caused a major population growth in the community. Lawndale was first established in 1905 and named after a Chicago neighborhood by real estate developer, Charles B. Hopper. Lawndale became incorporated as a city in 1959. This residential property was built in 1950 and later remodeled in 1953 during the decade between the incorporation of the Chamber of Commerce and the creation of the City of Lawndale (City of Lawndale 2022).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. The building on this parcel, constructed in 1951, is associated with the residential infill development of Lawndale during the mid-twentieth century. Research did not reveal that the building itself played a distinct or important role in the residential development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the development or use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The minimal builder style residence at 15700 Condon Avenue lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

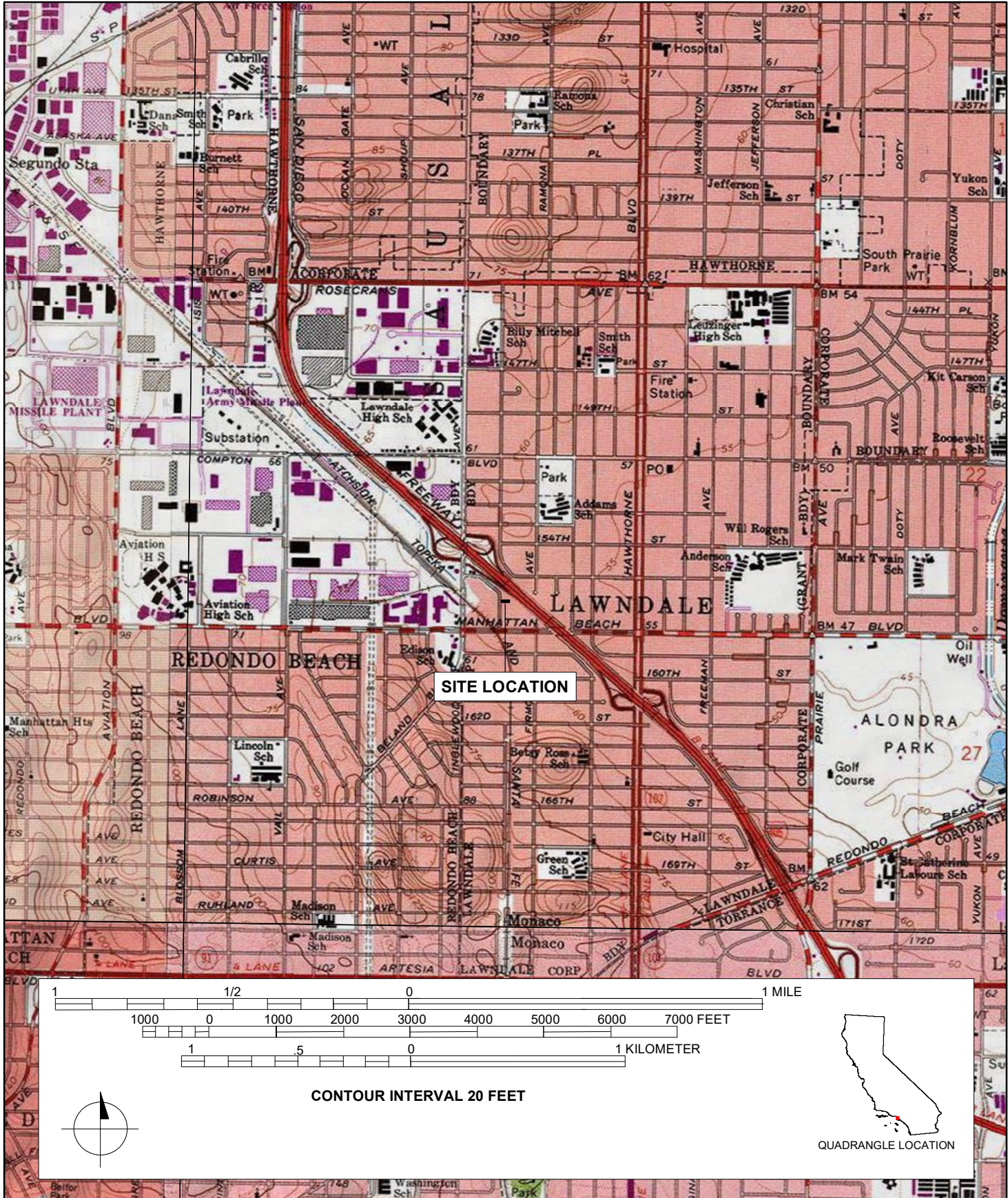
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

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

City of Lawndale. 2022. The History of Lawndale. Available at <https://www.lawndalecity.org/community/history>.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_





**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 4552 MANHATTAN BEACH BLVD

P1. Other Identifier: Ray's Transmissions

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Torrance, 2018 T 3S; R 14W Sec 38; B.M. San Bernardino

c. Address 4552 MANHATTAN BEACH BLVD City Lawndale Zip 90260

d. UTM: (Give more than one for large and/or linear resources) Zone 11N; 374535 m E/3750481 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4080-024-041

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The commercial building at 4552 Manhattan Beach Boulevard was built in 1950 in the Minimal Builder style (**Photograph 1**). The building is one story with a rectangular plan, a north-facing orientation, and concrete foundation. The building has a front gable roof covered with asphalt shingles. The exterior walls are covered with stucco exterior cladding with non-historic slate wainscoting details. The façade features a centrally located single-entry steel door and a rectangular louvered vent at the gable end.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1**. Overview of property, view to southwest, June 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1950/1971 (Los Angeles County Assessor)

\*P7. Owner and Address:  
Private Owner  
4562 Manhattan Beach Blvd.  
Lawndale, CA 90260

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: June 15, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: *Green Line*

*Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.*

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4552 MANHATTAN BEACH BLVD

B1. Historic Name: N/A

B2. Common Name: Ray's Transmissions

B3. Original Use: N/A

B4. Present Use: Automotive Services

\*B5. Architectural Style: Minimal Builder

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1950 and remodeled in 1971 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Economic Development Area Lawndale  
Period of Significance 1950 Property Type Commercial / Industrial 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 property at 4552 Manhattan Beach Boulevard does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: June 15, 2022

(This space reserved for official comments.)



Page 3 of 4

\*Resource Name or # (Assigned by recorder) 4552 MANHATTAN BEACH BLVD

Recorded by: M. Wilson \*Date: June 2022

Continuation  Update

**\*B10. Significance (continued):**

Historic Context

The commercial property at 4552 Manhattan Boulevard is located in Lawndale, California. In the mid-19th century, the area in which Lawndale lies was part of the Rancho Sausal-Redondo owned by Antonio Ignacio Avila, and was primarily used for cattle grazing. After Avila's death, the land was bought by Robert Burnett and leased to Daniel and Catherin Freeman. The Freeman's transformed the area into agricultural land for barley using new dry farming techniques due to the lack of water in Southern California. During the early-20th century, railway and water services caused a major population growth in the community. Lawndale was first established in 1905 and named after a Chicago neighborhood by real estate developer, Charles B. Hopper and later became incorporated as a city in 1959. This property was built in 1950 and later remodeled in 1971 during the decade between the incorporation of the Chamber of Commerce and the creation of the City of Lawndale (City of Lawndale 2022). Today this property is owned by David Beers and functions as an automotive service shop called Ray's Transmissions.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, this building has no significant association with important historic events. This property was constructed in 1950, is associated with the commercial development of Lawndale during the mid-twentieth century. Research did not reveal that the property itself played a distinct or important role in the history of the economic development of Lawndale. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, this building is not significant for any associations with the lives of persons important to history. Research did not indicate that any individuals related to the use of this building made demonstrably important contributions to history at the local, state, or national level. Therefore, this property is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant because it is not an important example of a type, period, or method of construction. The Minimal Builder style commercial building at 4552 Manhattan Boulevard is a typical and unremarkable example reflecting the twentieth-century trends of this style. The building on this parcel also lacks the high artistic value that would merit listing in the NRHP and CRHR. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

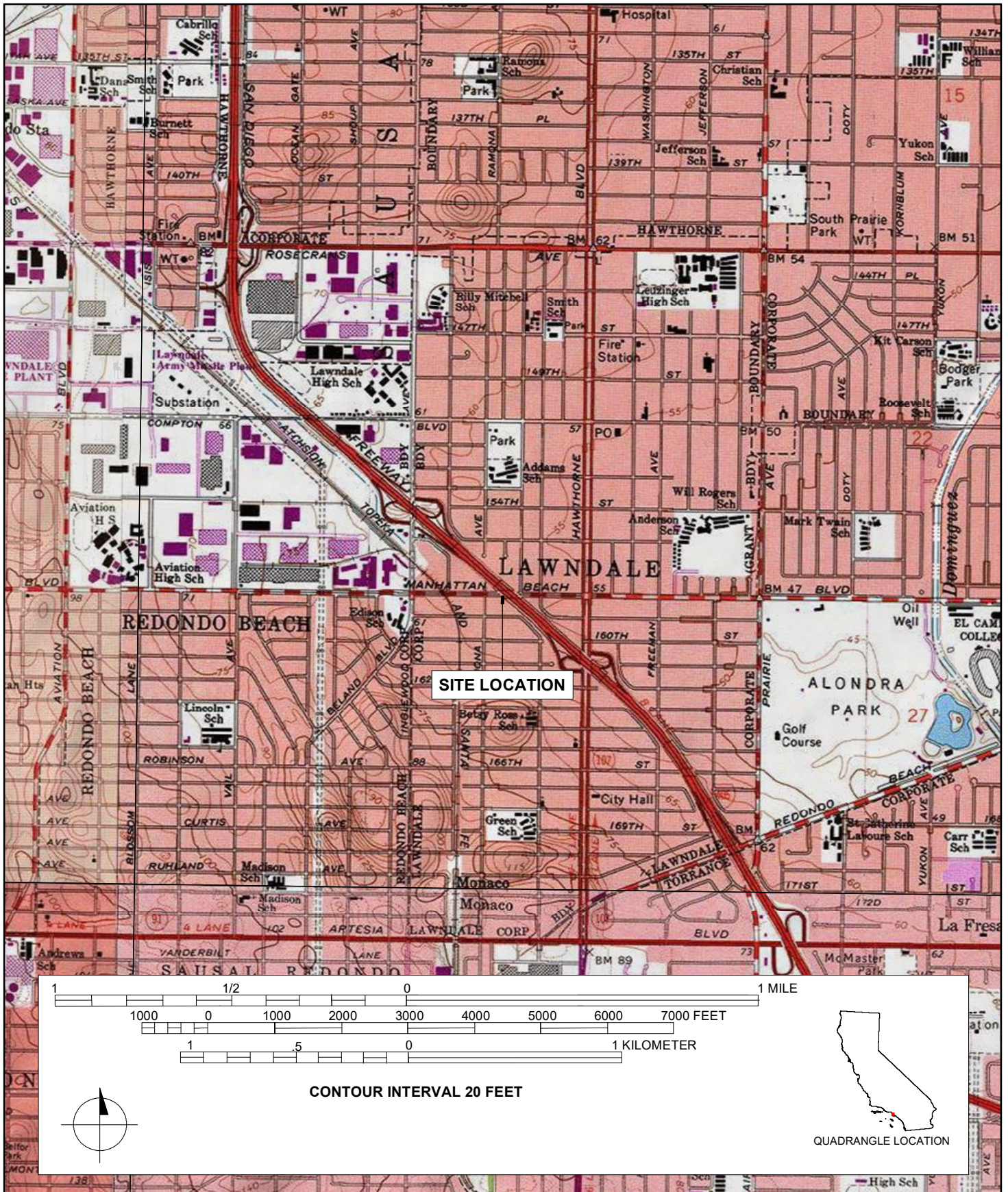
Under NRHP Criterion D or CRHR Criterion 4, this building is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

**\*B12. References (continued)**

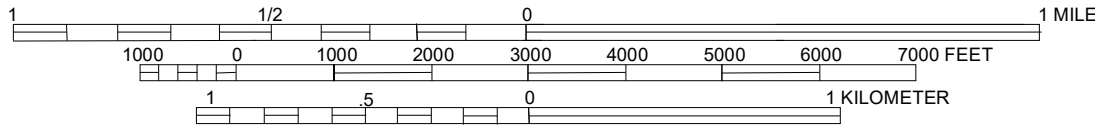
City of Lawndale. 2022. The History of Lawndale. Available at <https://www.lawndalecity.org/community/history>.



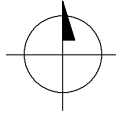
Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_



**SITE LOCATION**



CONTOUR INTERVAL 20 FEET



QUADRANGLE LOCATION



**PRIMARY RECORD**

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) El Nido La Fresa 220 kV Transmission Line – APN 4149-007-800 (Two Towers)

P1. Other Identifier: El Nido La Fresa 220 kV Transmission Line – APN 4149-007-800 (Two Towers)

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad Inglewood, 1981 T 3S; R 14W Sec 20; B.M. San Bernardino

c. Address El Nido La Fresa 220 kV Transmission Line – at Marine Avenue City TORRANCE Zip 90278

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 373599.15 m E/ 3751186.27 m N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number (APN): 4149-007-800

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The resource consists of two steel lattice type transmission towers and three transmission poles located within the same parcel, all approximately 160ft tall. The transmission tower and pole footings are concrete bases. These structures are part of the El Nido - La Fresa 220 kV transmission line, originally constructed in 1963.

\*P3b. Resource Attributes: (List attributes and codes) 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: (view, date, accession #) **Photograph 1.** Overview of property, view to east, Google Streetview Imagery, March 2022.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

Circa 1963, 1967 (Los Angeles County Assessor)

\*P7. Owner and Address: Southern California Edison (SCE)

\*P8. Recorded by: (Name, affiliation, address)  
Monica Wilson  
AECOM, 401 West A Street  
Suite 1200, San Diego, CA 92101

\*P9. Date Recorded: November 19, 2022

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Green Line Extension to Torrance Draft Environmental Impact Report: Cultural Resources Technical Study, Prepared by AECOM for Los Angeles County Metropolitan Transportation Authority, 2022.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) El Nido La Fresa 220 kV Transmission Line – APN 4149-007-800 (Two Towers)

- B1. Historic Name: SCE El Nido La Fresa
- B2. Common Name: SCE Transmission Tower; Transmission Pole
- B3. Original Use: Electric Transmission Tower; Transmission Pole
- B4. Present Use: Electric Transmission Tower; Transmission Pole

\*B5. Architectural Style: Open steel frame lattice tower; Steel Transmission Pole

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed circa 1963; 1967 (Los Angeles County Assessor)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: Southern California Edison

\*B10. Significance: Theme Electrical Development Area Los Angeles  
Period of Significance 1967 Property Type Engineering Structure 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 El Nido La Fresa 220 kV Transmission Line parcel at Marine Avenue, including two transmission towers and three transmission poles does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not retain integrity to its original construction and does not meet any of the significance criteria necessary for eligibility for listing in either the NRHP or CRHR.

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

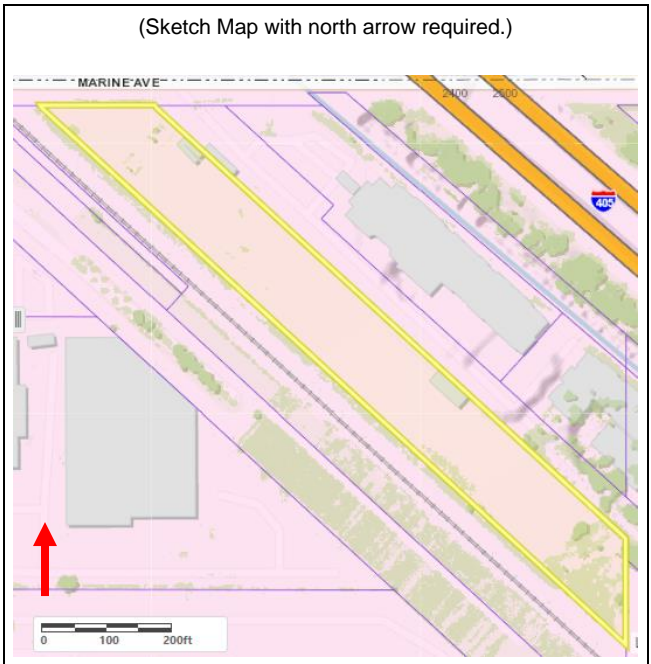
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\*B14. Evaluator: M. Wilson

\*Date of Evaluation: November 9, 2022

(This space reserved for official comments.)



Recorded by: M. Wilson \*Date: November 2022

\*B10. Significance (continued):

Continuation  Update

Historic Context

Redondo Beach is known for several innovative projects that contributed to the electrification of southern California. The Pacific Light & Power steam plant, constructed 1906, was built near the historic salt pond in Redondo Beach and was sold to Southern California Edison in 1917. The steam plant used a reciprocating double-angle, tandem-compound engine driving a 15,000-KW generator. These were the last steam engines to be installed in a major U.S. power plant. However, the construction of a hydroelectric plant in the High Sierras in 1920 reduced the need for the steam plant in Redondo, and by 1928 the plant was used only in emergencies, such as the 1933 Long Beach earthquake. The Redondo Beach office of Southern California Edison even sponsored a team of home economists to find new ways of using electricity to enable household conveniences such as electric cooking. Perhaps one of the most innovative designs for producing electricity in Southern California was implemented in Redondo Beach by the Los Angeles Wave Power and Electric Company. The company constructed the Starr Wave Motor Pier south of Pier No. 3 to provide a staging area for its Wave Motor Barges. Electricity was generated by the rise and fall of 2 large pontoon barges as they rocked up and down on the waves. The system provided electricity for many of the homes along the Esplanade and the company planned to export electricity along the entire coastal region, but a large storm destroyed the pier, and by 1912 the company was no longer producing energy. The SCE El Nido-La Fresa M5-T5 transmission line does not appear to be associated with either of these historic electrification projects or with Southern California Edison Transmission Lines that have been determined historic (Johnson 2010).

According to Thomas T. Taylor of SCE the installation of wireless antenna systems on potentially historic steel lattice towers is a transitory or reversible effect, which amounts to no permanent effect on the resource. Adam Sriro, archaeologist for SCE, states that if a transmission line is considered a contributing element of an historic property the effect is considered temporary. SCE El Nido — La Fresa is not eligible or listed as an historic transmission line. It is also not a contributing element of an historic property. Thomas Taylor does not believe the line was constructed by a precursor to SCE (such as Anaheim's municipal electric system), which brought electricity to Anaheim in April 11, 1895. The first Edison "windmill towers" were constructed in 1904 to 1907, after which all of Edison's towers used the steel lattice design. Prior to this, low voltage lines of 10 kV were transmitted by wood poles. Sriro believes that the only way the transmission line would be considered historic is if it were determined to be critical to the development of Redondo Beach. No such determination has been rendered (Johnson 2010).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, these engineering structures have no significant association with important historic events. The El Nido La Fresa 220 kV Transmission Line – towers and transmission poles at this parcel were constructed c. 1963 and are associated with the SCE's expansion across Southern California. Research did not reveal that the structures themselves played a distinct or important role in any of SCE's historic electrification projects. Therefore, this property is not eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B or CRHR Criterion 2, these structures are not significant for any associations with the lives of persons important to history. Research did not reveal a direct association with any significant historic persons; therefore, it is not eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C or CRHR Criterion 3, these structures are not significant because they are not important examples of a type, period, or method of construction. The lattice towers are a standard example of its type with no unusual or distinguishing features that would render it different than other lattice towers of a similar era and use. The transmission poles are also of a common design and do not have engineering significance. Therefore, this property is not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

\*B12. References (continued):

Johnson, Brent D.

2010 Site Record P-19-189746. On file at South Central Coastal Information Center, California State University, Fullerton.