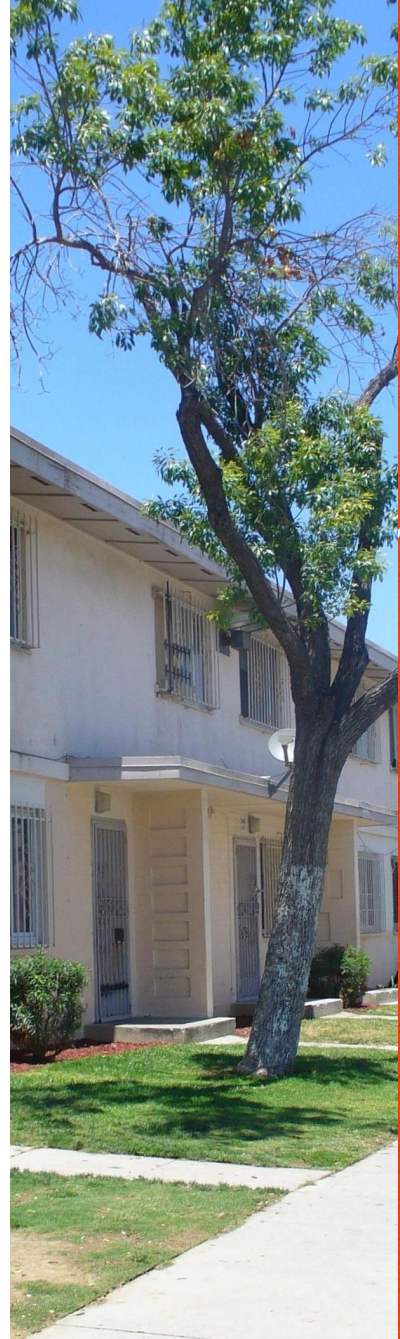


Appendix C

Historic Significance Evaluation

JORDAN DOWNS
HISTORIC SIGNIFICANCE
EVALUATION

LOS ANGELES, CA
[11058]



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

August 24, 2011

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APPENDICES

APPENDIX I

CALIFORNIA DEPARTMENT OF PARKS & RECREATION SERIES 523 FORMS

APPENDIX 2

CALIFORNIA REGISTER STATUS CODES, CALIFORNIA OFFICE OF HISTORIC PRESERVATION, 2003

I. INTRODUCTION

The purpose of this report is to provide a professional opinion regarding the historic significance of the property known as Jordan Downs (subject property or complex), in Los Angeles, California. For the purposes of this report, the study area was limited to evaluation of that property. It includes recordation of that judgment on State of California, Department of Parks & Recreation series 523 forms (DPR 523). The evaluation is an intensive survey (see section III and Appendix 1), prepared by professionals who meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history as published in the Code of Federal Regulations, 36 CFR Part 61 and used by the National Park Service. To arrive at a professional judgment, this report includes a brief historic context statement, a bibliography, appendices and figures.

Page & Turnbull prepared this report using information obtained at various local and other research facilities, including the Los Angeles Central Library, Housing Authority of the City of Los Angeles (HACLA) files, the Online Archive of California, Ancestry.com and other internet resources.

Jordan Downs is a public housing complex located in Southeast Los Angeles. The subject property is located in the Southeast Los Angeles Community Plan area, which is generally bounded by the Interstate-10, Santa Monica Freeway on the north, Alameda Street and Central Avenue on the east, Imperial Highway on the south, with Figueroa Street on the west, and encompasses the communities of Central, Avalon, Green Meadows and Watts. The Jordan Downs complex occupies various tax assessor's parcels, including 6046-019-903, 6046-021-908, 6046-021-915, 6046-021-916 and 6046-021-917. It is located on a large, irregular assemblage of parcels that lies between 97th and 103rd streets and South Grape Street to an irregular line midblock near Alameda Avenue (north, south east and west, respectively).

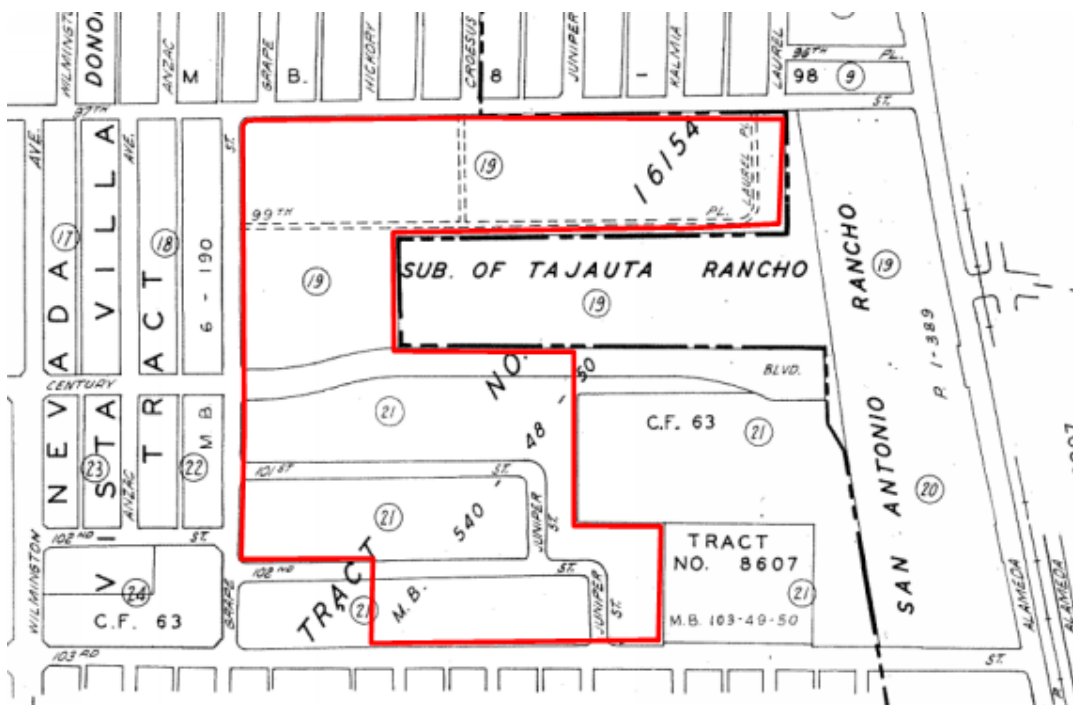


Figure 1: Excerpted, annotated Los Angeles County Tax Assessor's parcel index map. Jordan Downs boundary is overlaid in orange. North is oriented toward top of page in all figures unless otherwise noted. Source: Los Angeles County Tax Assessor Parcel Index Map 6046 <<http://maps.assessor.lacounty.gov/mapping/viewAssessorMapPDF.asp?val=6046-NDX>>. Annotations by Page & Turnbull, 2011 (typical).

SUMMARY OF FINDINGS

The subject property includes 106 buildings in total: 103 residential buildings, with Recreation and Maintenance buildings, each of which were completed in 1955 (in total, 105 buildings completed more than 50 years ago). A later Community Center building at 2011 East Century Boulevard was completed in 1994 and is not evaluated for historic significance herein (in total, 106 buildings of all construction dates). The entire Jordan Downs property was intensively surveyed for historic significance as a whole for this report.

The result of this evaluation is the finding that the Jordan Downs complex is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or for local landmark designation. The subject property was considered for historic district eligibility and buildings were evaluated as separate resources. Refer to Appendix 1 for California Department of Parks & Recreation (DPR) series 523 forms for the larger Jordan Downs property and all buildings intensively surveyed for historic significance in the Study Area. Appendix 2 contains the California Office of Historic Preservation-Prepared California Register Status Codes, referenced in this document.

II. CRITERIA FOR SIGNIFICANCE FINDINGS

The subject property was evaluated for historic significance using Federal, state and local criteria. Professional judgment by architectural historians who meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History were made. Those findings were informed by the results of field survey, archival research and brief review of previous evaluations for historic significance.

FEDERAL- NATIONAL REGISTER OF HISTORIC PLACES

The National Register is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Currently, the National Register includes approximately 80,000 listings, including icons of American architecture, engineering, culture, and history. According to Section 106, a "historic property" is defined as:

Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (*36 Code of Federal Regulations* (CFR) Part 800 Protection of Historic Properties, Section 800.16 Definitions l 1).

Overseen by the National Park Service (NPS), under the Department of the Interior, the National Register was authorized under the National Historic Preservation Act as amended. Its listings encompass all National Historic Landmarks as well as historic areas administered by NPS.

National Register guidelines for evaluation of significance were developed to be flexible and to recognize accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria were designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the National Register. For a property to be listed or determined eligible for listing, it must be demonstrated to possess integrity *and* meet at least one of the following criteria. It must be demonstrated that:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in National Register guidance, “How to Apply the National Register [of Historic Places] Criteria,” as “the ability of a property to convey its significance. To be listed in the National Register... a property must not only be shown to be significant under the National Register criteria, but it also must have integrity.”² The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. Integrity is judged in the context of the current appearance of a resource: not what it may once have been or what it could be if alterations were made.

Resources that are found eligible for listing in the National Register are either separate properties, such as a house or a bridge, or they may be contributors to a larger historic district. Historic districts are defined in National Register guidance as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development...”³

Contributors to a given historic district’s significance are derived from “being part of a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.”⁴ In order to be significant, a historic district must be an identifiable entity. Districts are generally important for their historical, architectural, archeological, engineering, or cultural values.

A district may be comprised of features that lack individual distinction and by individually distinctive features that become focal points of the resource. A district may be significant if each of the components “lack individual distinction, provided that the grouping achieves significance as a whole within its historic context... [however] the majority of the components that add to the district's historic character, even if ...individually undistinguished, must possess integrity, as must the district as a whole.”⁵

The National Register guidance requires that properties be at least 50 years old to be considered for eligibility. Properties completed less than 50 years before evaluation must be “exceptionally important” (Criteria Consideration G) to be considered eligible for listing.

STATE- CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Under California Public Resources Code Section 5024.1, the California Register was established to serve as an authoritative guide to the state’s significant historical and archaeological resources. Historical resources are defined in PRC Section 21084.1 as:

a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, [is] ... presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

² National Register of Historic Places staff for National Park Service (NPS), Patrick W. Andrus, Rebecca H. Shrimpton. “How to Apply the National Register Criteria” (U.S. Department of the Interior, Washington, D.C.) 1990, revised 1991, 1995, 1997, revised for internet 1995, 2001, 2002.

³ NPS 1990.

⁴ NPS 1990.

⁵ NPS 1990.

In order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria.

If the resource:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) Is associated with the lives of persons important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to possessing one of the above-listed significance characteristics, to be eligible for listing in the California Register, resources must retain "substantial" integrity to their period of significance.. California Office of Historic Preservation-prepared Technical Assistance Series No. 3, California Register guidance on the subject asserts "Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance"⁶ As set forth in the National Park Service-prepared "How to Apply the National Register [of Historic Places] Criteria for Evaluation," the seven aspects or qualities that, in various combinations, define integrity are: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects. Properties judged not to retain requisite integrity were not evaluated for historic significance.

Individual properties that may be affected by a proposed project can be part of previously identified or unidentified historic districts. "What is the California Register?" provides the following definition of California Register-eligible historic districts:

Historic Districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural or architectural background. Individual resources within an historic district may lack individual significance but be considered a contributor to the significance of the historic district.

The California Register also includes properties that:

- Have been formally *determined eligible for listing in*, or are *listed in* the National Register; (emphasis added)
- Are registered as State Historical Landmark No. 770 and all consecutively numbered landmarks above Number 770;
- Are points of historical interest that have been reviewed and recommended to the State Historical Resources Commission for listing; and
- Are city- and county-designated landmarks or districts (if criteria for designation are determined by the California Office of Historic Preservation to be consistent with California Register criteria).

⁶ California Office of Historic Preservation. "Technical Assistance Series No. 3: What is the California Register?" September 2002.

With regard to surveys, or evaluations of multiple properties conducted simultaneously to establish historic significance, PRC Section 5024.1(g) states:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- 1) The survey has been or will be included in the State Historical Resources Inventory.
- 2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
- 3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
- 4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

For CEQA conformance, California Register eligibility is the threshold used to quantify properties that are considered historically significant.

California Points of Historical Interest

California Points of Historical Interest include “sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value” (Office of Historic Preservation 2008). Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. To be designated, a property must be demonstrated to meet at least one of the following criteria:

- 1) The first, last, only, or most significant of its type within the local geographic region (City or County).
- 2) Associated with an individual or group having a profound influence on the history of the local area.
- 3) A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best-surviving work in the local region of a pioneer architect, designer, or master builder.

California Historical Landmarks

Designated California Historical Landmarks are numbered sequentially as they are listed by the State Historical Resources Commission. California Historical Landmarks numbered 770 and above are automatically listed in the California Register. According to PRC Section 5031(a), to be eligible for California Historical Landmark designation, a property must be of statewide historical importance and must demonstrate its statewide significance by meeting one of the following three requirements:

- 1) *The property is the first, last, only, or most significant historical property of its type in the region.* The regions are Southern California, Central California, and Northern California. If a property has lost its historic appearance (integrity), it may still be listed as a site.
- 2) *The property is associated with an individual or group having a profound influence on the history of California.* The primary emphasis should be the place or places of achievement of an individual. Birthplace, death place, or place of interment shall not be a consideration

unless something of historical importance is connected with the person's birth or death. If a property has lost its historic appearance (integrity), it may still be listed as a site.

- 3) *The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or...it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.*
- 4) An architectural landmark must have excellent physical integrity, including integrity of location. An architectural landmark generally will be considered on its original site, particularly if its significance is basically derived from its design relationship to its site.

Note: Only preeminent examples will be listed for architectural importance. Good representative examples of a style, period, or method of construction are more appropriately nominated to other registration programs ⁷

LOCAL- CITY OF LOS ANGELES

City of Los Angeles Historic-Cultural Monuments

Local landmarks in Los Angeles are designated as "Historic-Cultural Monuments." To be eligible for separate designation, properties must meet the criteria described in City of Los Angeles Administrative Code Section 22.130:

any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles...

such as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified...

or which are identified with historic personages... the main currents of national, State or local history...

or [identified] with important events in the main currents of national, State or local history...

or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction...

or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Properties are generally submitted to City of Los Angeles Office of Historic Resources staff for review, and if considered are presented to the Cultural Heritage Commission (Commission). If approved, the Commission makes a recommendation to a preliminary committee for their review and later to Los Angeles City Council for designation.

⁷ California Office of Historic Preservation. "Technical Assistance Series #13: How to Nominate a Property as a California Historical Landmark or California Point of Historical Interest" 2004.

SurveyLA

SurveyLA is an on-going, comprehensive historic resources survey of the City of Los Angeles. It is considered a systematic process of identifying, researching and documenting properties to reflect important themes in the city's growth and development. Those themes include, but are not limited to architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, and entertainment and others. Properties evaluated in the survey are not limited to buildings, but encompass structures, objects, cultural landscapes, natural features and groupings of resources (historic districts).

Jordan Downs was recently surveyed for historic significance as part of the Southeast Los Angeles Community Plan Area.⁸ It was found not eligible for National or California Register listing and not eligible for local landmark designation in the preliminary draft findings for that comprehensive historical resources survey.⁹

Refer to Appendix 1 for complete evaluations of historic significance for Jordan Downs.

⁸ At this time, all findings are preliminary and will undergo thorough, internal City of Los Angeles, as well as public review processes and hearings before they are finalized. All draft findings are therefore preliminary and subject to change.

⁹ Los Angeles, City of. Office of Historic Resources Survey LA staff. Interview with Francesca Smith. June 23, 2011.

III. RESEARCH DESIGN AND METHODOLOGY

Surveys for historic significance are generally prepared at either a reconnaissance or an intensive level. Reconnaissance level surveys are less detailed than intensive surveys, but normally do not provide definitive findings of historic significance. Intensive surveys yield findings, but are more time-consuming and costly than reconnaissance surveys. In “Archeology And Historic Preservation: Secretary of the Interior's Standards and Guidelines” (as amended and annotated) under the Secretary of the Interior's Standards for Identification, the two processes are outlined:

Reconnaissance surveys create a record that describes:

1. types of properties in survey area (e.g. residential single- or multi-family, commercial retail or office, industrial)
2. limits of area surveyed
3. methodology used in survey (including the extent of coverage)
4. properties identified with categories of information collected
5. areas surveyed that may contain historic properties or historical resources.

Intensive surveys are far more specific, and entail performing research, analysis justified professional opinions or findings regarding historic significance. Those records typically include items 1-5 above, as well as:

1. A complete, research-based evaluation of each property, including a description of its appearance, any alterations, and assessment of integrity.
2. Findings include application of appropriate criteria and clear explanations, with well justified evaluation of historic significance
3. If properties are found to be significant, boundaries of the historical resource or historic property are included

INTENSIVE-LEVEL SURVEY

The intensive survey phase was conducted on June 29, 2011. The property was photographed, building types were photographed, field notes were taken and alterations were noted. Interior inspection was not performed on any of the buildings, as access was not possible. Buildings on the Jordan Downs property completed before 1969 were recorded on DPR 523 Primary Records (or A forms). The greater Jordan Downs complex was not recorded on a District form because it does not meet the definition of an historic district. All buildings and the greater property were recorded in accordance with California Office of Historic Preservation-prepared “Instructions for Recording Historical Resources” (1995).

In order to arrive at professional judgments regarding historic significance, National and California Register criteria for evaluation as well as local landmark designation requirements were taken into consideration. Integrity assumptions regarding previous alterations were made and double-checked though separate research at HACLA, use of aerial photographs and other sources.

Thresholds for historic significance are described in section II of this report. Resources subject to review were not limited to buildings but included structures, objects, landscape and consideration of a larger historic district.

IV. HISTORIC CONTEXT

Themes explored in this historic context statement include the development of California, Los Angeles and Watts, Housing Authority of the City of Los Angeles, an overview of the project architect and landscape architect, the garden apartment type and Garden City Movement, and superblock building types.

Watts

The City of Los Angeles was founded on September 4, 1781, and began as a small pueblo known as “Nuestra Señora La Reina de Los Angeles.” The original pueblo was granted jurisdiction by the Spanish governor Felipe de Neve over four square leagues of land radiating out from the central plaza. A league is variously defined as “2.633573 miles or 5,000 *varas* according to... U.S. Surveys.... A square league... equals 6.935 plus square miles or about 4,338 acres.”¹¹ This 20-mile boundary remained unchanged through Spanish, Mexican and American ownership. The area surrounding the Pueblo was simultaneously developed, the land to the southeast was used mainly for cattle pastures. This area, south of the Pueblo and north of present-day Firestone Boulevard, though not technically within the boundaries of the Pueblo, was loosely under its government. The area south of present-day Firestone Boulevard became part of *Rancho Tajuata*, when in 1843, Governor Manuel Micheltona granted Anastacio Ábila rights to the area in a Mexican land grant. Rancho Tajuata included the subject property.

California became a state in 1850, and the area around Los Angeles was surveyed to establish ownership boundaries. The city’s right to four-square leagues of land was confirmed, the southern limit of which was at present-day Exposition Boulevard. Rancho Tajuata boundaries, though, were reconfigured. Some of the land between present day Figueroa Street and Central Avenue became public land and was quickly parceled and sold. This area became known as Green Meadows. The area between Los Angeles city limits and Rancho Tajuata, including the communities of Central and Avalon, also became public land.

In 1869, the city’s first rail line, the Los Angeles & San Pedro Railroad tracks were run along current day Alameda Street, passing through the communities southeast of Los Angeles, and along the northeast corner of Rancho Tajuata.¹² According to contemporary accounts, the rail line became a permanent north-south barrier to the growing community, a condition that continues to this day.¹³ During the rancho period, the Ábila family prospered in the hide trade, grazing livestock in the area until the mid 1870s. Both cattle and sheep were retained in large pastures throughout the rancho. Once Phineas Banning’s harbor at Wilmington-San Pedro became active, a stage route carrying both passengers and freight traversed the west perimeter of the Rancho Tajuata. By 1866, Banning took an option to buy about a third of the rancho, which was subject to confirmation of title. After title was confirmed in 1873, Banning transferred his rights, and the Ábila family “divided and deeded away much of theirs.”¹⁴ Through the 1870s, farming was replacing the cattle trade in the area, and by 1874, Ábila heirs partitioned Rancho Tajuata.

As the result of a court decision, the Ábila descendants parceled out the rancho to four additional parties. Local surveyor John Goldsworthy platted the area, his field books show the southern portion of the land being used for grazing, under lease to others. Los Angeles merchants, the Mellus

Footnote 10 is omitted.
 11 Roger G. Cowan, *Ranchos of California: A List of Spanish Concessions 1775-1822 and Mexican Grants 1822-1846* (Los Angeles: Historical Society of Southern California, 1977) 151.
 12 Patricia Adler, City of Los Angeles, Planning Department “Early History of Watts” unpublished, typed document, 4 February 1966, 4.
 13 Adler 4.
 14 Alder 4.

family, had purchased Banning's option. Another surveyor, George Hansen had been engaged by Banning to divide the rancho, and was paid in ownership of 248 acres. Fledgling local developer, J.S. Slauson acquired the southeast portion of the rancho as well.^[8]

Goldsworthy's 1874 plat maps set boundaries that continue to this day: the northern edge is now Firestone Avenue, the western rancho limit became Central Avenue, Rosecrans Boulevard on the south was the original border to Rancho San Pedro, and Wilmington Avenue served as the western demarcation line.^[9] Goldsworthy recorded approximately 20 farmsteads with artesian wells.

In 1876, the Southern Pacific railroad opened, linking Los Angeles to the East. By the 1880s, Santa Fe Railroad opened a competing transcontinental line, and Los Angeles underwent explosive population and economic growth. Land south of the Los Angeles was staked out into town sites and heavily promoted by speculators looking to cash in on the abundance of emigrants. Among these "towns" were Nadeau Park, located in the Slauson and Compton Avenue area, Vernondale, centered at present-day Vernon and Central avenues, and Vernon, located on Central Avenue near Jefferson Street.^[10] Residential lots soon lined the railroad rights-of-way on Alameda Street and Slauson Avenue.

Henry Huntington's Pacific Electric Railroad Company opened an interurban line connecting Los Angeles with Long Beach on July 4, 1902. Developers Julia A. Watts (1837-1933) and W. R. Harris wisely donated 10 acres of right-of-way for both tracks and a station,^[11] and laid out several blocks of residential and commercial lots, forming the community of Watts. The resulting railroad station is now Watts Station, located at 1686-1690 East 103rd Street (City of Los Angeles Historic-Cultural Monument #36).^[12] Watts was a hub of the Pacific Electric interurban system, connections were made there to four other lines, serving the South Bay, San Pedro, Long Beach and Orange County.

Plentiful, clean water was also a factor in the development of the area southeast of Los Angeles. As homes and farms were settled, irrigation ditches distributing water from the Los Angeles River were extended to support these new communities, and by the 1880s the ditches extended outside the city limits and as far south as Slauson Avenue. These new communities were annexed into Los Angeles when a court ruling in 1898 declared sale of water by Los Angeles to residents outside of city limits was illegal. Watts and the Florence-Firestone area relied on artesian wells for water supply, and thus were able to avoid annexation into the city in the 1890s.

In 1907, with one voting precinct, Watts was incorporated as "a municipality of the sixth class."^[13] The new City Council was commonly known as the Board of Trustees. From its beginning, one of Watts' distinguishing features was the diversity of its population. About the time of incorporation, an area of African-American settlement grew within Watts, which was commonly called Mud Town.^[14] By the 1920s, the single voting district had expanded to eight precincts and the small community had difficulty providing services to its ever-increasing population. By election, Watts was annexed to Los Angeles in 1926. Part of the reason for consolidation was the need for additional educational and health facilities, as well as improved street lighting, drainage and sewage systems.^[15]

^[8] Adler 3. Footnotes 8-19 are not in sequential order with the balance of the document.

^[9] Adler 3.

^[10] Janet I. Atkinson *Los Angeles County Historical Directory* (Jefferson, North Carolina: McFarland & Company, Inc., Publishers) 1933, 176.

^[11] Adler 5.

^[12] "Watts Station Declared: 'of Historic Significance'" *Los Angeles Sentinel* 9 December 1965:10A.

^[13] Los Angeles City Archives "Watts Record Collection" 10 June 1983, np.

^[14] Ervin Gudde., *1000 California Place Names: The Story Behind the Naming of Mountains, Rivers, Lakes, Capes, Bays, Counties and Cities*. Berkeley: University of California Press, 1959) 359.

^[15] Los Angeles City Archives n.p.

Because Green Meadows was located between Watts and the Los Angeles city limits, it too was annexed by Los Angeles in order to maintain contiguous boundaries.

In the early 1900s, Los Angeles' African-American community was located in the area around Central Avenue, and expanded south along the Central Avenue streetcar line following World War I and through the 1920s. This area became the heart of the African-American community, in part because of deed restrictions, social and employment discrimination, which made it difficult for minorities to settle in other areas. During the second World War, as employment opportunities expanded, African-Americans began to settle in Los Angeles in increasing numbers. According to the report prepared by a California gubernatorial commission after the 1965 Los Angeles riots, "New arrivals understandably gravitated to the areas already occupied by Negroes- Central Avenue and Watts." Deed restrictions enforced until at least the late 1940s made it nearly impossible for persons of color to rent or buy property elsewhere. As a result,

Watts soon filled up and Negro neighborhoods began to expand in adjacent areas to the north, south and west. As they did, Los Angeles saw Caucasians following the same pattern that other cities had witnessed: They moved out when the Negro population in any particular neighborhood increased to appreciable proportions. Thus over the course of a quarter century did the large majority of the Negro population in Los Angeles, as elsewhere, come to reside in segregated areas.^[16]

The area became increasingly African-American during the 1950s and early 1960s. After passage of the 1964 Civil Rights Act, strained race relations in the United States seemed destined to improve. However, in the summer of 1964, African-American communities in seven eastern cities erupted in violent, race-related riots. Nearly a year later, the Watts Riots (also known as the Watts Rebellion) developed from a routine Highway Patrol incident on August 11, 1965, and lasted nearly a week. It was the most notorious among American race riots of the period, and was symbolic of the turbulent mid-1960s. Among the many studies that examined the causes of the Watts Riots, the governor's commission concluded that it was the cumulative result of high unemployment, poor schools, inadequate housing and acutely bad relations with the local police. After six days of social unrest, 34 people were dead, more than 1,000 were wounded and estimated property damage was from \$50 to \$100 million.^[17] In the decades after the riots, already slow capital investment in the community diminished.

Among the positive results of the riots was the formation of the Watts Labor Community Action Committee (WLCAC), a non-profit, community-based organization, "dedicated to improving the quality of life for residents in South Central Los Angeles."^[18] Founded in 1965, though partnership with seven international labor unions and the UCLA Institute of Industrial Relations it is WLCAC's mission to "provide a wide range of community services, economic development activities and community preservation initiatives that engage community residents."

Although WLCAC became a world-renowned leader in community self-determination, its headquarters were burned during the 1992 Civil Unrest,^[19] set off by the acquittal of four local policemen accused in the beating of Rodney King. Ironically, its facility damage was the largest caused by that riot, estimated at more than \$4 million. A new headquarters was completed in

^[16] Governor's Commission on the Los Angeles Riots "Violence in the City; An End or a Beginning?" 2 December 1965, n.p.

^[17] Governor's Commission on the Los Angeles Riots, 1965.

^[18] Watts Labor Community Action Committee website: www.wlcal.org.

^[19] The 1992 Civil Unrest was less centralized than the Watts Riots, originating at the corner of Florence and Normandie avenues (South Central), and spreading to portions of Long Beach, West Hollywood, Koreatown and downtown Los Angeles.

1994, at 108th and Central Avenue. In 1999, WLCAC initiated a successful cultural tourism program highlighting the community called “Watts is LA.”

Housing Authority of the City of Los Angeles

In the first decades of the twentieth century, slum conditions and unfit public housing was widespread in Los Angeles. The Los Angeles Committee on Public Housing held a conference in 1936, the result of which was a strongly recommendation that a permanent local housing authority be established. Legislation was enacted in California shortly thereafter to facilitate that process.¹⁵ Disputes fostered by the County Housing Authority running programs in City of Los Angeles led to the City Council initiating the concept of a City Housing Authority.¹⁶ Later that year, a budget was submitted to the City Council that would allow the municipal housing authority to operate under a Federal loan, with taxpayer funding, to create housing for nearly 4,000 families.

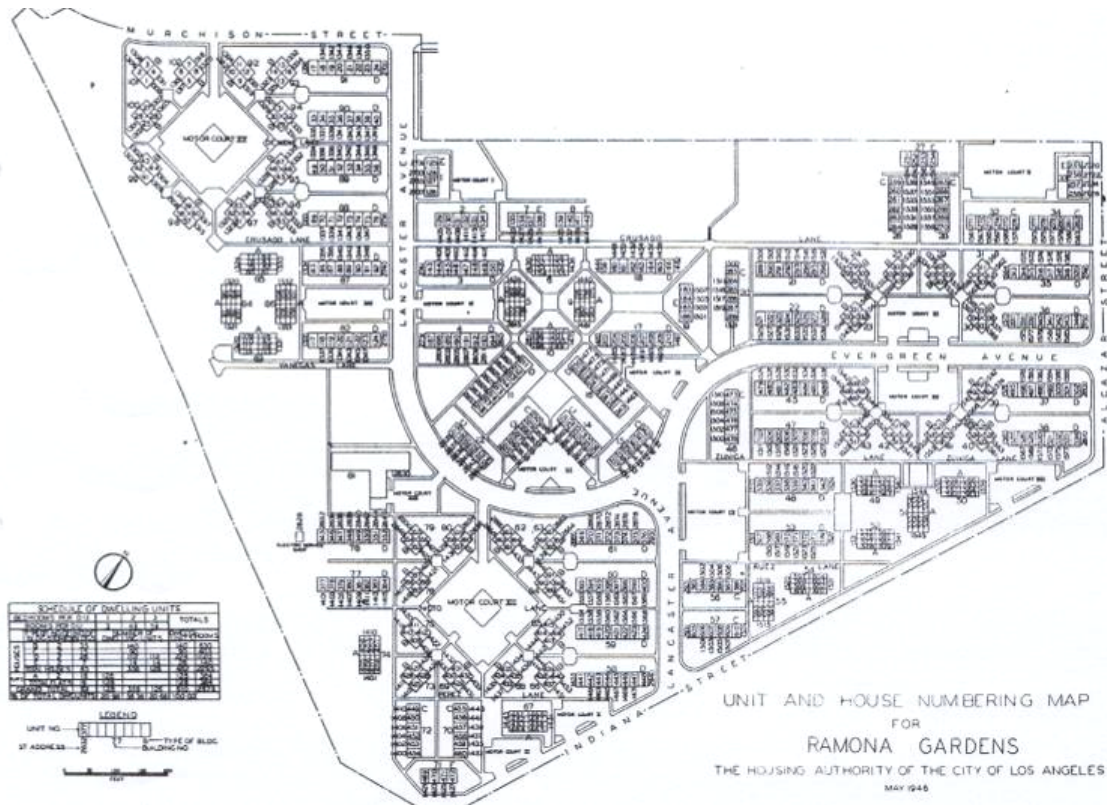


Figure 2: Site plan for Ramona Gardens showing curved streets, buildings grouped around community uses, and radiating walks between buildings. Source: HACLA files, “Unit and Housing Numbering Map for Ramona Gardens” 1946.

HACLA’s first housing project, Ramona Gardens in East Los Angeles opened in 1941 with 610 units. Later that year, construction began on Estrada Courts, a development originally intended to be public housing and part of HACLA’s “slum clearing” effort, it was designated “defense housing,” and cost nearly \$1,000,000. Projects in subsequent years were created as affordable, temporary housing for war workers and after the war, for returning soldiers and their families.

¹⁵ “Tenements’ End Sought.” *Los Angeles Times*. March, 12, 1936.

¹⁶ “City Rejects Housing Plan.” *Los Angeles Times*. April 27, 1938.



Figure 3: Historic photograph of Estrada Courts circa 1940s. Not simple but distinctive modern building design. Source: Los Angeles Public Library Photo Collection, not for publication. Photograph 00062393.

Eight of the original ten HACLA housing projects are still extant and operational, however many have been redeveloped as part of modernization efforts. The first ten housing projects to be built were significant in the development of the community and its subsidized housing program. They are briefly described in Table 1 below, including known historic significance.

Table 1: Known Historic Significance of First Ten Public Housing Projects in Los Angeles

<i>Name</i>	<i>Architects</i>	<i>Date Completed</i>	<i>Historic Significance</i>
Ramona Gardens	Housing Architects Associated: George J. Adams, Walter S. Davis, Ralph C. Flewelling, Eugene Weston, Jr. Lewis Eugene Wilson, Lloyd Wright	1941 ¹⁷	2S2, 2003, Los Angeles County Historic Property Data File (HPDF)
Pico Gardens	Project Architects Associated: John C. Austin, Sumner Spaulding Earl Heitschmidt	1942 ¹⁸	6U, 1996, HPDF
Pueblo de Rio	Paul R Williams Richard J. Neutra, Adrian Wilson, Wurdeman & Beckett, Gordon B. Kauffman	1942 ¹⁹	2S2, 2002, HPDF

¹⁷ "Olson Dedicates Housing Project: Ramona Gardens Fills Need for Decent Homes, Governor Declares." *Los Angeles Times*, March 17, 1940: 2.

¹⁸ "City Housing Authority to Open Project Today: Pico Gardens, East Side District Providing Quarters for War Workers, Will Be Dedicated." *Los Angeles Times*, August 2, 1942: 27.

¹⁹ "War Housing: City Housing Authority Completes Mammoth Plan." *Los Angeles Times*, October 23, 1942: 15.

<i>Name</i>	<i>Architects</i>	<i>Date Completed</i>	<i>Historic Significance</i>
Rancho San Pedro	Architects Collaborating: Reginald D. Johnson, A. C. Zimmerman H. Roy Kelley, James R. Friend	1942	2S2, 2004, HPDF
Aliso Village	Housing Group Architects: Ralph C. Flewelling, George J. Adams, Eugene Weston, Jr. Louis Eugene Wilson, Lloyd Wright	1942 ²⁰	demolished 1999
Rose Hill Courts	Rose Hill Architects: W. F. Ruck, Claud Beelman	1942 ²¹	2S2, 2003, HPDF
Estrada Courts	Alexander, Riskey, Witmer & Watson, Associated Architects	1943	2S2, 2004, HPDF
William Mead Homes	Housing Associates: P. A. Eisen, Norman F. Marsh, Herbert Powell, Armand Monaco, A.R. Walker David D. Smith	1942	2S2, 2002, HPDF
Avalon Gardens	California Housing Architects: Carleton W. Winslow, Roland E. Coate, Samuel E. Lunden	1946	Unknown
Hacienda Village	Planning Associates: Paul R. Williams, Weldon Beckett, Adrian Wilson, Walter C. Wurdeman, Richard J. Neutra	1941	2S2, 2003, HPDF

²⁰ "Vast Housing Program Begun on \$22,900 Loan: Modest Allocation by City Council Results in Developments Involving \$30,000,000" *Los Angeles Times*, October 23, 1942: 20.

²¹ "Housing Project Work Will Start: Ground to Be Broken at San Pedro Tomorrow." *Los Angeles Times*, November 21, 1941: 10.

Jordan Downs

The first iteration of Jordan Downs was completed in 1944 by the Housing Authority of the City of Los Angeles (HACLA) as temporary wartime housing. That original development was planned in partial, concentric semi-circles and was populated with somewhat smaller buildings than the current version.

The plain stucco buildings had flat roofs and punched windows. It was designed by local architects, William Allen and William G. Lutzi. No records of demolition of the first version of Jordan Downs were found at the City of Los Angeles division of Building & Safety, or in files or plans at HACLA.

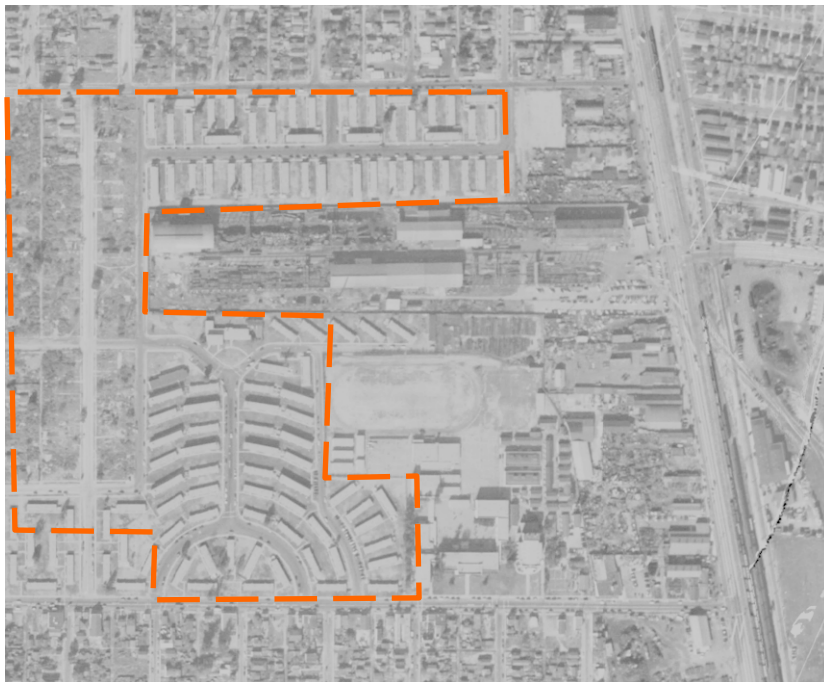


Figure 4: Annotated aerial photograph of Jordan Downs property in 1952. Current boundaries are overlaid in dashed orange lines. Source: Historic Aerials by NETR online, annotated by Page & Turnbull, 2011.

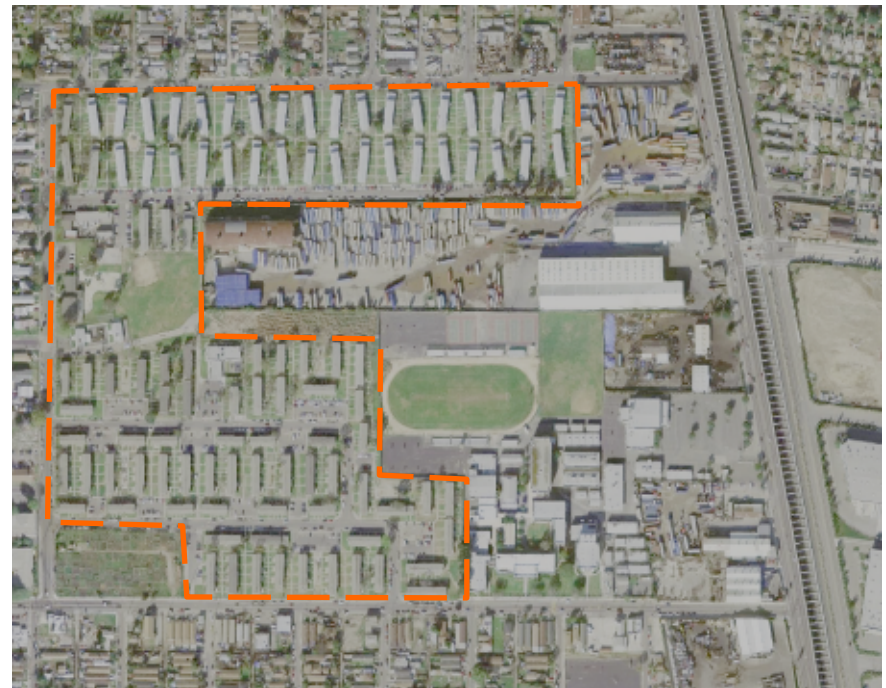


Figure 5: Annotated aerial photograph of Jordan Downs property in 2004. Boundaries are overlaid in dashed orange lines for clarity and contrast. Source: Historic Aerials by NETR online, annotated by Page & Turnbull, 2011.

Figures 4 and 5 on the previous page demonstrate the difference in the *parti* or basic concept of the original architectural design of Jordan Downs (built in 1944) versus the existing version, which was completed in 1955. The existing complex notably lacks picturesque curving streets, creative building placement and other essential features that would create a unique and out of the ordinary sense of place.

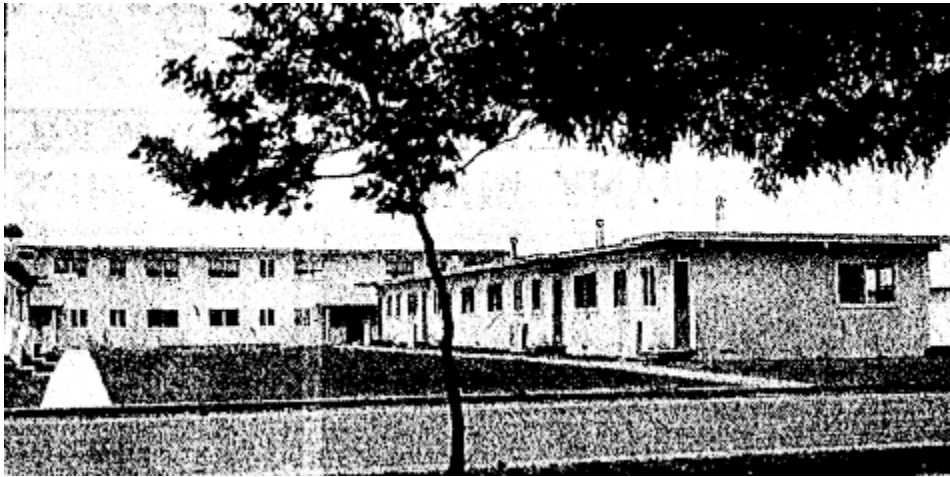


Figure 6: Newspaper image of the previous buildings and building types at Jordan Downs. It was described at the time as “temporary warworker housing.” Source: *Los Angeles Times*. 28 May, 1944:A2.

By the early 1950s, the idea of public housing, then called “low-rent housing” was not popular among vocal homeowners in areas where such new projects were planned. Litigation slowed the construction of the current version of Jordan Downs, Elysian Park Heights and Imperial Courts “Reconversion,” as well as the extensions of Aliso Village, Estrada Courts, Rose Hills Courts, Rancho San Pedro and Pueblo de Rio.²² The new projects were called “reconversions” rather than being clearly identified as new construction, in an effort to ameliorate public displeasure regarding their proposed locations. The controversy fostered a local election ballot measure, which was approved in June 1951, clearing the way for the second generation of public housing in Los Angeles.²³

In 1955, the current version of Jordan Downs was completed. The new version consisted of 103 residential buildings, executed in stripped-down versions of Minimal Traditional architectural style with two public buildings. The residential buildings’ only identifying features of the Minimal Traditional modern style, which was widely popular from 1935 until about 1950, are the low sloped roof forms, minimal eaves, lack of ornamentation and plain entrances. It has been asserted that federal housing agencies did not allow the use of flat roofs; its low sloping roof form may simply have been a way to meet funding requirements and does not offer a strong design statement.²⁴

The irregular, 20 plus-acre site was laid out with rows of buildings in the northern section arranged end-to-end, at sight angles, forming central gathering areas. At the center of the property, facing a side street, the Management & Maintenance building (now Maintenance building) and yard, three more residential buildings, and a Recreation building were completed. South of a very slightly curving interior street, the largest number of residential buildings were constructed, in various

²² “Watts Group Objects to Housing Program” *Los Angeles Times*. 17 Apr, 1951 and “400 Jam Hearing, Blast Housing Plan” *Los Angeles Times*. 27 April, 1951.

²³ “Council Votes for Low-Rent Housing Plan” *Los Angeles Times*. 27 June, 1951: 1.

²⁴ Los Angeles, City of. Chase Knolls DEIR Supplement September 2004: 3B-6.

arrangements, but primarily oriented north-south. Small streets serving the buildings, various small, paved, surface parking lots and central concrete walkways completed the complex. The five main building types were numbered, R-1 through R-5, and each building type differed slightly from the other. In 1994, a surface parking lot was demolished and a new Community Center building was completed at 2100 East Century Boulevard.

The resulting layout is not noteworthy. Its most unusual features are the arrangement of northern buildings in modified, narrow **X** forms and the overall shape, which rather than a creative expression, was likely a response to existing conditions. A large manufacturing plant (Southwest Steel Rolling Mills, 9901 Alameda Boulevard) and other small related uses were located on the eastern perimeter. The property is currently vacant except for a high-cube mill building. David Starr Jordan High School (2265 East 103rd Street) occupies the adjacent parcel on the southeast side. Jordan High School was completed in 1935 and was determined eligible for listing in the National Register under Criteria C, for its architecture, in 1994. The site plan for Jordan Downs is below in Figure 7.

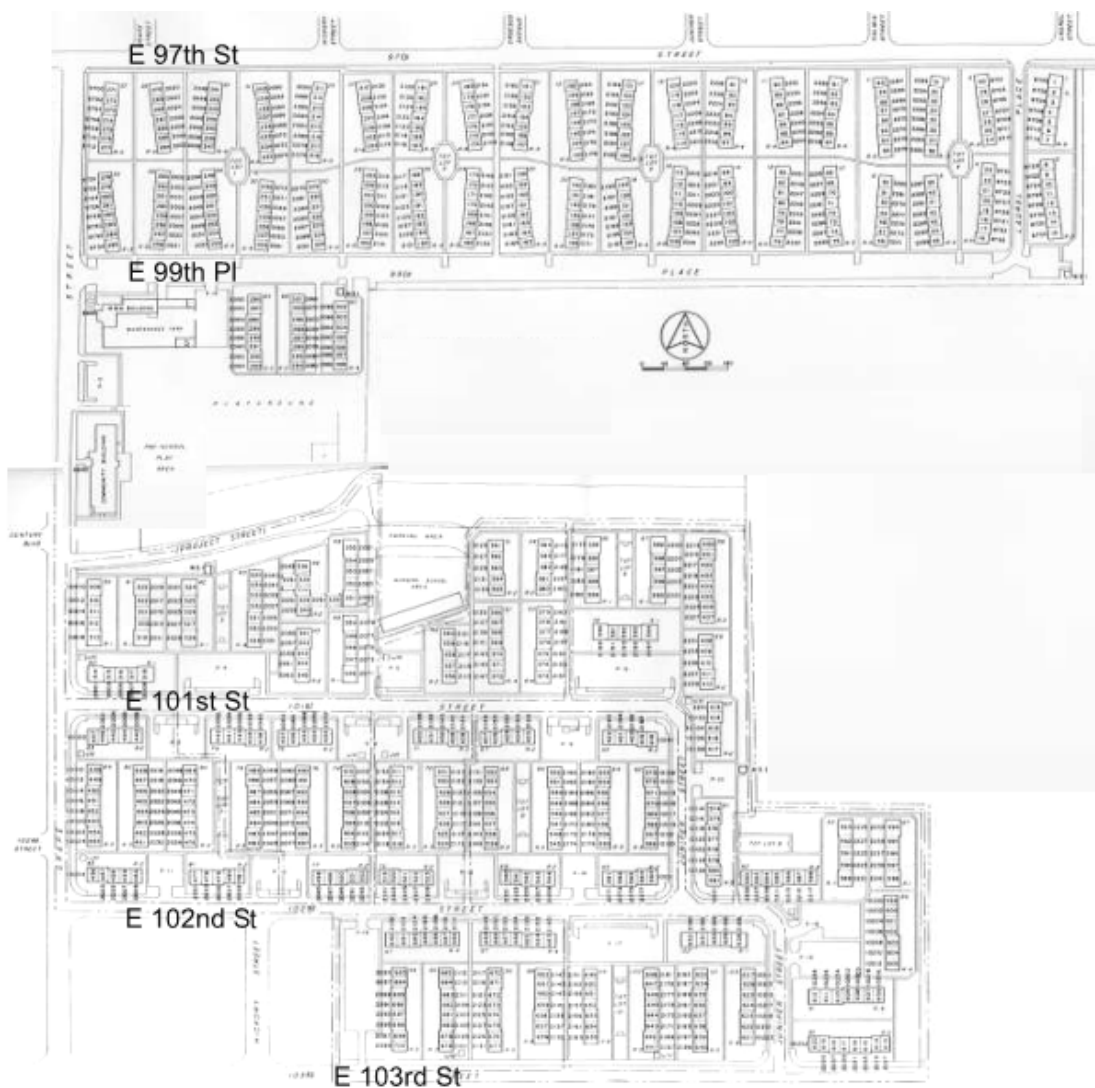


Figure 7: Compiled, annotated overall plan of Jordan Downs. Image compiled from two plans, Unit and Housing Numbering Map for Jordan Downs, August 1956 (north of East 99th Place) and Jordan Downs Water and Gas Meter Plan, no date. Note large Pre-School building arranged at angle in center (no longer extant, now Community Center). Source: both plans from Los Angeles Bureau of Engineering Vault.

James R. Friend and Hammond Saddler

The new version of the subject property was called Jordan Downs Reconstruction. The complex opened in 1955 to little fanfare, at a reported cost of \$4,000,000. The design and plans were prepared by James Robert Friend, AIA, with landscape architect, Hammond Saddler. Friend was a Long Beach-based architect, who was born in California in 1903 and died in December 1958.²⁵ No obituary or death notice was found in local newspapers.²⁶ Friend's other known work included Harbor Boat Building Company boatbuilding shed (completed in 1942), Pan-Pacific Fisheries (1946), Central Church of Christ in Long Beach (1949), San Pedro Library (1950), Harbor Junior College in Wilmington (1951) a tract of Story Book Houses for Milton Kauffman Construction Company in West Covina (early 1950s) and First Baptist Church in Bellflower (c. 1951). Other than Rancho San Pedro, another public housing project in Los Angeles designed with associated architects, Reginald D. Johnson, A.C. Zimmerman and H. Roy Kelley, (1942), none of his individually designed buildings or projects is considered significant for their designs.

Mr. Friend was best known as a consulting architect on the Los Angeles County Hall of Records (1962) with Richard Neutra, Robert Alexander, Honnold and Rex, and Herman Charles Light. The hall of Records building is notable as Neutra's only completed high-rise and is a contributor to the Los Angeles Civic Center Historic District. The Civic Center Historic District was determined eligible for listing in the National Register in 2010. Friend's involvement in the Hall of Records Project is surprising, as the other team members were better recognized names in architecture at the time.

In a UCLA-sponsored oral history interview with Robert Alexander regarding the Hall of Records project, he qualified James R. Friend's involvement with the team as "appointed by the Long Beach representative on the [Los Angeles County Board of] Supervisors." Alexander described the consulting architects' roles as "essentially political appointments" and volunteered that "at that time there was no question that the Board of Supervisors customarily took bribes from architects for jobs..." The otherwise well known team was not pleased to include Friend, who was relegated to handling construction services for the high-profile public project.

Alexander described the uncomfortable situation further: "This guy Friend... had gone down to the county architectural and engineering staff with a design that he had cooked up himself. It was not our agreed-upon design." He described the transgression as "really too much. It was only some time after that I looked up the guy's self-written biography... and I found that he was a disappointed designer from the start. He had never done anything that was truly noteworthy, but it was obvious from the things that he mentioned about his career that he considered himself an outstanding designer... this was a crazy thing to do."²⁷ While this depiction is unflattering, Mr. Friend's work may be considered competent, but no evidence of great inspiration in his work or the hand of a master architect was found. The only contemporary trade publication found with any reference to the completion of Jordan Downs was *Engineering News-Record* (1953), in what appeared to have been a paid announcement. Other, earlier public housing projects in Los Angeles were widely published, and were prototypes for other American cities' programs.

English landscape architect, Hammond Saddler (1886 – 1958) arrived in the United States just before World War I. He was affiliated with distinguished turn of the century landscape architect, Frederick Law Olmstead's descendant successor firm, Olmstead Brothers for many years. With Olmsted

²⁵ California, State of. Social Security Death Index, 2011.

²⁶ Sources include Los Angeles Times, Torrance Herald and Ancestry.com.

²⁷ Robert E. Alexander. Oral history interview with Marlene L. Laskey "Architecture, Planning, And Social Responsibility" transcript from Oral History Program, University of California, 352-357
http://www.archive.org/stream/architectureplan01alex/architectureplan01alex_djvu.txt

Brothers, he collaborated on the landscape notable design for Palos Verdes and the Bixby Estate (now Rancho Los Alamitos). Saddler established his own firm during the Depression and focused on landscape plans for large, private estates. In the late 1930s, “he designed several Modernist landscapes for public and private, large-scale housing projects including Wyvernwood, Estrada Courts, and Lakewood...”²⁸ Estrada Courts and Wyvernwood are each historically significant, in part for their landscaping. Saddler’s original landscape plan for Jordan Downs was ambitious, depicting more than 15 types of trees and 17 shrubs, central axial walkways and communal polygonal playgrounds for small children.

²⁸ The Cultural Landscape Foundation, 2011.

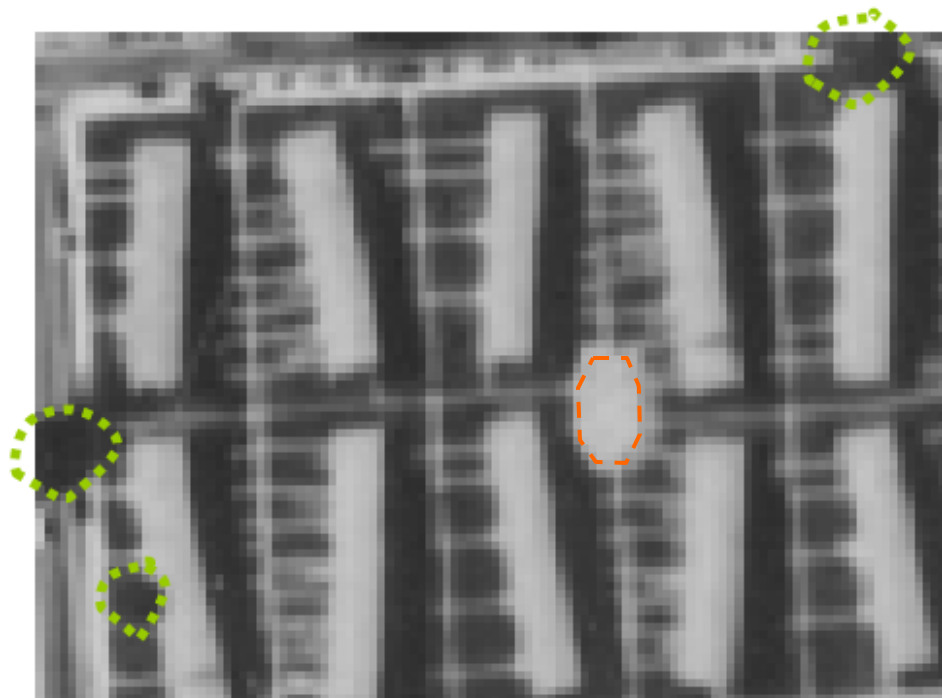


Figure 8: Northwestern corner of Jordan Downs depicted on original landscape plan (top) and in aerial photograph dated 1956 (lower half) with axial center walkways, front walks, trees (infilled green above, dashed below), “tot lot” in orange. Sources: “Jordan Downs Reconstruction” plans, planting guide, James R. Friend, AIA, Architect, Hammond Saddler Landscape, sheet L-11 and Environment Data Resources Inc.

Review of current conditions reveals few remaining trees in the original configurations. Of the more than 40 trees depicted in the plan in Figure 8, only three were visible in an aerial photograph by 1956. Currently, fewer than 10 trees or large bushes currently remain in that area, less than 25 percent of the planned trees. It is not known whether the full specifications in the planting guide ever materialized, and review of aerial photographs reveals little definite information. What is certain that proposed the Hammond Saddler-designed landscape plan is no longer extant, other than axial sidewalks and individual paths leading to units and playground areas.



Figure 9: Recent photograph of central “tot lot” between buildings on north side of Jordan Downs. Note high, concrete curb circumscribing play area. Paving and playground equipment is recent alteration (date unknown). All photographs by Page & Turnbull, unless otherwise noted, June 29, 2011. Photograph number 280028.

Landscaping

While the term landscaping is used loosely in American culture, to mean any area that contains plantings, usually affected by prior thought, the term “historic designed landscape” is clearly defined in National Park Service-prepared guidance on the subject, Preservation Brief 33: Protecting Cultural Landscapes Planning, Treatment and Management of Historic Landscapes (Charles A. Birnbaum, ASLA). In that guidance, a historic designed landscape is defined as

a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Although Jordan Downs landscaping as planned would have met the definition of an historic designed landscape, in its current condition, there are various areas of lawn, scattered trees and bushes, but no evidence of a designed landscape. Foundation plantings are varied, some units have small gardens and others have no plant materials. Review of the original landscape plan reveals that if it were implemented, the passage of time, coupled with irregularities in irrigation and other issues with long-term plant care may have taken their toll on what may have been a designed landscape.

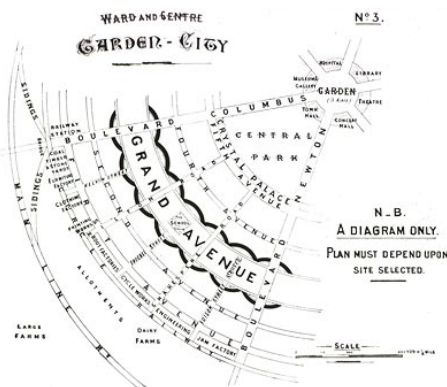
Garden City Movement

During the early twentieth century, industrialization created an increased demand for rental properties in large cities across Europe and the United States. This became especially difficult to do for large families, in need of space enough for young children, who were moving to the city to find work. Planners in Paris began addressing the issue of family-friendly spaces as early as 1906, by building apartments that allowed for increased light, ventilation, as well as play-space on roofs of the metropolitan residences. As developments occurred in transportation, people were able to rethink urban living. Increased access to public transportation, as well as the widespread availability of cars made living outside the city a possibility, and for some, a necessity. Families could live on the periphery of the city and benefit from cleaner, larger open spaces, better air quality, and more traditional single-family homes.

In 1942, master architect, Richard Neutra described the Los Angeles public housing complex theory as: “Intended as a planned environment where families would live ‘not just side by side, but profitably *with* each other.” The original ten housing complexes as read as series of smaller neighborhoods rather than as huge housing compounds. A centrally located community center uses, are surrounded by radiating streets or paths and limit viewsheds, rather than endless rows of repetitive buildings as evidenced in Jordan Downs.

Garden Apartments

The garden apartment property type was developed from the utopian Garden City communities designed by Ebenezer Howard at the turn of the twentieth century.²⁹ Those communities were developed in reaction to the Industrial Movement, where the connection between man and earth had been lost and was rapidly resulting in the disappearance of green space in Great Britain’s cities.³⁰ The Garden City was to be surrounded by permanent agricultural greenbelts, mixed vocations and social standings. Radiating streets would be for through traffic with smaller streets serving residential neighborhoods. The first example was the called the Garden City of Letchworth in England(1904).



Jordan Downs is not an example of the Garden City Movement: it has no surrounding greenbelt, no radiating streets, grand avenues, secondary or tertiary streets, no centralized park and never housed a mix of people, it has always been reserved for low-income renters.

Figure 10: Diagram of Garden City concept. Source: *Garden Cities of To-morrow*. 1902: 110.

²⁹ Royal Institute of British Architects. “Plan of an Ideal City”. Garden City Movement. Architecture.com. 2011. <http://www.architecture.com/HowWeBuiltBritain/HistoricalPeriods/TwentiethCentury/GardenCityMovement/PlanOfAnIdealGardenCity.aspx>

³⁰ University Libraries, University of Maryland. “Planned Communities, Part 1: Garden Cities.” 2010. <http://www.lib.umd.edu/NTL/gardencities.html>

The garden apartment complex came to America around 1912 with the construction of Forest Hills Gardens in the Forest Hills borough of New York City.³¹ The garden community concept became prevalent during the 1920s with the completion of Sunnyside Gardens in Queens, New York (1924), and the Radburn development in New Jersey (1928).³² Those complexes were characterized by centralized green-space, surrounded by single-family apartments; either connected units or, in some developments, freestanding buildings, with utility spaces such as kitchens and bathrooms located at the rear of the homes, with living spaces facing the gardens.³³ Jordan Downs does not have the necessary garden component, and lacks a demonstrated connection between exterior and interior spaces.

The Radburn Plan

The Radburn Plan, also called “greenbelt towns” separated through traffic from residential areas, implementing the suburban superblock concept. Cul-de-sacs or dead ends were used to provide privacy and quiet, surrounded by shared, linear parks, and limited local access roads. Civic uses, such as schools and community swimming pools were placed in the parks. Interior parks were intended to be green spaces, rather than surface parking lots as so many are at Jordan Downs. Building designs at Jordan Downs are repetitive and aesthetically uniform and open spaces that are not access roads, parking lots or civic uses are best described in the words of Lewis Mumford: “ungardened open spaces” (*The City in History*, 1961).

While Jordan Downs meets many of these fundamental concepts, in its current condition, the property as evaluated lacks the essential feature of planned landscaping as well as any connection between indoors and outdoors. Although there is ample space to accommodate landscaping, as previously described, the complex currently has areas of lawn, with some shrubs and trees (see Figures 5, 9 and 11), but does not really have gardens, other than some tenants’ own areas.



The design and planning of Jordan Downs has not been demonstrated to be an example of any significant landscape, the Garden City movement, a garden apartment complex, or the Radburn Plan. None of the required elements of these concepts is evident in Jordan Downs.

Figure 11: Recent photograph of axial walkway and informal areas of lawn with scattered trees in northern portion of Jordan Downs. Photograph number 280026.

³¹ Buder, Stanley. *Visionaries and Planners: The Garden City Movement and The Modern Community*. Oxford: Oxford University Press; 1990, 161.

³² Ward, Stephen V. *Garden City: Past, Present, and Future*. Oxon, UK: Taylor & Francis. 2005, 130.

³³ Ames, David, and Linda Flint McClelland. “Historic Residential Suburbs: Guidelines For Evaluation and Documentation for the National Register of Historic Places.” *National Register Bulletin*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. 2002, 47.

Superblocks

Jordan Downs is a relatively low-density example of the superblock planning concept. In the early to mid-twentieth century, the modernist thesis of superblocks took the form of larger than traditional city blocks, with deeper building setbacks, rimmed by wide arterial streets to avoid local traffic were built in various forms. While well intended, the type concentrated public housing residents into tight interior spaces in order to retain larger, outdoor communal areas. Part of its purpose was to avoid alleys where crime was believed to proliferate.

The concept of superblocks has developed to encompass industrial, retail and entertainment uses, but is no longer considered in favor as a residential planning concept. Although Jordan Downs is an example of the superblock type, it is not a particularly noteworthy or early example. Superblock buildings were generally mid-to high-rise in height, Jordan Downs residential and community buildings are one to two stories in height and the shared plazas were generally much larger areas. No deep setbacks are evidenced in the implemented plan for Jordan Downs, and the arterial streets lead through the complex to serve surface parking lots.

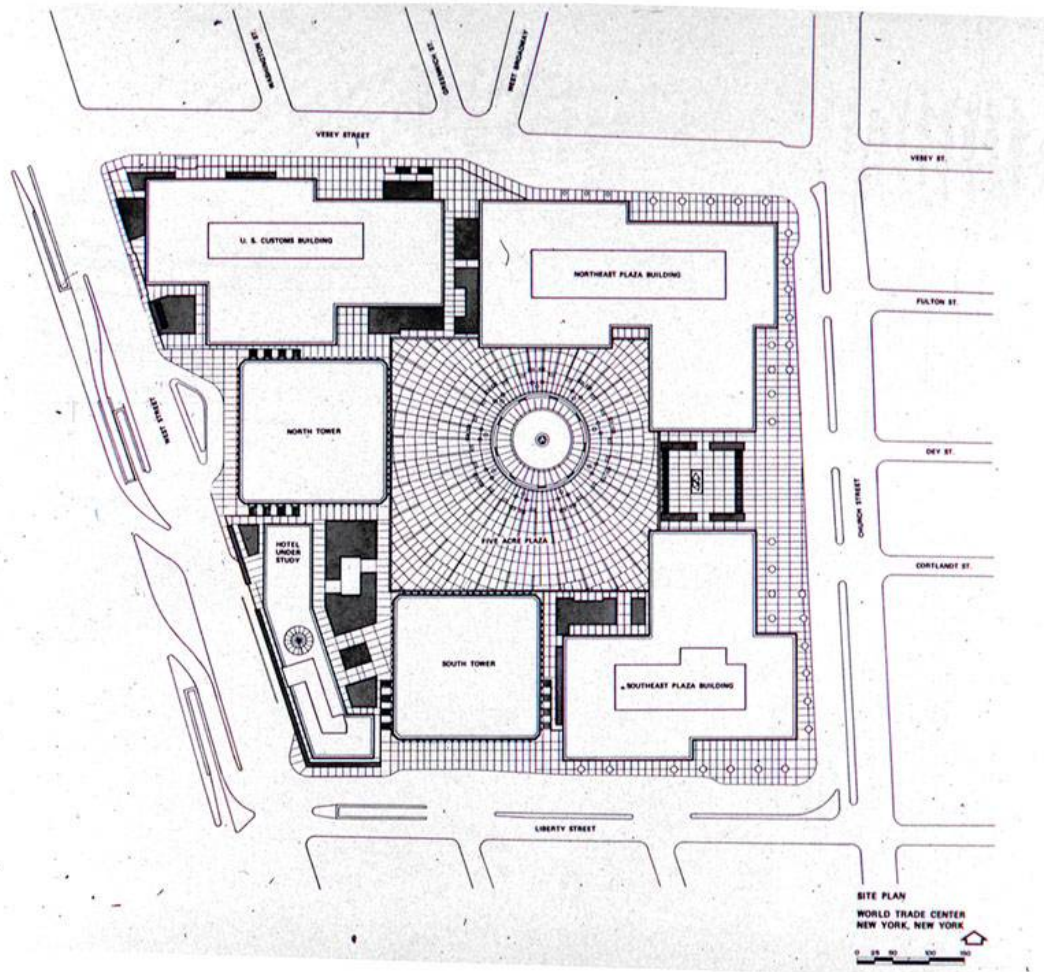


Figure 12: Planning diagram for World Trade Center illustrating the superblock concept where the use large buildings makes public plazas possible. Source: Site Plan, World Trade Center, Forum Skyscraper Page.com <http://forum.skyscraperpage.com/showthread.php?t=172731&page=23>

V. RESULTS

For the proposed project, all buildings were surveyed at the intensive level. DPR series 523 forms were completed for the overall complex, and for each building type surveyed for historic significance. The only exception is the Community center which was completed fewer than 50 years ago.

For this survey Jordan Downs was not found to be directly associated with events that made a significant contribution to broad patterns in our history (National Register Criterion A, California Register Criterion 1 and City of Los Angeles Historic-Cultural Monument or H-CM criteria). It is a very late example of a public housing project in Los Angeles that was not trend-setting or remarkable in any demonstrable way.

The subject property was not found to have been directly associated with times of the lives of persons important in our past (National Register Criterion B, California Register Criterion 2 and H-CM criteria). Childhood resident, Florence Griffith-Joyner (1959-1998) is best known for her international track victories, not for her life at the subject property. “Sweet” Alice Harris (b. 1934) lived at Jordan Downs in the late 1950s, and formed Parents of Watts in 1979. Mrs. Harris’ family home and other properties on Lou Dillon Avenue, also in Watts, are more directly associated with her community work. Significant people who were, born, raised or lived at Jordan Downs, for the most part, are known for their important achievements that were made elsewhere.

It was not found to embody the distinctive characteristics of the public housing type, Postwar period, Southern California region, wood frame with concrete block method of construction. Other, earlier public housing projects in Los Angeles exemplify those characteristics, the typology, period, region and method of construction. Jordan Downs does not represent the work of an important creative individual: the architect was competent practitioner but no evidence was found to demonstrate a gifted hand in the design or that he was a genius whose work influenced his age. The project landscape architect is better known for his work on large estates for wealthy clients, and no clear evidence was found to corroborate whether or not the ambitious planting plan was actually implemented. The Jordan Downs complex is a simple, modified Minimal Traditional style complex that was built inexpensively. It does not possess high artistic values (National Register Criterion C, California Register Criterion 3 and H-CM criteria).

There is not reason to believe that the subject property has, or may be likely to yield, information important in prehistory or history (National Register Criterion D, California Register Criterion 4 and H-CM criteria).

Jordan Downs was not found to be a site, including its buildings and structures, of any particular historic or cultural significance to the City of Los Angeles (H-CM criteria).

For built environment analyses, historic districts are generally groups of buildings that physically and spatially comprise a specific environment that meets associative or design and engineering criteria. They may include groups of related buildings that represent standards and tastes of a community or a neighborhood during an identified period of history, or unrelated buildings that represent progressions of various styles and functions, or may be cohesive townscapes or streetscapes that possess an identity of place. Historic districts may be groups of buildings representing significant development patterns. Such districts can be groups of related buildings with their associated spaces and may include extensive constructed landscapes, such as large open spaces that represent the work of a master landscape architect or the concepts and directions of movement in landscape architecture.

Jordan Downs is simply a collection of buildings designed in an average to below-average interpretation of Minimal Traditional style. The design was not noteworthy for its planning or execution. While many notable people have lived at Jordan Downs, none are known for their accomplishments while living at the subject property. It has been the “turf” of notorious street gangs, and was used as a location for several films, including *Boys N the Hood*, 1991, *Menace II Society*, 1993 and *Harsh Times*, 2005. Its use in those films was as an example of bleak public housing, not for its architecture, planning, landscaping or cultural affiliations. The design, construction and architect were and are not sufficiently distinctive to justify its designation either separately or as a district.

Results of this evaluation for historic significance are that Jordan Downs is not eligible for separate listing in the National or California Registers, and the complex is not eligible for consideration as a Historic-Cultural Monument. It was also found not eligible for designation as a historic district at the national, state or local level. Refer to Appendix 1 for California Department of Parks and Recreation (DPR series 523) survey forms that present the intensive survey results.

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- Ward, Stephen V. *Garden City: Past, Present, and Future*. Oxon, UK: Taylor & Francis, 2005.
- “Watts Station Declared: ‘of Historic Significance’ ” *Los Angeles Sentinel* December 9, 1965.
- Watts Labor Community Action Committee website: www.wlcal.org. (accessed July 15, 2011).
- “Watts Group Objects to Housing Program” *Los Angeles Times*. April 17, 1951.

APPENDICES

APPENDIX I

CALIFORNIA DEPARTMENT OF PARKS & RECREATION
SERIES 523 FORMS

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource name(s) or number (assigned by recorder) Jordan Downs

P1. Other Identifier: Jordan Downs

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** refer to continuation sheet

City Los Angeles

Zip 90002

***e. Other Locational Data:** APNs 6046-019-303, 6046-121-0908, 6046-121-0915, 6046-121-0916 and 6046-121-0917

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Jordan Downs is a public housing complex comprised of 106 buildings. Of those, 103 are multi-family residential units. The multi-family units are each one of five types: R-1 (12 buildings, 3 units per building), R-2 (19 buildings, 5 units per building), R-3 (22 buildings, 8 units per building), R-4 (31 buildings, 7 units per building) and R-5 (19 buildings, 8 units per building). The Minimal Traditional style buildings are simple generally two stories, configured in rectangles or irregular rectangles with low sloped, predominantly side gabled roofs. Roofs are clad in asphalt shingles. Building perimeter walls are primarily finished in painted stucco and concrete masonry units (CMU). Windows are punched and have security bars. Simple entrances are noted by perpendicular CMU wingwalls and canopies. The wingwalls have minimal repetitive, rectangular motifs and concrete stoops. Support buildings include Maintenance and Recreation facilities, which share the simple Minimal Traditional styling of the residential buildings. The complex is located on a large, irregularly configured parcel, which spans a number of streets. Between buildings there are internal streets, sidewalks, driveways and paved, surface parking lots. Sidewalks run between all buildings, and narrow concrete walks lead to each unit. Shared public space includes designated play areas, metal laundry line posts, and laundry lines and simple areas of lawn, shrubs and trees. Alterations include the addition of a Community Center (1994), the replacement of all doors and windows in 1995, addition of K-rail, fences and concertina wire. Because of the described alterations, the complex does not retain integrity of design, materials, workmanship, feeling or association. It is set among other low-rise residential and institutional buildings in an urban setting is in overall fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)
 View east of various buildings; June 29, 2011 photograph #P1020109

***P6. Date Constructed/Age and Sources:** historic
 1955, Jordan Downs Reconstruction, James R. Friend, AIA, Architect

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Francesca Smith, Brandi Shawn Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:**
 June 29, 2011

***P10. Survey Type:**
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

***Attachments:** None Location Map Sketch Map Continuation Sheet 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 # Jordan Downs

- B1. Historic name: Jordan Downs
- B2. Common name: Jordan Downs Reconstruction
- B3. Original Use: public housing
- B4. Present use: public housing

*B5. Architectural Style: Minimal Traditional

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

Completed in 1955 (project plans). All windows and sills removed and replaced with aluminum or vinyl windows and security bars, all exterior doors removed and replaced with security doors, stoops demolished and replaced (1995, "Modernization of 660 Dwelling Units" Martinez Amador Architects). Canopies removed and replaced (1995). Large security lights installed (1994). Addition of Community Center (1994). K-rail, fences and concertina wire (dates unknown).

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

*B8. Related Features: See separate DPR forms for Building types R-1 through R-5m, Maintenance and Recreation buildings.

B9a. Architect: James R. Friend b. Builder: unknown

*B10. Significance: Theme _____ Area _____

Period of Significance

Property Type

Applicable Criteria

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

Jordan Downs was first built as temporary wartime housing in 1944. Those buildings were demolished sometime before 1955, and the current complex was built at a reported cost of \$4,000,000 in 1955. The architect, James R. Friend was known for his work on other public projects, including Rancho San Pedro, another City of Los Angeles-funded public housing project. Friend was a competent practitioner, but is not considered a master architect. The design can be described as "the usual barracks-like stucco boxes" (Gebhard, and von Bretton). The same authors asserted: "costs for these projects were kept at rock-bottom, and the stinginess of expenditures openly advertised that this was housing for that regrettable segment the population that had not made it" and "the dullness of the structures [sic] was usually hidden by fast-growing vegetation." The landscape architect, Hammond Sessler collaborated on other public housing projects and private estates. His legacy is that of a master designer, but the remaining Jordan Downs landscape does not retain adequate integrity to impart its original design intent, plant materials, workmanship, associated setting, feeling or association.

The large complex has undergone numerous alterations, including window, door, stoop and canopy replacements (1995) and the addition of a new building. It retains integrity of its original location, but its unremarkable original design has been altered. Likewise the landscaping or setting lost its integrity; many materials may not have been planted, have expired or have been replaced, thus the original workmanship, feeling, and association have been significantly reduced. The subject property is merely a large complex of modest buildings set among parking lots and sidewalks with some plant material.

The subject property is not eligible separately or as a district for National or California Register listing. Under National and California Register Criteria A and 1, it was not directly associated with important events, other earlier local public housing projects were precedent setting. It is not significant under Criteria B or 2 as no direct associations with persons important in our past were demonstrated to done their important work at Jordan Downs. It is not significant for its architecture, design, engineering or construction methods (Criterion 3 and C). There is no reason to believe it may be eligible under Criterion 4. The complex is not eligible for Historic-Cultural Monument designation under any applicable criteria.

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

*B12. References:

Martinez Amador Architects, "Modernization of 660 Dwelling Units " 1995

Gebhard, David and Hariette von Bretton. *L.A. in the Thirties 1931-1941* (Los Angeles, Hennessy & Ingalls, Inc, 1989) 93.

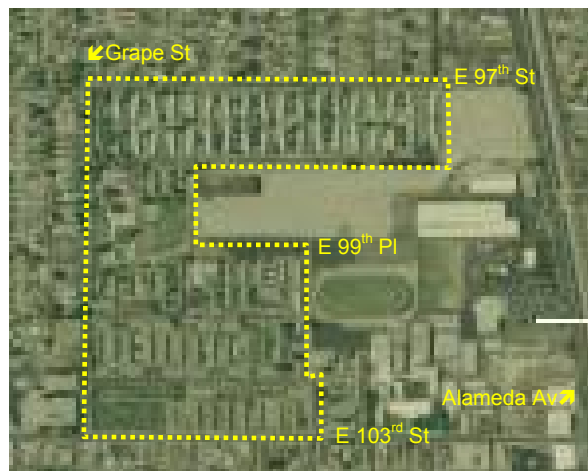
B13. Remarks:

*B14. Evaluator: Francesca Smith

*Date of Evaluation: August 17, 2011

Sketch Map

no scale
subject property highlighted in yellow



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

Primary #
 HRI#
 Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) Jordan Downs

*Recorded by: Francesca Smith, Brandi Shawn

*Date: August 15, 2011

Continuation

Update

***P2. c Address** (continued from pages 1-2)

2020 E 97th St 90002	2206 E 97th St 90002	2080 E 99th Pl 90002	2239 E 99th Pl 90002
2022 E 97th St 90002	2208 E 97th St 90002	2081 E 99th Pl 90002	2241 E 99th Pl 90002
2024 E 97th St 90002	2210 E 97th St 90002	2082 E 99th Pl 90002	2243 E 99th Pl 90002
2026 E 97th St 90002	2212 E 97th St 90002	2083 E 99th Pl 90002	2245 E 99th Pl 90002
2028 E 97th St 90002	2216 E 97th St 90002	2085 E 99th Pl 90002	2247 E 99th Pl 90002
2030 E 97th St 90002	2218 E 97th St 90002	2086 E 99th Pl 90002	2249 E 99th Pl 90002
2032 E 97th St 90002	2220 E 97th St 90002	2087 E 99th Pl 90002	2251 E 99th Pl 90002
2036 E 97th St 90002	2222 E 97th St 90002	2088 E 99th Pl 90002	2255 E 99th Pl 90002
2038 E 97th St 90002	2224 E 97th St 90002	2089 E 99th Pl 90002	2257 E 99th Pl 90002
2040 E 97th St 90002	2226 E 97th St 90002	2090 E 99th Pl 90002	2259 E 99th Pl 90002
2041 E 97th St 90002	2228 E 97th St 90002	2091 E 99th Pl 90002	2261 E 99th Pl 90002
2042 E 97th St 90002	2232 E 97th St 90002	2092 E 99th Pl 90002	2263 E 99th Pl 90002
2044 E 97th St 90002	2234 E 97th St 90002	2094 E 99th Pl 90002	2265 E 99th Pl 90002
2046 E 97th St 90002	2236 E 97th St 90002	2096 E 99th Pl 90002	2267 E 99th Pl 90002
2048 E 97th St 90002	2238 E 97th St 90002	2098 E 99th Pl 90002	2269 E 99th Pl 90002
2060 E 97th St 90002	2240 E 97th St 90002	2101 E 99th Pl 90002	2271 E 99th Pl 90002
2062 E 97th St 90002	2242 E 97th St 90002	2103 E 99th Pl 90002	2273 E 99th Pl 90002
2064 E 97th St 90002	2244 E 97th St 90002	2105 E 99th Pl 90002	2275 E 99th Pl 90002
2066 E 97th St 90002	2248 E 97th St 90002	2107 E 99th Pl 90002	2277 E 99th Pl 90002
2068 E 97th St 90002	2250 E 97th St 90002	2109 E 99th Pl 90002	2279 E 99th Pl 90002
2070 E 97th St 90002	2252 E 97th St 90002	2111 E 99th Pl 90002	2281 E 99th Pl 90002
2072 E 97th St 90002	2254 E 97th St 90002	2113 E 99th Pl 90002	2283 E 99th Pl 90002
2074 E 97th St 90002	2256 E 97th St 90002	2115 E 99th Pl 90002	2287 E 99th Pl 90002
2076 E 97th St 90002	2258 E 97th St 90002	2117 E 99th Pl 90002	2289 E 99th Pl 90002
2078 E 97th St 90002	2260 E 97th St 90002	2119 E 99th Pl 90002	2291 E 99th Pl 90002
2080 E 97th St 90002	2264 E 97th St 90002	2121 E 99th Pl 90002	2293 E 99th Pl 90002
2082 E 97th St 90002	2266 E 97th St 90002	2123 E 99th Pl 90002	2295 E 99th Pl 90002
2084 E 97th St 90002	2268 E 97th St 90002	2125 E 99th Pl 90002	2297 E 99th Pl 90002
2086 E 97th St 90002	2270 E 97th St 90002	2127 E 99th Pl 90002	2299 E 99th Pl 90002
2088 E 97th St 90002	2272 E 97th St 90002	2129 E 99th Pl 90002	9700 S Grape St 90002
2090 E 97th St 90002	2274 E 97th St 90002	2131 E 99th Pl 90002	9702 S Grape St 90002
2100 E 97th St 90002	2276 E 97th St 90002	2135 E 99th Pl 90002	9704 S Grape St 90002
2102 E 97th St 90002	2278 E 97th St 90002	2137 E 99th Pl 90002	9706 S Grape St 90002
2104 E 97th St 90002	2282 E 97th St 90002	2139 E 99th Pl 90002	9708 S Grape St 90002
2106 E 97th St 90002	2284 E 97th St 90002	2141 E 99th Pl 90002	9710 S Grape St 90002
2108 E 97th St 90002	2286 E 97th St 90002	2143 E 99th Pl 90002	9712 S Grape St 90002
2110 E 97th St 90002	2288 E 97th St 90002	2145 E 99th Pl 90002	9720 S Grape St 90002
2112 E 97th St 90002	2290 E 97th St 90002	2147 E 99th Pl 90002	9722 S Grape St 90002
2116 E 97th St 90002	2292 E 97th St 90002	2149 E 99th Pl 90002	9724 S Grape St 90002
2118 E 97th St 90002	2294 E 97th St 90002	2151 E 99th Pl 90002	9726 S Grape St 90002
2120 E 97th St 90002	2296 E 97th St 90002	2153 E 99th Pl 90002	9728 S Grape St 90002
2122 E 97th St 90002	2021 E 99th Pl 90002	2155 E 99th Pl 90002	9730 S Grape St 90002
2124 E 97th St 90002	2023 E 99th Pl 90002	2157 E 99th Pl 90002	9732 S Grape St 90002
2126 E 97th St 90002	2025 E 99th Pl 90002	2159 E 99th Pl 90002	9734 S Grape St 90002
2128 E 97th St 90002	2027 E 99th Pl 90002	2161 E 99th Pl 90002	9800 S Grape St 90002
2132 E 97th St 90002	2029 E 99th Pl 90002	2163 E 99th Pl 90002	9900 S Grape St 90002
2134 E 97th St 90002	2031 E 99th Pl 90002	2165 E 99th Pl 90002	9910 S Grape St 90002
2136 E 97th St 90002	2033 E 99th Pl 90002	2171 E 99th Pl 90002	9700 S Laurel Pl 90002
2138 E 97th St 90002	2035 E 99th Pl 90002	2173 E 99th Pl 90002	9701 S Laurel Pl 90002
2140 E 97th St 90002	2039 E 99th Pl 90002	2175 E 99th Pl 90002	9702 S Laurel Pl 90002
2142 E 97th St 90002	2043 E 99th Pl 90002	2177 E 99th Pl 90002	9703 S Laurel Pl 90002
2144 E 97th St 90002	2045 E 99th Pl 90002	2179 E 99th Pl 90002	9704 S Laurel Pl 90002
2148 E 97th St 90002	2047 E 99th Pl 90002	2181 E 99th Pl 90002	9705 S Laurel Pl 90002
2150 E 97th St 90002	2049 E 99th Pl 90002	2183 E 99th Pl 90002	9706 S Laurel Pl 90002
2152 E 97th St 90002	2050 E 99th Pl 90002	2185 E 99th Pl 90002	9707 S Laurel Pl 90002
2154 E 97th St 90002	2051 E 99th Pl 90002	2187 E 99th Pl 90002	9708 S Laurel Pl 90002
2156 E 97th St 90002	2052 E 99th Pl 90002	2189 E 99th Pl 90002	9709 S Laurel Pl 90002
2158 E 97th St 90002	2053 E 99th Pl 90002	2191 E 99th Pl 90002	9710 S Laurel Pl 90002
2160 E 97th St 90002	2054 E 99th Pl 90002	2193 E 99th Pl 90002	9711 S Laurel Pl 90002
2164 E 97th St 90002	2056 E 99th Pl 90002	2195 E 99th Pl 90002	9714 S Laurel Pl 90002
2166 E 97th St 90002	2058 E 99th Pl 90002	2197 E 99th Pl 90002	9715 S Laurel Pl 90002
2168 E 97th St 90002	2060 E 99th Pl 90002	2201 E 99th Pl 90002	9720 S Laurel Pl 90002
2170 E 97th St 90002	2061 E 99th Pl 90002	2203 E 99th Pl 90002	9721 S Laurel Pl 90002
2172 E 97th St 90002	2062 E 99th Pl 90002	2205 E 99th Pl 90002	9722 S Laurel Pl 90002
2174 E 97th St 90002	2063 E 99th Pl 90002	2207 E 99th Pl 90002	9723 S Laurel Pl 90002
2176 E 97th St 90002	2064 E 99th Pl 90002	2209 E 99th Pl 90002	9724 S Laurel Pl 90002
2178 E 97th St 90002	2065 E 99th Pl 90002	2211 E 99th Pl 90002	9725 S Laurel Pl 90002
2182 E 97th St 90002	2067 E 99th Pl 90002	2213 E 99th Pl 90002	9726 S Laurel Pl 90002
2184 E 97th St 90002	2068 E 99th Pl 90002	2215 E 99th Pl 90002	9727 S Laurel Pl 90002
2186 E 97th St 90002	2069 E 99th Pl 90002	2219 E 99th Pl 90002	9728 S Laurel Pl 90002
2188 E 97th St 90002	2070 E 99th Pl 90002	2221 E 99th Pl 90002	9729 S Laurel Pl 90002
2190 E 97th St 90002	2071 E 99th Pl 90002	2223 E 99th Pl 90002	9730 S Laurel Pl 90002
2192 E 97th St 90002	2072 E 99th Pl 90002	2225 E 99th Pl 90002	9731 S Laurel Pl 90002
2194 E 97th St 90002	2073 E 99th Pl 90002	2227 E 99th Pl 90002	9732 S Laurel Pl 90002
2196 E 97th St 90002	2074 E 99th Pl 90002	2229 E 99th Pl 90002	9733 S Laurel Pl 90002
2200 E 97th St 90002	2076 E 99th Pl 90002	2231 E 99th Pl 90002	9734 S Laurel Pl 90002
2202 E 97th St 90002	2078 E 99th Pl 90002	2233 E 99th Pl 90002	9735 S Laurel Pl 90002
2204 E 97th St 90002	2079 E 99th Pl 90002	2237 E 99th Pl 90002	

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) Jordan Downs: Maintenance Building

P1. Other Identifier: 9800 South Grape Street

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** 9800 South Grape Street

City Los Angeles

Zip 90002

***e. Other Locational Data:** APN 6046-021-917

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The subject property is a single story, maintenance building designed in the Minimal Traditional style with Modern influences. It is an irregular rectangle in plan, and is the only building of its type in the 106-building Jordan Downs complex. The building has a low-pitched, side gabled roof. Exterior walls are primarily finished in painted stucco and concrete masonry units (CMU) laid up in stack bond. Along a side driveway, the building mass is two rectangle volumes laid end-to-end. A stucco-clad, "floating" end wall separates the volumes and extends several inches above the higher, rear wing's roof ridge. The simple recessed entrance is on the front elevation in an incised corner porch. The concrete entry stoop is served by concrete ramps, arranged in a right angle with pipe railings. The entrance is marked by a large, low, freestanding concrete planter. The larger roof plane extends to protect the porch, supported on a thick, CMU post. Fenestration includes multi-light casement windows along the northern elevation. The western elevation features a stucco clad wingwall that shields a southerly facing window. The low, wide roof planes are clad in asphalt shingles. Concertina wire is affixed to fascia and along the high metal fence that circumscribes the building. The rear wing terminates in an attached garage with a painted wood door. On the south side, a maintenance yard is enclosed by CMU walls and a metal fence. The building is located at the corner of Grape Street and 99th Place, set back from the street by a small lawn that features a wooden sign on two posts that reads, "Jordan Downs Housing Community." Alterations include the addition of windows security screens (metal-frames, attached by metal brackets), door replacements, addition of wall-hung air conditioners and roof mounted mechanical equipment, concertina wire and fences (dates unknown). Described alterations reduce its integrity of design, materials, and workmanship. Despite those additions, the building retains integrity of location, feeling and association. It is located among low-rise residential buildings in an urban setting and appears to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP13. Community center/social hall

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)
 View southeast; June 29, 2011
 photograph #6280091

***P6. Date Constructed/Age and Sources:** historic
 1955, Jordan Downs Reconstruction, "Management & Maintenance Building" James R. Friend, AIA, Architect, sheet A-4

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Francesca Smith, Brandi Shawn
 Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:**
 June 28, 2011

***P10. Survey Type:**
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

*Recorded by: Francesca Smith, Brandi Shawn

*Date: June 29, 2011

Continuation

Update

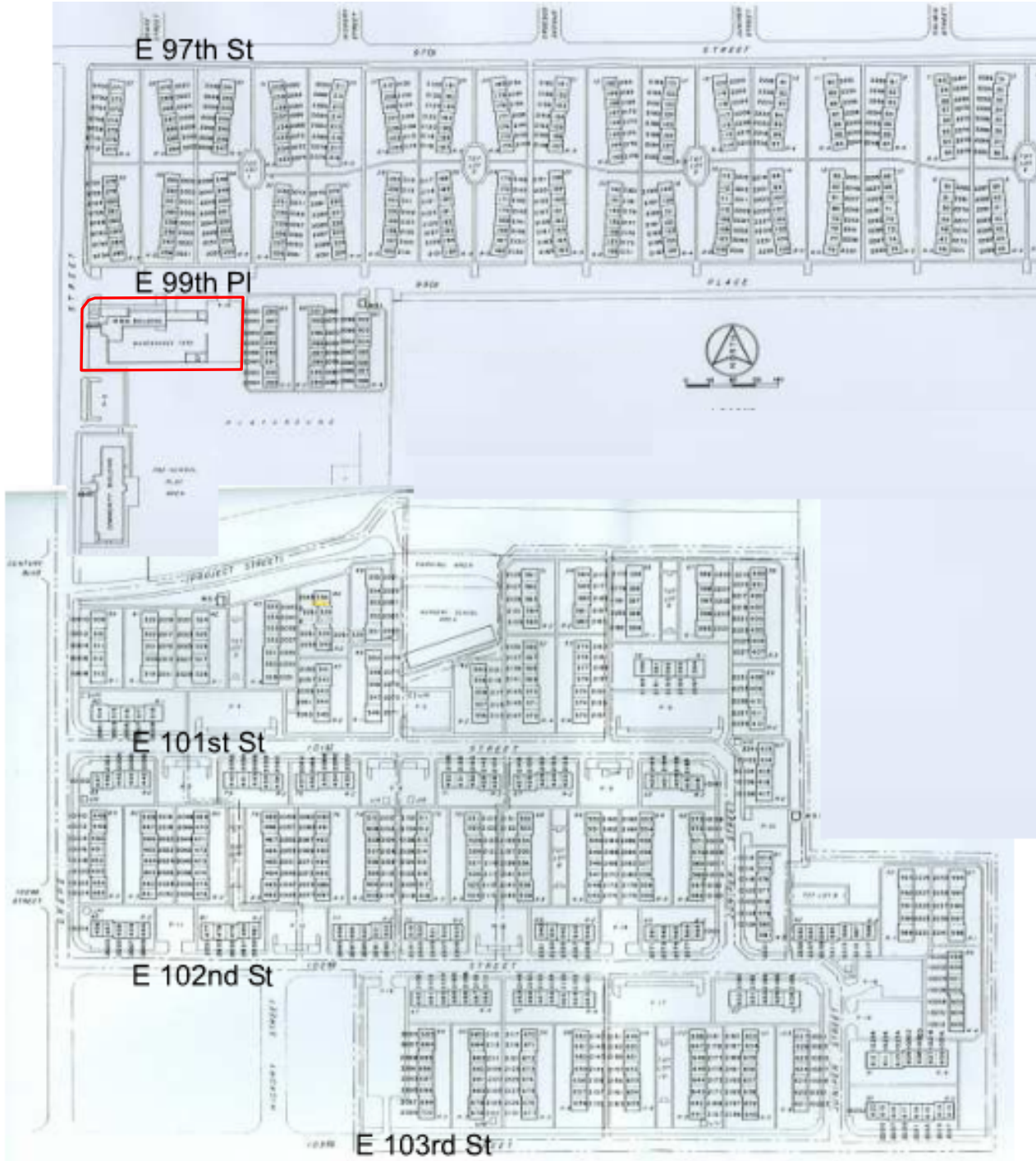


Figure 1: Excerpted, annotated plan of Jordan Downs showing Maintenance Building property in red highlight. Image compiled from two plans, Unit and Housing Numbering Map for Jordan Downs, August 1956 (top portion) and Jordan Downs Water and Gas Meter Plan, no date. Source: both plans from Los Angeles Bureau of Engineering Vault. Annotations by Page & Turnbull, 2011.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) Jordan Downs: Recreation Center

P1. Other Identifier: 9900 South Grape Street

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate **Date:** 1998

***c. Address** 9900 South Grape Street

City Los Angeles

Zip 90002

***e. Other Locational Data:** APN 6046021915

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The subject property is a single story community building with associated grounds, in the 106-building Jordan Downs complex. The vernacular style L-shaped building has a low-pitched, side gabled roof. Exterior walls are primarily finished in stucco and painted concrete masonry units (CMU) laid up in stack bond. It is four bays wide and features an off-center, recessed entrance set in a stucco-clad wall. The building's southernmost bay is clad in smooth stucco; northern bays are clad in painted CMU. A series of wing walls along the western façade delineate the large bay. The northernmost bay is clad in CMU and features large multi-light windows obscured by security screens on metal brackets. Another entrance on the gym-height northern wing has large windows with metal, grate-like, metal-framed, security screens attached on metal brackets (dates unknown). The low building has a horizontal orientation and the low, wide roof is clad in asphalt shingles. Concertina wire is attached to the fascia on certain sides and along the high metal fence. The rear wing terminates in an attached garage. To the southeast of the building a lawn is circumscribed by a high metal fence with concertina and barbed wire. The building is located near the intersection of Grape Street and Century Boulevard, set back from the street by a small lawn with planting beds, low trees and other foliage. A sign above the main entrance reads "Jordan Downs Recreation Center Welcomes You: LA Parks and Recreation." Because of the addition of large screens over windows and doors, the building has impaired integrity of design, materials, workmanship, feeling and association but is essentially recognizable to its original appearance. It is located mid-block among other low-rise buildings in an urban setting and appears to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP13. Community center/social hall

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)
 View north; June 29, 2011
 photograph #1020181

***P6. Date Constructed/Age and Sources:** historic
 1955, Jordan Downs Reconstruction,
 "Site Plan, Northerly Section" James
 R. Friend, Architect, Sheet SA-1

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Francesca Smith, Brandi Shawn
 Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:**
 June 29, 2011

***P10. Survey Type:**
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

*Recorded by: Francesca Smith, Brandi Shawn

*Date: June 29, 2011

Continuation

Update

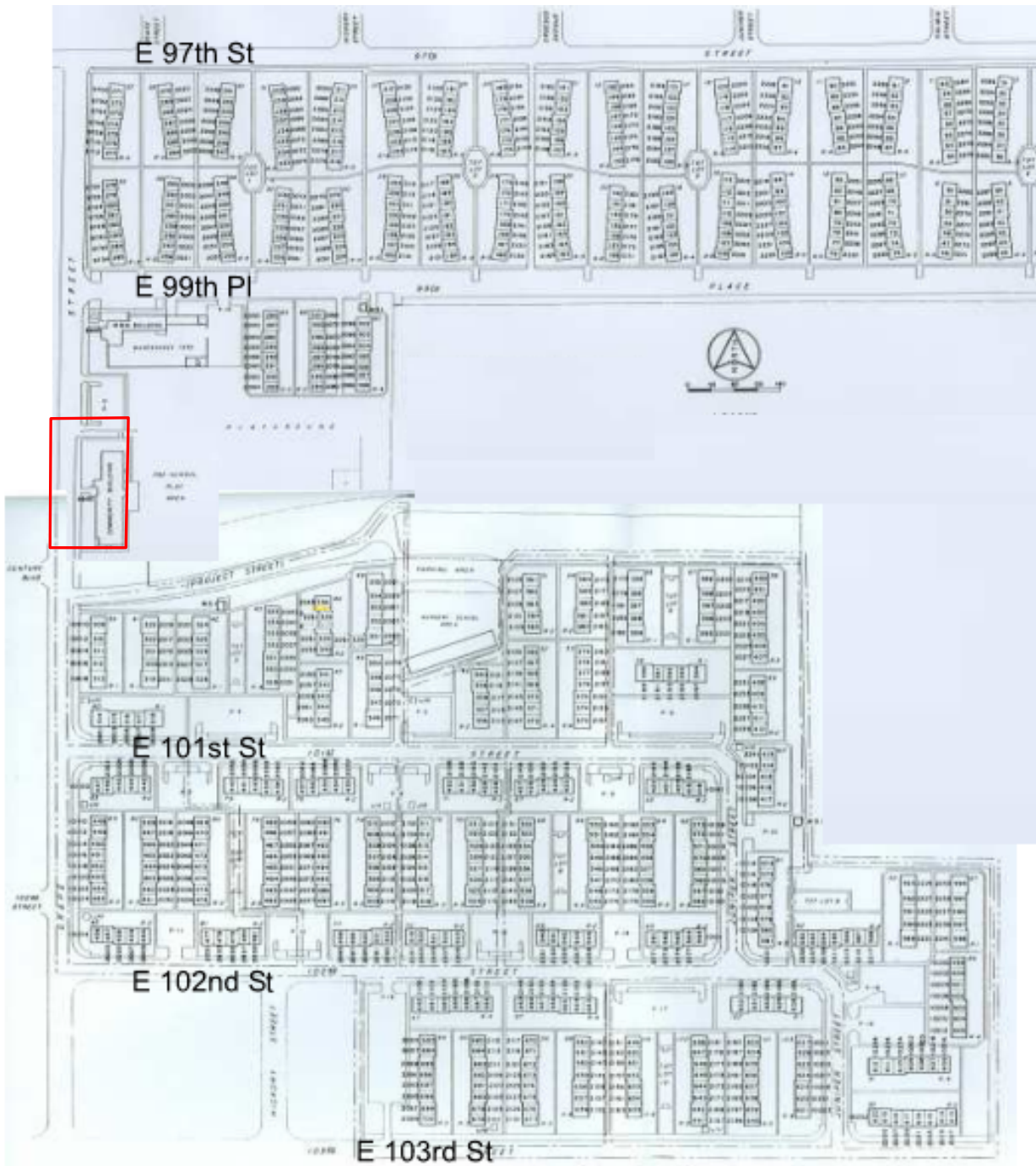


Figure 1: Excerpted, annotated plan of Jordan Downs showing Recreation building property in red highlight. Image compiled from two plans, Unit and Housing Numbering Map for Jordan Downs, August 1956 (top portion) and Jordan Downs Water and Gas Meter Plan, no date. Source: both plans from Los Angeles Bureau of Engineering Vault. Annotations by Page & Turnbull, 2011.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource name(s) or number (assigned by recorder) Jordan Downs: Building Type R-1

P1. Other Identifier: Jordan Downs: Buildings 39-42, 48 – 50, 55 – 57, 87 and 102

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

***b. USGS 7.5' Quad** South Gate **Date:** 1998

***c. Address** refer to continuation sheet **City** Los Angeles **Zip** 90002

***e. Other Locational Data:** various assessors parcel numbers, refer to continuation sheet

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Building type R-1 is one of five building types in the 106-building Jordan Downs complex. There are 12 such nearly identical, two-story, freestanding buildings configured in long rectangles in plan. Each building contains five residential units. The vernacular buildings have very low-pitched, side gabled roofs and boxed eaves with wide fascia. Buildings have horizontal orientation and stucco and painted concrete masonry unit (CMU) walls. CMU forms wingwalls atop concrete stoops at the entry of each unit with recessed rectangular motifs. Each unit features a simple entrance, emphasized by a large, flat entry canopy that spans two middle unit entryways and sits atop a CMU wingwall. Other, smaller canopies are located over the two end unit entryways. All windows and sills were removed, and replaced with aluminum windows and security bars. All doors were removed and replaced with security doors, stoops demolished and replaced (doors and windows, 1995). Security lights installed on some endwall gables, while others are located on the building facades just below eaves (1994). The low building has an horizontal orientation. The low, wide roof planes are clad in asphalt shingles. The buildings are arranged in groupings, at slight angles throughout the housing complex, with the majority of this building type having north-south orientation and being in the northern half on a nearly flat lot. Each unit has a plain concrete walkway leading from the central pathway. Described alterations reduce integrity of design, materials, and workmanship. They are set among other low-rise residential buildings of the same and similar types in an urban setting and appear to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date) Building 42, view north; June 29, 2011 photograph #20134

***P6. Date Constructed/Age and Sources:** historic 1954, Jordan Downs Reconstruction, James R. Friend, AIA, Architect

***P7. Owner and Address:** unknown

***P8. Recorded by:** Francesca Smith, Brandi Shawn Page & Turnbull, Inc. 417 S. Hill Street, # 211 Los Angeles, CA 90013

***P9. Date Recorded:** June 28, 2011

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Evaluation of Jordan Downs, Page & Turnbull, 2011

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

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource name(s) or number (assigned by recorder) Jordan Downs: Building Type R-2

P1. Other Identifier: Jordan Downs: Buildings 44-46, 51, 54, 59-60, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, and 85

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** refer to continuation sheet

City Los Angeles

Zip 90002

***e. Other Locational Data:** APNs 6046-019-303, 6046-121-0908, 6046-121-0915, 6046-121-0916 and 6046-121-0917

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Building type R-2 is one of five residential building types in the 106-building Jordan Downs complex. There are 19 such nearly identical, two-story, freestanding buildings, each of which is configured in a long rectangle in plan. Each simple building contains five residential units. The buildings have very low-pitched, side-gabled roofs with boxed eaves and wide fascia. Roofs are clad in asphalt shingles. Exterior walls are finished in painted stucco and concrete masonry units (CMU), and have simple, punched windows. Second floor walls step outboard ground floor walls by several inches. Entries are marked by individual sidewalks leading from axial, central sidewalks, street or parking lot sidewalks. Each has a door-height, perpendicular CMU wingwall with an incised, repetitive rectangular motif. Each unit has a simple entrance, emphasized by individual large, flat entry canopies. Right-side end units feature wrap-around awnings that span the bays and terminate above CMU wing walls. This building type includes alternate entrance options (R-2 R) for end units with entry doors on left-end elevations with corner, asymmetrical canopies. Alterations include: all windows and sills removed and replaced with aluminum windows and security bars, all exterior doors removed and replaced with security doors, stoops demolished and replaced (1995, "Modernization of 660 Dwelling Units" Martinez Amador Architects). Continuous canopies removed and replaced by single (and double) canopies and were extended on buildings 44, 45, 59, 60, 65, 69, 73, 77, and 81 (1995). Large security lights were installed on various endwall gables, and exterior walls below eaves (1994). Described alterations reduce the integrity of each building's design, materials, and workmanship. The buildings are arranged in groupings and are located exclusively in the southern half on a nearly flat lot. They are set among other low-rise residential buildings of the same and similar types in an urban setting and appear to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)

Building 83, view north; June 29, 2011 photograph #20132-R2

***P6. Date Constructed/Age and Sources:** historic

1955, Jordan Downs Reconstruction, "Building Type R-2 2 & R-2R" James R. Friend, AIA, Architect, sheet A-9

***P7. Owner and Address:** unknown

***P8. Recorded by:** Francesca Smith, Brandi Shawn
 Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:** June 29, 2011

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource name(s) or number (assigned by recorder) Jordan Downs: Building Type R-3

P1. Other Identifier: Jordan Downs: Buildings 58, 61-62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 89, 93-96, 100, 101

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** refer to continuation sheet

City Los Angeles

Zip 90002

***e. Other Locational Data:** APNs 6046-019-303, 6046-121-0908, 6046-121-0915, 6046-121-0916 and 6046-121-0917

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Building type R-3 is one of five residential building types in the 106-building Jordan Downs complex. There are 22 such nearly identical, two-story, freestanding buildings, each of which is configured in a long rectangle in plan. Each simple building contains five residential units. The buildings have very low-pitched, side-gabled roofs with boxed eaves and wide fascia. Roofs are clad in asphalt shingles. Exterior walls are finished in painted stucco and concrete masonry units (CMU), and have simple, punched windows. Second floor walls step outboard ground floor walls by several inches. Entries are marked by individual sidewalks leading from axial, central sidewalks, street or parking lot sidewalks. Each has a door-height, perpendicular CMU wingwall with an incised, repetitive rectangular motif. Each unit has a simple entrance, emphasized by individual large, flat entry canopies. Right-side end units feature wrap-around awnings that span the bays and terminate above CMU wing walls. This building type features an alternate entrance option for end units with entry doors on right-end elevations with corner, wrap-around, asymmetrical canopies. Single story electrical vaults are on endwalls and have shed roofs. All windows and sills were removed, and replaced with aluminum windows and security bars.. Alterations include: all windows and sills removed and replaced with aluminum windows and security bars, all exterior doors removed and replaced with security doors, stoops demolished and replaced (1995, "Modernization of 660 Dwelling Units" Martinez Amador Architects). Large security lights were installed on various endwall gables, and exterior walls below eaves (1994). Described alterations reduce the integrity of each building's design, materials, and workmanship. The buildings are arranged in groupings and are located predominantly in the southern half on a nearly flat lot. They are set among other low-rise residential buildings of the same and similar types in an urban setting and appear to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

P4. Resources Present: Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)

Building 64, view north; June 29, 2011 photograph #20134

***P6. Date Constructed/Age and**

Sources: historic

1955, Jordan Downs Reconstruction, "Building Type R-3" James R. Friend, AIA, Architect, sheet A-10

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Francesca Smith, Brandi Shawn Page & Turnbull, Inc. 417 S. Hill Street, # 211 Los Angeles, CA 90013

***P9. Date Recorded:**

June 29, 2011

***P10. Survey Type:**

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource name(s) or number (assigned by recorder) Jordan Downs: Building Type R-4

P1. Other Identifier: Jordan Downs: Buildings 1, 3, 6, 8, 9, 11, 13, 15, 18, 20-21, 23, 25, 27, 30, 32-33, 35, 37, 43, 47, 52-53, 86, 91-92, 97-99

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** refer to continuation sheet

City Los Angeles

Zip 90002

***e. Other Locational Data:** APNs 6046-019-303, 6046-121-0908, 6046-121-0915, 6046-121-0916 and 6046-121-0917

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 Building type R-4 is one of five residential building types in the 106-building Jordan Downs complex. There are 31 such nearly identical, two-story, freestanding buildings, each of which is configured in a long rectangle in plan. Each simple building contains seven residential units. The buildings have very low-pitched, side-gabled roofs with boxed eaves and wide fascia. Roofs are clad in asphalt shingles. Exterior walls are finished in painted stucco and concrete masonry units (CMU), and have simple, punched windows. Second floor walls step outboard ground floor walls by several inches. Entries are marked by sidewalks leading from axial, central sidewalks, street or parking lot sidewalks. Each has a door-height, perpendicular CMU wingwall with an incised, repetitive rectangular motif. Each unit has paired entrances, emphasized by large, flat entry canopies. At one end of each building a single-story wing with a central entry is flanked by rectangular wrap-around windows. Those wings are distinguished by hipped roofs. Alterations include: all windows and sills removed and replaced with aluminum windows and security bars, all exterior doors removed and replaced with security doors, stoops demolished and replaced, endwall trellises removed (1995, "Modernization of 660 Dwelling Units" Martinez Amador Architects). Large security lights were installed on various endwall gables, and exterior walls below eaves (1994). Described alterations reduce the integrity of each building's design, materials, and workmanship. The buildings are arranged in groupings and are located mostly in the northern half of the nearly flat, large lot. They are set among other low-rise residential buildings of the same and similar types in an urban setting and appear to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5b. Photo: (view and date)

Building 92, view east;
 June 29, 2011
 photograph #280104

***P6. Date Constructed/Age and**

Sources: historic
 1955, Jordan Downs Reconstruction,
 "Building Type R-4" James R. Friend,
 AIA, Architect, sheet A-11

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Francesca Smith, Brandi Shawn
 Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:**

June 29, 2011

***P10. Survey Type:**

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

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



Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Y

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource name(s) or number (assigned by recorder) Jordan Downs: Building Type R-5

P1. Other Identifier: Jordan Downs: Buildings 2, 4, 5, 7, 10, 12, 14, 16, 17, 19, 22, 24, 26, 28, 29, 31, 34, 36, and 38

***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles

***b. USGS 7.5' Quad** South Gate

Date: 1998

***c. Address** refer to continuation sheet

City Los Angeles

Zip 90002

***e. Other Locational Data:** various assessors parcel numbers, refer to continuation sheet

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Building type R-5 is one of five residential building types in the 106-building Jordan Downs complex. There are 19 such nearly identical, two-story, freestanding buildings, each of which is configured in a long, irregular rectangle in plan. Each simple building contains eight residential units. The buildings have very low-pitched, side-gabled roofs with boxed eaves and wide fascia. Roofs are clad in asphalt shingles. Exterior walls are finished in painted stucco and concrete masonry units (CMU), and have simple, punched windows. Entries are marked by sidewalks leading from axial, central sidewalks, street or parking lot sidewalks. Each has a door-height, perpendicular CMU wingwall with an incised, repetitive rectangular motif and flat canopies above. End unit exterior walls are stepped outboard the main building façade by a few feet. At one end of each building the second floor is outboard of the first floor exterior walls with two windows in the recessed wall. Alterations include: all windows and sills removed and replaced with aluminum windows and security bars, all exterior doors removed and replaced with security doors, stoops demolished and replaced (1995, "Modernization of 660 Dwelling Units "Martinez Amador Architects). Windows replaced with vinyl in buildings 2, 4, 5, 7, 10, 12, and 14. Large security lights were installed on various endwall gables, and exterior walls below eaves (1994). Described alterations reduce the integrity of each building's design, materials, and workmanship. The buildings are arranged in groupings and are located throughout the large complex. They are set among other low-rise residential buildings of the same and similar types in an urban setting and appear to be in fair condition.

***P3b. Resource Attributes:** (list attributes and codes) HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

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



P5b. Photo: (view and date)

Building 36, view northeast; June 29, 2011 photograph #6280012

***P6. Date Constructed/Age and**

Sources: historic
 1955, Jordan Downs Reconstruction,
 "Building Type R-5" James R. Friend,
 AIA, Architect, sheet A-13

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Francesca Smith, Brandi Shawn
 Page & Turnbull, Inc.
 417 S. Hill Street, # 211
 Los Angeles, CA 90013

***P9. Date Recorded:**
 June 29, 2011

***P10. Survey Type:**
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Evaluation of Jordan Downs for Historic Significance, Page & Turnbull, 2011

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

APPENDIX 2

CALIFORNIA REGISTER STATUS CODES
CALIFORNIA OFFICE OF HISTORIC PRESERVATION, 2003

California Historical Resource Status Codes

1	Properties listed in the National Register (NR) or the California Register (CR)
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	Appears eligible for National Register (NR) or California Register (CR) through other evaluation
4CM	Master List - State Owned Properties – PRC §5024.
5	Properties Recognized as Historically Significant by Local Government
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	Not Eligible for Listing or Designation as specified
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

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