

### Districts

#### Name: Jeffries-Cypress Residential Historic District



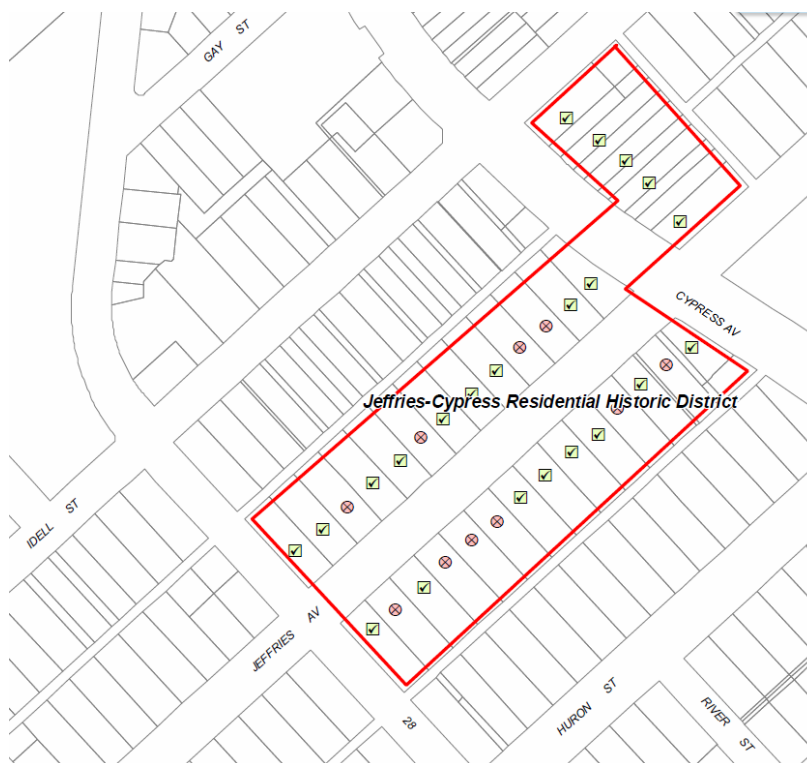
#### Description:

The Jeffries-Cypress Residential Historic District is located in the Cypress Park neighborhood of Northeast Los Angeles. It consists of one block of Jeffries Avenue between Cypress Avenue and Avenue 28 and the east side of Cypress Avenue between Idell Street and Jeffries Avenue. The district is relatively compact and is L-shaped. There are 32 total parcels, consisting of 22 contributors and 10 non-contributors. The topography of the district is generally flat overall, with the northeast side of Cypress Avenue raised above grade. Consequently the properties on this side of the street feature retaining walls, often constructed out of arroyo stone. The street pattern is gridded and offset from the north-south axis by about 45 degrees. Lots are long and relatively narrow; the residences on Cypress Avenue are located on slightly larger lots than those on Jeffries Avenue. Residences have a uniform setback. The district is comprised of single-family residences constructed mostly in the Craftsman style. A small number of the district's residences have been converted into multi-family residences. The district features detached garages set to the rear of the residences, concrete sidewalks, walkways, and driveways. There are only a small number of street trees interspersed throughout; their small number, random nature, and varied type suggest that they are not an original planned feature of the neighborhood. There are no original street lamps in the district.

#### Significance:

The Jeffries-Cypress Residential Historic District is significant as an excellent grouping of single-family residences designed in the Craftsman style. The district's period of significance is 1906 to 1924, reflecting the period when the tracts were subdivided and a majority of the residences were constructed. The district retains a strong sense to time and place compared to other tracts in the area from the same period of time. Approximately 70% of the residences contribute to the significance of the district.

The district includes portions of two tracts that were subdivided by Rebecca Jeffries in 1906: the Jeffries Highland View Tract and the Jeffries Avenue Tract. Rebecca Jeffries was a member of the Jeffries family who had lived in Cypress Park since the 1880s. The Jeffries Highland View Tract was a re-subdivision of the Hunter Highland View Tract. The original tract was laid out in 1882, by George W. Morgan and Albert H. Judson. Morgan and Judson later subdivided the neighboring community of Highland Park. A large parcel of the Hunter Highland View Tract was purchased by Alexis and Rebecca Jeffries who built a mansion where the Florence Nightingale Middle School stands today. Later their two sons, James and Charles, also built houses in the tract. James Jefferies was the Heavyweight Champion of the World from 1899 until 1905. His house has since been demolished; however, the home of Charles still stands at 571 Cypress Avenue. It is designated LAHCM #735 and is a contributing building in the district.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent example of a neighborhood with a concentration of Craftsman single-family residences that conveys a strong sense of time and place.

**Contributors/Non-Contributors:**

Address: 2801 N JEFFRIES AVE  
 Type: Contributor  
 Year built: 1918  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 2806 N JEFFRIES AVE  
 Type: Non-Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 2807 N JEFFRIES AVE  
Type: Contributor  
Year built: 1915  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2812 N JEFFRIES AVE  
Type: Contributor  
Year built: 1923  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2813 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1909  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2817 N JEFFRIES AVE  
Type: Contributor  
Year built: 1914  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2818 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1907  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2822 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1907  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2823 N JEFFRIES AVE  
Type: Contributor  
Year built: 1909  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2826 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1895  
Property type/sub type: Residential-Single Family; House  
Architectural style: Victorian, Vernacular Cottage, hip roof



Address: 2827 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1907  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2832 N JEFFRIES AVE  
Type: Contributor  
Year built: 1911  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2833 N JEFFRIES AVE  
Type: Contributor  
Year built: 1905  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman; Queen Anne



Address: 2902 N JEFFRIES AVE  
Type: Contributor  
Year built: 1907  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2903 N JEFFRIES AVE  
Type: Contributor  
Year built: 1908  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2907 N JEFFRIES AVE  
Type: Contributor  
Year built: 1912  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2908 N JEFFRIES AVE  
Type: Contributor  
Year built: 1908  
Property type/sub type: Residential-Multi Family; Duplex  
Architectural style: Craftsman



Address: 2912 N JEFFRIES AVE  
Type: Contributor  
Year built: 1910  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2913 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1910  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2916 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1912  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2917 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1911  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2922 N JEFFRIES AVE  
Type: Contributor  
Year built: 1912  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2923 N JEFFRIES AVE  
Type: Contributor  
Year built: 1913  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman





Address: 2926 N JEFFRIES AVE  
Type: Non-Contributor  
Year built: 1911  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2927 N JEFFRIES AVE  
Type: Contributor  
Year built: 1913  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 2930 N JEFFRIES AVE  
Type: Contributor  
Year built: 1911  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 551 W AVENUE 28  
Type: Contributor  
Year built: 1923  
Property type/sub type: Residential-Multi Family; Triplex  
Architectural style: Craftsman



Address: 571 W CYPRESS AVE  
Type: Contributor  
Year built: 1911  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 583 W CYPRESS AVE  
Type: Contributor  
Year built: 1924  
Property type/sub type: Residential-Single Family; House  
Architectural style: Spanish Colonial Revival



Address: 587 W CYPRESS AVE  
Type: Contributor  
Year built: 1923  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 589 W CYPRESS AVE  
Type: Contributor  
Year built: 1923  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 599 W CYPRESS AVE  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Multi Family; Duplex  
Architectural style: American Colonial Revival

### Name: Perlita Avenue Apartment Historic District



#### Description:

The district is located in the Atwater Village neighborhood of Northeast Los Angeles. It is located on the east side of Perlita Avenue north of Los Feliz Boulevard and terminates on its northern end at Rigali Avenue. It is a relatively small district and contains 12 parcels, with 18 properties in the district. There are 14 contributors, 2 non-contributors, and 2 properties that are considered uncertain due to limited visibility from the street. The overall topography is flat. The district is characterized by uniformly large lots with uniform setbacks. It is comprised of two-story multi-family residences constructed in the Minimal Traditional style, some with American Colonial Revival stylistic influences. Common features include detached multi-car garages to the rear of the lots, and street features include concrete sidewalks and mature trees, which are somewhat randomly placed.

#### Significance:

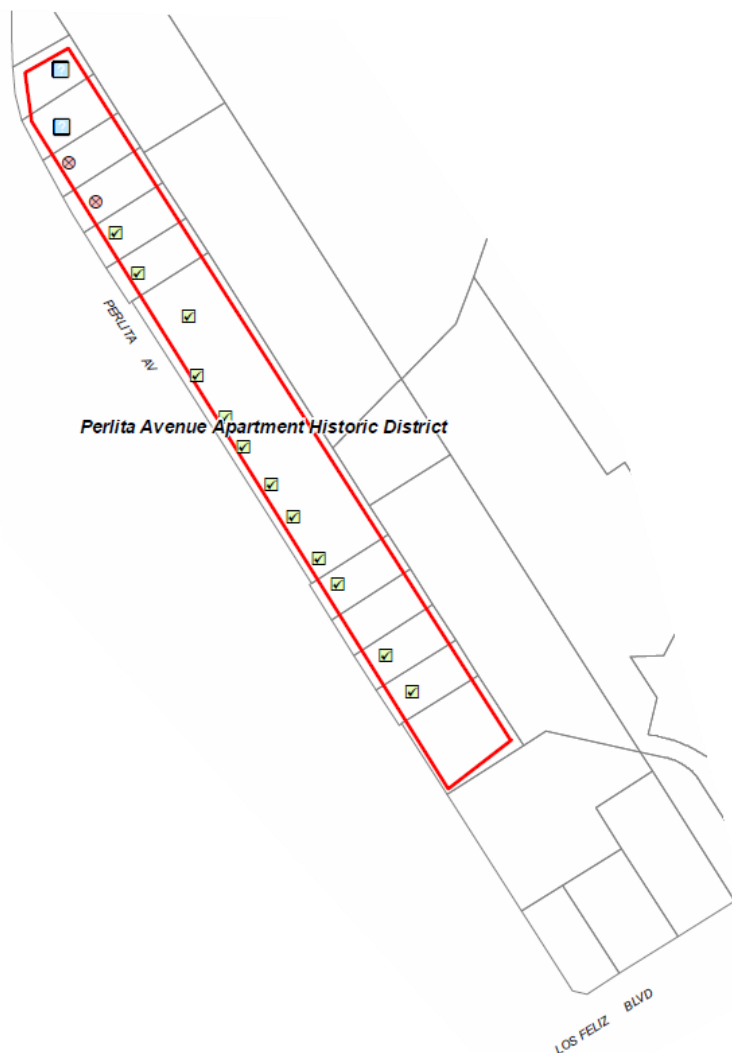
The Perlita Avenue Apartment Historic District is significant as a highly intact grouping of post-World War II multi-family residences. The period of significance is 1947 to 1948, when the buildings in the district were constructed. Approximately 80% of the buildings are contributing to the significance of the district.

The district was developed by Gladding McBean and Company, who purchased the land in 1945. Gladding McBean and Company was founded in 1875 in the Sacramento area and specialized in the production of architectural terra cotta. By the early 1890s, the company expanded its line to include roof tiles, chimney pipes, and ornamental garden pottery. In 1927, Gladding, McBean and Company merged with Los Angeles Pressed Brick Company, solidifying the primacy of the company as the largest terra cotta manufacturer west of the Mississippi.

During the Great Depression, the company saw its revenue decrease due to a decline in new construction and the need for its products. To offset the loss in sales from building materials, the company began to manufacture dinnerware in 1933 in the former Tropico Potteries factory. Tropico Potteries was acquired by Gladding, McBean and Company in 1923. The 40-acre plant was located on Los Feliz Boulevard, adjacent to the Perlita Avenue Apartment Historic District. It was sometimes called the Glendale Plant to differentiate it from the company's other plant in Los Angeles. It was also referred to as the Franciscan Pottery Company, which was the dinnerware division of Gladding, McBean and Company. The plant was closed in 1983. Five years later the empty buildings were razed. The property was subsequently redeveloped as a commercial shopping center anchored by big box retail stores.

The apartment buildings on Perlita Avenue were constructed in 1947 and 1948. Although they were constructed by Gladding McBean and Company, there is no indication that they were occupied by employees of the company. In most cases, two identical L-shaped buildings face each other. Units are accessed from a garden between the two buildings. The buildings are designed in the Minimal Traditional style, with some having American Colonial Revival stylistic influences. All of the buildings are two-stories in height, covered by hipped roofs, and sheathed in stucco. The majority of buildings have a high level of integrity. Detached garages are located at the rear of the lots, with the exception of the northernmost building where the garage is to the side.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	This grouping of multi-family residences represents an excellent example of apartment buildings from the late 1940s and conveys a strong sense of time and place through a high percentage of intact contributing buildings.

**Context 2:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context

Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Multi-Family District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	This grouping of apartment buildings represents an excellent example a post-war multi-family district. The contributing buildings are very intact, are the district as a whole has a strong sense of time and place.

### Contributors/Non-Contributors:



Address: 4125 N PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional; American Colonial Revival



Address: 4131 N PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4143 N PERLITA AVE  
Type: Contributor  
Year built: 1948  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4149 N PERLITA AVE  
Type: Contributor  
Year built: 1948  
Property type/sub type: Residential-Multi Family; Courtyard Apartment  
Architectural style: Minimal Traditional



Address: 4159 N PERLITA AVE  
Type: Non-Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



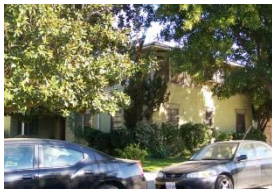
Address: 4161 N PERLITA AVE  
Type: Non-Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4167 N PERLITA AVE  
Type: Not sure  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: American Colonial Revival



Address: 4173 N PERLITA AVE  
Type: Not sure  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: American Colonial Revival



Address: 4047 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4053 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4065 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4071 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4101 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional



Address: 4107 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional; Renaissance Revival



Address: 4113 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional; Renaissance Revival



Address: 4115 W PERLITA AVE  
Type: Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Garden Apartment  
Architectural style: Minimal Traditional

**Name: Florence Nightingale Middle School****Description:**

Florence Nightingale Middle School is located in the Cypress Park neighborhood of Northeast Los Angeles. It is situated at the northeast corner of Figueroa Street and Cypress Avenue. Isabel Street forms the far northeast boundary of the campus. The topography of the parcel on which the campus is located is generally flat, with some variation in the degree to which it is raised above grade. The original buildings are situated in a U-shaped plan with an asphalt covered recreation area in the center. The administration building, auditorium, cafeteria, and mathematics building are located on Figueroa Street. There are additional original buildings in the center of the campus, but they are not clearly visible from the public right-of-way. Two are indicated on the 1950 Sanborn Map as the shop building and physical education building. There are two small surface parking lots, one located on Figueroa Street and the other at the corner of Cypress and Jeffries Avenues. Along Jefferies Avenue are portable classroom buildings, basketball courts, and a grass athletic field. The original buildings are designed in the PWA Moderne style. The only major building visible from the public right-of-way is a post-war classroom building on Cypress Avenue.

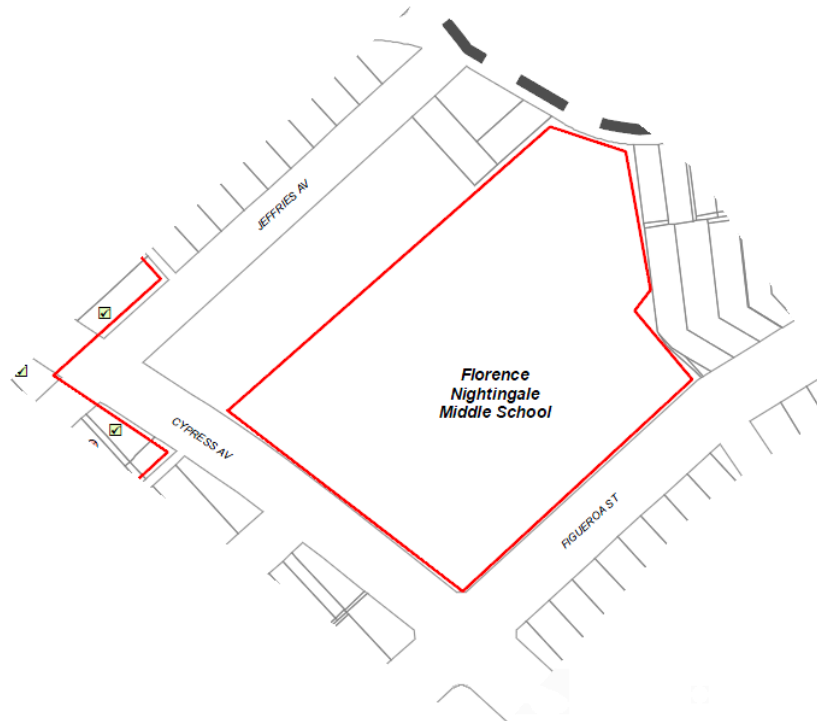
**Significance:**

Florence Nightingale Middle School is significant as a historic school of LAUSD dating from the period after the 1933 Long Beach Earthquake, when a number of schools in the LAUSD system were damaged and rebuilt or remodeled. The earthquake prompted a district-wide assessment of the structural stability of school buildings and new regulations to ensure schools complied with earthquake-resistant building practices. The City of Los Angeles Board of Education also implemented a policy limiting the height of school buildings to two stories. As a result, the buildings of Florence Nightingale Middle School are one and two stories in height and constructed of reinforced concrete.

The period of significance for the campus is 1937, the date the campus was established and the contributing buildings were constructed. The campus is an excellent example of a middle school constructed after the 1933 Long Beach earthquake.

Florence Nightingale Middle School is also significant as an excellent intact example of the PWA Moderne style applied to a group of educational buildings. John C. Austin and Fredrick M. Ashley, distinguished Los Angeles architects, received the commission. Austin and Ashley formed a partnership in 1928, which lasted through the 1930s. Other notable examples of their work include Monrovia High School (1928-29), Memorial Branch Library (1929-30), and Griffith Park Observatory (1934-35). The original buildings are mostly two-stories in height, rectangular in shape, covered by flat roofs, and constructed of reinforced concrete. Architectural details typical of the style include stringcourses between floors and along rooflines, engaged fluted pilasters between windows and framing entryways, and denticulated moldings.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Campus - Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of a post-Long Beach earthquake middle school campus.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of PWA Moderne architecture applied to a middle school campus, and an important example of the work of Los Angeles architects John C. Austin and Frederick M. Ashley.

### Name: Lawry's International



#### Description:

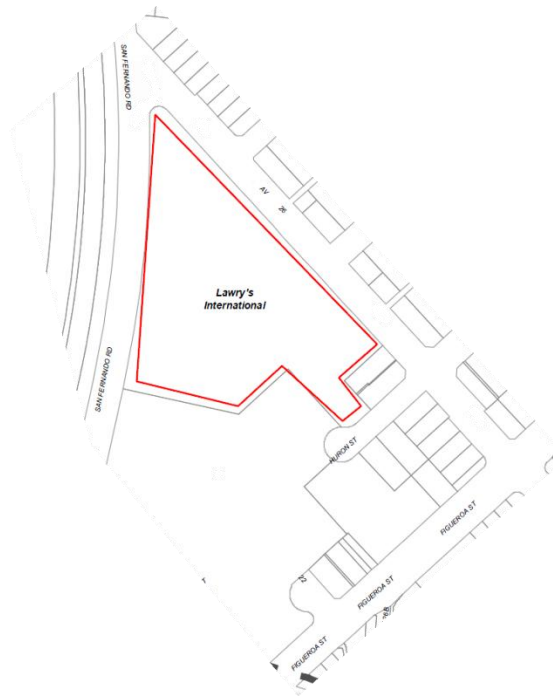
Lawry's International is located on Avenue 26 in the Cypress Park neighborhood of Northeast Los Angeles. The parcel is generally flat and is triangular in shape. It is bounded by San Fernando Road on the west, Avenue 26 on the northeast, and a big box commercial development on the south. The complex of buildings constructed in 1960 in the Mediterranean Revival style is concentrated in the southwest corner of the site and setback from Avenue 26. Much of the site is occupied by surface parking lots, especially along Avenue 26. The site is lushly landscaped with mature trees, shrubs, flower beds, and several water fountains which are interspersed throughout the building complex and parking lots. The buildings are one and two stories in height and sheathed in roughly textured stucco. The arrangement and massing of the buildings is complex. Architectural features include large arched window and door openings, arcades, towers, wrought iron, and decorative tile.

#### Significance:

The site is significant as the former location of Lawry's Food Inc. as well as an excellent example of an industrial park. Lawry's traces its history to a potato chip shop established by brothers-in-law, Lawrence Frank and Theodore Van de Kamp in 1913. By the early 1920s Frank and Van de Kamp went into the restaurant business together and opened the Great Scot and the Tam O'Shanter. In 1938, they expanded their restaurant business by founding Lawry's The Prime Rib in Beverly Hills. Lawry's began to market the seasoned salt it used in its restaurants, launching the beginning of a food products empire.

The company purchased the subject site in 1953. By that time they were producing a full line of food products, but specialized in seasonings, spices, and sauces. Stiles O. Clements designed the original plant. In 1960, the plant was enlarged to include a complex of test kitchens, gift shops, offices, and restaurants. The architectural firms of Buff, Straub, and Hensman and Arthur Lavagnino received the commission for the complex, which became known as Lawry's California Center.

Lawry's Food Inc. occupied the site until 1992. The company is now owned by the McCormick Company, while the Frank and Van de Kamp families continue to own and operate the restaurant chain. In 1998, the Santa Monica Mountains Conservancy assumed ownership of the complex and transformed it into the Los Angeles River Center and Gardens. The southwestern portion of the property was sold and is now occupied by Home Depot.

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Industrial Park
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of an industrial campus designed in the Mediterranean Revival style. Associated with a nationally-known company, Lawry's Food. Designed by the architecture firms Stiles O. Clements and Associates as well as Buff, Straub, and Hensman and Arthur Lavagnino.

**Context 2:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Historic District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of an industrial campus devoted to food processing. Associated with a nationally-known company, Lawry's Food.

**Name: Taylor Yard**



### Description:

Taylor Yard is located next to the Los Angeles River in the Cypress Park neighborhood of Northeast Los Angeles. The original boundaries were generally formed by the Los Angeles River on the west, San Fernando Road on the east, Riverside Drive on the south, and Kerr Street on the north. The overall topography is flat. The southern portion is occupied by the Metrolink rail facilities. The land north of these facilities is vacant save for a historic signal tower (which was recorded as an individual resource). The central portion is developed with Rio de Los Angeles State Park, which contains baseball and soccer fields. The northern portion of the site is developed with a public high school campus as well as a film and television production facility.

### Significance:

Taylor Yard was a railroad switching, maintenance, and repair facility belonging to the Southern Pacific Railroad. Los Angeles Yard, also known as Taylor Yard, was developed in 1925 to relieve the freight traffic congestion of the downtown Bull Ring Yard, Midway Yard, and the Alhambra Shops. It was a major employer in Northeast Los Angeles. Business slowed in the 1960s when Southern Pacific rerouted many of its trains away from downtown Los Angeles to the Cajon Pass. With the completion of a new railroad yard in San Bernardino County, Taylor Yard no longer served as a necessary freight switching facility. The majority of the yard closed in 1985 and was subsequently subdivided and sold.

Although Taylor Yard influenced the development of Cypress Park and other neighborhoods in Northeast Los Angeles, it does not appear to be eligible because of a lack of integrity. Historically the yard contained railroad tracks, signal towers, and repair facilities, though these have been demolished. The only remaining historic building is a signal tower in the southern portion of the yard. Today the site contains Metrolink rail facilities at the southern end, the Rio de Los Angeles State Park in the central portion, and a public high school campus and an office park at the northern end. It is not known if historic railroad tracks remain, as they were not visible from the public right-of-way.

**Context 1:**

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Freight Rail Transportation, 1876-1920
Sub theme:	No SubTheme
Property type:	Freight Rail Property
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	7Q
Reason:	The history of Taylor Yard is well known and documented. However, the site associated with Taylor Yard has changed substantially over the years. Furthermore, the development of the site as a railroad facility in 1926 post dates the period of significance for this context and theme.

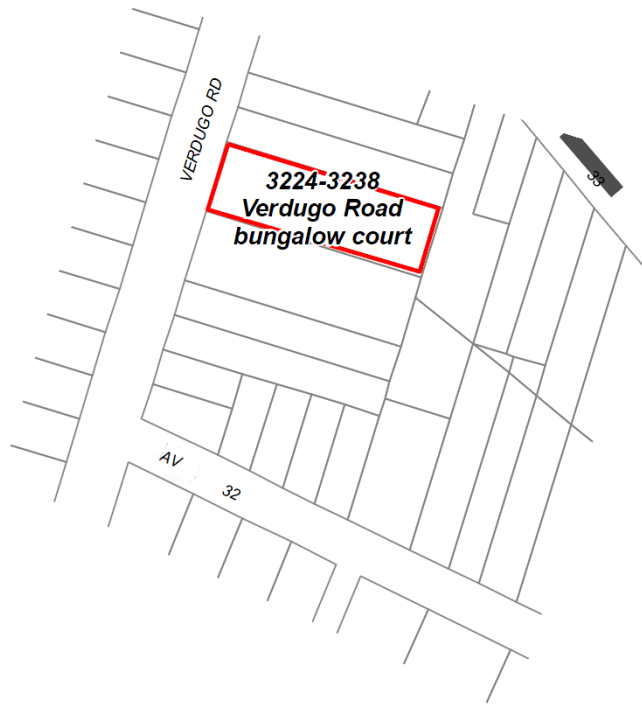


**Name: 3224-3238 Verdugo Road bungalow court****Description:**

Bungalow court located on one parcel. Located on Verdugo Road between Avenues 32 and 33 in the Glassell Park neighborhood of Northeast Los Angeles. Consists of two rows of detached bungalows, all constructed with American Colonial Revival style influences. All bungalows but two face onto a central driveway; the first two bungalows face onto Verdugo Road.

**Significance:**

This is an excellent intact example of a bungalow court from 1924 with American Colonial Revival influences. It displays accommodation for the automobile, including a central driveway and rear surface parking.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of a bungalow court constructed with American Colonial Revival influences. One of the few in the area with integrity.

### Name: Washington Irving Middle School



#### Description:

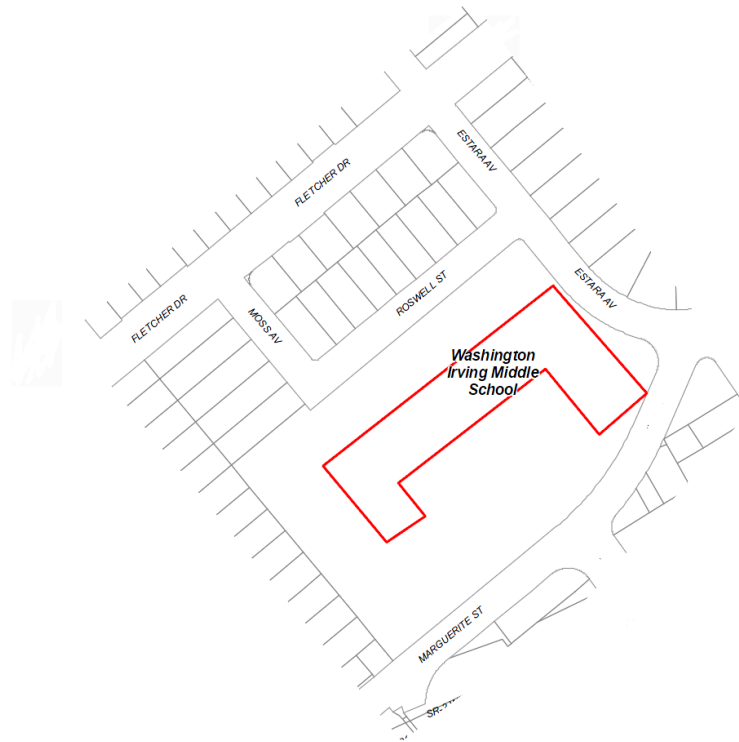
Washington Irving Middle School is located in the Atwater Village neighborhood of Northeast Los Angeles. The campus is bordered by Avenue 32, Roswell and Marguerite Streets, Fletcher Drive, and Estara Avenue. The overall topography is flat. The campus is comprised of two playing fields, basketball courts, a main building, various classroom buildings, and surface parking lots. The original campus buildings are located in the southeast portion of the campus. They include a main administration/classroom building, auditorium, and physical education building arranged in a U-shaped configuration. These three buildings are two stories in height and PWA Moderne in style. A one-story restroom building is located northwest of the main building and is utilitarian in style. Other buildings on the campus are much simpler in design and architectural expression and appear to date from later periods. These include two one-story classroom buildings in the open portion of the U-shaped plan, which faces Marguerite Street.

#### Significance:

Washington Irving Middle School, originally called Verdugo Road Junior High School, is significant as a historic school of LAUSD dating from the period after the 1933 Long Beach Earthquake, when a number of schools in the LAUSD system were damaged and rebuilt or remodeled. The earthquake prompted a district-wide assessment of the structural stability of school buildings and new regulations to ensure schools complied with earthquake-resistant building practices. The City of Los Angeles Board of Education also implemented a policy limiting the height of school buildings to two stories. As a result, the contributing buildings of Washington Irving Middle School are one and two stories in height and constructed of reinforced concrete. The period of significance for the campus is 1936-1937, the date the contributing buildings were constructed. The campus is an excellent example of a middle school constructed after the 1933 Long Beach earthquake.

Washington Irving Middle School is also significant as an excellent intact example of the PWA Moderne style applied to a group of educational buildings. The distinguished Los Angeles architect George Edwin Bergstrom received the commission in 1936. Bergstrom was part of the architecture firm Parkinson and Bergstrom (partnered with John B. Parkinson) from 1905 to 1915, after which he established his own architecture practice. Among his many commissions, Bergstrom is best known for designing the Pasadena Civic Auditorium and Grauman's Metropolitan Theater in Los Angeles.

The four contributing buildings are one and two stories in height, rectangular in shape, covered by flat roofs, and constructed of reinforced concrete. Architectural details typical of the style include stringcourses between floors and along rooflines, engaged fluted pilasters between windows and framing entryways, and denticulated moldings.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	PWA Moderne, 1928-1945
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of PWA Moderne architecture applied to a middle school campus, and an important example of the work of Los Angeles architect Edwin George Bergstrom.

**Context 2:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Campus - Middle School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	An excellent intact example of a post-Long Beach earthquake middle school campus.