
Districts

Name: 2nd Street Residential Historic District



Description:

The 2nd Street Residential Historic District spans two blocks of East 2nd Street between Boyle Avenue and Interstate 5 in west Boyle Heights. Small in size and rectangular in shape, the district is located on a small residential street that terminates in a cul-de-sac. Its topography is flat. Within the district are 25 properties, of which 15 (60%) are contributors.

The district is composed almost entirely of one and two-story single-family residences, though there are a handful of multi-family residences within the boundaries as well. Buildings occupy rectangular parcels that are uniform in size. Since the lots are relatively deep, most of the houses are accompanied by an ancillary residential structure set far back at the rear of the property. Most buildings are designed in various Late Victorian-era architectural styles, are uniformly set back from the street, and feature front lawns; in conjunction, these features produce a sense of aesthetic cohesion. Some but not all of the houses feature curb cuts, driveways, and detached garages set back at the rear of the property. Common alterations include window, door, and cladding replacement and the installation of security doors and window bars.

This stretch of 2nd Street adheres to the skewed rectilinear street grid on which most of Boyle Heights is oriented. Streetscape features include concrete sidewalks and narrow parkways that are intermittently planted with various street trees. Many properties feature masonry retaining walls and concrete steps.

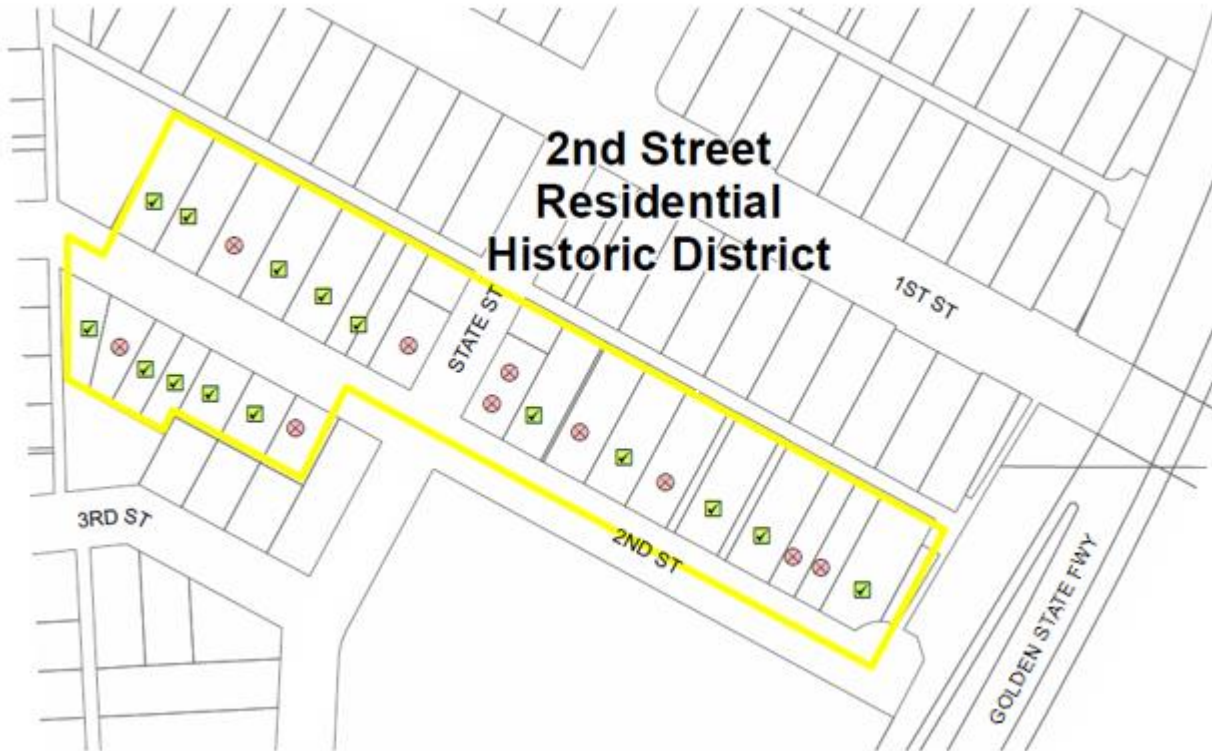
Significance:

The 2nd Street Residential Historic District is significant as an excellent example of streetcar suburbanization in Boyle Heights. Located one block from a former streetcar line than ran along 1st Street, the district contains an intact and cohesive concentration of turn-of-the-century residences that reflect the significant role that transit played in directing the city's early growth. The period of significance has been identified as 1883-1923, which accounts for the district's primary period of development. 15 (60%) of the district's 25 properties contribute to its significance; due to a relatively low percentage of contributors, the district may not meet integrity thresholds for National Register eligibility.

Early in its history, much of Boyle Heights had been purchased and subdivided by William H. Workman and John E. Hollenbeck, both affluent and esteemed local politicians who played an instrumental role in the community's founding and early development. Among the many subdivisions owned by the two men was the Workman and Hollenbeck Tract, which encompassed several blocks on either side of an early streetcar line that ran along 1st Street. The Workman and Hollenbeck Tract appears to have been subdivided in the late 1870s and was marketed as a residential district that offered Angelenos a more suburban atmosphere while remaining within a short commuting distance of Downtown. The 2nd Street Historic District occupies a portion of the original Workman and Hollenbeck Tract.

Houses along the 2nd Street section of the Workman and Hollenbeck Tract were built on an incremental basis between 1883 and 1923, at which time this section of the tract was built out. These houses were modest interpretations of Late-Victorian era architectural styles that were popular at the time. While residences within the district are similar in terms of scale, massing, and style, no two houses are identical, indicating that the houses were financed and constructed by individual owners rather than by a single developer. Over time, a handful of parcels within the district were redeveloped with denser

residential uses; the construction of Interstate 5 in the 1950s also forged a sharp physical divide in the middle of the tract and prevented the flow of through traffic on 2nd Street.



Context 1:

| | |
|--------------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Streetcar Suburbanization, 1888-1933 |
| Sub theme: | Suburban Planning and Development, 1888-1933 |
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | A/1/1 |
| Status code: | 3CS;5S3 |
| Reason: | Excellent example of a late 19th century subdivision that was developed adjacent to a streetcar line connecting Boyle Heights with Downtown Los Angeles. May not retain sufficient integrity for listing in the National Register. |

Contributors/Non-Contributors:



Primary Address: 1818 E 2ND ST
Type: Contributor
Year built: 1893
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1821 E 2ND ST
Other Address: 1819 E 2ND ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1822 E 2ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: No style



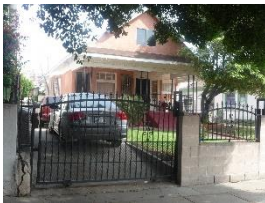
Primary Address: 1823 E 2ND ST
Other Address: 1825 E 2ND ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Mission Revival



Primary Address: 1826 E 2ND ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Vernacular



Primary Address: 1828 E 2ND ST
Other Address: 1830 E 2ND ST
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1829 E 2ND ST
Other Address: 1831 E 2ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1834 E 2ND ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1835 E 2ND ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1838 E 2ND ST
Other Address: 1840 E 2ND ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1843 E 2ND ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1845 E 2ND ST
Other Address: 1847 E 2ND ST
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 1846 E 2ND ST
Type: Non-Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1851 E 2ND ST
Type: Non-Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1907 E 2ND ST
Other Address: 1907 1/2 E 2ND ST
1909 E 2ND ST
1909 1/2 E 2ND ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 1911 E 2ND ST
Other Address: 1911 1/2 E 2ND ST
1913 E 2ND ST
1913 1/2 E 2ND ST
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival



Primary Address: 1917 E 2ND ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1919 E 2ND ST
Other Address: 1921 E 2ND ST
1925 E 2ND ST
Type: Non-Contributor
Year built: 1889
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1927 E 2ND ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1933 E 2ND ST
Type: Contributor
Year built: 1883
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Primary Address: 1939 E 2ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1941 E 2ND ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1943 E 2ND ST
Other Address: 1945 E 2ND ST
1947 E 2ND ST
Type: Contributor
Year built: 1896
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 128 S STATE ST
Other Address: 130 S STATE ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 128 S STATE ST
Other Address: 130 S STATE ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: No style

Name: Boyle Avenue Residential Historic District



Description:

The Boyle Avenue Residential Historic District spans three blocks of South Boyle Avenue between 3rd Street and Interstate 5 in west Boyle Heights. Small in size and linear in shape, the district is located on an arterial street that functions as a major north-south thoroughfare. Its topography is flat. Within the district are 29 properties, of which 22 (76%) contribute to its significance. Four properties within the district were identified as individually eligible resources; three have previously been listed on the California Register.

Two-story single-family and multi-family residences account for a majority of properties in the district; however, parcels at the intersection of Boyle Avenue and 4th Street are occupied by contemporary, automobile-oriented commercial uses. Residences are sited on modestly-sized rectangular parcels; most are uniformly set back, are similar in terms of scale and massing, and are accompanied by a modest front lawn. Single-family residences are designed in a variety of turn-of-the-century architectural styles including Queen Anne, American Foursquare, and Craftsman; multi-family residences, which generally post-date the single-family homes, are designed in several Period Revival styles. Most properties feature curb cuts, concrete driveways, and either an ancillary building or a detached garage located at the rear of the property. Common alterations include window and cladding replacement and the addition of security doors, security window bars, and perimeter fences.

This section of Boyle Avenue deviates from the skewed rectilinear grid on which most of Boyle Heights is oriented and instead conforms to the contour of an adjacent bluff. Notable streetscape features include concrete sidewalks and parkways planted with mature California fan palms, silk oaks, and jacarandas.

Significance:

The Boyle Avenue Residential Historic District is significant as an excellent example of streetcar suburbanization in Boyle Heights, and is also an excellent concentration of intact late 19th and early 20th century residential architecture in the area. The period of significance has been identified as 1887-1926, which represents the district's initial period of single-family development as well as its subsequent period of multi-family development. 22 (76%) of the district's 29 properties contribute to its significance.

The district occupies the area of Boyle Heights historically known as El Paredón Blanco, where pioneer and entrepreneur Andrew A. Boyle first settled and constructed his home in 1858. Boyle was the initial owner of the acreage on which the present-day historic district is located; after his death, the land was bequeathed to William H. Workman and John E. Hollenbeck, who subdivided the acreage and each constructed large estates near Boyle's residence on the west side of Boyle Avenue. The east side of Boyle Avenue was part of the much-larger Workman Park tract, which was subdivided in 1876 and was marketed to middle and upper-class households seeking respite from the busy Central City area.

Beginning in the 1880s, parcels along the east side of Boyle Avenue were purchased and subsequently developed with grand single-family residences – a trend that continued into the early 20th century. Most of these homes were designed in various iterations of Late Victorian and Arts and Crafts styles and featured distinctive architectural elements and embellishments that reflected the wealth and status of their owners. Given their size and grandeur, many of these residences appear to have been architect-designed for wealthy patrons.

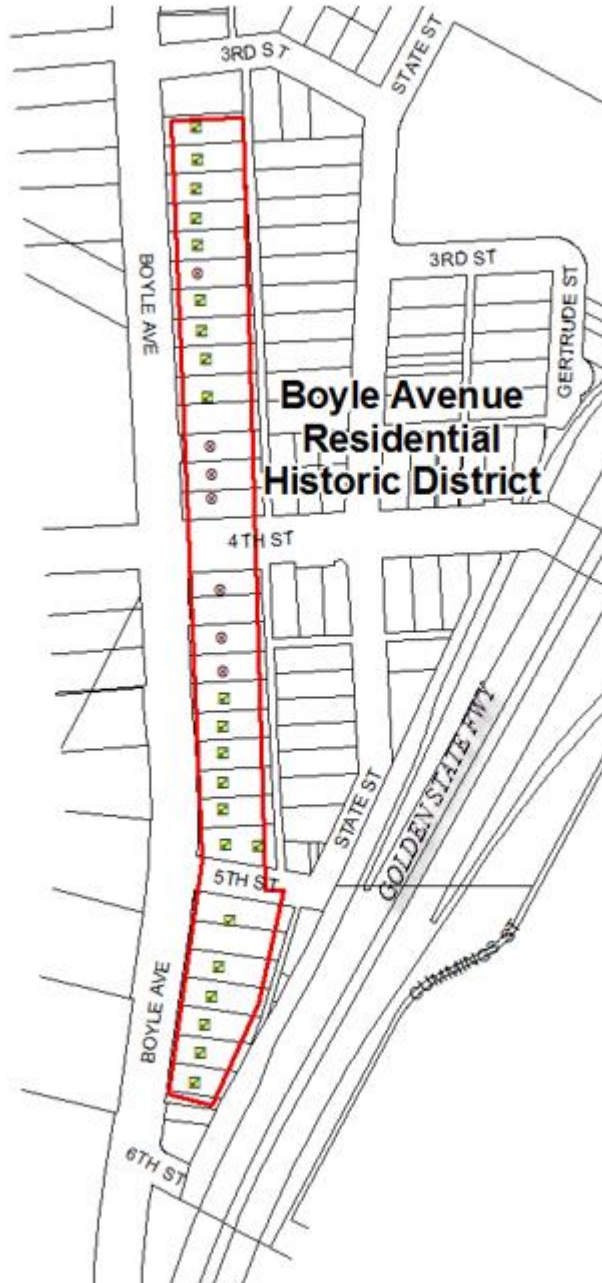
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By the early 20th century, the construction of an expansive streetcar network opened up large swaths of new land for residential development in areas of the city in which development had previously been untenable. Consequently, Boyle Heights fell out of favor with prominent and affluent Angelenos, who moved to new residential subdivisions west of Downtown. As the population of Boyle Heights became more solidly middle and working-class by the 1910s, parcels on Boyle Avenue that remained vacant were infilled with denser and more economical multifamily residences, most of which emulated the overall scale, massing, and grandeur of the corridor's earlier single-family homes but were designed in more fashionable Period Revival styles. Sanborn fire insurance maps indicate that the Boyle Avenue corridor was almost entirely developed by the early 1920s.

Historically, the district was located near two electric streetcar lines that connected Boyle Heights with Downtown Los Angeles via 1st and 4th Streets. The availability of multiple public transit lines facilitated residential development along Boyle Avenue by making it easy to commute between the residential corridor and many of the city's major commercial and industrial centers.



Context 1:

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|--------------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Streetcar Suburbanization, 1888-1933 |
| Sub theme: | Suburban Planning and Development, 1888-1933 |
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |

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| | |
|---------|---|
| Reason: | Excellent example of a late 19th century subdivision that was developed adjacent to streetcar lines connecting Boyle Heights with Downtown Los Angeles. |
|---------|---|

Context 2:

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|--------------------|--|
| Context: | Architecture and Engineering, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Housing the Masses, 1880-1975 |
| Sub theme: | Late 19th and Early 20th Century Residential Neighborhoods, 1880-1910 |
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant concentration of late 19th and early 20th century residential architecture in Boyle Heights, with quality craftsmanship conveyed by individual homes. The district contains notable examples of several architectural styles popular at the time including Queen Anne, Craftsman, and various Period Revival styles. |

Contributors/Non-Contributors:



Primary Address: 1800 E 4TH ST
 Other Address: 406 S BOYLE AVE
 408 S BOYLE AVE
 Type: Non-Contributor
 Year built: 1998
 Property type/sub type: Commercial-Auto Related; Gas/Service Station
 Architectural style: Commercial, Vernacular



Primary Address: 1805 E 4TH ST
 Other Address: 1801 E 4TH ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Commercial-Auto Related; Auto Body/Repair
 Architectural style: Commercial, Vernacular



Primary Address: 1809 E 5TH ST
 Other Address: 1811 E 5TH ST
 446 S BOYLE AVE
 Type: Contributor
 Year built: 1915
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Neoclassical

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Primary Address: 1809 E 5TH ST
Other Address: 1811 E 5TH ST
446 S BOYLE AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 308 S BOYLE AVE
Other Address: 308 1/2 S BOYLE AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival



Primary Address: 312 S BOYLE AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival



Primary Address: 316 S BOYLE AVE
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Shingle



Primary Address: 320 S BOYLE AVE
Other Address: 320 1/4 S BOYLE AVE
320 1/2 S BOYLE AVE
Type: Contributor
Year built: 1896
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne

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Primary Address: 326 S BOYLE AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 332 S BOYLE AVE
Other Address: 332 1/4 S BOYLE AVE
332 1/2 S BOYLE AVE
334 S BOYLE AVE
334 1/4 S BOYLE AVE
334 1/2 S BOYLE AVE
Type: Non-Contributor
Year built: 1916
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: No style



Primary Address: 338 S BOYLE AVE
Other Address: 340 S BOYLE AVE
Type: Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 344 S BOYLE AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Primary Address: 350 S BOYLE AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Primary Address: 352 S BOYLE AVE
Other Address: 358 S BOYLE AVE
Type: Contributor
Year built: 1894
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 362 S BOYLE AVE
Other Address: 364 S BOYLE AVE
Type: Non-Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 366 S BOYLE AVE
Other Address: 366 1/2 S BOYLE AVE
368 S BOYLE AVE
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 410 S BOYLE AVE
Other Address: 410 1/2 S BOYLE AVE
412 S BOYLE AVE
412 1/2 S BOYLE AVE
Type: Non-Contributor
Year built: 1892
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 416 S BOYLE AVE
Type: Non-Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Primary Address: 418 S BOYLE AVE
Other Address: 420 S BOYLE AVE
422 S BOYLE AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Primary Address: 426 S BOYLE AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 432 S BOYLE AVE
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 436 S BOYLE AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival



Primary Address: 442 S BOYLE AVE
Other Address: 444 S BOYLE AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival

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Primary Address: 504 S BOYLE AVE
Other Address: 508 S BOYLE AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 512 S BOYLE AVE
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival; Craftsman



Primary Address: 516 S BOYLE AVE
Type: Contributor
Year built: 1887
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; American Colonial Revival



Primary Address: 520 S BOYLE AVE
Other Address: 520 1/2 S BOYLE AVE
522 S BOYLE AVE
522 1/2 S BOYLE AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival



Primary Address: 526 S BOYLE AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

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Primary Address: 534 S BOYLE AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Name: Mount Pleasant Residential Historic District



Description:

The Mount Pleasant Residential Historic District is located east of the Los Angeles River in northwest Boyle Heights. Moderate in size and irregular in shape, the district encompasses four blocks of Pleasant and Pennsylvania Avenues between Cesar E. Chavez Avenue on the north and Boyle Avenue on the south. The district is generally flat, but streets that run east-west are punctuated by elevation changes and steep grades. Within the district are 120 properties, of which approximately 60% contribute to its significance. Six properties within the district boundaries were also identified as individually eligible resources.

One and two-story single-family residences account for a majority of properties within Mount Pleasant. However, the district also includes a number of multi-family residences including duplexes, fourplexes, apartment houses, and a bungalow court; several churches and religious facilities; and a handful of small neighborhood commercial buildings that have since been converted to residential uses. Buildings occupy rectangular parcels, and feature roughly-uniform setbacks and modest front lawns. The massing and scale of individual buildings is varied. Contributing properties represent a variety of Late Victorian and Arts and Crafts styles. Common alterations include window, door, and cladding replacement and the addition of security doors, security window bars, and perimeter fences.

The district's circulation pattern adheres to a skewed rectilinear grid that roughly adheres to the contour of the bluff on which the district is sited. Notable streetscape features include concrete sidewalks and narrow parkways that are planted with willows and crepe myrtles. Many of the properties feature stone retaining walls that contribute to the district's aesthetic cohesion.

Significance:

The Mount Pleasant Residential Historic District is significant as an excellent example of early streetcar suburbanization in Boyle Heights. The period of significance has been identified as 1882-1927, which accounts for the district's primary period of development. Approximately 60% of the district's 120 properties contribute to its significance; due to a relatively low percentage of contributors, the district may not meet integrity thresholds for National Register eligibility.

Prior to its subdivision, Mount Pleasant was part of the vast acreage owned by the prominent López family, who used the land for small-scale ranching and agriculture. By the mid-19th century, the family divided portions of their land among various stakeholders including George Cummings, a farmer, rancher, and real estate developer who later married into the López family. Cummings reserved a small portion of the roughly 40 acres that he acquired for his own residence, and in 1875 subdivided the remainder into residential parcels that he sold for \$1,000 apiece. The tract was named Mount Pleasant, presumably a reference to its bluff-top location and panoramic views of the Los Angeles River.

Early in its history, Mount Pleasant was marketed as an upscale residential district that offered respite from the central city. Among its earliest settlers was lumber baron William Hayes Perry, who built an Italianate style mansion in the tract on Pleasant Avenue in the 1870s (since relocated to Heritage Square). A handful of smaller, more modest residences were constructed on parcels nearby, though as a whole the subdivision remained only sparsely developed through the mid-1880s. The completion of a cable car line to Boyle Heights in 1889 via 1st Street opened up the tract for new development by making Boyle Heights more accessible to major commercial and employment centers in the Downtown area. Many single-

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family residences were constructed in the 1890s and into the early 20th century and ranged from modest to grand. Shortly after the rail line opened in 1889, George Cummings also constructed the four-story Cummings Block at the south end of Mount Pleasant, which was the most prominent commercial building in the area and served as an anchor for additional development nearby.

Development in the 1910s and '20s still consisted largely of single-family residences, but also included several multifamily properties and several churches. By the 1920s, Mount Pleasant had assumed the form and character of a quintessential streetcar suburb. The tract was largely built out by the late 1920s.



Mount Pleasant Residential Historic District

Context 1:

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| Context: | Residential Development and Suburbanization, 1850-1980 |
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|--------------------|---|
| Sub context: | No Sub-context |
| Theme: | Streetcar Suburbanization, 1888-1933 |
| Sub theme: | Suburban Planning and Development, 1888-1933 |
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | A/1/1 |
| Status code: | 3CS;5S3 |
| Reason: | Excellent example of a late 19th century subdivision that was developed adjacent to a streetcar line connecting Boyle Heights with Downtown Los Angeles. Mount Pleasant is among the earliest examples of streetcar suburbanization in Los Angeles. May not retain sufficient integrity for listing in the National Register. |

Contributors/Non-Contributors:



Primary Address: 106 N ECHANDIA ST
 Other Address: 104 N ECHANDIA ST
 1603 E PLEASANT AVE
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 106 N ECHANDIA ST
 Other Address: 104 N ECHANDIA ST
 1603 E PLEASANT AVE
 Type: Contributor
 Year built: 1892
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Primary Address: 116 N ECHANDIA ST
 Other Address: 118 N ECHANDIA ST
 1602 E PENNSYLVANIA AVE
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Craftsman



Primary Address: 121 N ECHANDIA ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Folk Victorian; Queen Anne



Primary Address: 131 N ECHANDIA ST
Type: Non-Contributor
Year built: 1938
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1610 E KEARNEY ST
Other Address: 1604 E KEARNEY ST
1606 E KEARNEY ST
1608 E KEARNEY ST
1401 E PLEASANT AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1610 E KEARNEY ST
Other Address: 1604 E KEARNEY ST
1606 E KEARNEY ST
1608 E KEARNEY ST
1401 E PLEASANT AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1610 E KEARNEY ST
Other Address: 1604 E KEARNEY ST
1606 E KEARNEY ST
1608 E KEARNEY ST
1401 E PLEASANT AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1610 E KEARNEY ST
Other Address: 1604 E KEARNEY ST
1606 E KEARNEY ST
1608 E KEARNEY ST
1401 E PLEASANT AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1611 E KEARNEY ST
Other Address: 1609 E KEARNEY ST
1349 E PLEASANT AVE
1351 E PLEASANT AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1611 E KEARNEY ST
Other Address: 1609 E KEARNEY ST
1349 E PLEASANT AVE
1351 E PLEASANT AVE
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1611 E KEARNEY ST
Other Address: 1609 E KEARNEY ST
1349 E PLEASANT AVE
1351 E PLEASANT AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1611 E KEARNEY ST
Other Address: 1609 E KEARNEY ST
1349 E PLEASANT AVE
1351 E PLEASANT AVE
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1617 E KEARNEY ST
Other Address: 1619 E KEARNEY ST
1350 E PENNSYLVANIA AVE
1352 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1619 E KEARNEY ST
Other Address: 1617 E KEARNEY ST
1350 E PENNSYLVANIA AVE
1352 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



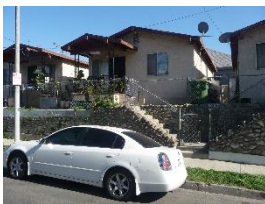
Primary Address: 1620 E KEARNEY ST
Other Address: 1400 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1620 E KEARNEY ST
Other Address: 1400 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1917
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1700 E KEARNEY ST
Other Address: 1702 E KEARNEY ST
1704 E KEARNEY ST
1706 E KEARNEY ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1702 E KEARNEY ST
Other Address: 1700 E KEARNEY ST
1704 E KEARNEY ST
1706 E KEARNEY ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1704 E KEARNEY ST
Other Address: 1700 E KEARNEY ST
1702 E KEARNEY ST
1706 E KEARNEY ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1706 E KEARNEY ST
Other Address: 1700 E KEARNEY ST
1702 E KEARNEY ST
1704 E KEARNEY ST
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1707 E KEARNEY ST
Other Address: 1351 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1310 E PENNSYLVANIA AVE
Other Address: 1314 E PENNSYLVANIA AVE
1315 E PLEASANT AVE
1319 E PLEASANT AVE
1323 E PLEASANT AVE
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 1310 E PENNSYLVANIA AVE
Other Address: 1314 E PENNSYLVANIA AVE
1315 E PLEASANT AVE
1319 E PLEASANT AVE
1323 E PLEASANT AVE
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 1320 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1322 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1329 E PENNSYLVANIA AVE
Other Address: 1327 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Vernacular



Primary Address: 1330 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Mediterranean Revival



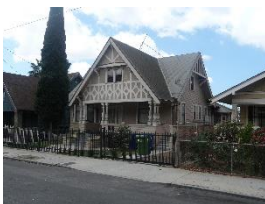
Primary Address: 1331 E PENNSYLVANIA AVE
Other Address: 1331 1/2 E PENNSYLVANIA AVE
1333 E PENNSYLVANIA AVE
1333 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Primary Address: 1334 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1916
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1335 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1338 E PENNSYLVANIA AVE
Other Address: 1340 E PENNSYLVANIA AVE
1342 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Swiss



Primary Address: 1341 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1344 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Swiss



Primary Address: 1345 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1909
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style



Primary Address: 1350 E PENNSYLVANIA AVE
Other Address: 1617 E KEARNEY ST
1619 E KEARNEY ST
1352 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman; Tudor Revival



Primary Address: 1351 E PENNSYLVANIA AVE
Other Address: 1707 E KEARNEY ST
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1406 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

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Primary Address: 1407 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1411 E PENNSYLVANIA AVE
Other Address: 1413 E PENNSYLVANIA AVE
1413 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman



Primary Address: 1412 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Craftsman



Primary Address: 1414 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1415 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1417 E PENNSYLVANIA AVE
Other Address: 1417 1/2 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1422 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1917
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1423 E PENNSYLVANIA AVE
Other Address: 1425 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1936
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1426 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1430 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Craftsman



Primary Address: 1431 E PENNSYLVANIA AVE
Other Address: 1431 1/4 E PENNSYLVANIA AVE
1431 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1433 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1899
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1435 E PENNSYLVANIA AVE
Other Address: 1437 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1436 E PENNSYLVANIA AVE
Other Address: 1438 E PENNSYLVANIA AVE
1438 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1441 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare



Primary Address: 1441 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Vernacular; Craftsman



Primary Address: 1442 E PENNSYLVANIA AVE
Other Address: 1515 E MICHIGAN AVE
1515 1/2 E MICHIGAN AVE
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman



Primary Address: 1442 E PENNSYLVANIA AVE
Other Address: 1515 E MICHIGAN AVE
1515 1/2 E MICHIGAN AVE
Type: Non-Contributor
Year built: 1960
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Primary Address: 1501 E PENNSYLVANIA AVE
Other Address: 201 N ECHANDIA ST
1501 1/2 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1501 E PENNSYLVANIA AVE
Other Address: 201 N ECHANDIA ST
1501 1/2 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1920
Property type/sub type: Commercial-Retail; Neighborhood Market
Architectural style: Commercial, Vernacular



Primary Address: 1504 E PENNSYLVANIA AVE
Other Address: 1516 E MICHIGAN AVE
1500 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1985
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 1508 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 2003
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 1512 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1601 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Craftsman



Primary Address: 1601 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1602 E PENNSYLVANIA AVE
Other Address: 116 N ECHANDIA ST
118 N ECHANDIA ST
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1607 E PENNSYLVANIA AVE
Other Address: 1607 1/4 E PENNSYLVANIA AVE
1607 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival



Primary Address: 1608 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1612 E PENNSYLVANIA AVE
Other Address: 1614 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1972
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 1613 E PENNSYLVANIA AVE
Other Address: 1615 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1616 E PENNSYLVANIA AVE
Other Address: 1616 1/4 E PENNSYLVANIA AVE
1616 1/2 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Queen Anne



Primary Address: 1619 E PENNSYLVANIA AVE
Other Address: 1619 1/2 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Other; Parking Lot
Architectural style: Not Applicable



Primary Address: 1622 E PENNSYLVANIA AVE
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1623 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1626 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular; Craftsman

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Primary Address: 1631 E PENNSYLVANIA AVE
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



Primary Address: 1633 E PENNSYLVANIA AVE
Other Address: 211 N BOYLE AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1301 E PLEASANT AVE
Other Address: 440 N PROGRESS PL
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



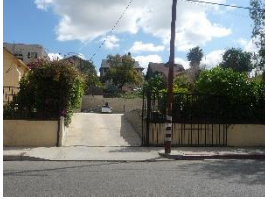
Primary Address: 1307 E PLEASANT AVE
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1327 E PLEASANT AVE
Other Address: 1331 E PLEASANT AVE
Type: Contributor
Year built: 1927
Property type/sub type: Institutional-Religious/Spiritual; Other
Architectural style: Spanish Colonial Revival



Primary Address: 1335 E PLEASANT AVE
Type: Contributor
Year built: 1921
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Spanish Colonial Revival



Primary Address: 1341 E PLEASANT AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Other; Parking Lot
Architectural style: Not Applicable



Primary Address: 1345 E PLEASANT AVE
Other Address: 1347 E PLEASANT AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1345 E PLEASANT AVE
Other Address: 1347 E PLEASANT AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1405 E PLEASANT AVE
Other Address: 1407 E PLEASANT AVE
Type: Contributor
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1411 E PLEASANT AVE
Other Address: 1411 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1882
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1417 E PLEASANT AVE
Other Address: 1417 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1882
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1418 E PLEASANT AVE
Type: Contributor
Year built: 1885
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 1424 E PLEASANT AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Other; Vacant Lot
Architectural style: Not Applicable



Primary Address: 1425 E PLEASANT AVE
Other Address: 1423 E PLEASANT AVE
1425 1/2 E PLEASANT AVE
Type: Non-Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 1427 E PLEASANT AVE
Other Address: 1427 1/4 E PLEASANT AVE
1427 1/2 E PLEASANT AVE
1429 E PLEASANT AVE
1429 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Bungalow Court
Architectural style: Spanish Colonial Revival



Primary Address: 1428 E PLEASANT AVE
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1431 E PLEASANT AVE
Other Address: 1431 1/2 E PLEASANT AVE
1433 E PLEASANT AVE
1433 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Neoclassical



Primary Address: 1432 E PLEASANT AVE
Type: Non-Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1437 E PLEASANT AVE
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1441 E PLEASANT AVE
Other Address: 1441 1/2 E PLEASANT AVE
1443 E PLEASANT AVE
1443 1/2 E PLEASANT AVE
Type: Non-Contributor
Year built: 1890
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Queen Anne



Primary Address: 1452 E PLEASANT AVE
Type: Non-Contributor
Year built: 1911
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: No style



Primary Address: 1500 E PLEASANT AVE
Other Address: 1502 E PLEASANT AVE
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style



Primary Address: 1501 E PLEASANT AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1505 E PLEASANT AVE
Other Address: 1507 E PLEASANT AVE
Type: Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle



Primary Address: 1506 E PLEASANT AVE
Other Address: 1506 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1509 E PLEASANT AVE
Other Address: 1509 1/2 E PLEASANT AVE
1511 E PLEASANT AVE
1513 E PLEASANT AVE
1515 E PLEASANT AVE
1515 1/2 E PLEASANT AVE
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Neoclassical



Primary Address: 1510 E PLEASANT AVE
Type: Non-Contributor
Year built: 0
Property type/sub type: Other; Parking Lot
Architectural style: Not Applicable



Primary Address: 1519 E PLEASANT AVE
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1520 E PLEASANT AVE
Other Address: 1514 E PLEASANT AVE
1516 E PLEASANT AVE
1518 E PLEASANT AVE
Type: Non-Contributor
Year built: 1914
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: No style



Primary Address: 1523 E PLEASANT AVE
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



Primary Address: 1524 E PLEASANT AVE
Other Address: 1730 E LAS VEGAS ST
1740 E LAS VEGAS ST
1530 E PLEASANT AVE
Type: Contributor
Year built: 1930
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Mission Revival



Primary Address: 1529 E PLEASANT AVE
Type: Non-Contributor
Year built: 2014
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Unknown/not visible



Primary Address: 1530 E PLEASANT AVE
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1535 E PLEASANT AVE
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1536 E PLEASANT AVE
Other Address: 1534 E PLEASANT AVE
1538 E PLEASANT AVE
1540 E PLEASANT AVE
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1542 E PLEASANT AVE
Other Address: 1542 1/4 E PLEASANT AVE
1542 1/2 E PLEASANT AVE
1542 3/4 E PLEASANT AVE
Type: Non-Contributor
Year built: 1918
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1544 E PLEASANT AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neoclassical



Primary Address: 1550 E PLEASANT AVE
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle; Neoclassical



Primary Address: 1604 E PLEASANT AVE
Other Address: 1604 1/2 E PLEASANT AVE
1606 E PLEASANT AVE
Type: Non-Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 1605 E PLEASANT AVE
Other Address: 1607 E PLEASANT AVE
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 1610 E PLEASANT AVE
Type: Non-Contributor
Year built: 1965
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Primary Address: 1612 E PLEASANT AVE
Other Address: 1614 E PLEASANT AVE
1616 E PLEASANT AVE
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1613 E PLEASANT AVE
Other Address: 1615 E PLEASANT AVE
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 1619 E PLEASANT AVE
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

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Primary Address: 1625 E PLEASANT AVE
Type: Contributor
Year built: 1890
Property type/sub type: Residential-Single Family; House
Architectural style: Queen Anne



Primary Address: 440 N PROGRESS PL
Other Address: 1301 E PLEASANT AVE
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival

Name: St. Louis-Chicago Residential Historic District



Description:

The St. Louis-Chicago Residential Historic District is located immediately to the east of Hollenbeck Park in central Boyle Heights. Moderate in size and irregular in shape, the district includes the east side of St. Louis Street and both sides of Chicago Street between 4th Street on the north and 6th Street on the south. Its topography is flat. Within the district are 60 residential properties, of which 38 (63%) contribute to its significance.

One and two-story single family residences that date to the late 19th and early 20th centuries account for a majority of properties within the district; interspersed between these houses are several duplexes and fourplexes, as well as one bungalow court. Buildings are sited on modestly-sized rectangular parcels, are similar in terms of scale and massing, and are uniformly set back from the street. Residences are designed in a variety of turn-of-the-century architectural styles with Queen Anne, American Foursquare, and Craftsman being the most common. Most properties are accompanied by a modest front lawn and feature either a detached garage or an ancillary building that is located at the rear of the property. Common alterations include window and cladding replacement, window opening modification, and the addition of security doors, security window bars, and perimeter walls or fences. Three properties within the district were also identified as individually eligible resources.

Streets within the district conform to the skewed rectilinear street grid on which most of Boyle Heights is oriented. Notable streetscape features include concrete sidewalks, narrow parkways that are intermittently planted with various street trees, and curb cuts.

Significance:

The St. Louis-Chicago Residential Historic District is significant as an excellent example of streetcar suburbanization in Boyle Heights. The period of significance has been identified as 1895-1926, which accounts for the district’s primary period of development. 38 (63%) of the district’s 60 properties contribute to its significance; due to a relatively low percentage of contributors, the district may not meet integrity thresholds for National Register eligibility.

The boundaries of the district roughly correspond to those of Workman Park, a residential subdivision that was recorded in the early 1890s and marketed as an upscale suburban enclave for those looking for an alternative to the city’s denser urban neighborhoods. Workman Park was one of many residential tracts in the area that was carved out of the vast holdings of William H. Workman, a prominent businessman and local politician who purchased and subdivided much of present-day Boyle Heights during the area’s formative period of development in the mid-19th century. Parcels located on the east side of Chicago Street were associated with other residential subdivisions, but were developed contemporaneously and thus share a common developmental history with Workman Park.

Early advertisements for Workman Park tout the subdivision’s ideal location across the street from the recently-completed Hollenbeck Park, as well as its proximity to what was then Boyle Heights’ only streetcar line on 1st Street. Boosters of the tract also emphasized its adjacency to a future streetcar line connecting Boyle Heights with Downtown Los Angeles via 4th Street, which was in the planning phases when the subdivision first opened for new development.

Beginning in 1885, Workman Park and adjacent tracts were developed with single-family houses that ranged from modest to grand; initially, the tract was settled by middle-class households who were able to afford to move away from the City’s older neighborhoods. Single-family residential development carried on at a steady pace into the early 20th century. By the 1910s, when Boyle Heights’ population had shifted to become more predominantly middle and working class, parcels within the district that remained undeveloped were infilled with a mix of modest single-family houses and more economical multi-family residences that were similar in terms of size, scale, and architectural character. Sanborn maps indicate that Workman Park was almost entirely built out by the mid-1920s.



Context 1:

| | |
|--------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Streetcar Suburbanization, 1888-1933 |
| Sub theme: | Suburban Planning and Development, 1888-1933 |

| | |
|--------------------|--|
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | A/1/1 |
| Status code: | 3CS;5S3 |
| Reason: | Excellent example of a late 19th century subdivision that was developed adjacent to a streetcar line connecting Boyle Heights with Downtown Los Angeles. May not retain sufficient integrity for listing in the National Register. |

Contributors/Non-Contributors:



Primary Address: 428 S CHICAGO ST
 Other Address: 426 S CHICAGO ST
 Type: Contributor
 Year built: 1895
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Primary Address: 428 S CHICAGO ST
 Other Address: 426 S CHICAGO ST
 Type: Contributor
 Year built: 1917
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 431 S CHICAGO ST
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 432 S CHICAGO ST
 Other Address: 430 S CHICAGO ST
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



Primary Address: 435 S CHICAGO ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 438 S CHICAGO ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Craftsman



Primary Address: 439 S CHICAGO ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 442 S CHICAGO ST
Type: Non-Contributor
Year built: 1968
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 443 S CHICAGO ST
Other Address: 441 S CHICAGO ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof; Neoclassical

Boyle Heights

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Primary Address: 444 S CHICAGO ST
Other Address: 446 S CHICAGO ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 445 S CHICAGO ST
Other Address: 447 S CHICAGO ST
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Spanish Colonial Revival



Primary Address: 448 S CHICAGO ST
Other Address: 450 S CHICAGO ST
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Spanish Colonial Revival



Primary Address: 451 S CHICAGO ST
Other Address: 451 1/4 S CHICAGO ST
451 1/2 S CHICAGO ST
453 S CHICAGO ST
453 1/2 S CHICAGO ST
Type: Non-Contributor
Year built: 1902
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: No style



Primary Address: 452 S CHICAGO ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 455 S CHICAGO ST
Other Address: 457 S CHICAGO ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 457 S CHICAGO ST
Other Address: 455 S CHICAGO ST
Type: Non-Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 458 S CHICAGO ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 500 S CHICAGO ST
Other Address: 504 S CHICAGO ST
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 501 S CHICAGO ST
Other Address: 503 S CHICAGO ST
Type: Non-Contributor
Year built: 1901
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 507 S CHICAGO ST
Other Address: 509 S CHICAGO ST
Type: Contributor
Year built: 1905
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare



Primary Address: 508 S CHICAGO ST
Other Address: 510 S CHICAGO ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman



Primary Address: 513 S CHICAGO ST
Other Address: 511 S CHICAGO ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare



Primary Address: 514 S CHICAGO ST
Other Address: 516 S CHICAGO ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



Primary Address: 515 S CHICAGO ST
Other Address: 517 S CHICAGO ST
Type: Non-Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 518 S CHICAGO ST
Other Address: 520 S CHICAGO ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 521 S CHICAGO ST
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 524 S CHICAGO ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 525 S CHICAGO ST
Other Address: 523 S CHICAGO ST
525 1/2 S CHICAGO ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 528 S CHICAGO ST
Other Address: 530 S CHICAGO ST
Type: Contributor
Year built: 1912
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: American Foursquare



Primary Address: 531 S CHICAGO ST
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof; Craftsman



Primary Address: 532 S CHICAGO ST
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 535 S CHICAGO ST
 Type: Contributor
 Year built: 1903
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Foursquare



Primary Address: 536 S CHICAGO ST
 Other Address: 538 S CHICAGO ST
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 539 S CHICAGO ST
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 540 S CHICAGO ST
 Type: Non-Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 545 S CHICAGO ST
Other Address: 543 S CHICAGO ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman



Primary Address: 546 S CHICAGO ST
Other Address: 548 S CHICAGO ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 547 S CHICAGO ST
Other Address: 549 S CHICAGO ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: Craftsman



Primary Address: 552 S CHICAGO ST
Type: Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 553 S CHICAGO ST
Type: Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 556 S CHICAGO ST
 Other Address: 2213 E 6TH ST
 2215 E 6TH ST
 562 S CHICAGO ST
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Parking Lot
 Architectural style: Not Applicable



Primary Address: 557 S CHICAGO ST
 Other Address: 559 S CHICAGO ST
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Craftsman



Primary Address: 434 S ST LOUIS ST
 Other Address: 432 S ST LOUIS ST
 436 S ST LOUIS ST
 438 S ST LOUIS ST
 438 1/2 S ST LOUIS ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Multi Family; Bungalow Court
 Architectural style: Spanish Colonial Revival



Primary Address: 440 S ST LOUIS ST
 Type: Non-Contributor
 Year built: 1896
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Primary Address: 444 S ST LOUIS ST
 Type: Contributor
 Year built: 1907
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Swiss



Primary Address: 448 S ST LOUIS ST
Other Address: 446 S ST LOUIS ST
448 1/2 S ST LOUIS ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neoclassical



Primary Address: 452 S ST LOUIS ST
Other Address: 454 S ST LOUIS ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Shingle



Primary Address: 456 S ST LOUIS ST
Other Address: 458 S ST LOUIS ST
Type: Non-Contributor
Year built: 1904
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 502 S ST LOUIS ST
Other Address: 502 1/2 S ST LOUIS ST
504 S ST LOUIS ST
504 1/2 S ST LOUIS ST
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 508 S ST LOUIS ST
Other Address: 506 S ST LOUIS ST
Type: Non-Contributor
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

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Primary Address: 512 S ST LOUIS ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 516 S ST LOUIS ST
Other Address: 516 1/2 S ST LOUIS ST
Type: Non-Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 520 S ST LOUIS ST
Type: Non-Contributor
Year built: 1972
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Other



Primary Address: 522 S ST LOUIS ST
Other Address: 524 S ST LOUIS ST
Type: Non-Contributor
Year built: 1900
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Craftsman



Primary Address: 526 S ST LOUIS ST
Other Address: 528 S ST LOUIS ST
528 1/2 S ST LOUIS ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 532 S ST LOUIS ST
 Other Address: 532 1/4 S ST LOUIS ST
 532 1/2 S ST LOUIS ST
 534 S ST LOUIS ST
 534 1/2 S ST LOUIS ST
 534 3/4 S ST LOUIS ST

Type: Non-Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 538 S ST LOUIS ST
 Type: Non-Contributor
 Year built: 1968
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Other



Primary Address: 544 S ST LOUIS ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style



Primary Address: 546 S ST LOUIS ST
 Other Address: 548 S ST LOUIS ST
 Type: Contributor
 Year built: 1900
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Foursquare



Primary Address: 552 S ST LOUIS ST
 Type: Contributor
 Year built: 1905
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman

Name: Stone Street Residential Historic District



Description:

The Stone Street Residential Historic District is located adjacent to the eastern city limit of Los Angeles in northeast Boyle Heights. Small in size and rectangular in shape, the district consists of five residences located on the north side of Stone Street, a small residential street that spans the perimeter of a steep hill and terminates in a cul-de-sac. The residences are sited at the crest of the hill and are afforded commanding southwest views of the Los Angeles Basin. All five residences within the district (100%) contribute to its significance; no properties were identified as non-contributors.

The district is composed entirely of two-story single-family residences designed in the Spanish Colonial Revival style, one of which has since been converted into a duplex. Each residence is deeply set back on a steeply-sloped, rectangular parcel and is located at a higher elevation than the street. All residences are consistent in terms of massing and scale; all but one features a detached two-car garage that is located at the front of the property and is flush with the public-right-of-way. Each residence is approached by a set of concrete steps that provides access between the house and the street below. The steeply-sloped front yards are planted with mature trees and various types of groundcover, and are accompanied by retaining walls clad in textured stucco.

In spite of the area’s hilly topography, this section of Stone Street conforms to the skewed rectilinear street grid on which most of Boyle Heights is oriented. Notable streetscape features include concrete sidewalks and regularly-spaced curb cuts.

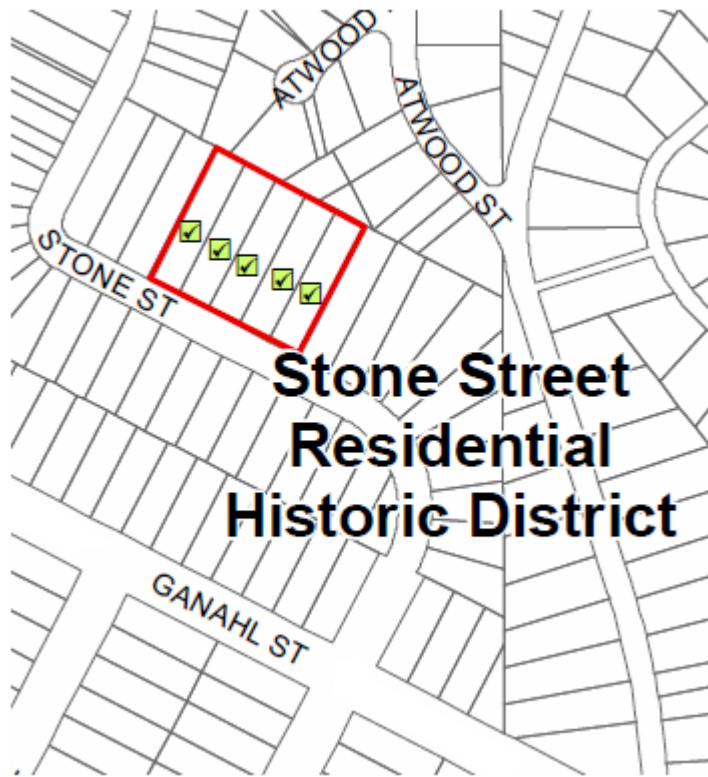
Significance:

The Stone Street Residential Historic District is significant as an excellent concentration of intact Spanish Colonial Revival residential architecture in Boyle Heights, with quality craftsmanship conveyed by individual houses within the district. A common style in many other Los Angeles communities, Spanish Colonial Revival architecture is relatively rare in Boyle Heights, which had been almost entirely built out by the time that Period Revival styles became immensely popular. The period of significance has been identified as 1927-1930, which accounts for the period in which the houses were developed. All (100%) of the five houses within the district contribute to its significance.

The five parcels that comprise the district were originally part of a larger residential tract that included both sides of Stone Street. Subdivided in 1922, the tract was a joint venture between two developers, Sherman Clay and Company and the J.D. Millar Realty Company. However, the subdivision remained undeveloped until the late 1920s, presumably due to challenges posed by the area’s hilly topography and relative distance from Downtown Los Angeles. Built between 1927 and 1930, the five parcels within the district were among the first houses to be constructed within the tract and occupied what were arguably its choicest lots. Residents would have originally had the option of traveling to Downtown Los Angeles via a streetcar line that ran down nearby Wabash Avenue, but the presence of detached garages and curb cuts indicates that the tract was developed with the automobile in mind.

Development activity within the tract came to a halt after 1930, when the Great Depression’s economic impacts had come into full force. Aside from the five residences within the district and a handful of small houses constructed at the south end of Stone Street (which have been substantially altered and thus are not included in the district), the tract remained almost entirely undeveloped for years. Parcels within the subdivision that remained vacant were eventually developed in a piecemeal manner in subsequent decades, with most houses constructed in the 1950s and ‘60s. Thus, the five residences

that compose the district are a vestige of the subdivision’s earliest period of development.



Context 1:

| | |
|--------------------|---|
| Context: | Architecture and Engineering, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Housing the Masses, 1880-1975 |
| Sub theme: | Period Revival Neighborhoods, 1918-1942 |
| Property type: | Automobile Suburb |
| Property sub type: | Subdivision |
| Criteria: | C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant concentration of Spanish Colonial Revival residential architecture in Boyle Heights, with quality craftsmanship conveyed by individual homes and a unique hillside setting. |

Contributors/Non-Contributors:



Primary Address: 1146 N STONE ST
Other Address: 1146 1/2 N STONE ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1150 1/2 N STONE ST
Other Address: 1150 N STONE ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1154 N STONE ST
Other Address: 1154 1/2 N STONE ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1156 N STONE ST
Other Address: 1158 N STONE ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1162 N STONE ST
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Name: Bridge Street Elementary School



Description:

Bridge Street Elementary School is located at 605 N. Boyle Avenue in northwest Boyle Heights. The campus occupies a flat, irregular-shaped parcel that is bounded by single-family residences on the north, Bridge Street on the south, Boyle Avenue on the east, and Echandia Street on the west. The campus was originally built between 1924 and 1927 but was reconstructed between 1934 and 1935 following the 1933 Long Beach Earthquake.

The two-acre campus is composed of three permanent buildings that are oriented to the east, and several modular structures that are located to the west of the permanent buildings. While they were built as separate structures, the permanent buildings are all connected; the south and center buildings share a wall, and the center and north buildings are linked by a small hyphen. Landscaping is limited to a strip of grass and several small trees and shrubs along the primary (east) elevation of the campus; the rest of the property is paved with asphalt. A chain link fence spans the perimeter of the campus.

The district boundary was drawn to only include the three permanent buildings that date to the campus' reconstruction in the 1930s. These buildings are designed in the PWA Moderne style, a common choice for LAUSD campuses constructed as part of post-1933 earthquake rebuilding efforts. All three buildings feature a flat roof, smooth stucco cladding, horizontal bands of double hung wood windows, and minimal ornamentation. The south building features a pair of partially-glazed doors set within a monumental entrance portal. The portion of the campus that is included in this evaluation appears to be unaltered.

Significance:

Bridge Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1934-1935, during which time the campus was reconstructed to its present-day configuration.

A single-room schoolhouse was constructed at present-day site of the Bridge Street campus in the early 20th century to serve households residing in the Brooklyn Heights subdivision. However, the school outgrew its original building as Brooklyn Heights' population continued to increase, and between 1924 and 1927 it was replaced by a larger campus. Like most LAUSD buildings constructed in this era, the 1920s campus appears to have been constructed of unreinforced brick.

Responding to the widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

Bridge Street Elementary School was one of the many LAUSD campuses that was identified as vulnerable and slated for improvements as part of the district’s reconstruction program. Though the shells of the 1920s campus buildings remained in place, the buildings were extensively remodeled, and portions of the center and north buildings were reconstructed entirely. In 1934, a contract was awarded to structural engineer Ralph de Line and builder R.E. Campbell to complete the rehabilitation work; construction began in 1934 and was completed in 1935.



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: | Elementary School |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction. |

Name: Brooklyn Heights Residential Planning District



Description:

The Brooklyn Heights Residential Planning District is an early residential subdivision that is sited atop a bluff in northwest Boyle Heights. Moderate in size and irregular in shape, the district is bounded by Interstate 10 on the north and west, Cesar E. Chavez Avenue on the south, and State Street and a transition ramp for Interstate 5 on the east. Its topography is flat. Within the district are roughly 175 parcels, most of which are rectangular in shape and uniform in size. 16 properties within the district were also identified as individually eligible resources.

Development within the district consists primarily of modest one and two-story single-family residences, almost all of which are designed in various Late Victorian era architectural styles. The district also contains a small number of postwar apartment houses that were constructed as infill projects, several churches, and an elementary school campus. At the center of the district is a small, teardrop-shaped municipal park. Most of the single-family residences share common setbacks and massing, and are accompanied by either a detached garage or ancillary building located at the rear of the property.

Brooklyn Heights features a distinctive circulation pattern that deviates from the skewed rectilinear grid on which most of Boyle Heights is oriented. Most streets within the district are curvilinear and feature gentle curves; many radiate outward from the centrally-positioned municipal park, similar to spokes on a wheel. Other notable streetscape features include concrete sidewalks, narrow parkways intermittently planted with various street trees (willows and cajeputs being the most common species), and curb cuts.

Significance:

The Brooklyn Heights Residential Planning District is a significant example of early streetcar suburbanization in Boyle Heights. The district is among the first residential subdivisions to be developed east of the Los Angeles River, and is one of the earliest examples of suburbanization and community planning in the City of Los Angeles. Most development occurred in the late 19th and early 20th centuries.

Brooklyn Heights was subdivided in 1876 by the Brooklyn Land and Building Company, a group of investors headed by attorney and developer A.H. Judson. Judson and his associates purchased and subdivided 50 acres of pastoral land that were prominently sited atop a bluff and offered commanding views of the Los Angeles River, San Gabriel Mountains, and Monterey Hills. The subdivision was supposedly named "Brooklyn Heights" after the New York borough to attract East Coasters who relocated to Southern California. Judson also incorporated planning features that evoked a suburban aesthetic including curvilinear streets and a centrally-oriented neighborhood park; the park was named "Prospect Park," which was also supposedly part of Judson's attempt to draw in East Coast transplants.

Brooklyn Heights was not located near a streetcar line when it was first recorded, so the subdivision remained sparsely developed early in its history. Development within the subdivision was made possible by the completion of a streetcar line across the river in the 1880s, which helped connect Brooklyn Heights to major commercial and employment centers located in Downtown; in 1899, an additional streetcar line was routed down Brooklyn Avenue (now Cesar E. Chavez Avenue) and served the Brooklyn Heights tract more directly. The subdivision was thereafter developed almost entirely with single-family houses, most of which were constructed by middle-class households and thus were modest in both size and grandeur. Development remained sparse until approximately 1910, when Brooklyn Heights was almost entirely built out and had

assumed the form and character of a streetcar suburb. Over time, a handful of parcels were redeveloped with denser multi-family residences and various institutional uses.

While Brooklyn Heights retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been altered. Common alterations include replacement of original windows and doors, application of stucco finish over original wall materials, removal of ornament and decorative architectural features, and modification of original fenestration patterns. Most houses also feature a non-original perimeter fence or wall. The cumulative impact of these alterations has compromised the district’s integrity. Thus, Brooklyn Heights does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.



Context 1:

| | |
|--------------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Streetcar Suburbanization, 1888-1933 |
| Sub theme: | Suburban Planning and Development, 1888-1933 |
| Property type: | Streetcar Suburb |
| Property sub type: | Subdivision |
| Criteria: | A/1/1 |
| Status code: | 6LQ |

Boyle Heights

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| | |
|---------|---|
| Reason: | Represents the earliest pattern of residential development in the area. Brooklyn Heights, subdivided in 1876 by a group of Los Angeles investors led by A.H. Judson, was among the first planned residential subdivisions to be developed east of the Los Angeles River. While the subdivision retains a distinctive sense of place with intact subdivision features, the majority of buildings within its boundaries have been altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process. |
|---------|---|

Name: Casa del Mexicano



Description:

Casa del Mexicano is a former Mexican American cultural center and performance venue located at 2900 Calle Pedro Infante in central Boyle Heights. The property occupies a large rectangular parcel that is roughly bounded by 6th Street on the south, Euclid Avenue on the east, and residential parcels on the north and west. The property is deeply set back from the public right-of-way and is accessed by Calle Pedro Infante, a private access road that intersects Euclid Avenue. The access road features a prominent median that is planted with mature Canary Island date palms and California fan palms.

Located at the west end of the access road is a large three-story building that is square in plan and designed in the Neoclassical style. The building, which was originally constructed in 1914, features smooth stucco cladding, a flat roof and cupola, an entrance colonnade and pediment, three pairs of paneled wood entrance doors, sliding vinyl windows, and Doric pilasters. To the east of the building is a concrete stairway that provides access to the doors, which are located on the second story. To the south of the building are two adjoining parcels that face 6th Street, one of which is vacant and the other of which is occupied by a surface parking lot.

Alterations include the replacement of windows and cladding, modification of some window openings, and the addition of a perimeter fence along the south property line.

Significance:

Casa del Mexicano is an excellent example of an institutional property associated with Latino heritage and culture in Boyle Heights. The period of significance begins in 1950, when the cultural center relocated to the site from its original location in unincorporated East Los Angeles, and ends in 2012, when the property entered foreclosure and closed its doors.

Casa del Mexicano is an institution that dates to the early years of the Great Depression, when millions of people of Mexican descent who resided and worked in the United States were pressured to return to Mexico and, in some instances, were forcibly repatriated. Proponents of repatriation argued that taking such action was necessary in order to preserve jobs for American citizens. In 1931, the Mexican Consulate founded a nonprofit organization known as the *Comite de Beneficencia Mexicana, Inc.* to provide assistance and support to members of Los Angeles' Mexican American community who were impacted by repatriation. That year, the nonprofit opened a community service center known as the Casa del Mexicano, which operated out of several temporary locations in East Los Angeles (then known as Belvedere) in the 1930s and '40s. Casa del Mexicano offered English language classes and provided free-of-charge legal and financial assistance to those in need.

In 1950, Casa del Mexicano relocated from unincorporated East Los Angeles to a new, permanent location in the adjacent community of Boyle Heights. The new venue consisted of a large Neoclassical building that had originally been occupied by the Euclid Heights Methodist Episcopal Church. The building was renamed to reflect the change in tenancy, and its private access road was named Calle Pedro Infante after the famed Mexican singer and actor. Casa del Mexicano continued to function as a community resource center and frequently hosted educational classes, donation drives, and fundraisers; however, as the institution matured it also became a popular space for Mexican American cultural celebrations and performances, regularly attracting Mexican dignitaries and celebrities who were visiting the United States. Over time, Casa del Mexicano evolved into a venue that was primarily used for privately-hosted special events, and by the 1990s the center was primarily rented out for quinceñeras, lucha libre matches, swap meets, and weddings. After encountering several

changes in management and financial challenges, the Casa del Mexicano closed in 2012. The property was recently acquired by the East Los Angeles Community Corporation (ELACC), a non-profit community and economic development organization based in Boyle Heights.



Context 1:

| | |
|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Social Clubs and Organizations, 1850-1980 |
| Theme: | Social Clubs and Ethnic/Cultural Associations, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Social Clubs/Meeting Halls |
| Property sub type: | Social Club |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant example of institutional development associated with Boyle Heights' Latino community. Established by the Mexican consulate, Casa del Mexicano functioned as a cultural center and performance venue for the area's Mexican American population and occupied the property between 1950 and 2012. |

Name: Dolores Mission Church



Description:

Dolores Mission Church is a Catholic church located at 171 S. Gless Street, in the western section of Boyle Heights historically known as the “flats.” The church occupies a flat, rectangular parcel located at the northwest corner of Gless and 3rd Streets. Sited on the southwest corner of the parcel is a single-story sanctuary building designed in the Spanish Colonial Revival style. Constructed in 1935, the sanctuary is rectangular in plan and features a symmetrical facade, a low-pitched gabled roof clad with composition shingles and clay tile, smooth stucco cladding, a pair of paneled wood entrance doors, and sliding vinyl windows. A bell tower is located above the primary entrance, and a small steeple projects from the roof at the rear (west) of the building. Concrete steps provide access to the sanctuary’s primary entrance.

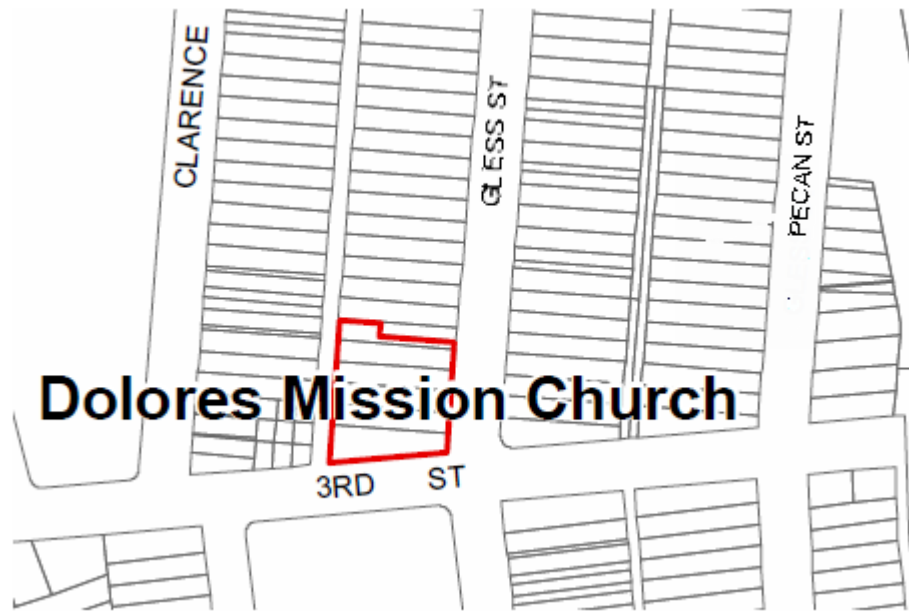
Four interconnected single-story buildings, which appear to house the church’s parish hall and offices and were also constructed in 1935, occupy the rear of the property and are connected to the sanctuary’s west elevation. Since these buildings are deeply set back on the parcel, visibility from the public-right-of-way is limited. All of the buildings open into a large paved courtyard that is covered with fabric canopies. A wrought iron fence spans the perimeter of the church campus. Alterations include some window replacement and the addition of a perimeter fence.

Significance:

Dolores Mission Church is a significant example of institutional development associated with the Latino community that has long resided in this area of Boyle Heights. The period of significance begins in 1945, when the church first opened at this site; since the church remains in operation and continues to play a significant cultural role in Boyle Heights, the period of significance has been left open-ended.

In 1925, with the support of nearby St. Mary’s Catholic Church, a small Catholic congregation known as Mission of Nuestra Señora de los Dolores was established on Eagle Street in an area of Boyle Heights known as the “flats.” Although the flats had historically developed as an enclave for Molokan Christians, the area’s abundance of low-cost housing had also drawn in a sizable Mexican American population, most of whom were Catholic but lacked access to a neighborhood parish until Nuestra Señora de los Dolores was founded. In 1945, an existing church campus at the intersection of Gless and 3rd Streets was donated to the Catholic congregation, which by that time had outgrown its Eagle Street facility; the congregation moved to the new location that year and opened the Dolores Mission Church. The church has remained in continuous operation at the Gless Street location ever since.

As a parish serving a congregation that is primarily working-class and foreign-born, Dolores Mission Church has a longstanding reputation for its dedication to issues involving social justice and community service. Many of the church’s outreach efforts have targeted Latino households residing in nearby public housing developments. In addition to hosting educational seminars, workshops, and community meetings, the church has long assumed an activist role in immigration policy and reform, and has spearheaded the creation of several community organizations that have worked toward improving quality-of-life for the residents of this historically underserved area of the city. Notably, in the 1980s the church and its pastor, Father Greg Boyle, founded Homeboy Industries, which has since evolved into one of the most successful and highly-acclaimed gang intervention programs in the nation.



Context 1:

| | |
|--------------------|--|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Religion and Spirituality, 1850-1980 |
| Theme: | Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Religion/Spirituality |
| Property sub type: | Religious Campus |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant example of institutional development associated with Boyle Heights' Latino community. Since its inception, Dolores Mission Church has provided services to households in need residing in nearby public housing developments, many of whom immigrated to the United States from Mexico and Central America; notably, the church is associated with the founding of Homeboy Industries in 1988, which has since grown into the nation's largest gang intervention program. The church has been in continuous operation at this location since 1945; therefore, the period of significance has been left open-ended. |

Name: Estrada Courts



Description:

Estrada Courts is a public housing complex located at 3232 Estrada Street in south Boyle Heights. The housing development, which is owned and operated by the Housing Authority of the City of Los Angeles (HACLA), occupies a 23-acre site that is bounded by 8th and Hunter Streets on the north, Olympic Boulevard on the south, Lorena and Concord Streets on the east, and Grande Vista Avenue on the west. The property consists of two sections, Estrada Courts and Estrada Courts Extension, which were developed at different periods. Estrada Courts consists of 31 residential buildings and a common building in the northwest section of the property that were all built in 1942; Estrada Courts Extension consists of 37 residential buildings to the south and east that were built in 1954.

The buildings that comprise Estrada Courts are two stories in height and are designed in the Minimal Traditional style. All of the buildings are capped by flat roofs with overhanging eaves, are clad in either stucco or asbestos shingles, and feature partial-width entry porches and horizontal bands of double hung wood or sliding vinyl windows. The property includes an open space network that is planted with mature trees and bisected by concrete pedestrian walkways. Automobile access within the complex is limited. Murals, many of which are attributed to prominent Chicano artists, are painted on the side elevations of buildings throughout both Estrada Courts and the Estrada Courts Extension.

Some buildings within the development are entirely intact, but others have been altered; common alterations include window and cladding replacement. Security doors and security window bars have been added to several of the buildings.

Significance:

Estrada Courts is significant as one of the city's first slum clearance and low-income public housing projects; as an excellent example of a garden apartment development designed by noted architects Robert Alexander, Winchton Risley, David Witmer, Loyall Watson, and Paul Robinson Hunter along with noted landscape architects Hammond Sadler and Fred Barlow, Jr.; and for containing a concentration of roughly 50 intact murals from the 1970s depicting salient themes in Chicano heritage and culture. The period of significance for the housing development has been identified as 1942-1954, which accounts for the period in which Estrada Courts and Estrada Courts Extension were constructed; the period of significance for the murals has been identified as 1973-1980, representing the period during which most of the murals within the development were painted.

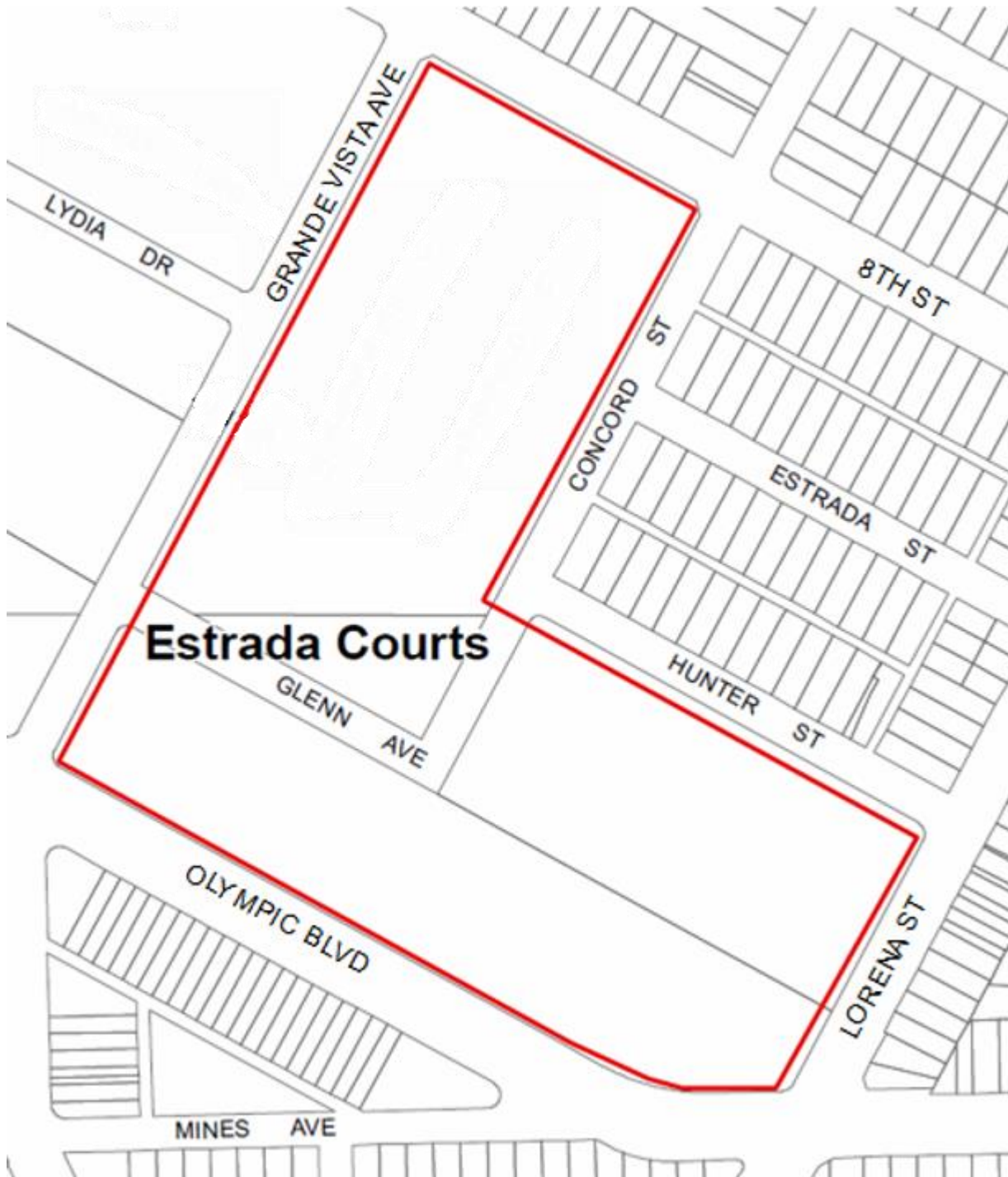
In 1938, the Housing Authority of the City of Los Angeles (HACLA) was created to replace the city's abundance of substandard dwelling units with quality, low-cost public housing, made possible by funding provided under the Federal Housing Act of 1937. Toward this end, HACLA embarked upon an ambitious public housing initiative and constructed ten new public housing developments which opened in the early 1940s. These early public housing complexes, which included Estrada Courts, were developed in accordance with design principles espoused by the Garden City movement including sprawling site plans divided into superblocks; wide expanses of landscaped open space; ample access to outdoor space; and the separation of pedestrian and vehicular traffic.

Estrada Courts was built in 1942 for low-income households and replaced an existing neighborhood of approximately 125 houses, which had been deemed a slum by local housing officials. The development was temporarily used to house the families of defense workers during World War II, though it reverted to low-income housing after the war. The Estrada Courts

Extension, an expansion of the original housing complex, was constructed to the south and east of the original development in 1954 using funding provided under the Federal Housing Act of 1949. Designed by architect Paul Robinson Hunter and landscape architect Fred Barlow, Jr., the extension also consisted of garden apartments and wide expanses of open space and complemented the original part of the complex, which had been designed by architects Alexander, Risley, Witmer, and Watson and landscape architect Hammond Sadler.

Between the mid and late 1970s, more than 50 murals were painted on the side elevations of Estrada Courts' residential buildings, which had previously been marred with graffiti. Several of these murals were produced as part of a partnership between HACLA and local Chicano artists, in which neighborhood youth were recruited to produce the murals under the artists' tutelage. HACLA provided supplies and offered stipends to many of the young artists who participated in the program, and the artists provided training and mentorship to program participants. The murals, which were produced at the height of Los Angeles' Chicano rights movement, depicted salient issues and themes related to Chicano heritage and culture and reflected Boyle Heights' evolution from an ethnically heterogeneous area to a community whose population was predominantly Latino. Some of the murals were painted by notable local artists but were not associated with the HACLA-sponsored partnership.

In 2004, the original section of Estrada Courts was listed in the California Register of Historical Resources and was determined eligible for listing in the National Register of Historic Places. However, this determination did not include the Estrada Courts Extension or the murals. Thus, Estrada Courts was re-evaluated to account for resources at the site that were not included in the 2004 evaluation.



Context 1:

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|--------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | Multi-Family Residential Development, 1910-1980 |
| Theme: | Multi-Family Residential, 1910-1980 |
| Sub theme: | Garden Apartments, 1938-1960 |

| | |
|--------------------|---|
| Property type: | Residential-Multi Family |
| Property sub type: | Garden Apartment Complex |
| Criteria: | C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an intact garden apartment complex in Boyle Heights, developed by the Housing Authority of the City of Los Angeles (HACLA). The original development (1942) was designed by noted architects Robert Alexander, Winchton Risley, David Witmer, and Loyall Watson and noted landscape architect Hammond Sadler; the extension (1954) was designed by architect Paul Robinson Hunter and landscape architect Fred Barlow, Jr. |

Context 2:

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|--------------------|---|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | Multi-Family Residential Development, 1910-1980 |
| Theme: | Multi-Family Residential, 1910-1980 |
| Sub theme: | Public & Defense Housing, 1939-1945 |
| Property type: | Residential |
| Property sub type: | Public Housing Complex |
| Criteria: | A/C; 1/3; 1/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant as one of the earliest public housing projects constructed in the City of Los Angeles, associated with slum clearance efforts financed under the federal Housing Act of 1937. |

Context 3:

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|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Cultural Development and Institutions, 1850-1980 |
| Theme: | Public Art, 1900-1980 |
| Sub theme: | Murals, 1920-1980 |
| Property type: | Mural |
| Property sub type: | No Sub-Type |
| Criteria: | A/1/1 & C/3/3 |
| Status code: | 3CS;5S3 |
| Reason: | Intact concentration of approximately 50 murals, most of which were painted between 1973 and 1980 by several notable Chicano artists; associated with the Chicano civil rights and arts movements of the 1970s. Less than 50 years of age and not of exceptional importance; therefore not eligible for listing in the National Register. |

Name: Fairmount Street Shul



Description:

The Fairmount Street Shul is a former synagogue located at 2833 Fairmount Street in north Boyle Heights. The property now operates as a Christian church. It occupies a gently-sloping, L-shaped site that comprises two adjacent parcels at the northwest corner of Fairmount Street and Evergreen Avenue. On the site are two church buildings designed in the Art Deco style. The west building, which contains the main gathering hall, is two stories with double-height interior spaces and is slightly set back; the east building, which houses a meeting space, varies between one and one-and-a-half stories and is flush with the street. Both buildings are capped by flat roofs with stepped parapets and feature textured stucco cladding, steel fixed and casement windows, pilasters, and geometric motifs. A Star of David and other iconography associated with the building’s historical association with its Jewish lineage adorn the primary façade of the west building. A set of concrete steps, flanked on either side by electroliers, leads to a pair of paneled wood entrance doors that are set within a slightly recessed bay. Adjacent to the primary entrance is a secondary entrance set within a deeply-recessed entrance portal.

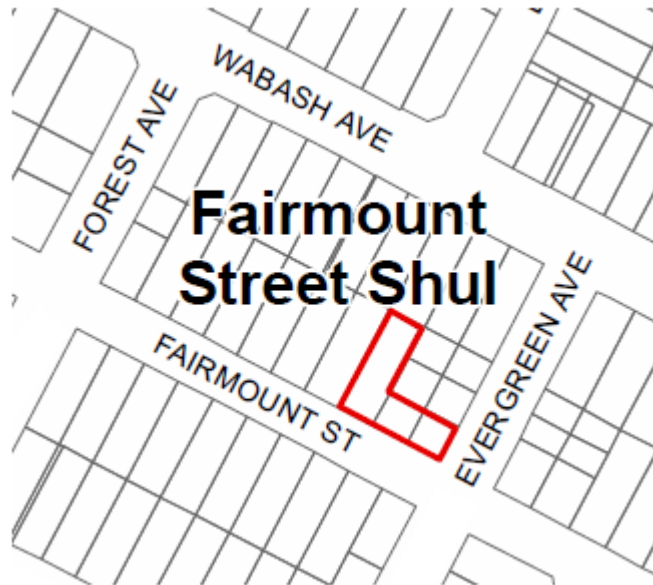
Alterations include the application of textured stucco cladding, the addition of security doors and security window bars, the addition of a handicapped-access ramp adjacent to the primary entrance, and the removal of sconces from the electroliers.

Significance:

The Fairmount Street Shul is a rare remaining example of institutional development associated with the Jewish community that historically resided in this area of Boyle Heights. Between the 1920s and ‘50s, numerous synagogues could be found in the vicinity, but as the demographics of the area shifted most of the synagogues were either demolished or extensively altered. Intact synagogues have thus become an increasingly rare property type in the area over time. The period of significance begins in 1927, when the synagogue was constructed, and ends in 1979, when the property was sold and subsequently converted into a Christian church.

The Fairmount Street Shul was constructed for Congregation B’nai Jacob, which originally convened in a small building at 801 N. Evergreen Avenue in what was then a predominantly Jewish neighborhood. In 1927, the congregation moved to the subject property, located approximately two blocks to the north. The new institution was known as the Fairmount Street Shul; Orthodox denominations whose members were fluent in Yiddish generally referred to their houses of gathering as “shuls” (Yiddish for “school”) instead of as temples or synagogues, which are terms generally used by Conservative and Reform congregations. The shul was one of many institutions in Boyle Heights that were developed in response to the rapid rise of the area’s Jewish population, fueled by successive waves of Jewish immigrants to Los Angeles from Central and Eastern Europe in the 1910s and ‘20s.

Following the ruling against restrictive housing covenants by the U.S. Supreme Court in 1948, the Jewish population of Boyle Heights began moving en masse to neighborhoods on the west side of Los Angeles and were replaced by immigrants from Mexico and Central America. However, Congregation B’nai Jacob remained active until 1979, when the property was sold to Iglesia Isrealita Casa de Dios. The new church agreed to maintain the buildings’ Jewish iconography as a reflection of the area’s historical Jewish past.



Context 1:

| | |
|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Religion and Spirituality, 1850-1980 |
| Theme: | Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Religion/Spirituality |
| Property sub type: | Religious Campus |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Rare remaining example of institutional development associated with the Jewish community that historically resided in this area of Boyle Heights. |

Name: First Street Elementary School



Description:

First Street Elementary School is located at 2820 E. First Street in central Boyle Heights. The campus occupies a flat, L-shaped parcel that is bounded by First Street on the north, Second Street on the south, Savannah Street on the east, and a commercial center on the west. The campus was constructed in 1922 but was reconstructed between 1936 and 1937 following the Long Beach Earthquake. Additional buildings were added to the campus after World War II.

The 3.5-acre campus includes two permanent buildings that were reconstructed in the mid-1930s and are oriented to the north; two permanent buildings that date to the postwar era and are oriented to the east; and six modular buildings that occupy the southern portion of the campus. Most of the campus is paved with asphalt. Landscaping consists of a lawn and sycamore trees in front of the 1930s buildings. The district boundary was drawn to only include the two buildings that date to the campus' 1930s reconstruction. The buildings sit side-by-side and are connected at the front by a small hyphen. The west building is two stories and houses offices and classrooms, and the east building is one-story and is used as an auditorium. Both were designed in the PWA Moderne style and feature flat roofs, smooth stucco cladding, double hung wood windows, and minimal ornamentation. The west building features a pair of partially-glazed doors that are set within a monumental entrance portal. Alterations are limited to the infill of two windows on the primary (north) elevation of the west building.

Significance:

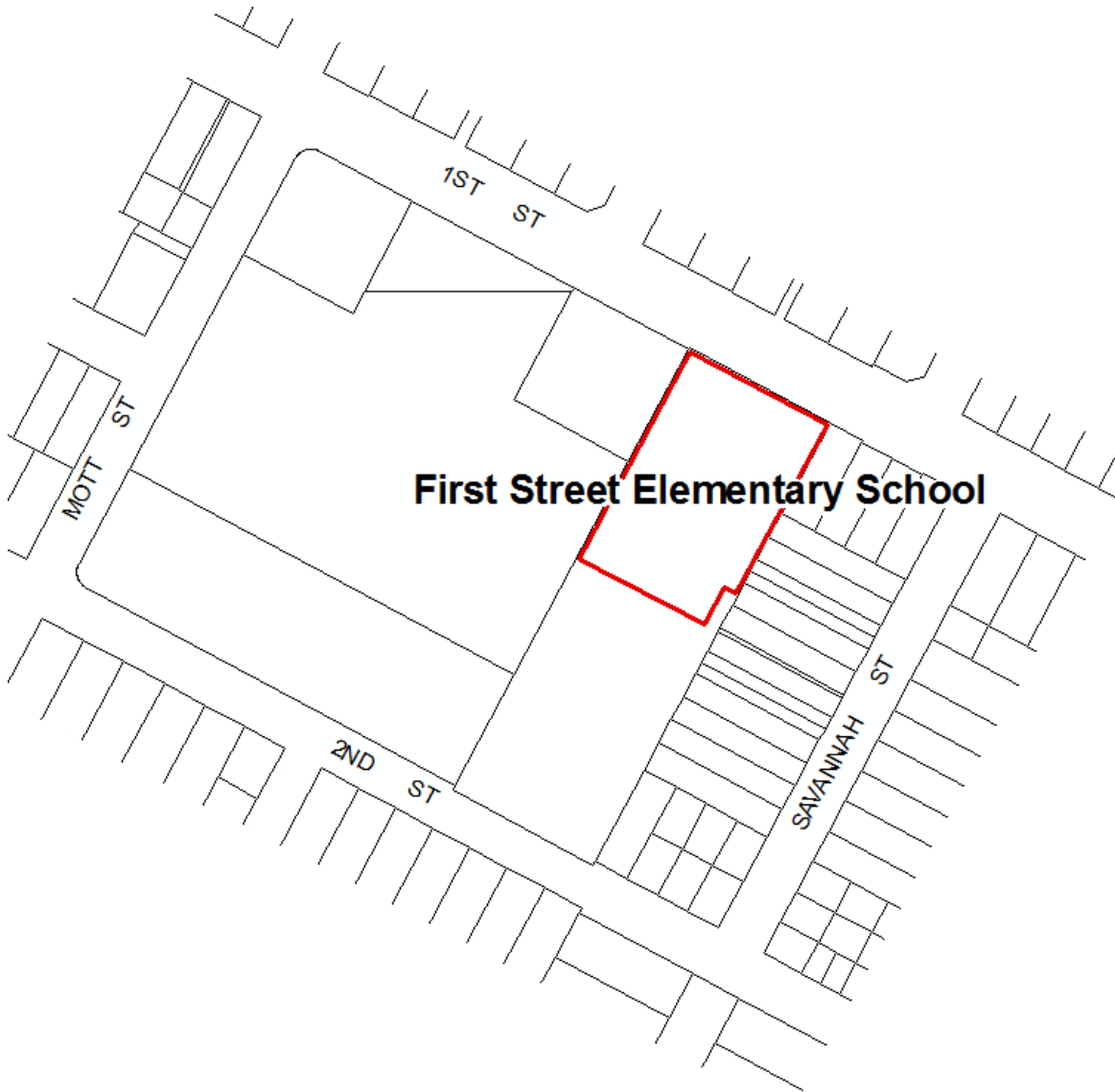
First Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1936-1937, during which time the campus was rebuilt and remodeled to its present-day configuration. The campus is also significant as the site of an LAUSD-sponsored assimilation facility where immigrants were versed in American customs, values, and traditions; since it is not clear how long the assimilation facility remained in operation, additional research is needed to determine the period of significance for this context.

The original First Street School was built in 1922 of unreinforced masonry. Responding to widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

First Street Elementary School was one of the many LAUSD campuses that were identified as vulnerable and slated for improvements as part of the district's reconstruction program. Between 1936 and 1937, Walter E. Erkes, one of the two architects who designed the original campus building, converted a portion of the original school building into the present-day auditorium and designed a new two-story classroom building to the west. Reconstruction was completed in 1937.

Reflecting the ethnic and racial diversity of Boyle Heights, an "Americanization bungalow" opened at the First Street School campus in the late 1930s, where women who immigrated to the United States from other countries were versed in American

customs, culture, and traditions. English language classes were also offered at the site. Education and programming were coordinated by the Board of Education’s Department of Americanization; however, it is not clear how long the assimilation facility remained in operation at the site.



Context 1:

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|--------------------|---|
| 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: | Elementary School |
| Criteria: | A/1/1&C/3/3 |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



| | |
|--------------|---|
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction. |

Context 2:

| | |
|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Education, 1876-1980 |
| Theme: | Education and Ethnic/Cultural Associations, 1876-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Education |
| Property sub type: | Elementary School |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant as the former site of an LAUSD-operated assimilation facility, where immigrant mothers were provided instruction in the English language and American culture, customs, and traditions. While it is known that the facility was active during the 1930s, it is not clear when it was founded or how long it remained in operation; additional research is needed to determine the period of significance. |

Name: Lorena Street Elementary School



Description:

Lorena Street Elementary School is located at 1015 S. Lorena Street in southeast Boyle Heights. The campus occupies a flat, rectangular parcel that is bounded by 7th Street on the north, Atlantic Street on the south, Lorena Street on the east, and an alley on the west. The campus was originally built in 1912 but was reconstructed between 1934 and 1935 following the Long Beach Earthquake.

Sited at the northeast corner of the 3.5-acre site are two adjacent two-story buildings that date to the 1930s reconstruction. To the west of these buildings is a single-story building with an H-shaped footprint that appears to have been built in the postwar era. A vernacular two-story building is located at the southwest corner of the campus. Positioned between these permanent buildings are approximately ten modular structures. Building setbacks are landscaped with grass and mature shade trees; however, most of the property is paved with asphalt. A chain link fence spans the campus' perimeter.

The district boundary was drawn to only include the two permanent buildings that date to the campus's 1930s reconstruction. Both buildings were designed in the PWA Moderne style, a common choice for LAUSD campuses constructed at the time; the buildings are connected by a covered walkway that is supported by Neoclassical columns and is more historicist in character. Common features include low-pitched gabled roofs, smooth stucco cladding, bands of steel casement windows, and fluted pilasters. The portion of the campus that is included in this evaluation appears to be unaltered.

Significance:

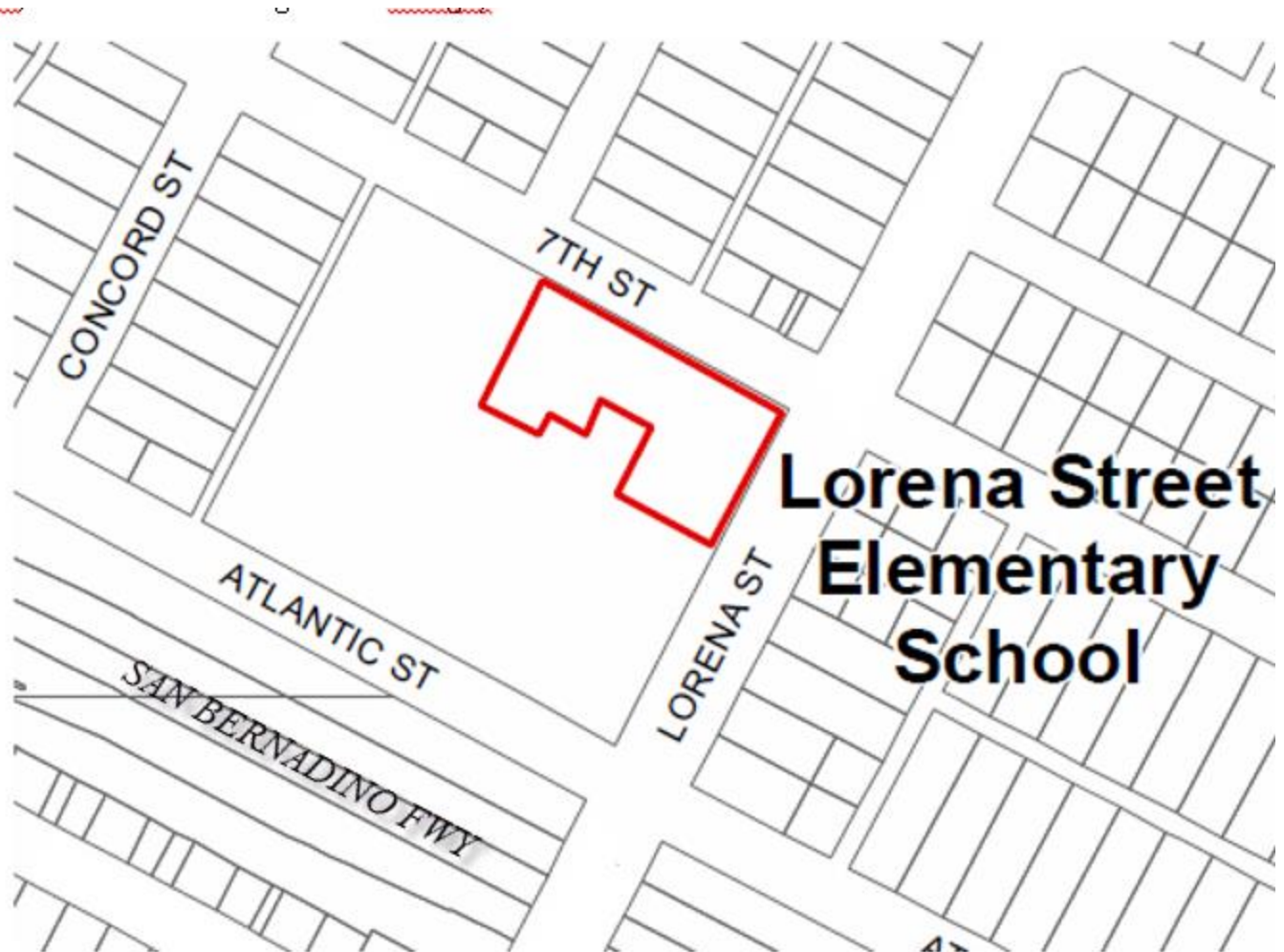
Lorena Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1934-1935, representing the period in which the campus was rebuilt and remodeled to its present-day configuration.

In 1912, the City's Board of Education initiated construction of a new elementary school in southeast Boyle Heights, an area of the city that was experiencing a rapid rise in population at the time. The Board commissioned architects Eager and Eager to design a "handsome and modern" schoolhouse building that exhibited characteristics of both Mission Revival and Tudor Revival style architecture. Like most school buildings of this era, the original Lorena Street School was constructed of unreinforced brick.

Responding to widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

Lorena Street Elementary School was one of the many LAUSD campuses that were identified as vulnerable and slated for

improvements as part of the district’s reconstruction program. Reconstruction of the campus was carried out by architect Alfred S. Nibecker, Jr. and structural engineer N. Dlouhly between 1934 and 1935.



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: | Elementary School |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction; work of noted Los Angeles school architect Alfred S. Nibecker, Jr. |

Name: Lou Costello Jr. Recreation Center



Description:

The Lou Costello, Jr. Recreation Center is a municipal recreation facility located at 3141 E. Olympic Boulevard in south Boyle Heights. Located adjacent to the Wyvernwood garden apartments and the Estrada Courts public housing development, the recreation center occupies a flat, three-acre site that is rectangular in shape. The property is bounded by Olympic Boulevard on the south, Grande Vista Avenue on the east, and Dacotah Street on the west; the north property line abuts the campus of Christopher Dena Elementary School.

The property is divided roughly in half between east and west. The east half of the property consists of a swimming pool, paved athletic courts, and two multi-purpose buildings: one that dates to 1947, and another that appears to date to the late 1970s and houses a stop-in center for the Los Angeles Police Department. Both buildings face onto Olympic Boulevard. To the east of the 1947 building is a small courtyard with modest landscaping. The west half of the property is composed of baseball diamonds and landscaped playing fields. Mature trees are planted around the perimeter of the property, with a dense concentration of mature ficus and podocarpus trees at its southeast corner. Various small shrubs are planted at the base of both multi-purpose buildings. The property is enclosed by a combination of chain link fences and concrete retaining walls that span its perimeter.

Significance:

The Lou Costello, Jr. Recreation Center is significant as a private recreation facility that was financed, constructed, and operated by comedians William “Bud” Abbott and Lou Costello for the Boyle Heights community, particularly youth who lacked access to recreational venues. The period of significance for this context has been identified as 1947-1949, the period during which the property was operated as a private recreation center by Abbott and Costello. The property is also an excellent example of a postwar municipal recreational facility in Boyle Heights, reflecting Los Angeles’ rapid population growth and the heightened demand for municipal services after World War II. The period of significance for this context has been identified as 1949; since the property continues to be used as a public recreation center, more analysis may be necessary to determine a closure date for this period of significance.

In the mid-1940s, acclaimed comedian Lou Costello and his comedy partner, Bud Abbott, established a foundation in memory of Costello’s infant son, Lou Jr., who in 1943 had drowned in the family’s swimming pool. Called the Lou Costello, Jr. Youth Foundation, the organization’s core mission was to provide youth – particularly children living in poor and underserved urban communities – with access to recreation and leisure. Its first major order of business was to construct and operate a new recreation center in Boyle Heights, which at the time had a sizable working-class population. Abbott and Costello reportedly launched a nationwide tour and used the proceeds to endow the facility. A three-acre site adjacent to Estrada Courts was acquired in 1945, and ground was broken on the new facility in 1946.

The Lou Costello, Jr. Youth Center opened its doors to the public in May 1947 with numerous amenities including an Olympic-sized swimming pool; basketball, volleyball, handball, and tennis courts; baseball diamonds; and interior spaces that housed a hobby shop, movie theater, and soda fountain. Events such as swim lessons, arts and crafts workshops, and movie screenings were provided for free, as were lifeguards to keep watch over the swimming pool. The facility was immensely popular, drawing 65,000 attendees in its first two weeks of operation; to prevent overcrowding, Abbott and Costello restricted access to only those children who resided within the boundaries of Boyle Heights, which at the time were defined

as Brooklyn Avenue, Washington Boulevard, Indiana Street, and the Los Angeles River.

Financial issues related to the property’s endowment led Abbott and Costello to sell the recreation center to the city in 1949; the city subsequently incorporated the facility into its network of municipal parks. Abbott and Costello imposed several conditions to the sale: first, that the property would remain a recreation center that served the local community; second, that it would be named after Costello’s son in perpetuity; and third, that a portrait of Lou Jr. that adorned the foyer of the multi-purpose building would remain in public view. In the late 1970s, a portion of the original multi-purpose building was replaced with a new, larger edifice. However, the east portion of the original building remains intact, as do the facility’s site plan, swimming pool and athletic courts, and original planning features.



Context 1:

| | |
|----------------|--------------------------------------|
| Context: | Other Context, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Event or Series of Events, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



| | |
|--------------------|---|
| Property sub type: | District |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant as a recreation facility that was financed, constructed, and operated by renowned comedians William “Bud” Abbott and Lou Costello for the Boyle Heights community, particularly low-income youth who lacked access to recreation venues. Named in honor of Costello’s late son, the facility was operated by Abbott and Costello between 1947 and 1949, when it was acquired by the city and subsequently incorporated into its network of municipal parks. |

Context 2:

| | |
|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Government Infrastructure and Services, 1850-1980 |
| Theme: | Municipal Parks, Recreation, and Leisure, 1886-1978 |
| Sub theme: | Municipal Recreational Facilities, 1932-1978 |
| Property type: | Institutional - Recreation |
| Property sub type: | Municipal Recreational Facility |
| Criteria: | A/1/1 & C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of a post-World War II municipal recreational facility in Boyle Heights, associated with Los Angeles' rapid population growth and heightened demand for municipal services in the postwar period. The city acquired the property in 1949 from renowned comedians Abbott and Costello, who had constructed the facility and financed its initial operation. The property has remained in continuous use as a municipal recreation center and community focal point since its acquisition by the city in 1949; therefore, the period of significance has been left open-ended pending further analysis. |

Name: 2415-2417 Malabar Street Bungalow Court

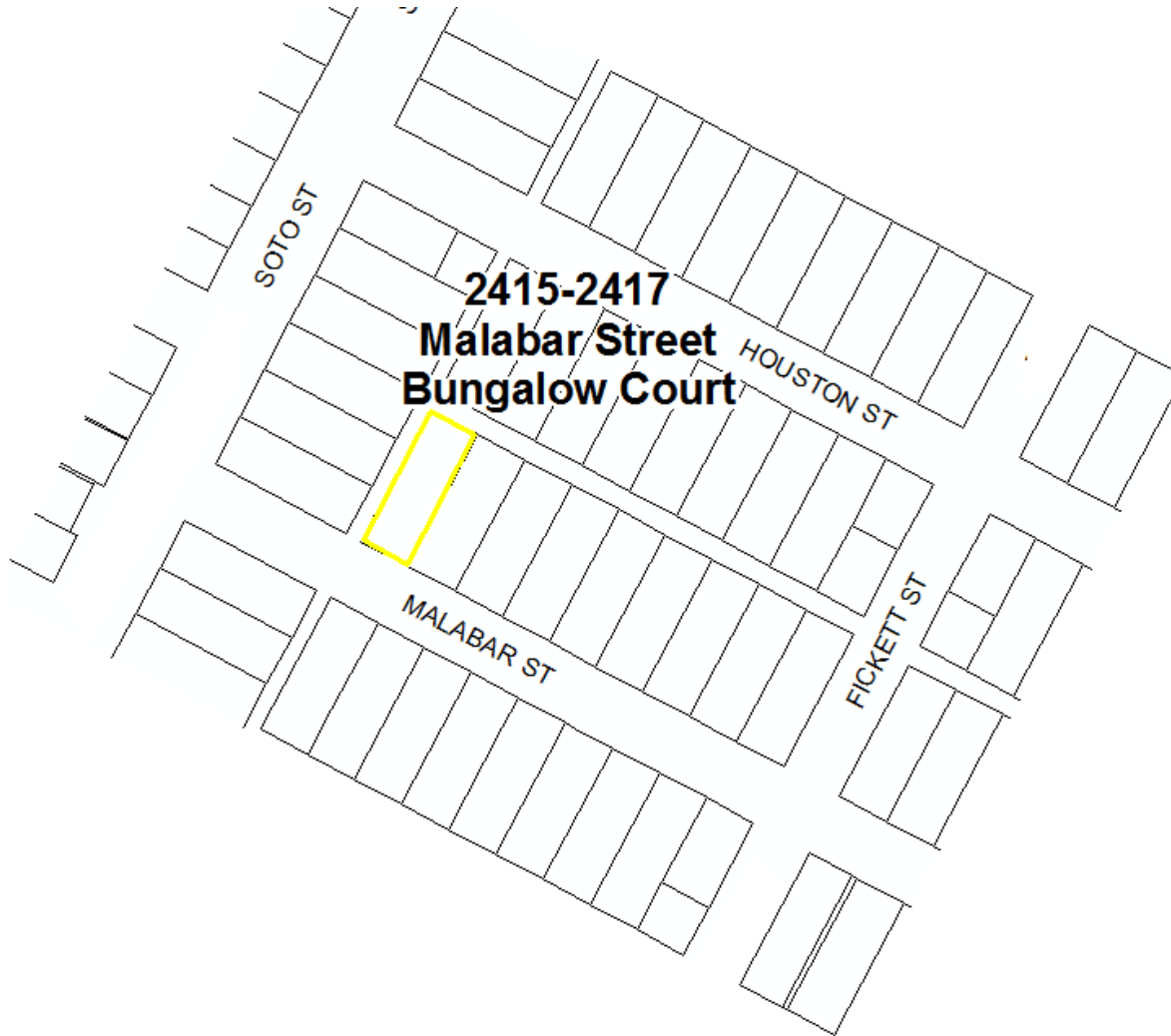


Description:

The 2415-2417 Malabar Street Bungalow Court occupies a single residential parcel in north Boyle Heights. The property contains two one-story Spanish Colonial Revival style bungalows that are oriented inward, and one two-story Spanish Colonial Revival style bungalow that is sited at the rear of the property and faces the street. The buildings open into a narrow central court that provides access to individual units; the court is composed of a concrete walkway and modest landscaping. An archway at the front of the property functions as the portal to the central court. Alterations include some window replacements, the boarding up of one window, and the installation of security doors.

Significance:

The 2415-2417 Malabar Street Bungalow Court is an excellent and rare example of an intact 1920s bungalow court in Boyle Heights. Once a common multi-family residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1924, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.



Context 1:

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|--------------------|---|
| 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: | 3CS;5S3 |
| Reason: | Excellent and rare example of a 1920s bungalow court in Boyle Heights; one of only a few remaining intact examples in the area. Due to alterations, including window replacement, the bungalow court does not retain sufficient integrity for listing in the National Register. |

Name: Malabar Street Elementary School



Description:

Malabar Street Elementary School is located at 3200 E. Malabar Street in northeast Boyle Heights. The campus occupies a southward-sloping, irregular-shaped parcel that is bounded by Malabar Street on the north and single-family residences on the south, east, and west. The campus was initially constructed in 1913 but was reconstructed in 1936 following the Long Beach Earthquake.

Near the center of the five-acre campus are two permanent buildings that face the street and respond to the slope of the site, rising two stories at the front and three stories at the rear. Located between these buildings is a third building with an L-shaped footprint that similarly responds to the site, rising one story at the front and three stories at the rear. Near the west end of the campus are five modular structures, as well as one single-story permanent building that appears to date to the postwar era. Two small parking lots occupy spaces adjacent to the modular buildings at the west end of the campus; the south end of the campus is occupied primarily by asphalt playing fields. Mature trees and shrubs are planted in spaces adjacent to the permanent buildings. A chain link fence spans the campus' perimeter.

The district boundary was drawn to only include the three permanent buildings that date to the campus' 1936 reconstruction. All three of the buildings were designed in the PWA Moderne style, a common choice for LAUSD campuses constructed in the 1930s. Notable architectural features include low pitched gabled and/or flat roofs, smooth stucco cladding, bands of operable windows, and fluted pilasters. Alterations include window replacement and the addition of a perimeter fence.

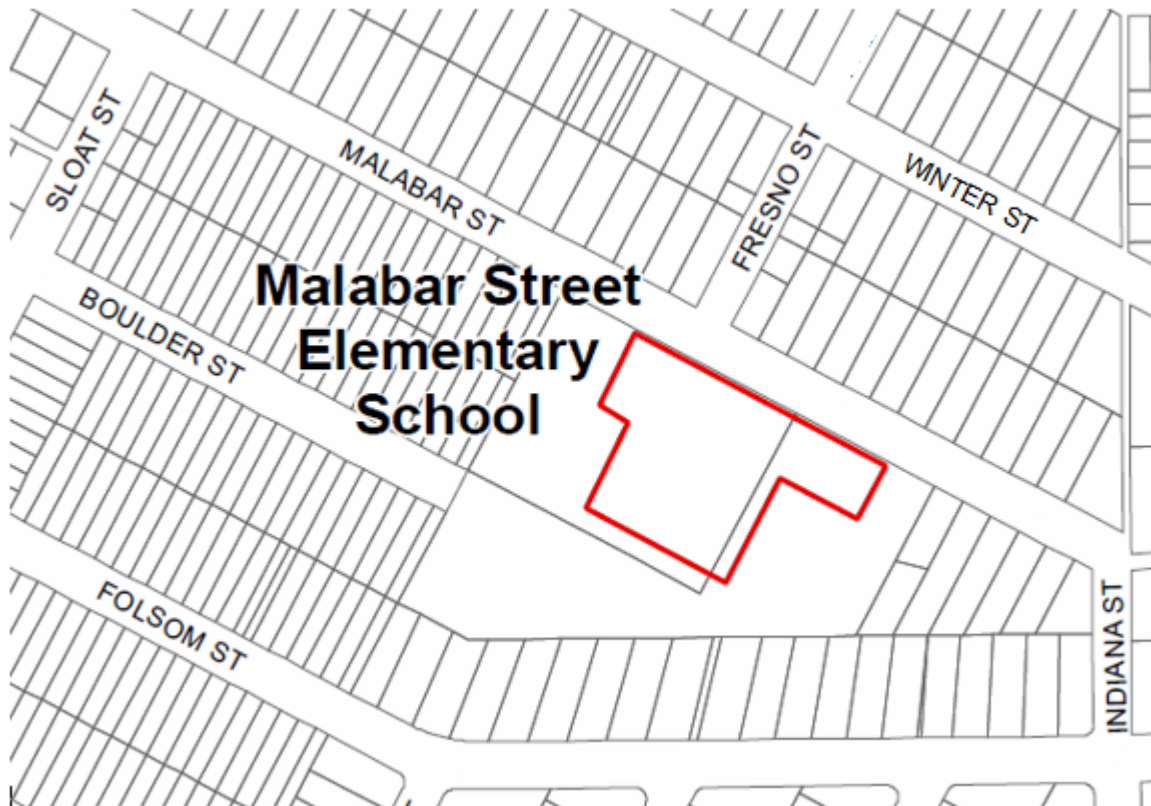
Significance:

Malabar Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1936, representing the period in which the campus was rebuilt and remodeled to its present-day configuration.

The Malabar Street campus dates to 1912, when the City's Board of Education initiated construction of a new elementary school in the rapidly-growing community of Boyle Heights. A contract was thereafter awarded to architects Withey and Davis, who designed a monumental schoolhouse building that housed classrooms, offices, and an auditorium and embodied characteristics of the Romanesque Revival style. Like most LAUSD buildings constructed in this era, the original Malabar Street schoolhouse was constructed of unreinforced brick.

Responding to widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

Malabar Street Elementary School was one of the many LAUSD campuses that were identified as vulnerable and slated for improvements as part of the district’s ongoing reconstruction program. Reconstruction and seismic strengthening of the building was carried out by architect Frederick Scholer in 1936, who redesigned the campus in the PWA Moderne style.



Context 1:

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|--------------------|---|
| 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: | Elementary School |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction. |

Name: 445-455 S Mathews Street Bungalow Court

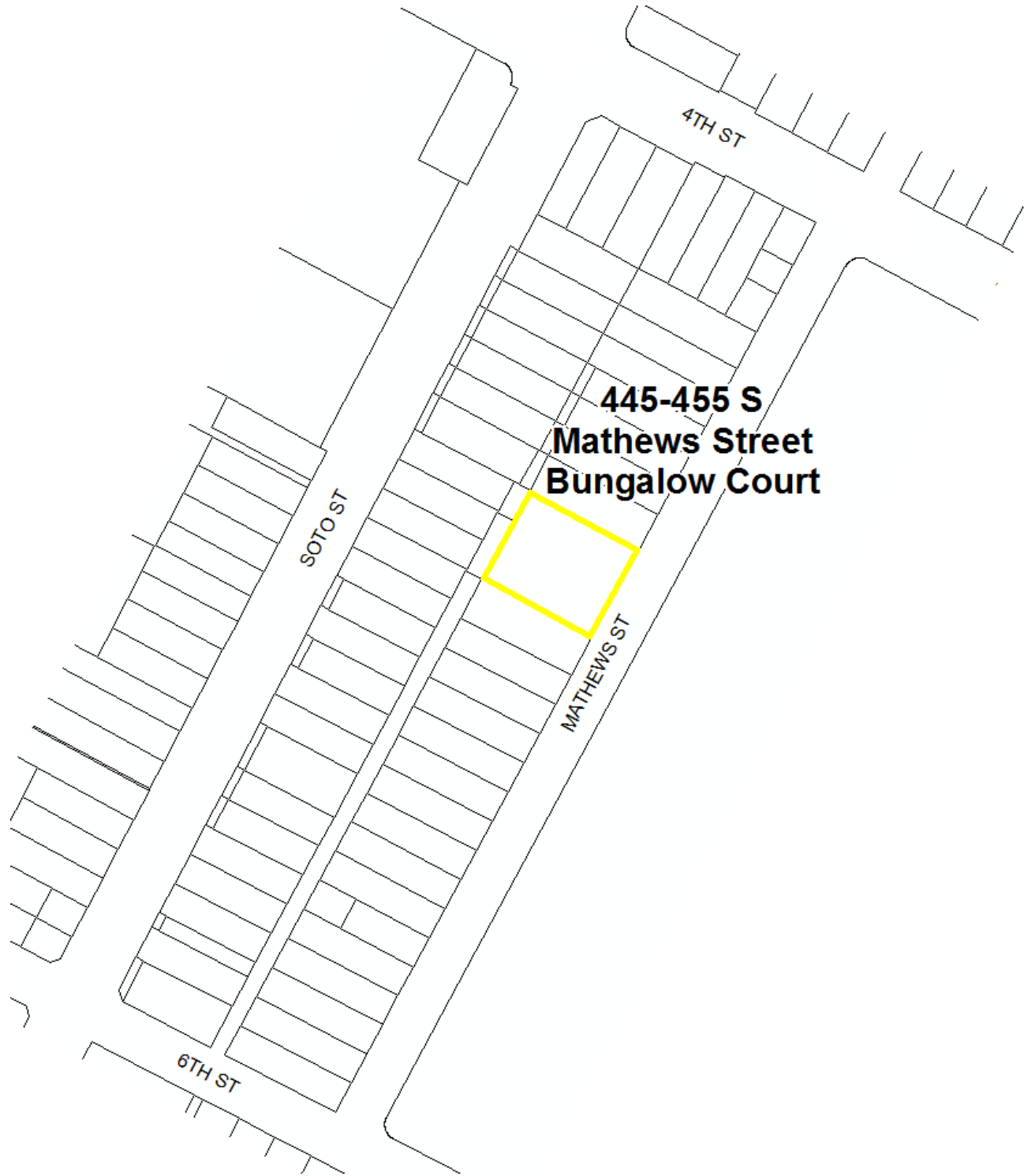


Description:

The 445-455 S. Mathews Street Bungalow Court occupies three adjacent residential parcels in central Boyle Heights. The property contains six two-story Craftsman bungalows that are oriented inward, and one two-story Craftsman bungalow that is sited at the rear of the property and faces the street. The buildings open into a central court that provides access to individual units; the court is landscaped with grass and ficus trees, is bisected by a concrete path, and is accessed by two sets of concrete steps. An arroyo stone retaining wall spans the front property line. Alterations include the addition of a perimeter fence, replacement of some windows, and modification of some window openings.

Significance:

The 445-455 S. Mathews Street Bungalow Court is an excellent and rare example of an intact 1910s bungalow court in Boyle Heights. Once a common multi-family residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1915, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features. Due to alterations, including window replacement and modification of some window openings, the bungalow court does not retain sufficient integrity for National Register eligibility.



Context 1:

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|--------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | Multi-Family Residential Development, 1910-1980 |
| Theme: | Multi-Family Residential, 1910-1980 |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



| | |
|--------------------|---|
| Sub theme: | The Bungalow Court, 1910-1939 |
| Property type: | Residential |
| Property sub type: | Bungalow Court |
| Criteria: | C/3/3 |
| Status code: | 3CS;5S3 |
| Reason: | Excellent and rare example of a 1910s bungalow court in Boyle Heights; one of only a few remaining intact examples in the area. Due to alterations, including window replacement, the bungalow court does not retain sufficient integrity for listing in the National Register. |

Name: Monsignor Ramon Garcia Recreation Center



Description:

The Monsignor Ramon Garcia Recreation Center is a municipal park and recreation facility located at 1016 N. Fresno Street in south Boyle Heights. Located in a residential neighborhood wedged between the Pomona (SR-60) and Golden State (I-5) Freeways, the recreation center occupies a 7.25 acre site that is flat and irregular in shape. The property is bounded by the Pomona Freeway on the north, Atlantic Street on the south, Grande Vista Avenue on the east, and Fresno Street on the west.

The recreation center is divided roughly in half between east and west; the division between the two halves is demarcated by a cut stone retaining wall and a small slope. The east section of the property is composed of a baseball diamond and athletic fields; the west section features an enclosed children’s playground, a tennis court, and two buildings that face toward Fresno Street and are connected by a covered breezeway. Located to the north of the buildings is a small surface parking lot that is accessed by a narrow driveway. Mature trees line both the perimeter of the property and spaces adjacent to the buildings. The property is enclosed by a chain link fence and can be entered only through designated access points. Spanning the south perimeter of the property is a cut stone retaining wall that appears to date to the facility’s construction.

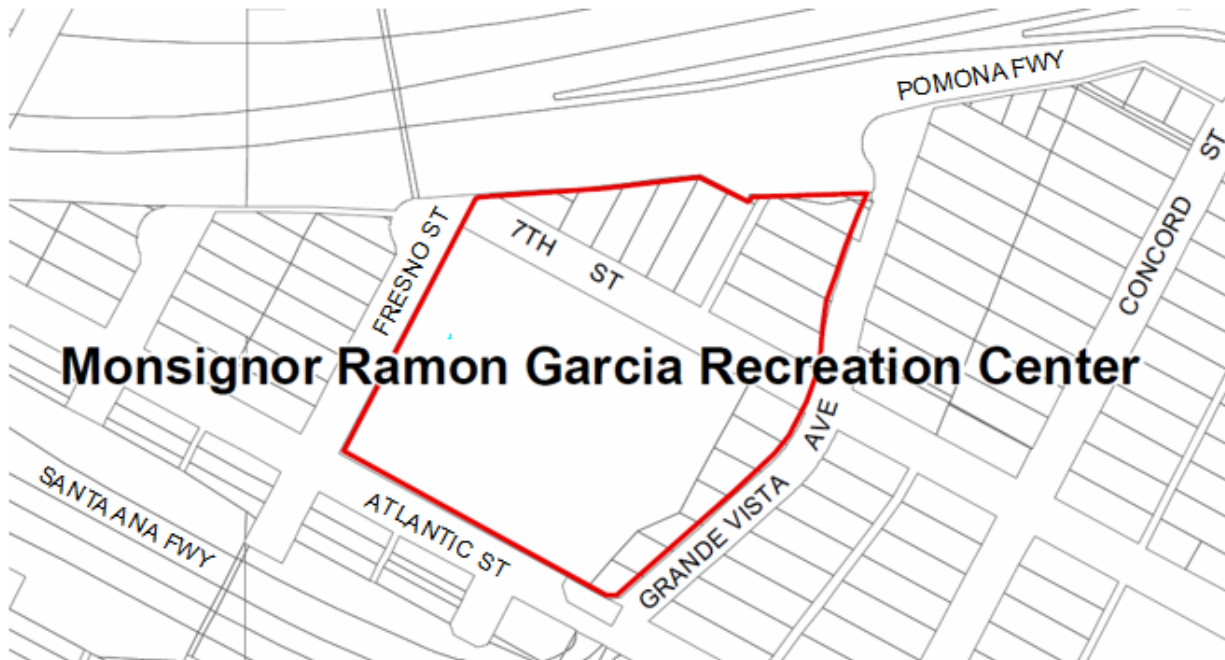
Significance:

The Monsignor Ramon Garcia Recreation Center is an excellent example of an early recreation facility in Boyle Heights, associated with the area’s expanding population and increased demand for municipal services prior to World War II. The period of significance has been identified as 1934, the date the recreation center opened; more analysis may be necessary to determine a closure date for the period of significance.

Originally known as the Fresno Playground, the facility was the first of five municipal playgrounds and recreation facilities in Los Angeles that were financed and constructed under the Federal Civil Works Administration. The Civil Works Administration was a New Deal-era program that aimed to revive the nation’s economy by putting unemployed men to work on infrastructure-related projects; the program was short-lived, beginning in November 1933 and ending in March 1934. Improvement of the Fresno Street site, which had been selected by the City’s Playground and Recreation Department, commenced at the end of 1933 and was complete by early 1934.

Some changes have been made to the recreation center’s setting over time. Originally, the site was slightly smaller and was bounded on the north by 7th Street; however, the recreation center’s northern boundary was modified to accommodate the routing of the Pomona Freeway through the area in the early 1960s. In the late 1970s, a new building that houses offices and interior athletic courts was erected immediately to the north of an existing single-story building that houses a multipurpose community room. However, in spite of these changes, the facility’s site plan and original planning features remain largely intact.

In the late 2000s, the park was renamed in honor of Monsignor Ramon Garcia, a local clergyman whose contributions were widely recognized by the community.



Monsignor Ramon Garcia Recreation Center

Context 1:

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|--------------------|---|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Government Infrastructure and Services, 1850-1980 |
| Theme: | Municipal Parks, Recreation, and Leisure, 1886-1978 |
| Sub theme: | Municipal Recreational Facilities, 1932-1978 |
| Property type: | Institutional - Recreation |
| Property sub type: | Municipal Recreational Facility |
| Criteria: | A/1/1 & C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an early recreational facility in Boyle Heights, constructed in response to the area’s expanding population and increased demand for municipal services prior to World War II. Construction of the facility was made possible by financing provided by the Civil Works Administration, a short-lived job creation program established by the New Deal. The property has remained in continuous use as a municipal recreation center and community focal point since its construction in 1934; therefore, the period of significance has been left open-ended pending further analysis. |

Name: Odd Fellows Cemetery



Description:

Odd Fellows Cemetery is located at 3640 E. Whittier Boulevard in southeast Boyle Heights. Located on a major east-west commercial corridor, the cemetery occupies a 21-acre site that is flat and roughly rectangular in shape. The property is bounded by Whittier Boulevard on the north, the Pomona Freeway (SR-60) on the south, residential parcels on the east, and Esperanza Street on the west.

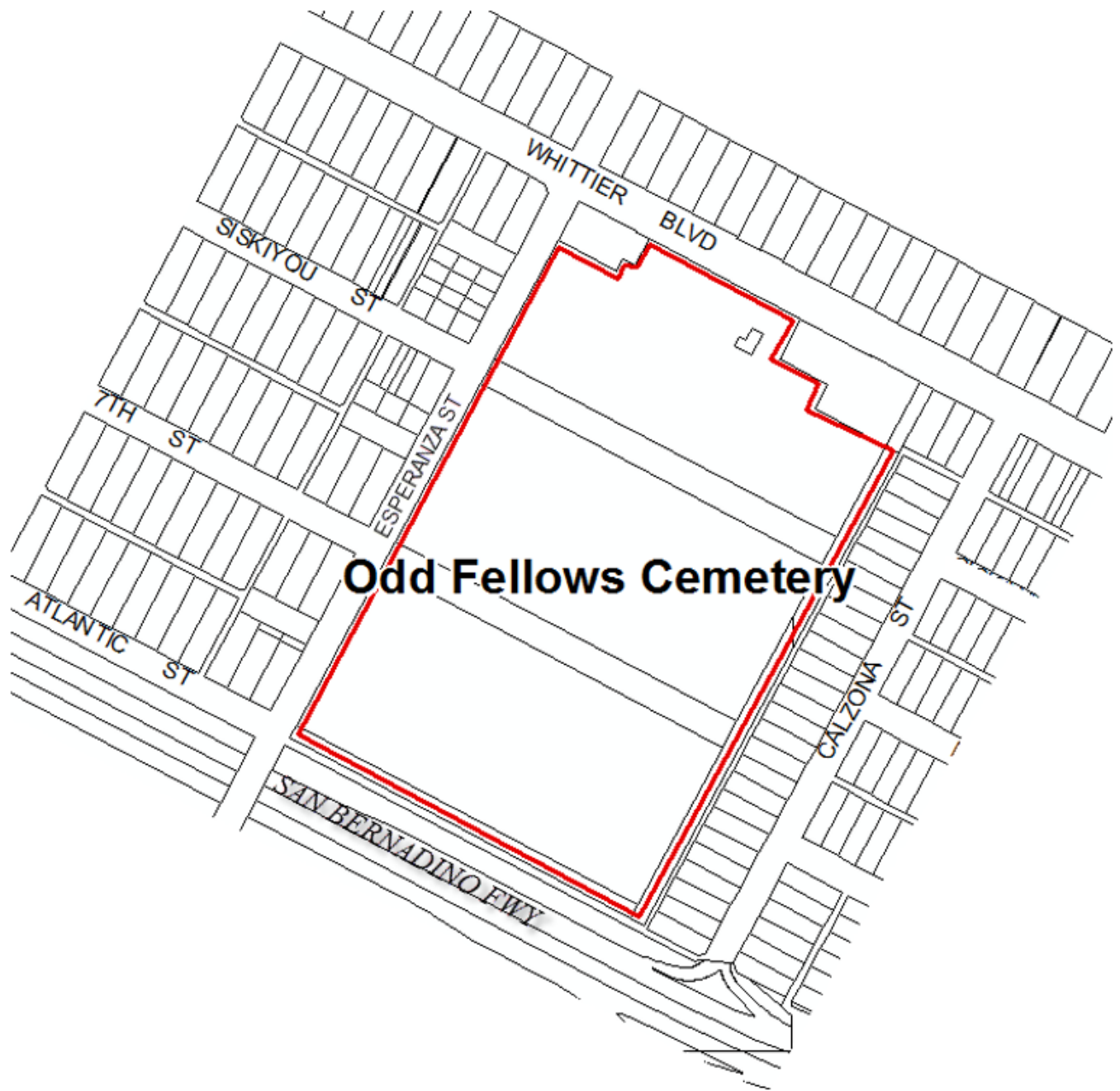
The cemetery is largely composed of broad, manicured lawns that are planted with mature shade trees including California oaks, camphors, and Canary Island date palms. Mature Italian cypress trees line the perimeter of the property. Set within the lawns are engraved headstones and bevel markers that vary considerably in terms of age, height, materials, and composition; grave markers are generally arranged in symmetrical rows, though a few appear to have been wedged in between existing burial plots and do not adhere to a discernible pattern. A single-story administration building is located at the northeast corner of the property near the entrance to the cemetery, and a mausoleum building is sited along the property's western edge. Vehicular circulation is provided by a single curvilinear road. The cemetery is accessed from the north by a gated driveway that opens onto Whittier Boulevard. A chain link fence spans the perimeter of the property and restricts access from the public right-of-way. The cemetery appears to be largely unaltered and retains its original configuration, site plan, and landscape features.

Significance:

Odd Fellows Cemetery is a significant example of an early memorial park in Boyle Heights and is among the oldest extant burial grounds in the City of Los Angeles. The cemetery has been in continuous operation at this location since 1890; however, its period of significance has been identified as 1890-1960, the period during which the cemetery was developed to its present-day configuration.

Little is known about the origins of Odd Fellows Cemetery aside from that it was originally one of several private burial grounds that ringed the original Los Angeles City Cemetery, a public facility located near Downtown at Fort Moore Hill. The cemetery was owned and operated by the Independent Order of Odd Fellows (IOOF), a fraternal organization dedicated to the wellbeing of its members and the provision of services to those in need. Deeming that burial did not represent the highest and best use of the land comprising Fort Moore Hill, which developers viewed as prime real estate, the Los Angeles City Council closed the public cemetery in 1879 and subsequently sold off portions of the land; this decision also impacted adjacent private cemeteries, including Odd Fellows, by forcing them to seek out new sites.

Circa 1890, the 92 redwood coffins comprising the original Odd Fellows Cemetery were exhumed and relocated by horse and wagon to a new location in Boyle Heights, in what was then regarded as the far eastern reaches of the city. Since then, burials have taken place within the cemetery on a consistent yet incremental basis, accounting for the multiple generations of graves that can be found on the grounds. Given the IOOF's commitment to serving underrepresented groups, Odd Fellows Cemetery has been the site of several nonconventional and controversial burials over the years; notably, the IOOF has long marketed the cemetery as one of very few memorial parks in Southern California to specialize in the interment and cremation of the morbidly obese.



Context 1:

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|--------------------|--------------------------------|
| Context: | Cultural Landscapes, 1875-1980 |
| Sub context: | Designed Landscapes, 1875-1980 |
| Theme: | Burial and Memory, 1877-1980 |
| Sub theme: | No SubTheme |
| Property type: | Landscape |
| Property sub type: | Cemetery |
| Criteria: | A/1/1 & C/3/3 |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



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|--------------|--|
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant example of a late-19th century memorial park in Boyle Heights; one of the earliest cemeteries to be developed in the area. The memorial park has remained in continuous operation at this location since 1890 and is still an active site of burial; however, its primary period of development occurred between approximately 1890 and 1960, during which time the site was developed to its present-day configuration. |

Name: Our Lady Queen of Martyrs Catholic Church



Description:

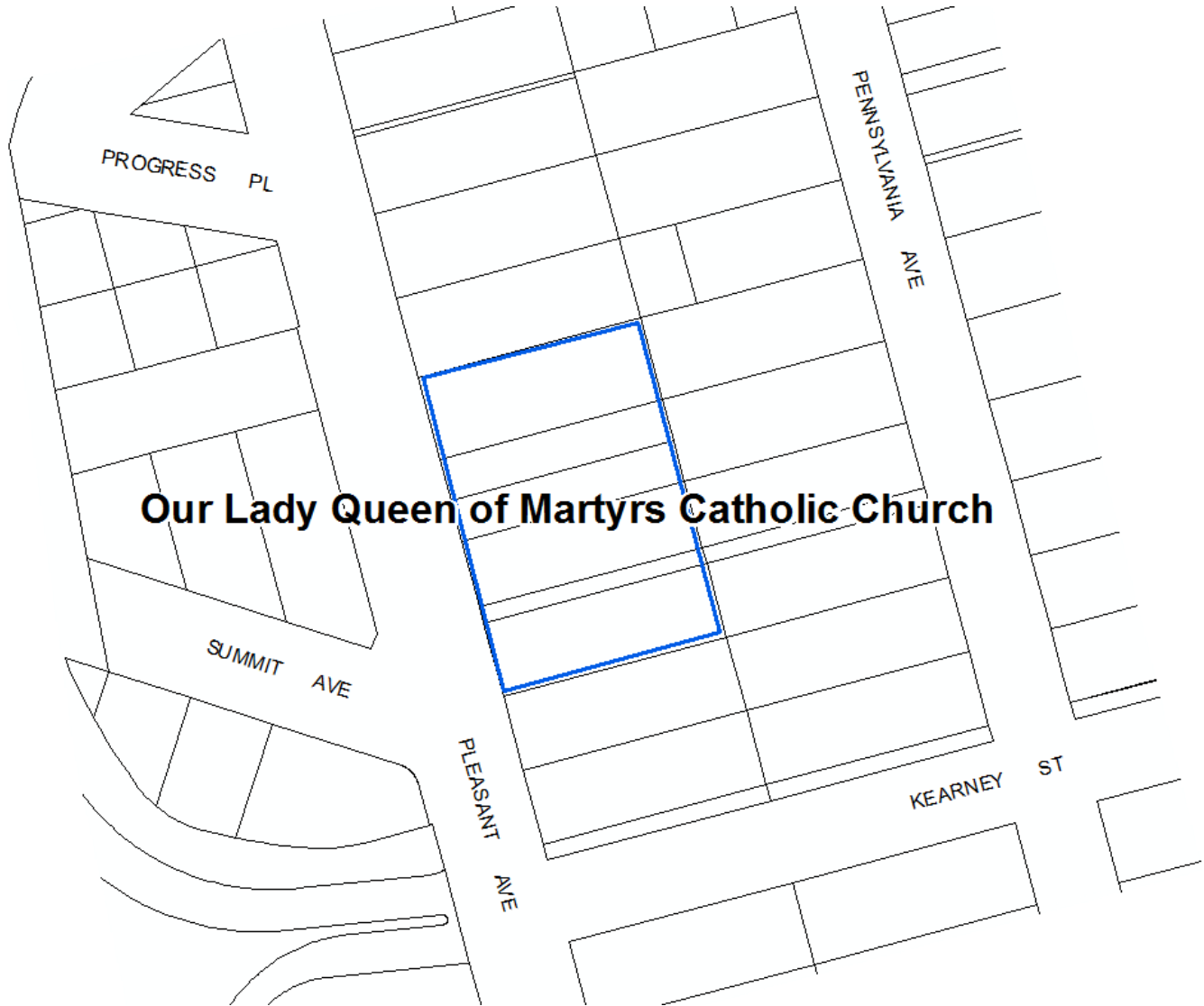
Our Lady Queen of Martyrs Catholic Church is a religious campus located at 1327-1341 E. Pleasant Avenue in northwest Boyle Heights. Located in a residential neighborhood, the property occupies a flat, half-acre site that spans multiple parcels. The campus is composed of two buildings, both of which date to the 1920s and are modest interpretations of the Spanish Colonial Revival style. Near the center of the property is a one-story sanctuary building that dates to 1921 and features a gabled roof, smooth stucco wall cladding, arched windows and doors, buttresses, and a bell tower. To the north of the sanctuary is a two-story building that was erected in 1927 and appears to house the church’s auxiliary functions. This building features a cross-gabled roof, textured stucco wall cladding, and an arched colonnade.

The southern section of the campus is occupied by a surface parking lot. The property is spanned by a combination of stucco retaining walls, wrought iron fences, and wrought iron gates. Concrete steps provide access to both the sanctuary and the auxiliary building. Alterations include the demolition of two rectory buildings that originally stood immediately south of the sanctuary; the replacement of some windows, doors, and roof cladding on both buildings; an upper-story addition to the auxiliary building; and the addition of a perimeter fence and surface parking lot.

Significance:

Our Lady Queen of Martyrs Catholic Church is an example of institutional development associated with Los Angeles’ Armenian community. The church has been in continuous operation at this location since 1956. However, it could not be determined whether this property’s association with the Armenian community represents a significant event in the cultural history of Boyle Heights or the city as a whole. Further research and analysis are needed to make a determination of eligibility.

Both buildings on the property were identified as contributors to the proposed Mount Pleasant Residential Historic District. In addition, a 1927 auxiliary building on the property was determined to be individually significant for its association with the Brownson House, a settlement house that occupied the building between 1927 and approximately 1956.



Context 1:

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|--------------------|--|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Religion and Spirituality, 1850-1980 |
| Theme: | Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Religion/Spirituality |
| Property sub type: | Religious Campus |
| Criteria: | A/1/1 |
| Status code: | QQQ |
| Reason: | Example of institutional development associated with Los Angeles' Armenian community; the church has continuously served an Armenian congregation since 1956. However, it has not been determined whether this association represents a significant event in the cultural history of Boyle Heights or the city as a whole; additional research related to the context and history of Los Angeles' Armenian community is needed to make a determination of eligibility. |

Name: Prospect Park



Description:

Prospect Park is a small municipal park located at the northern terminus of Echandia Street in north Boyle Heights. The park is located in the center of the Brooklyn Heights subdivision, a residential tract composed primarily of single-family residences constructed in the late 19th and early 20th centuries. Measuring three acres, the park is relatively small in size and occupies a flat, teardrop-shaped parcel bounded on all sides by Echandia Street. The park is designed primarily for passive recreational use and consists of an expansive lawn planted with various species of mature trees, some of which are rare to Los Angeles and are original to the park’s initial development in the late nineteenth century. Near the center of the park is a small children’s playground that is accessed by an earthen footpath. The park appears largely unaltered and retains its original configuration, site plan, and many of its original plantings.

Significance:

Prospect Park is an excellent example of an early municipal park in Boyle Heights, associated with the area’s earliest pattern of residential development and suburbanization. The period of significance has been identified as 1889-1891, representing the period in which the park was initially developed.

The history of Prospect Park is associated with the subdivision and development of Brooklyn Heights, one of the first residential tracts to be developed east of the Los Angeles River. Subdivided in 1876 by a group of local investors headed by A.H. Judson, Brooklyn Heights encompassed 105 acres atop a bluff that offered commanding views of the Los Angeles River, San Gabriel Mountains, and Monterey Hills. Judson and his associates reserved a three-acre parcel at the center of the subdivision and donated it to the city for use as a public park in 1877; however, the parcel remained unimproved for the next 12 years aside from a small brick reservoir. Judson named the future park site Prospect Park, supposedly as part of an effort to entice East Coasters to relocate to Los Angeles and purchase land in Brooklyn Heights.

In 1889, as Boyle Heights experienced a significant wave of residential growth, Prospect Park was established as a public park and was formally incorporated into the City’s parks system. That year, the City invested \$1,560 to grade the undeveloped parcel and plant lawns and trees. Notably, the park included several species of rare and exotic trees and plants that were uncommon to Southern California including what was, at the time, Los Angeles’ only cinnamon tree (its bark was later stripped by thieves).

Prospect Park opened to the public in 1891 and was a popular destination for residents of adjacent neighborhoods, although the park remained difficult for others to access until a streetcar line along Brooklyn (now Cesar E. Chavez) Avenue was completed in 1899. Due to its relatively small size and obscure location, Prospect Park never evolved into a tourist mecca as did nearby Hollenbeck Park, but instead retained the character and feel of a small neighborhood park. The park continues to function as a focal point of the community and is among the oldest extant municipal park facilities in the city.



Context 1:

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|--------------------|--|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Government Infrastructure and Services, 1850-1980 |
| Theme: | Municipal Parks, Recreation, and Leisure, 1886-1978 |
| Sub theme: | Municipal Parks, 1904-1931 |
| Property type: | Institutional - Recreation |
| Property sub type: | Municipal Park |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of a late-19th century municipal park in Boyle Heights, associated with the area's earliest pattern of development; among the oldest municipal parks in Los Angeles. |

Name: Rafu Chuo Gakuen Japanese Language School**Description:**

Rafu Chuo Gakuen Japanese Language School is a private educational facility located at 204 N. Saratoga Street in central Boyle Heights. The school occupies a moderately-sized L-shaped site in a residential neighborhood that is composed of three adjacent parcels. The campus consists of three vernacular buildings that date to two distinct periods of development. At the rear (east) of the campus is a one-story building that was constructed in 1938 and features a moderately-pitched gabled roof, smooth stucco cladding, and wood windows. Spanning the south perimeter of the campus is a one-story building that dates to 1966 and features a flat roof, smooth stucco walls, and horizontal bands of operable metal sash windows. This building is connected to the 1938 building by a small hyphen. Sited at the north end of the campus is a two-story building that was also constructed in 1966 and features a low-pitched gabled roof, smooth stucco walls, and horizontal bands of operable metal sash windows. A paved surface parking lot occupies the center of the campus. Landscaping is minimal and consists of a single row of small shrubs along the west perimeter of the campus. Alterations include the addition of security window bars and a chain link perimeter fence.

Significance:

Rafu Chuo Gakuen Japanese Language School is a rare remaining example of institutional development associated with the Japanese American community that historically resided in this area of Boyle Heights, and is one of very few secular institutions associated with the area's Japanese American population to remain in operation. The period of significance has been identified as 1938-1966, which accounts for the period in which the campus was constructed to its present-day configuration.

Prior to World War II, Boyle Heights was among the city's most ethnically heterogeneous areas and was home to a large number of Japanese American households, most of who resided in neighborhoods along the 1st Street corridor. A number of churches and secular institutions were established nearby to serve the area's Japanese American population including Rafu Chuo Gakuen, which was established in 1938 to provide instruction in Japanese language, conversation, and culture and ensure that Japanese customs and traditions were passed down to future generations. The campus originally consisted of four buildings that date to 1938 and were designed by Japanese American architect Yos Hirose.

Like almost all of the area's Japanese American institutions, Rafu Chuo Gakuen was temporarily vacated during World War II, when individuals and households of Japanese descent were relocated to interment facilities under Executive Order 9066. The school reopened after the order was rescinded and Japanese Americans began returning to Boyle Heights. In 1966, the campus was substantially modified; three of the original four buildings were demolished, and two new classroom and office buildings were erected in their place. The 1966 modifications culminated in the campus' present-day configuration.

Rafu Chuo Gakuen has since been incorporated into the Japanese Language School Unified System (Kyodo System) and is one of five affiliated Los Angeles-area schools administered by the system. The campus continues to provide supplemental education in Japanese language and cultural traditions including mochi pounding, calligraphy, flower arrangement, and a Japanese form of martial arts known as kendo. Historically, the student body was almost entirely Japanese American, but has since diversified to include students of Latino heritage and other racial and ethnic backgrounds.



Context 1:

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|--------------------|--|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Education, 1876-1980 |
| Theme: | Education and Ethnic/Cultural Associations, 1876-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Education |
| Property sub type: | Language School |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Rare remaining example of institutional development associated with the Japanese American community that historically resided in this area of Boyle Heights. Rafu Chuo Gakuen has provided instruction in Japanese language, conversation, and culture since the 1930s and is one of few Japanese secular institutions in the area to remain in operation. |

Name: 620 N San Benito Street Bungalow Court



Description:

The 620 N. San Benito Street Bungalow Court occupies a steeply-sloped residential parcel in north Boyle Heights. The property consists of six one-story Spanish Colonial Revival style bungalows that are oriented inward, and a single one-story Spanish Colonial Revival style bungalow that is sited at the rear of the property and faces the street. The buildings open into a narrow central court that provides access to individual units; the court is composed of a concrete stairway and modest landscaping. An archway at the front of the property functions as the portal to the central court. The bungalow court appears to be unaltered.

Significance:

The 620 N. San Benito Street Bungalow Court is an excellent and rare example of an intact 1920s bungalow court in Boyle Heights. Once a common multi-family residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1923, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.



Context 1:

Boyle Heights

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|--------------------|---|
| 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: | Excellent and rare example of a 1920s bungalow court in Boyle Heights; one of only a few remaining intact examples in the area. |

Name: Sheridan Street Elementary School



Description:

Sheridan Street Elementary School is located at 416 N. Cornwell Street in northwest Boyle Heights. The campus occupies a moderately-sized flat parcel that is rectangular in shape and bounded by Sheridan Street on the north, residential parcels on the south, Breed Street on the east, and Cornwell Street on the west. The campus was constructed in 1936; additional buildings were added in the postwar era.

Near the eastern edge of the five acre campus are two adjacent two-story classroom buildings that are flush with the sidewalk and are connected by a second-story walkway. Both were constructed in 1936. The southern building features a single-story auditorium that is appended to its south face. A large, two-story building that appears to house offices and classrooms occupies the northwest corner of the campus and was constructed in the postwar era. Roughly ten modular structures have been placed to the south of the permanent buildings. Most of the campus is paved with asphalt. Landscaping is modest and is largely confined to the perimeter of the property and spaces adjacent to buildings. The campus perimeter is spanned by a chain link fence.

The district boundary was drawn to include only the two east-facing buildings that date to 1936, both of which are designed in the PWA Moderne style. Notable features include horizontal massing, flat roofs, smooth stucco and board-formed concrete walls, horizontal bands of windows set within recessed openings, and abstracted pilasters. Alterations include the replacement of some windows.

Significance:

Sheridan Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1936, representing the period in which the two contributing campus buildings were constructed.

The Sheridan Street campus originally consisted of a three-story schoolhouse building located at the southeast corner of Sheridan and Cornwell Streets. While it is not known what year the original schoolhouse was constructed, it appears to have been built sometime prior to 1900. Like most school buildings constructed at the time, the original schoolhouse was constructed of unreinforced brick.

Responding to widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

Sheridan Street Elementary School was one of the many LAUSD campuses slated for improvements as part of the district's campus reconstruction program. In 1936, architect E.L. Bruner and builder R.E. Campbell designed and constructed two new buildings located directly to the east of the seismically-unfit original schoolhouse building, which was vacated upon

completion of the new edifices. Bruner designed the new buildings in the PWA Moderne style, a popular choice for LAUSD campuses constructed in the 1930s. Shortly after all campus operations were transferred to the new buildings, the original 19th century schoolhouse was destroyed by fire. Additional permanent and modular buildings were added to the campus in the postwar era to accommodate a rise in student enrollment.



Context 1:

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|--------------------|---|
| 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: | Elementary School |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction. |

Name: Spence-Sabina Bungalow Grouping

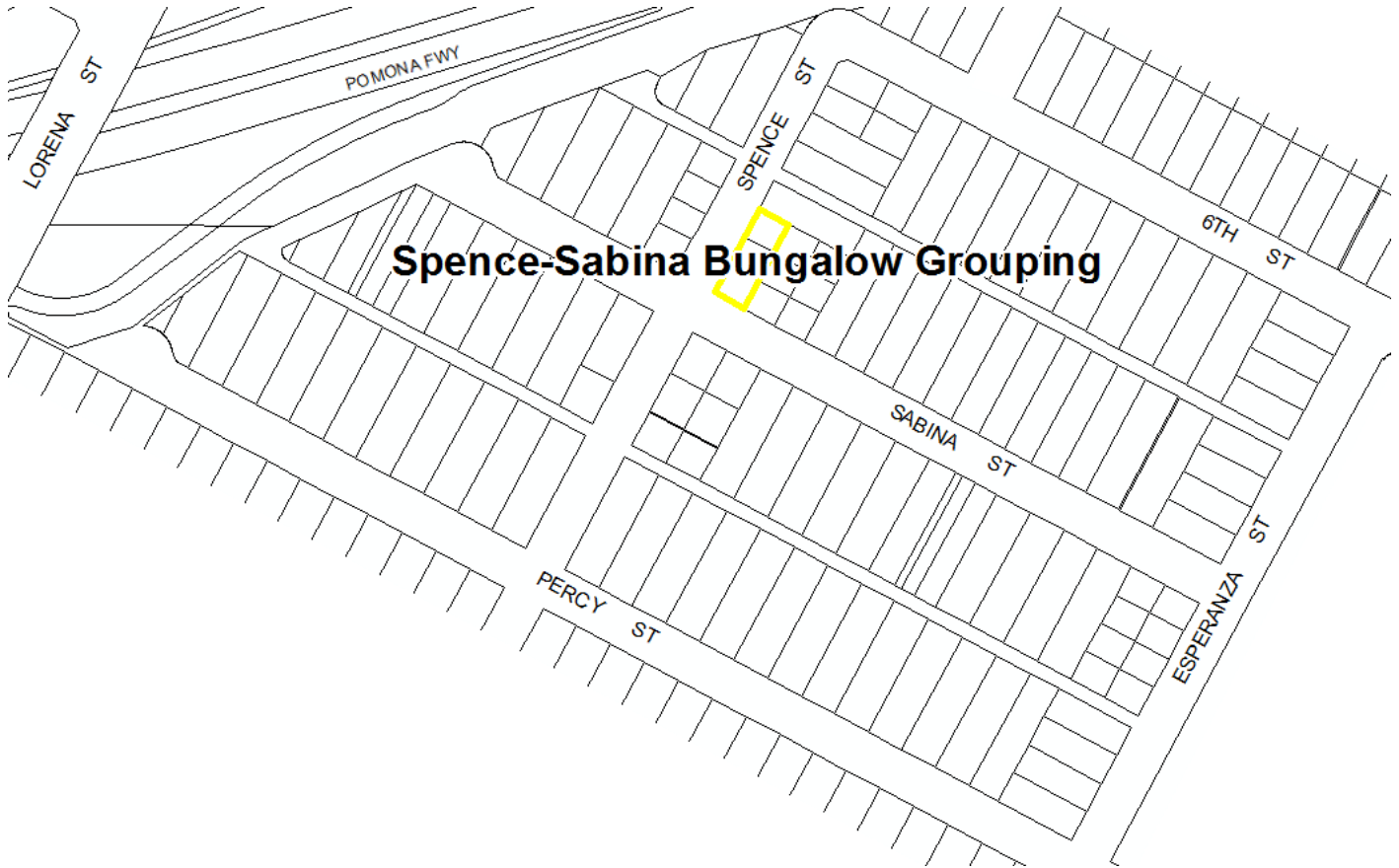


Description:

The Spence-Sabina Bungalow Grouping occupies three small, adjacent parcels in eastern Boyle Heights and includes the addresses of 624-626 S. Spence Street, 628-630 S. Spence Street, and 3501-3503 E. Sabina Street. The property consists of three one-story vernacular bungalows that were built in 1916. Each bungalow contains two residential units with entrances that open onto the street. Notable architectural features include wood tongue-and-groove wall cladding, flat and pent roofs, and flat parapets. The southernmost bungalow was originally divided between one residential unit and a small neighborhood market; the market has since been converted into a residential unit, but the bungalow retains traces of its prior use including a prominent corner entrance and projecting bays that appear to have originally been storefronts. Other alterations include the replacement of some windows, the installation of security doors and security window bars, and the addition of awnings above windows and doors.

Significance:

The Spence-Sabina Bungalow Grouping is a grouping of intact and unusual 1910s bungalows in Boyle Heights, notable for its unique configuration and combination of residential and commercial uses. With its street-facing (as opposed to courtyard) orientation, the property is an atypical example of multi-family housing that espouses some characteristics of the bungalow court, a common multi-family property type in the early twentieth century. The bungalows' orientation conforms to the small size of the subject parcels and represents developers' attempts to maximize the economy of modest lots. Due to alterations, including conversion of the store into a residential unit and the replacement of some windows, the grouping does not retain sufficient integrity for National Register eligibility.



Context 1:

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| Context: | Other Context, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Design/Construction, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Residential |
| Property sub type: | Multi-Family Residence |
| Criteria: | C/3/3 |
| Status code: | 3CS;5S3 |
| Reason: | Significant grouping of intact and unusual 1910s bungalows in Boyle Heights, notable for its unique configuration and combination of residential and commercial uses. With its street-facing (as opposed to courtyard) orientation, the property is notable as an atypical example of multi-family residential development and represents developers' attempts to maximize the economy of modest lots. Due to alterations, including window replacement and conversion of the store into a residential unit, the grouping does not retain sufficient integrity for listing in the National Register. |

Name: Tenrikyo Mission Church



Description:

Tenrikyo Mission Church is a religious and cultural center located at 2727 E. 1st Street in central Boyle Heights. Located in a residential neighborhood, it occupies a flat, 1.5-acre site at the northwest corner of 1st and Saratoga Streets that spans several adjacent parcels. The campus is composed of four buildings that correspond to different periods of development. At the corner of 1st and Saratoga Streets is a one-story building that dates to 1937 and houses both the church and its administrative offices. This building is architecturally vernacular, but exhibits some characteristics indicating that it may have initially been designed in the PWA Moderne style. Located to the north of the church building are several auxiliary buildings that date to the postwar era and are used as on-site residential units, a library, offices, and communal spaces including facilities for the Los Angeles Tenri Judo Doju, a martial arts program that is associated with the church. Surface parking lots occupy the spaces between buildings. Landscaping is confined to the edges of the campus and consists of small trees and shrubs. A perimeter fence spans the campus and limits access from the public right-of-way.

Alterations are generally confined to the main church building and include window, cladding, and door replacement; however, security window bars have been added to both the church building and several of the auxiliary buildings. A perimeter fence has also been added to the property.

Significance:

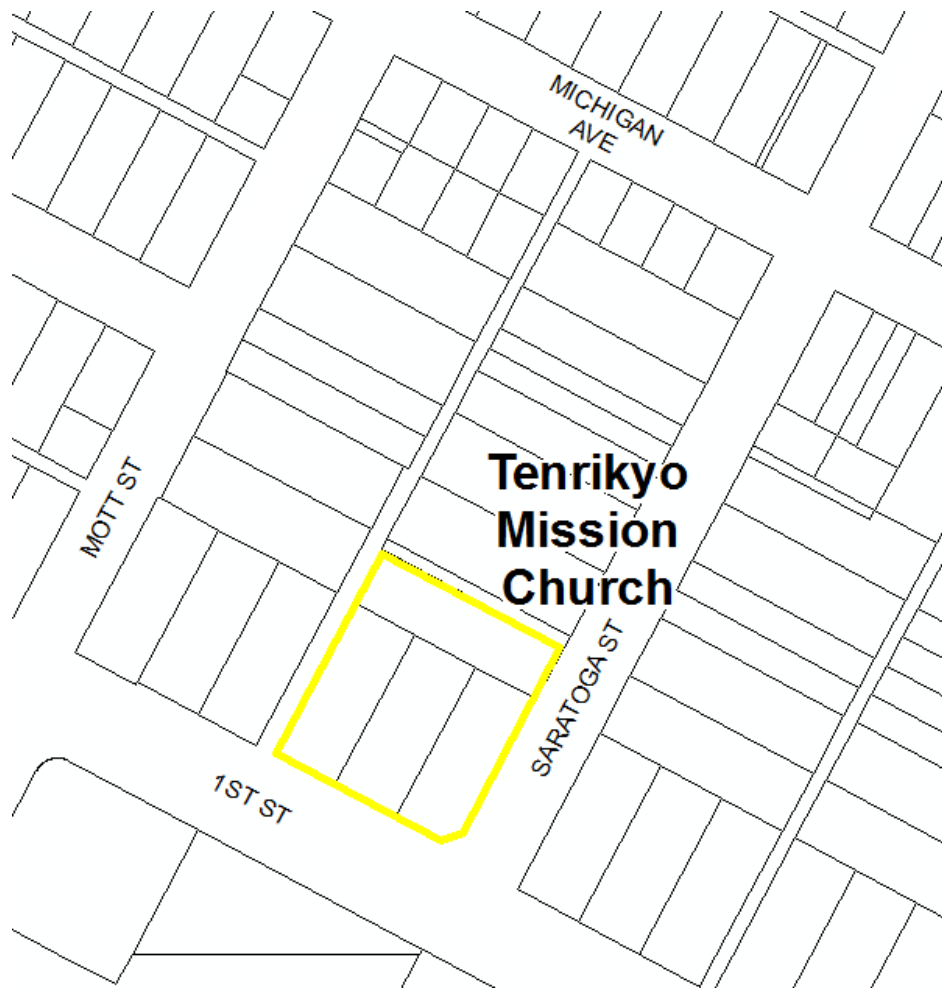
Tenrikyo Mission Church is significant as a rare remaining example of institutional development associated with the Japanese American community that historically resided in this area of Boyle Heights. Once common in the vicinity, Japanese American institutions have become increasingly rare as Boyle Heights' demographics have changed. The period of significance begins in 1937, when the church was established at this location; since it remains in operation at this location and continues to function as a significant religious and cultural center for Los Angeles' Japanese American community, the period of significance has been left open-ended pending further analysis. The property is also significant for its association with Japanese American relocation and internment during World War II. The period of significance for this context has been identified as 1946, when the property was temporarily converted into living quarters for Japanese American families who returned to Boyle Heights after the war.

Originating in 19th century Japan, Tenrikyo is a relatively small religious denomination that breaks from several of the core tenets of mainstream Buddhist and Shinto traditions. In 1934, a group of Japanese immigrants brought the little-known religion to the United States by founding the Tenrikyo Mission Church in Boyle Heights, which was originally located in a small building on Cummings Street near Hollenbeck Park. Boyle Heights was selected as the location for the church's headquarters due to the sizable number of Japanese American households who resided in the area at the time. In 1937, the church was relocated to its present-day location on Saratoga Street, at the heart of the area's Japanese American community; the new church was designed by Japanese American architect Yos Hirose.

During World War II, the church was temporarily vacated when individuals and households of Japanese ancestry were relocated to internment facilities under Executive Order 9066. The church was rented to an African American congregation while the order remained in effect. When the order was rescinded and Japanese Americans began returning to Boyle Heights, the church was re-converted into the Tenrikyo Headquarters and, according to building permits, was temporarily used as emergency shelter for those families who had lost their homes, presumably as a result of internment. Beginning in the 1960s, parcels adjacent to the church were acquired and redeveloped with new church buildings as the denomination

expanded, with the most recent building constructed in 2001.

The property continues to serve as the headquarters and central administrative entity for all Tenrikyo churches in the mainland United States and Canada, even though the demographics of Boyle Heights have changed and most Japanese American families have since moved to other places in the Los Angeles area. Notably, the church continues to serve the community through activities including the Los Angeles Tenri Judo martial arts program and Yoki Daiko, a traditional Japanese taiko drumming group.



Context 1:

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| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Religion and Spirituality, 1850-1980 |
| Theme: | Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Religion/Spirituality |
| Property sub type: | Religious Campus |
| Criteria: | A/1/1 |
| Status code: | 3CS;5S3 |
| Reason: | Rare remaining example of institutional development associated with the Japanese American community that historically resided in this area of Boyle Heights. The campus has continuously served |

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| | as the North American headquarters of the Tenrikyo church at this location since 1937; therefore, the period of significance has been left open-ended pending further analysis. Due to alterations, including window replacement, cladding replacement, and modification of some window openings, the property does not retain sufficient integrity for listing in the National Register. |
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Context 2:

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| Context: | Other Context, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Event or Series of Events, 1850-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional |
| Property sub type: | District |
| Criteria: | A/1/1 |
| Status code: | 3CS;5S3 |
| Reason: | Significant example of institutional development associated with the relocation and internment of Japanese Americans during World War II. In 1946, the property was temporarily converted into residential use and provided short-term accommodations to Japanese American families who returned to Boyle Heights after Executive Order 9066 was rescinded. Due to alterations, including window replacement, cladding replacement, and modification of some window openings, the property does not retain sufficient integrity for listing in the National Register. |

Name: Theodore Roosevelt High School



Description:

Theodore Roosevelt High School is located at 456 S. Mathews Street in central Boyle Heights. The campus occupies a flat, rectangular parcel that is bounded by 4th Street on the north, 6th Street on the south, Mott Street on the east, and Mathews Street on the west. The campus was originally constructed in 1922 but was reconstructed in 1936 following the Long Beach Earthquake. Additional buildings and facilities were incrementally added to the campus after World War II.

The 25-acre campus consists of multiple buildings that correspond to various periods of LAUSD campus planning. At the center of the property is a three-story classroom building that dates to its 1930s reconstruction and anchors the campus; to the east of the main classroom building is a smaller, two-story classroom building that also dates to the 1930s. Several one and two-story buildings are located to the north and east of the 1930s buildings and appear to date to the 1950s; the west half of the campus is composed of various classroom and administration buildings that face toward Mathews Street and appear to date to the 1970s and '80s. The north edge of the campus is occupied by athletic fields and a swimming pool that is operated by the city; the south edge is occupied by a baseball diamond and surface parking lots. Portions of the campus' south and east perimeters are supported by retaining walls that are painted with murals.

Campus buildings are designed in several architectural styles that correspond to their respective periods of development. The 1930s buildings are designed in the PWA Moderne style and feature horizontal massing, bands of operable windows, smooth stucco walls, and minimal ornamentation. The 1950s buildings exhibit some characteristics of Mid-Century Modern architecture, and the buildings that date to the 1970s and '80s reflect more contemporary trends in architecture and design. While the campus has experienced significant changes in setting, its buildings appear to be largely unaltered.

Significance:

Theodore Roosevelt High School is an excellent example of an LAUSD high school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction; the period of significance for this context has been identified as 1936, when the campus was reconstructed to its present-day configuration. The school is also significant for its association with the East Los Angeles Blowouts, a student-led walkout that marked a pivotal moment in Los Angeles' Chicano civil rights movement; the period of significance for this context is 1968, the year that the Blowouts occurred.

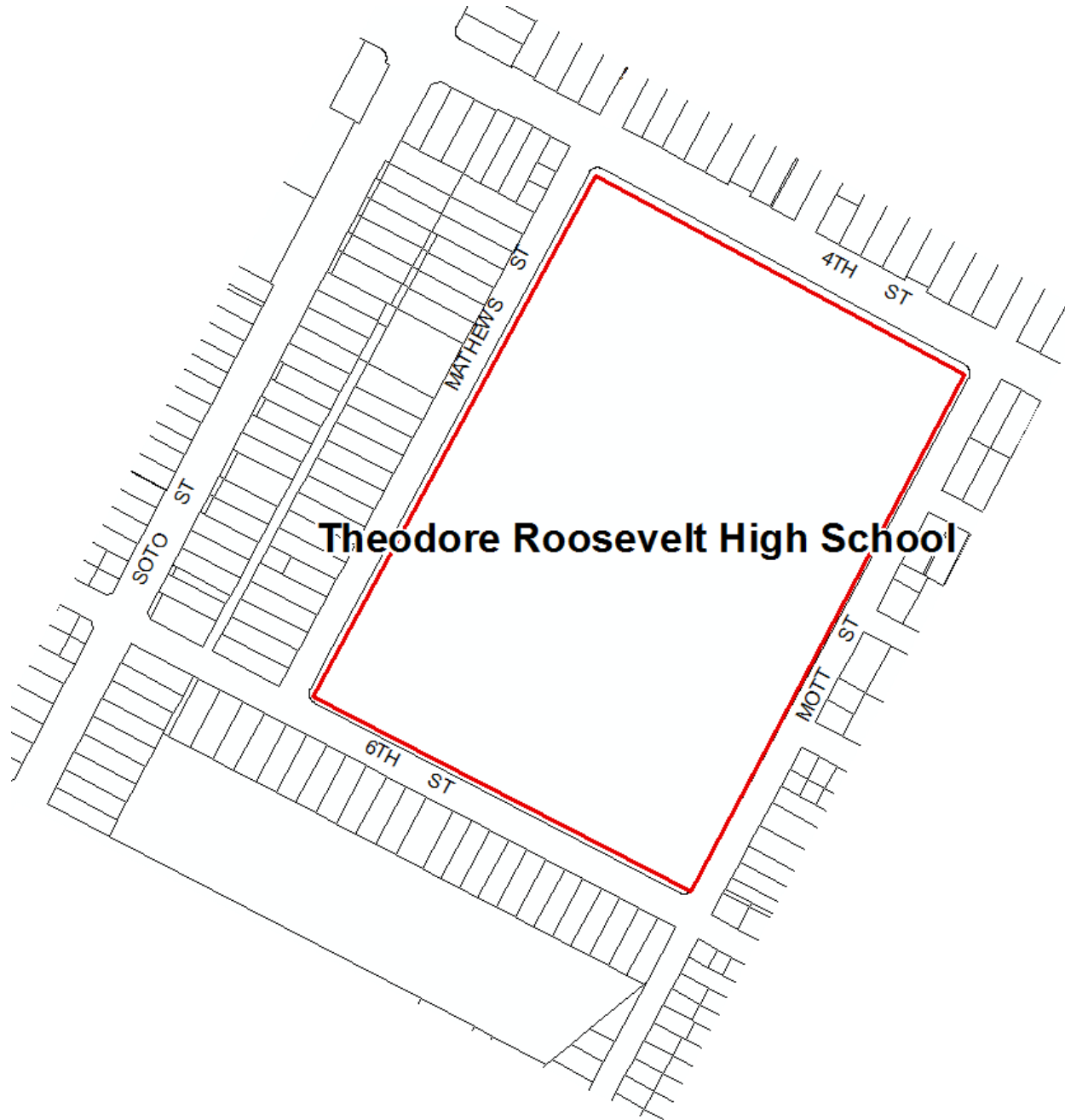
Roosevelt High School was originally constructed in 1922 in response to Boyle Heights' rapid population growth in the early 20th century. Financed by a municipal bond that was passed in the early 1920s, the campus consisted of a single, large building that was designed by the distinguished architectural firm of Hunt and Burns. The campus was originally bounded on the west by Fickett Street and occupied a site that measured roughly half the size of the present-day campus.

Like most LAUSD buildings constructed in this era, the original campus was constructed of unreinforced brick and was thus slated for reconstruction under the Field Act, state legislation that was enacted in response to the 1933 Long Beach Earthquake and stipulated that public school buildings vulnerable to seismic damage be reconstructed to new quake-resistant standards. In 1936, the architectural firm of Hibbard, Gerity and Kerton reconstructed the original Hunt and Burns building, which maintained its basic configuration but was substantially rebuilt and remodeled in the PWA Moderne style. Also in 1936, a new classroom building, also designed in the PWA Moderne style, was erected on the east side of campus

and was designed by noted Los Angeles architect Sumner Spaulding. Buildings were added on an incremental basis in the postwar era, and in the early 1970s the campus underwent a major expansion which pushed its western boundary from Fickett to Mathews Street and culminated in the addition of several new buildings, athletic fields, and a municipal swimming pool. The campus also features a Japanese garden (Garden of Peace) that had originally been built by Japanese students in the 1930s but was destroyed during World War II; the garden was restored in 1996.

In 1968, the campus emerged as a focal point of Los Angeles' Chicano civil rights movement as one of several LAUSD high schools whose students participated in the East Los Angeles Blowouts, a student-led walkout in protest of what were perceived to be inferior conditions, inequitable curricula, and prejudicial policies at LAUSD campuses with large Chicano student bodies. 15,000 students at Roosevelt and six other high schools walked out of classes between March 1 and March 8, 1968, and demanded that the Board of Education provide Chicano students with a more equitable and culturally relevant education. Though most of the students' 39 demands were not met, the walkouts fueled the political activism of Chicano youth and directed attention to broader issues regarding Chicano civil rights. The walkouts served as a model for similar efforts elsewhere in the nation.

Numerous significant individuals have graduated from Roosevelt High School over the course of its history including Lou Adler, noted film producer; Paul Bannai, California first Japanese American assemblyman; Willie Davis, noted African American athlete and long-time center fielder for the Los Angeles Dodgers; Edward Roybal and Antonio Villaraigosa, prominent local politicians; Bobbi Trout, an early female aviator who was a contemporary of Amelia Earhart; and many others.



Context 1:

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|--------------------|---|
| 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: | High School |
| Criteria: | A/1/1&C/3/3 |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



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| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of a LAUSD high school representing the post-1933 Long Beach Earthquake period of school construction. Multiple phases of development are represented on the campus; evaluation pertains only to the former administration building and a classroom building that date to the 1930s. Classroom building the work of noted Los Angeles architect Sumner Spaulding. |

Context 2:

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|--------------------|--|
| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Education, 1876-1980 |
| Theme: | Education and Ethnic/Cultural Associations, 1876-1980 |
| Sub theme: | No SubTheme |
| Property type: | Institutional - Education |
| Property sub type: | High School |
| Criteria: | A/1/1 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Significant example of institutional development associated with the Chicano civil rights movement. The school was one of five LAUSD high school campuses that participated in the East Los Angeles Walkouts of 1968, a student-led protest against inequitable access to quality education among minority students. The walkouts represent a pivotal moment in the Chicano civil rights movement of the 1960s and '70s. |

Name: Utah Street Elementary School



Description:

Utah Street Elementary School is located at 255 Gabriel Garcia Marquez Street in northwest Boyle Heights. The campus is located near the center of the Pueblo del Sol subsidized housing development (formerly the site of Aliso Village) and occupies a flat, irregular-shaped parcel that is bounded by Pueblo del Sol’s management and community center facilities on the north, parks and recreational spaces on the south and west, and Gabriel Garcia Marquez Street on the east. The campus was originally built between 1922 and 1926, but was reconstructed in 1936 following the Long Beach Earthquake.

The six-acre campus consists of three adjacent buildings that are sited near the northern edge of the property: a single-story auditorium that faces east toward Marquez Street, a two-story classroom and administration building that also faces east, and a two-story classroom building that is located at the rear (west) of the property, behind the two east-facing buildings. Five single-story bungalows and modular structures are concentrated at the south end of the campus. The space between the main buildings and modular structures is occupied by asphalt playing fields and a surface parking lot. Mature shade trees and lawns are planted around most buildings. To the front (east) of the auditorium building is a courtyard that serves as the campus’ primary entrance.

The district boundary was drawn to include only the auditorium and rear-facing classroom building, both of which date to the 1936 reconstruction. These buildings exhibit elements of the PWA Moderne style. Notable architectural features include horizontal massing emphasized by bands of windows and string courses, symmetrical facades, flat roofs, smooth stucco walls with rounded corners, and monumental entrance portals. The portion of the campus that is included in this evaluation appears to be unaltered.

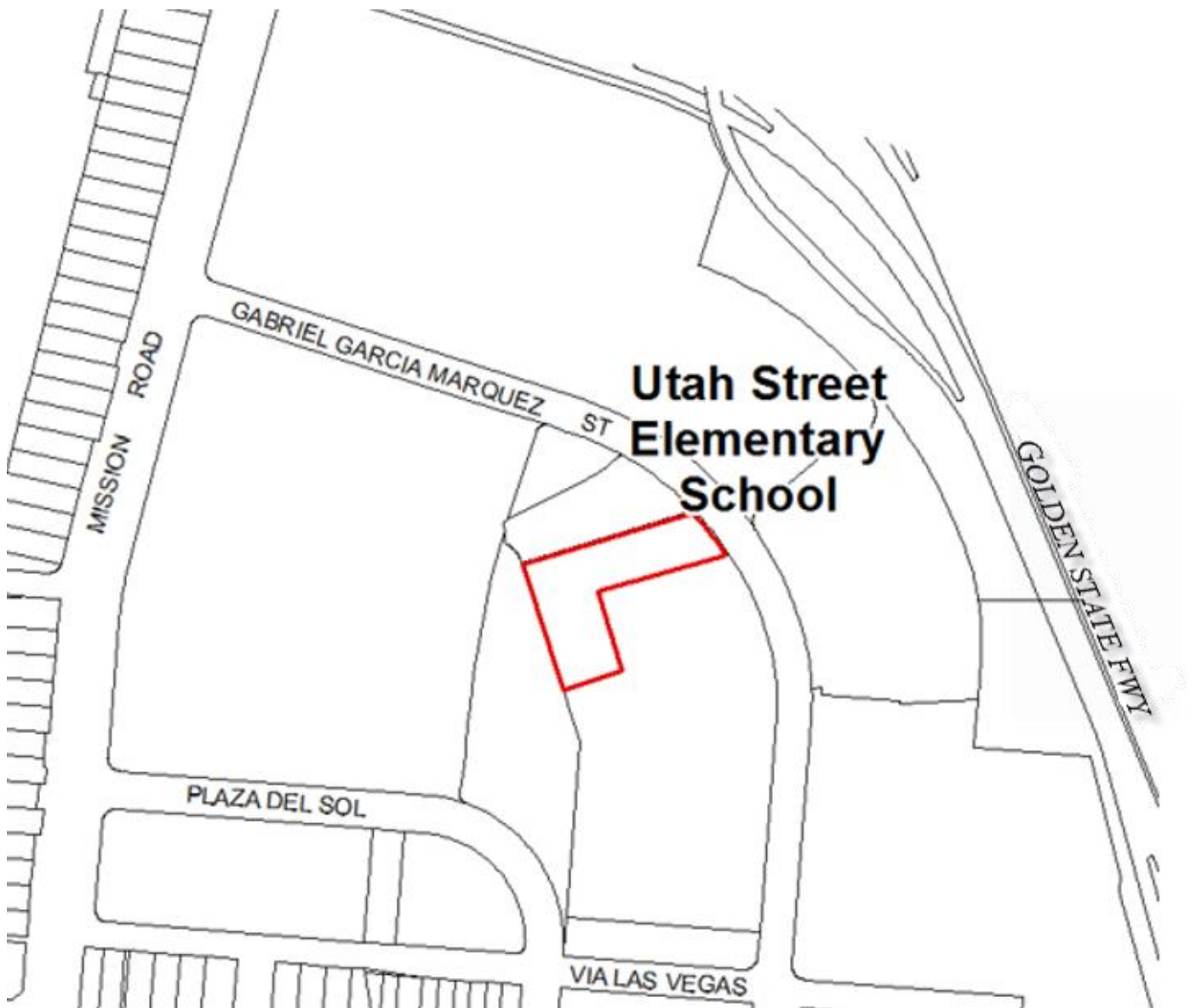
Significance:

Utah Street Elementary School is an excellent example of an LAUSD elementary school, representing LAUSD campus planning and design concepts from the post-1933 Long Beach Earthquake period of school construction. The period of significance has been identified as 1936, during which time this portion of the campus was reconstructed to its present-day configuration.

Taking its name from nearby Utah Street, the campus was originally built in the early 20th century to serve children residing in the “flats” of Boyle Heights. In 1921, the original single-room schoolhouse was replaced by a new classroom building and a new auditorium building, both designed by the noted Los Angeles architectural firm of Walker and Eisen. In 1926, a third building, also designed by Walker and Eisen, was built to accommodate the area’s rapid population growth. Like many school buildings constructed in this era, the original schoolhouse was constructed of unreinforced brick and terra cotta.

Responding to widespread damage caused by the Long Beach Earthquake, the California Legislature passed the Field Act in 1933, which imposed stringent new design guidelines for future public schools and mandated that existing public schools be reconstructed and/or reinforced to new, earthquake-resistant specifications. LAUSD subsequently embarked upon a multi-phased school reconstruction program to bring its schools into compliance with these new specifications, using a combination of bond revenue and federal grants. School campuses across the city that were identified as vulnerable to earthquake damage were remodeled and, in many cases, were reconstructed to incorporate advances in seismic safety and construction technology.

Utah Street Elementary School was one of the many LAUSD campuses that was slated for improvements as part of the district’s reconstruction program. In 1936, campus buildings were reconstructed by noted Los Angeles architect Claud Beelman, who redesigned the campus in the PWA Moderne style. As part of a public housing initiative undertaken by the Housing Authority of the City of Los Angeles (HACLA) in the early 1940s, the residential neighborhood surrounding the Utah Street campus was razed to make way for the Aliso Village public housing project; however, the school remained intact and was incorporated into the new housing development. Although Aliso Village was demolished in the late 1990s, the Utah Street campus remained and was incorporated into Pueblo del Sol, a subsidized housing complex that replaced Aliso Village.



Context 1:

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| Context: | Public and Private Institutional Development, 1850-1980 |
| Sub context: | Education, 1876-1980 |
| Theme: | Public Schools and the LAUSD, 1876-1980 |

Boyle Heights

Historic Districts, Planning Districts and Multi-Property Resources – 12/30/14



| | |
|--------------------|--|
| Sub theme: | Post-1933 Long Beach Earthquake, 1933-1945 |
| Property type: | Institutional - Education |
| Property sub type: | Elementary School |
| Criteria: | A/1/1&C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction; work of noted Los Angeles architect Claud Beelman. |