

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2744 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2744 E 11TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007001

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

A wood truss roof with parapet caps this two-story utilitarian industrial building of brick masonry construction. Fenestration consists of narrow recessed rectangular openings with steel-framed casements, although several second floor window openings have been infilled with brick. Concrete steps lead to the center entrance area, which projects slightly from the primary (north) façade. The recessed entrance is fronted by a non-original metal security gate. A large recessed delivery dock is located east of the entrance. Given the noted alterations, the building exhibits a moderate level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1932, Building permits

P7. Owner Address:

FUN FASHION OF LA INC

932 S HILL ST

LOS ANGELES CA, CA 90015

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/17/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2744 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Factory constructed 1932 for owner/contractor Oliver Wylie, architect CW Arias, \$31000 cost.

1936: Addition built for owner Joe Lowe Corp, engineer RE Ward, contractor Austin Co., \$14600 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: CW Arias

B9b. Builder: Oliver Wylie

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of a utilitarian industrial building of brick masonry construction and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2800 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2800 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with stepped parapet, this symmetrically arranged one-story industrial building is of reinforced brick construction and is influenced by the Art Deco architectural style. Fenestration consists primarily of steel-framed, multi-pane casement windows fronted by metal security screens. Art Deco features include the fluted vertical pilasters dividing each bay and the stepped design of the parapet. Freight openings fronted by rolling metal doors punctuate the east and west bays of the north-facing building. Sheltering the slightly recessed center entrance is a flat canopy supported by triangular pipe-like posts. The building retains a high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1938, Tax Assessor

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 12/7/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2800 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Art Deco influenced

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

Constructed in 1938.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a very good example of an industrial building that was clearly influenced by the Art Deco architectural style and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

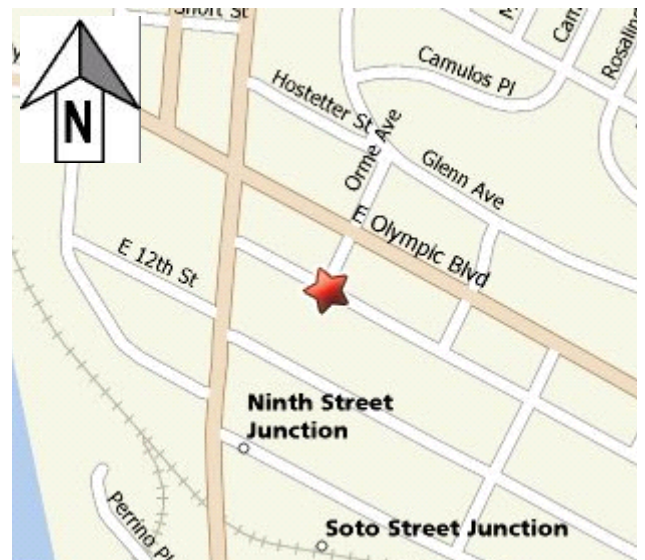
One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2810 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2810 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007003

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one-story Moderne style industrial building is of reinforced brick construction, symmetrically arranged, and capped by a wood truss roof with parapet. A prominent fluted stringcourse forms the lintel for the large steel-framed, multi-pane fixed and casement windows and recessed center entrance. Concrete steps lead to the pair of original stainless steel entrance doors that feature circular center glazing that is highly typical of the Moderne style. Similarly, the entrance's glass block sidelights are key character-defining elements of the idiom. Metal security screens front the primary (north-facing) windows. The building exhibits a high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1940, Building permits

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 2810 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Moderne

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

Warehouse constructed 1940 for owner J. Doyle, no arch., engineer C.S. Stacy, contractor Robert C. Werstiö (sp?), \$13000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: Robert C. Werstiö (sp?)

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a very good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2816 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2816 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007004

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

A wood truss roof with parapet and raised skylight cap this one-story industrial building that is influenced by the Moderne architectural style. Of reinforced brick construction sheathed with smooth stucco, the north-facing building's Moderne features are expressed in the striated stringcourse situated just beneath the parapet, its curved corners, the steel-framed multi-pane casement windows, and the wide vertically fluted surround of the metal-framed glazed main entrance. A slightly recessed east wing contains the freight entrance with its rolling metal door. The building exhibits a high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1941, Building permit

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 12/7/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2816 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Warehouse

B4. Present Use: Industrial

B5. Architectural Style: Moderne

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

1941: Warehouse for owner/contractor B.G. Rhodes, no arch, engineer H. Sage Webster, cost: \$12,600.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: B.G. Rhodes

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2856 E 11TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 2856 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007008

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This relatively modest one-story industrial building is influenced by the Moderne architectural style. Constructed of reinforced brick and capped by a wood truss roof with parapet the building is decoratively enhanced by recessed vertical chevron fluting that flanks steel-framed multi-pane windows on either side of the recessed center entrance. Similar fluting forms a stringcourse near the parapet. Slightly projecting horizontal striations above the windows lead to the cantilevered entrance canopy with its curved edges, further emphasizing the building's Moderne qualities. A large freight opening with metal roll-up door is located near the east end of the building's primary (north) elevation. Other than the metal security bars fronting the windows and a non-original entrance door the building retains a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1938, Building permit

**P7. Owner Address:**

Private

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

**P9. Date Recorded:** 12/7/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2856 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Warehouse

B4. Present Use: Industrial

B5. Architectural Style: Moderne

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

1937: Warehouse for owner Walter Carle, arch A. Godfrey Bailey, contractor M.L. Marvin, cost: \$15,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: A. Godfrey Bailey

B9b. Builder: M.L. Marvin

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, highly representative example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2900 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2900 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007009

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with stepped parapet, this symmetrically arranged one-story industrial building is of concrete construction and is influenced by the Art Deco architectural style. Fenestration consists primarily of steel-framed, multi-pane fixed and casement windows fronted by metal security bars. Art Deco features include the fluted vertical pilasters dividing each bay and the stepped design of the parapet. Other than the center entrance door, which is not original, and seismic parapet bolts the building retains a high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1938, Tax Assessor

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2900 E 11TH ST

B1. Historic Name:

B2. Common Name *McGary and Company*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Art Deco*

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

*Industrial building constructed in 1930.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Zig Zag Sophistication, 1920s; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As a good example of the Art Deco architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

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

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*One Venture, Suite 150*

*Irvine, CA 92618*

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2905 E 11TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 2905 E 11TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5170025014

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This Streamline Moderne style industrial building is of concrete construction and capped by a truss roof with stepped parapet. Metal security bars and screens obscure the building's steel-framed casement windows. Characteristic Streamline Moderne elements include rounded corners, inward curving walls at the recessed entry porch, prominent sill and lintel courses, incised horizontal banding between windows, and a stepped parapet with rounded vertical fluting. The building retains a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg north, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1937, Building permit

**P7. Owner Address:**

Private

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

**P9. Date Recorded:** 9/25/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 2905 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Streamline Moderne

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

1937: Warehouse and office building for owner D. Herbert Hostetter deceased, no arch, engineer K.E. Ward, contractor The Austin Co., cost: \$15,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: The Austin Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age.

As a very good example of the Streamline Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. As a result, the property appears individually eligible for local listing as a City Historic Cultural Monument and as a contributor to a potential Hollister Industrial District at the national, state, and local levels of significance. It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi  
One Venture, Suite 150  
Irvine, CA 92618

PCR Services

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 28 of 3

Resource Name or # (Assigned by recorder) 2905 11TH ST

Recorded by Peter Moruzzi

Date 9/25/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3B, 3CB, 5B

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2946 E 11TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2946 E 11TH ST City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5169007016

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one-story Nautical Moderne style industrial building is rectangular in plan, of reinforced concrete construction, and crowned by a steel truss roof with a stepped and tiered parapet. Fenestration consists of steel-framed fixed and casement windows in rectangular and porthole openings fronted by metal security bars. Nautical Moderne elements include the building's rounded northeast corner, incised horizontal banding, square glass blocks (since painted over) surrounding the corner entrance, and the aforementioned porthole windows and stepped parapet. Despite the indicated alterations, the building retains a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East and north elevs, lkg SW, 9/2008

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

☐ Prehistoric ☒ Historic ☐ Both

1938, Building permit

**P7. Owner Address:**

EVERGREEN ELEVEN CORP

315 N ALPINE DR

BEVERLY HILLS CA, CA 90210

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3B, 3CB, 5B

Resource Name or # (Assigned by recorder) 2946 E 11TH ST

B1. Historic Name: *Nesbit Fruit Products Inc.*

B2. Common Name

B3. Original Use: *Factory and warehouse*

B4. Present Use: *Industrial*

B5. Architectural Style: *Nautical Moderne*

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

1937: *Factory and warehouse for owner Nesbit Fruit Products Inc., arch Robert V. Derrah, engineer J.B. Barnes, contractor Calhoun-Hastings Ltd., cost: \$48,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Robert V. Derrah*

B9b. Builder: *Calhoun-Hastings Ltd.*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age.*

*As a very good example of the rare Nautical Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

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

HP8. *Industrial Building*

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 29 of 3

Resource Name or # (Assigned by recorder) 2946 11TH ST

Recorded by Peter Moruzzi

Date 9/17/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Hostetter Industrial District" and also appears individually eligible for listing in the National Register as a rare example of the Nautical Moderne architectural style, particularly one designed by master architect Robert V. Derrah under Criteria A and C (3B CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3001 E 11TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3001 E 11TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5170024016

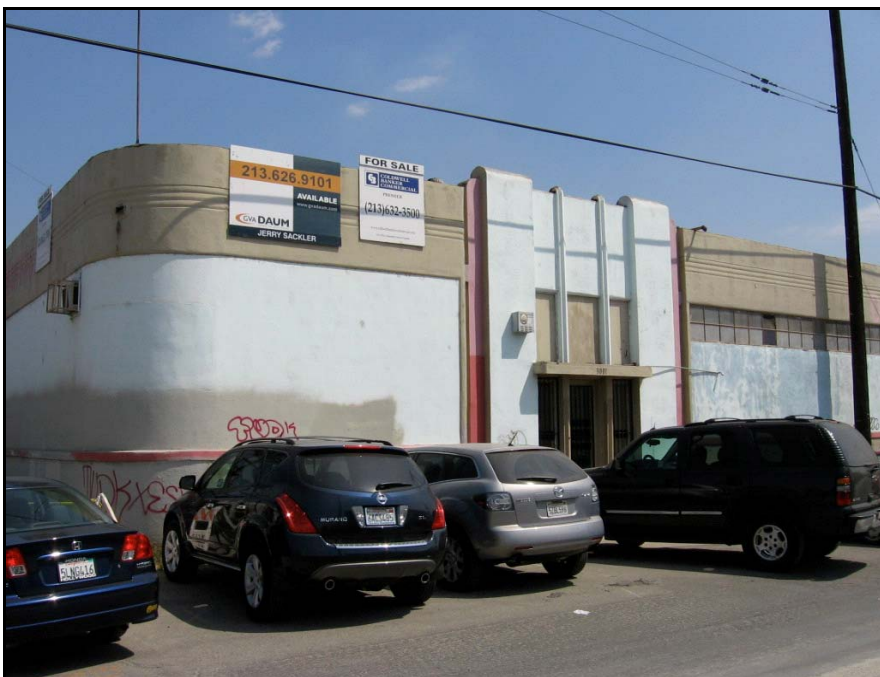
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Capped by a wood truss roof with parapet this one-story industrial building is highly reflective of the Streamline Moderne architectural style. Rectangular in plan and of concrete construction, the building's exteriors are sheathed in smooth stucco. Fenestration consists of steel-framed, multi-pane fixed clerestories. Streamline Moderne elements include rounded corners, incised horizontal banding at the parapet, a thick string course near the foundation, and prominent pilasters and vertical accents with rounded tops highlighting the main (south-facing) entrance. Other than the loss of a large southwest corner window that has since been infilled with stucco the building retains a moderate to high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936, Tas Assessor

P7. Owner Address:

KAUFMAN, HAROLD M TR

6634 SUNNYSLOPE AVE

VAN NUYS CA, CA 91401

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/17/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 3001 E 11TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Streamline Moderne

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

Industrial building constructed in 1936.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of the relatively rare Streamline Moderne architectural style as applied to an industrial building that exhibits a moderate degree of integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 30 of 3

Resource Name or # (Assigned by recorder) 3001 11TH ST

Recorded by Peter Moruzzi

Date 9/17/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2707 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2707 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169009009

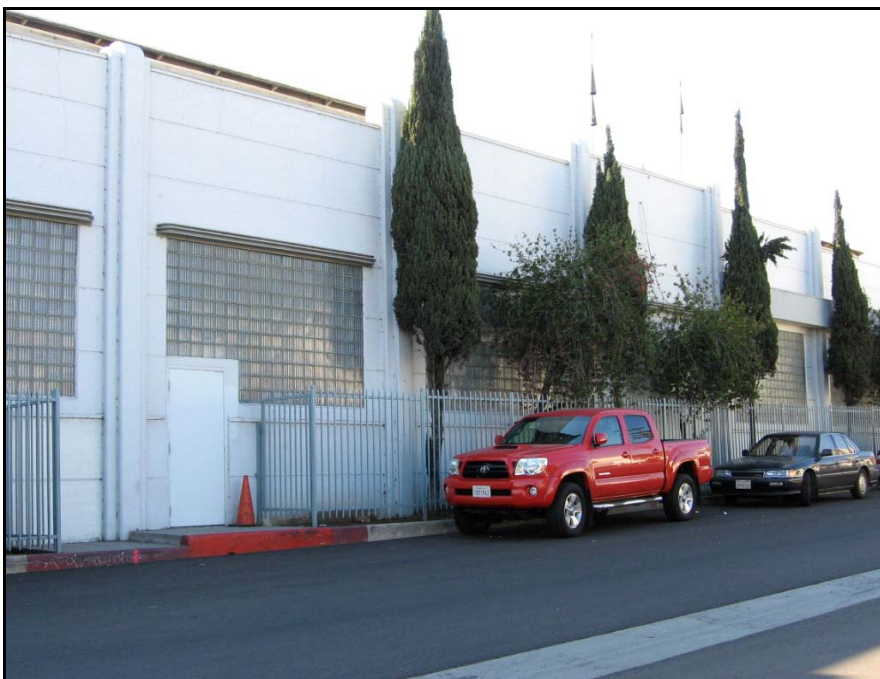
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a flat roof with stepped parapet, this symmetrically arranged one-story industrial building is of concrete construction and is influenced by the Art Deco and Moderne architectural styles. Fenestration consists of large expanses of glass block – typical of the Moderne style. Art Deco features include the fluted vertical pilasters dividing each bay and the stepped design of the parapet. Due to the covering (or infill) of the center entrance the building exhibits a moderate level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1935, Tax Assessor

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2707 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Moderne

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

Industrial building constructed in 1935.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

AKA 2730 East 11th Street. As a good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. As a result, the property appears eligible for local listing as a contributor to a district. It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

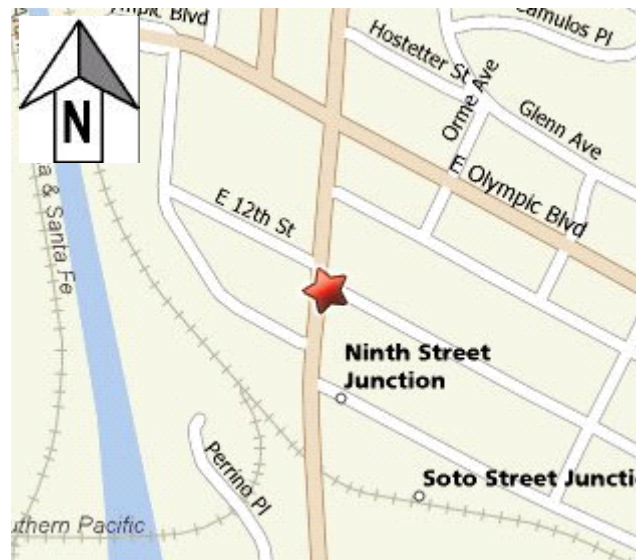
One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2736 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2736 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169009018

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This elongated reinforced concrete industrial building, which exhibits elements of the Moderne architectural style, is actually comprised of four segments with internally divided walls each of which is capped by its own wood truss roof with parapet. The building's primary (north) elevation features faux pilasters between bays, horizontal banding along the roofline, steel-framed multi-pane fixed and casement windows, and rolling metal or segmented wooden doors fronting freight openings. Several pedestrian entrances feature streamlined canopies with horizontally striated metal fascia. Overall the building exhibits a moderate to high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937, Building permit

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 12/7/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2736 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Warehouse

B4. Present Use: Industrial

B5. Architectural Style: Moderne

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

1937: Warehouse for owner Central Realty Co., no arch, engineer Edwin F. Rudolph, contractor Central Building Co., cost: \$19,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Edwin F. Rudolph

B9b. Builder: Central Bldg Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2801 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2801 E 12TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169007018

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a low-pitched wood truss roof with parapet this elongated one-story industrial building exhibits elements of the Moderne architectural style. Shed-like structures punctuated by glazing surmount each truss roof. Of reinforced brick and concrete construction the building's primary (south) elevation features horizontal brick banding near the roofline above steel-framed, multi-pane casement windows. Pilasters crowned by trios of decorative chevrons in relief highlight the building's numerous bays. A high concrete bulkhead faces the street. The building exhibits a high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1933, Building permit

P7. Owner Address:

WARTNIK, MAX TR

2801 E 12TH ST

LOS ANGELES CA, CA 90023

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 12/7/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2801 E 12TH ST

B1. Historic Name: *Mueller Company*

B2. Common Name

B3. Original Use: *Foundry*

B4. Present Use: *Industrial*

B5. Architectural Style: *Moderne*

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

1933: Foundry for owner Mueller Co., arch R.E. Ward Stocker (sp?) & Eiger (sp?), contractor the Austin Co., cost: \$35,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *R.E. Ward Stocker (sp?)*

B9b. Builder: *The Austin Co.*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As a good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

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

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2828 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2828 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169008014

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Moderne styling distinguishes this elongated one-story industrial building that is capped by a flat roof with parapet. Constructed of reinforced brick and steel framing the building's primary (north) elevation is clad in smooth stucco at the sill line and brick below. Fenestration consists primarily of wide expanses of glass block. Flanking large paired freight openings (containing rolling metal doors) are inward curving walls topped by stepped and rounded parapets – elements indicative of the Moderne style. The building exhibits a moderate to high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1941, Building permit

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 12/7/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 2828 E 12TH ST

B1. Historic Name: *The United States Envelope Co.*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Moderne*

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

1940: Mfg building for owner *The United States Envelope Company*, no arch, engineer *A.E. Schmidt*, contractor *The Austin Co.*, cost \$40,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *None*

B9b. Builder: *The Austin Co.*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age.*

*As a good example of the Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. For many years the property housed the United States Envelope Company, a major employer in Boyle Heights. It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

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

HP8. *Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*One Venture, Suite 150*

*Irvine, CA 92618*

Date of Evaluation:

12/7/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3B, 3CB, 5B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2945 E 12TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2945 E 12TH ST City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5169007017

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Situated on the northwest corner of East 12th and Evergreen Streets, this large one- and two-story industrial building is of brick masonry construction and capped by a steel truss roof with parapet (on its one-story manufacturing/warehouse portion) and a flat roof with parapet (on its two-story office wing). The building, which occupies one-half of the block between South Soto Avenue and Evergreen Street, features ornate corner offices – that are strongly influenced by the Plateresque variant of the Spanish Colonial Revival style – and a more utilitarian manufacturing and warehouse wing west of the offices. Decorating the office wing's parapet are multi-colored bricks set in a Dutch bond pattern. Office fenestration consists of narrow, recessed rectangular openings with steel-framed fixed and casement windows. Typical of the Plateresque is the lavish Baroque ornamentation and detailing surrounding the raised office entrance – accessed by a dual staircase – that is rendered in concrete. This detailing includes a recessed ogee arch opening; stylized urns, floral wreaths, and medallions flanking the entrance; a curved balconet; and intricate decorative work framing the second story window (since infilled) highlighted by a stylized center scroll with the inscribed year "1931."*

(Continued on page 3)

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NW, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1931, Building permit

**P7. Owner Address:**

L AND S 12TH ST PROPERTIES LL

2935 E 12TH ST

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

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

Intensive Level Survey

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

None

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3B, 3CB, 5B

Resource Name or # (Assigned by recorder) 2945 E 12TH ST

B1. Historic Name: *Crown Willamette Paper Company*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Churrigueresque*

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

*Industrial building constructed 1931 for owner/contractor The Austin Securities Co. Ltd., architect Hugo Eckert, \$80000 cost.*

*1947: Addition of one-story 197' x 293' reinforced concrete and brick building for the Crown Willamette Paper Co. by architect Wayne McAllister; \$12,500.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Hugo Eckert*

B9b. Builder: *The Austin Securities Co.*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As an excellent example of a Churrigueresque-influenced industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Although tax assessor records indicate a different date of construction, this building has a 1931 date inscribed near the parapet. For many decades the property was the home of the Crown Willamette Paper Company, an important employer in Boyle Heights. It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

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

HP8. Industrial Building

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 35 of 3

Resource Name or # (Assigned by recorder) 2945 12TH ST

Recorded by Peter Moruzzi

Date 9/17/2007 ☐ Continuation ☐ Update

### P3 Description (Continued)

*Despite the infilled window and a non-original entrance door, the office wing retains a high level of physical integrity. Although the building's manufacturing portion also features multi-colored brick veneer it is essentially unadorned with numerous steel-framed, multi-pane windows and cargo openings. It, too, exhibits a high level of physical integrity.*

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Hostetter Industrial District" and also appears individually eligible for listing in the National Register as a rare example of the Churrigueresque variant of the Spanish Colonial Revival style as applied to an industrial building under Criteria A and C (3B CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3001 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3001 E 12TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169006002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Occupying the northeast corner of East 12th and Evergreen Streets, this one-story Streamline Moderne style industrial building is of reinforced brick masonry construction and capped by a wood truss roof with parapet. Fenestration consists of steel-framed, multi-pane fixed and casement windows fronted by metal security bars. The building's Streamline Moderne features include a rounded corner entrance area with inward curving vertical brick pattern pilasters, glass block entrance surrounds, curved flat entrance canopy, curved concrete entry steps, and a brick stringcourse forming the lintel for the window groupings on the primary west and south elevations. Although the entrance doors are not original, the building retains a moderate to high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West and south elevs, 1kg NE, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946, Building permit

P7. Owner Address:

3000 E 11TH STREET LLC

0 PO BOX 5750

VERNON CA, CA 90058

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/17/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 3001 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Streamline Moderne

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

Industrial building constructed 1946 for owner CU McClellan, engineer LW Phelps, contractor the Ted R Cooper Co. Inc., \$45000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: LW Phelps

B9b. Builder: Ted R Cooper Co. Inc.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age.

As a very good example of the relatively rare Streamline Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. As a result, the property appears eligible for listing as a contributor to a South of Olympic/East of Soto Industrial District. It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3039 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3039 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169005001

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Capped by a wood truss roof with parapet and concrete coping, this one-story utilitarian industrial building is of brick masonry construction and features large multi-pane, steel-frame windows along its primary (south) elevation. Square brick Doric pilasters with concrete bases and capitals frame each bay of the wide building. Centering most bays are entrances surrounded by the aforementioned recessed multi-pane fixed and awning type windows with concrete sills and stringcourse lintels. Seismic bolts line the parapet below the coping. The building retains a high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1931, Tax Assessor

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 3039 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Constructed in 1931.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of a utilitarian masonry industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3071 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3071 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169005020

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This Streamline Moderne style industrial building is of concrete construction and capped by a flat roof with stepped parapet. Metal security bars and screens obscure the building's fenestration. A large opening for deliveries is located near the east end of the south-facing structure. Characteristic Streamline Moderne elements include the rounded corners of the building and stepped parapet, incised horizontal banding between windows, round vertical fluting above a curved cantilevered entrance canopy, and the original curved pipe railing fronting the raised entrance (that is now fronted by a metal security gate). Despite the addition of a prominent front entrance ramp, the building retains a moderate to high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936, Building permit

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 3071 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Streamline Moderne

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

Industrial building constructed 1936 for owner James P Martin, no architect noted, licensed engineer R.E. Ward, contractor The Austin Co., \$18000 valuation.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: The Austin Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of the Streamline Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3101 E 12TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3101 E 12TH ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5169005006

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Of reinforced brick masonry construction and capped by a wood truss roof with parapet, this one-story Streamline Moderne industrial building's primary elevation faces south. Metal security screens obscure the building's fenestration. A large opening for deliveries is located near the building's west end. Characteristic Streamline Moderne elements include the rounded west corner, numerous stretcher bond stringcourses, and the curved cantilevered center entrance canopy with metal fascia. Although the entrance doors have been replaced, the building retains a moderate to high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1940, Building permit

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 3101 E 12TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Streamline Moderne

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

1947: Industrial bldg for owner Central Realty Co., no arch, engineer Edwin F. Rudolph, contractor Central Bldg. Co., cost: \$24,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: Central Building Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1931-1946

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of the Streamline Moderne architectural style as applied to an industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the Hostetter Industrial District. Specifically, it is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1904 E 1ST ST

**P1. Other Identifier:**

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

**a. County**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1904 \_\_\_\_\_ E \_\_\_\_\_ 1ST ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5174016025

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, turn-of-the-century commercial building; flat roof with a parapet; brick and stucco exterior walls; wood-frame roof; load-bearing brick with steel girders; concrete foundations; stepped parapet with decorative brickwork; cast dentiled belt-course divides ground floor and second story; two arched entranceways with cast keystone and archivolt door surround; panelled wood door with single light window; metal bar security door and wood door (alteration); aluminum sliders on the second story windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

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

☐ Prehistoric ☒ Historic ☐ Both

1905

**P7. Owner Address:**

GALLARZO, M N AND F TRS

2823 ALLESANDRO ST

LOS ANGELES CA, CA 90039

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:**

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 1904 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style:

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

1905: Commercial and residential building constructed for owners W.M. Hoover and M.H. Hoover, architect R.B. Young, builder A.J. Crawford, for \$9,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: R.B. Young

B9b. Builder: A.J. Crawford

B10. Significance: Theme: See Below

Area

Period of Significance: 1905

Property Type Commercial and residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1887-1912; Commercial Architecture and Technological Developments in Construction

1904 1st Street is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 1904 1st Street is one of the oldest extant commercial building in the survey area.

The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 40 of 3

Resource Name or # (Assigned by recorder) 1904 1ST ST

Recorded by Jon Wilson

Date

☐ Continuation ☐ Update

### B10 Significance (Continued)

*Theme: Commercial Architecture and Technological Developments in Construction*

#### *Renaissance Revival*

*1904 1st Street is significant for its association with the period revival architectural styles and culture of early 20th century commercial architecture. It represents the influence of period revival architecture on the architects, designers, and builders working in the survey area during the early 20th century. Furthermore, 1904 1st Street represents the identity and values of the occupants.*

*The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Italian Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Italian Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Italian Renaissance Revival style is a derivative of renaissance-era Italian domestic architecture that differs from Spanish-inspired designs in several identifiable ways. Character-defining features of the Renaissance Revival style include a symmetrical façade, low-pitched hipped roof typically covered by ceramic tiles, deep overhanging boxed eaves with decorative carved brackets, stucco sheathing, upper-story windows smaller and less elaborate than windows below, extensive use of arches for first story entries and windows, and entrances accented by classical columns or pilasters.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2001 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2001 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Primary elevation oriented south, southwest facing 1st St. Located on corner of 1st St and Cummings St.

Parcel No. 5183007004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story, rectangular plan; early twentieth-century brick commercial building; flat roof; load-bearing brick exterior walls; decorative brickwork on the pilasters; stepped-brick belt-course dividing the ground floor from the second story; metal awning over the residential space entrance supported by two tension cables; air-vents with a metal "S" attached signifying the original owners name; cast signage of the original owners name on the south elevation; narrow decorative awning near the top of the parapet; aluminum and glass doors and metal bar security doors on the ground floor (alteration); aluminum slider windows on the second story (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

South Elevation, Lkg NE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1915 c.

**P7. Owner Address:**

GROSS INVESTMENT COMPANY L  
2337 ROSCOMARE RD  
LOS ANGELES CA, CA 90077

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2001 E 1ST ST

B1. Historic Name: J. S. Schirma Building

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: Early Twentieth-Century Commercial and Residential

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

1914: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2001 1st Street is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2100 E 1ST ST

**P1. Other Identifier:**

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

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2100 E 1ST ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5183008027

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*West Building: One-story; rectangular plan; 1920s commercial building; flat roof with a parapet; brick exterior walls; decorative brickwork on the pilasters; wood and glass door (alteration); fixed storefront display windows (alteration).*

*East Building: One-story; rectangular plan; 1930s Streamline Moderne Post Office building; flat roof with a parapet; stucco exterior walls; fluted pilasters; block glass wall over knee-wall; wood and glass door with Moderne pulls under a transom light; fixed storefront display windows.*

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SS, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1917

**P7. Owner Address:**

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

One Venture, Suite 150

Irvine, CA 92618

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2100 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

West Building 1922: Commercial building constructed for owner Abraham Rogoff, architect/builder De Luxe Building Co., for \$8,900.

East Building: 1930s: Post Office constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: De Luxe Building Co. (West Building)

B9b. Builder: De Luxe Building Co. (East Building)

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria C

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

Theme: Religion and Spirituality

Commercial, Institutional and Religious Buildings Associated with Associated with Japanese-American Culture in Boyle Heights

2100 1st Street is significant for its association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, the Los Angeles Japanese Hospital was an important spiritual center for Japanese-Americans and their struggle for civil rights for Japanese-Americans.

Early 20th Century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were "picture brides" who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was "Sho-Tokyo," the area of present-day "Little Tokyo" in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from "Sho-Tokyo," many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1st Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson  
One Venture, Suite 150  
Irvine, CA 92618

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2124 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2124 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the corner of 1st Street and Chicago Street.

Parcel No. 5183008016

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; flat roof with a Mansard parapet; brick exterior walls; concrete foundations; marble floors; tile on Mansard parapet; cast ornamentation on pilasters and on belt-course; narrow two-story arched central bay for entranceway with decorative cast ornamentation; aluminum and glass doors with aluminum mullion and muntin storefront windows (alterations); aluminum and glass slider windows on second story (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1927

**P7. Owner Address:**

MIGUEL, CONSTANTINO CO TR ET

328 W HUNTINGTON DR

MONROVIA CA, CA 91016

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S3

Resource Name or # (Assigned by recorder) 2124 E 1ST ST

B1. Historic Name: *Hollenbeck Masonic Lodge*

B2. Common Name

B3. Original Use: *Masonic Lodge*

B4. Present Use: *Commercial*

B5. Architectural Style: *1920s Commercial Building*

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

*1922: Masonic Lodge constructed for Hollenbeck Masonic Lodge, A. W. Rangel and John C. Smith architects, May and Grimwood contractors, for \$100,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *A. W. Rangel and John C. Smith*

B9b. Builder: *May and Grimwood*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A, C*

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

*Theme: Commercial Development Related to Street Railway Transportation, 1913-1934*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2124 1st Street is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

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

B12. References:

*LA City Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:

B14. Evaluator: *Jon Wilson*  
*233 Wilshire Boulevard, Suite 130*  
*Santa Monica, CA 90401*

*PCR Services*

Date of Evaluation: *9/1/2007*

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 43 of 3

Resource Name or # (Assigned by recorder) 2124 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### 2. Theme: Social Clubs and Public Service Organizations

*2124 1st Street is significant for its association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. It is representative of the social, leisure, and political activity in Boyle Heights.*

*Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story Hollenbeck Masonic Hall Lodge constructed in 1922 and designed by architects A. W. Rangel and John C. Smith and built by May and Grimwood contractors, located at 2124 1st Street.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2203 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2203 \_\_\_\_\_ **E** \_\_\_\_\_ **1ST ST** \_\_\_\_\_ **City** Los Angeles \_\_\_\_\_ **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ **Zone** \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Primary elevation oriented south onto 1st Street.

Parcel No. 5183005035

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s Hotel building; flat roof with a parapet; brick exterior walls; narrow two-story arched central entranceway bay with decorative arches and ceramic tile; ceramic tile spandrels beneath the ground floor windows; aluminum and glass doors (altered); casement windows (altered).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1920 c.

**P7. Owner Address:**

LAS PALOMAS HOTEL L P  
3345 WILSHIRE BLVD STE 1000  
LOS ANGELES CA, CA 90010

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2203 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1925: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A

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

1. Theme: Ethnic/Cultural and Gender Diversity

*Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights*

*2203 1st Street is significant for its association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.*

*During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 44 of 3

Resource Name or # (Assigned by recorder) 2203 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.*

#### 2. Theme: Social Clubs and Public Service Organizations

*2203 1st Street is significant for its association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. It is representative of the social, leisure, and political activity in Boyle Heights.*

*Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story building located 2203 1st Street was originally a social lodge and bath, and it appears to have an existing Mikveh (Ritual Bath), which was a ceremonial bath used as a cleaning ritual before marriage.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2415 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2415 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on the north side of 1st Street.

Parcel No. 5180002015

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, late-nineteenth-century duplex; two front-gable bays connected by a side-gable connection; wood clapboard exterior walls; faux half-timbering with patterned wood board on two front gable-ends; decorative wood brackets attached to eaves fascia; covered front porch supported with classical colonettes above the porch wall; doors covered with metal security bars (alteration); windows covered with metal security bars (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg NE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1894\*

**P7. Owner Address:**

HIESHIMA, ASAICHI S AND YOSHI A  
6716 PICKERING AVE  
WHITTIER CA, CA 90601

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S1

Resource Name or # (Assigned by recorder) 2415 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Victorian

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

1894: Multi-family Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

2415 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 45 of 3

Resource Name or # (Assigned by recorder) 2415 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*2415 1st Street is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2415 1st Street represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2504 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2504 \_\_\_\_\_ E \_\_\_\_\_ 1ST ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Primary elevation oriented north, northeast onto 1st St.

Parcel No. 5180006002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*South Building: Two story; rectangular plan; Queen Anne single-family residence; hipped roof with a rear side-gable roof and dormers; wood clapboard siding; wood-frame roof; wood-frame structure; covered front porch supported by wood colonettes decorated with spindles and brackets; double-hung windows with single-light sashes.*

*North Building: One-story; rectangular plan; 1940s commercial building; stucco exterior walls; multi-light door (alteration); storefront windows (alteration).*

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1886 c.

**P7. Owner Address:**

HAYASHI, LEO AND JUNE M TRS E

901 WANDERING DR

MONTEREY PARK CA, CA 91754

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S3

Resource Name or # (Assigned by recorder) 2504 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: Queen Ann

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

1898: Residence constructed.

1940: Commercial building constructed..

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Commercial and Residential Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2504 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 46 of 3

Resource Name or # (Assigned by recorder) 2504 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*2504 1st Street is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2504 1st Street represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2507 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2507 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on the north side of 1st Street.

Parcel No. 5180007002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Eastlake cottage single-family residence; cross-gable roof on a gable-on-hip roof with a large dormer and a side-gable rear bay; wood clapboard and shingle siding; wood-frame roof; wood-frame structure; decorative engaged Corinthian columns and Corinthian colonettes above the porch wall supporting the porch roof; exposed roof eaves; wood and glass panel door with transom light; arched window openings on the front-gable and dormer (alteration); fixed single-light sash below single-light transom lights on the front west bay on the ground floor.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1886 c./1895\*

**P7. Owner Address:**

HAYASHI, LEO  
2625 E 1ST ST  
LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S3

Resource Name or # (Assigned by recorder) 2507 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Eastlake

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

1886 or 1895: Residence constructed.

1920: Garage constructed for owner Loyd Champion, \$100 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2507 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 47 of 3

Resource Name or # (Assigned by recorder) 2507 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Eastlake Style

*2507 1st Street is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2507 1st Street represents the identity and values of the occupants.*

*The Eastlake style dates from the 1870s and 1880s. Examples of the Eastlake styles in Los Angeles date from approximately 1880 to 1904. The Eastlake style grew out of the Queen Anne Revival movement. The Queen Anne Revival movement is one of the late 19th century British architectural movements that originated as part of a rejection of the styles of Georgian Architecture. The Eastlake style was not widely popular in California, and there are only a few examples of it still around. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have elaborate cladding and geometrical decoration, especially curved brackets. The Eastlake style can be found mixed with Queen Anne Revival, Italianate, Classical Revival, and Folk Victorian styles. Character-defining features of the Eastlake style include one or two stories, exposed structural and faux structural members (posts, dentils, bracing, brackets, and struts), diagonal or vertical wood siding, ornamentation at the gable ends, and thin vertical bays on the primary elevation.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2511 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2511 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on the north side of 1st Street.

Parcel No. 5180007003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; cross gable-on-hip with a rear side-gable roof; wood clapboard siding; wood-frame roof; wood-frame structure; wood shingles on front gable fascia; steeply pitched eaves; recessed front porch with wood colonettes; metal bar security door (altered); fixed single-light sash below a fixed patterned multi-light sash.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1888 c.

**P7. Owner Address:**

OCHOA, NORA  
114 N MATHEWS ST  
LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2511 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped Roof Cottage

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

1888: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1911

Property Type Residential

Applicable Criteria A, C

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

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

2511 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 48 of 3

Resource Name or # (Assigned by recorder) 2511 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2516 E 1ST ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2516 E 1ST ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5180006004

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

South Building: Two story; rectangular plan; Eastlake single-family residence; cross gable-on-hip with a rear side-gable roof and dormers; decorative wood shingle siding; wood-frame roof; wood-frame structure; decorative wood brackets, spindles, and surface-mounted ornamentation; boxed eaves; recessed front porch with wood colonettes.

North Building: Non-contributing 1950s commercial building.

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1887 c.

P7. Owner Address:

WATANABE, MASAKO TR  
8527 SILVER RIDGE DR  
ROSEMEAD CA, CA 91770

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments:

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 2516 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Commerical and Residential

B5. Architectural Style: Eastlake

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

Circa 1890: Residence constructed.

1955: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2516 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 49 of 3

Resource Name or # (Assigned by recorder) 2516 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Eastlake Style

*2516 1st Street is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2516 1st Street represents the identity and values of the occupants.*

*The Eastlake style dates from the 1870s and 1880s. Examples of the Eastlake styles in Los Angeles date from approximately 1880 to 1904. The Eastlake style grew out of the Queen Anne Revival movement. The Queen Anne Revival movement is one of the late 19th century British architectural movements that originated as part of a rejection of the styles of Georgian Architecture. The Eastlake style was not widely popular in California, and there are only a few examples of it still around. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have elaborate cladding and geometrical decoration, especially curved brackets. The Eastlake style can be found mixed with Queen Anne Revival, Italianate, Classical Revival, and Folk Victorian styles. Character-defining features of the Eastlake style include one or two stories, exposed structural and faux structural members (posts, dentils, bracing, brackets, and struts), diagonal or vertical wood siding, ornamentation at the gable ends, and thin vertical bays on the primary elevation.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2605 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2605 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of 1st Street.

Parcel No. 5180010002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular plan, late nineteenth-century residence with a Mission Revival addition; cross front-gable roof with a high Mission Revival parapet attached to a recessed side-gable volume; stucco exterior walls; wood-frame roof; brick foundation; Mission Revival parapet with three arched air vents; bay windows with steeply pitched window awnings supported by brackets; thick raised horizontal band across primary elevation just below parapet; second story multi-light windows (alteration); aluminum and glass storefront windows and doors.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

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

☐ Prehistoric ☒ Historic ☐ Both

1912

**P7. Owner Address:**

HOSHIMOTO, ARATURO H AND LEA

1931 S SUNRISE DR

MONTEREY PARK CA, CA 91754

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:**

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2605 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style:

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

1886: Residence constructed.

1895: Commercial space added.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme:

Area

Period of Significance:

Property Type Commercial and residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1887-1912; Early Revival of Colonial Styles: The Search for Identity, 1890s-1912, Single-Family Residences, Multi-Family Residences, Institutional, Commercial and Industrial

2605 1st Street is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 2605 1st Street is one of the oldest extant commercial building in the survey area.

The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.

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

B12. References:

B13. Remarks:

B14. Evaluator: Jon Wilson  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

PCR Services

Date of Evaluation:

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 50 of 3

Resource Name or # (Assigned by recorder) 2605 1ST ST

Recorded by Jon Wilson

Date

☐ Continuation ☐ Update

### B10 Significance (Continued)

#### *Mission Revival*

*2605 1st Street is significant for its association with the architectural styles and culture of late 19th/early 20th century architecture. It represents the influence of Mission Revival architecture on the architects, designers, and builders working in the survey area from the 1890s-1930s. Furthermore, 2605 1st Street represents the identity and values of the occupants.*

*The Mission Revival architecture of Boyle Heights reflects contemporary Southern California and later national trends. Mission Revival style was conceived in Southern California as a regional style that was romantically reminiscent of the Mission era in California. It began with the late nineteenth century revival of the mission and rancho histories, and the Anglo romanticizing of the region's Spanish past. Architect Arthur B. Benton in Riverside, California, and architects associated with the California Landmarks Club, a group founded by Charles Lummis to save the California Missions, created an architecture that memorialized the mythic Spanish past. The style gained national exposure and interest after the Santa Fe and Southern Pacific railroads adopted the Mission Revival Style for their stations. The Mission Revival style began in the 1890s and lasted through the 1920s. Character-defining features of the Mission Revival style include one or two stories, Mission-shaped dormer, wide open eaves, red-clay tile roof, covered arcade, and s stucco exterior surface.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2612 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2612 \_\_\_\_\_ **E** \_\_\_\_\_ **1ST ST** \_\_\_\_\_ **City** Los Angeles \_\_\_\_\_ **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ **Zone** \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5180011028

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; cross gable-on-hip with a rear side-gable roof; wood clapboard siding; wood-frame roof; wood-frame structure; wood shingles on front gable fascia; steeply pitched eaves; recessed front porch with wood colonettes; metal bar security door (altered); fixed single-light sash below a fixed patterned multi-light sash.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1890 c.

**P7. Owner Address:**

HERRERA, ELIGIA M AND

2614 E 1ST ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2612 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

**B5. Architectural Style:** *Hipped Roof Cottage with Neo-Classical Features*

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

*1897: Residence constructed.*

*1921: Residence constructed.*

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

**B8. Related Features:**

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

**B10. Significance: Theme:** *See Below*

**Area**

**Period of Significance:** *1873-1912*

**Property Type** *Residential*

**Applicable Criteria** *A, C*

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

*Theme: House and Yard*

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2612 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

**B12. References:**

*LA City Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:

**B14. Evaluator:** *Jon Wilson*  
*233 Wilshire Boulevard, Suite 130*  
*Santa Monica, CA 90401*

*PCR Services*

**Date of Evaluation:**

*9/1/2007*

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 51 of 3

Resource Name or # (Assigned by recorder) 2612 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2626 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2626 E 1ST ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (north) elevation facing north. Located on the south side of 1st Street

Parcel No. 5180011031

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, square-plan, American Foursquare single-family residence; hipped roof with a central hipped roof dormer; wood clapboard siding; wood stud-walls; boxed eaves; dentils below the eaves, on the dormers, and below the front porch roof eaves; covered front porch supported by classical colonettes; metal bar security door (alteration) with a transom and side-lights (alteration); multi-light aluminum windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1890 c.

**P7. Owner Address:**

CARRENO, LISETTE

2626 E 1ST ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2626 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

1905: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

2626 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Primary #

HRI #

Trinomial

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Resource Name or # (Assigned by recorder) 2626 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences

##### *American Foursquare*

*2626 1st Street is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, 2626 1st Street represents the identity and values of the occupants.*

*The American Foursquare style, like other Arts and Crafts influenced architecture, developed as a less decorative housing alternative to the Victorian styles popular in the late nineteenth century. The American Foursquare residences were constructed with wood or brick exteriors and could be ordered through house catalogs including Sears and Aladdin. Like the Craftsman, American Foursquares were constructed through the 1930s. Character-defining features of the American Foursquare include one to two stories, square plan, hipped roof with a center dormer, a covered front porch and entranceway supported with boxed columns or colonettes, and wood or brick exterior surfaces.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2636 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2636 \_\_\_\_\_ **E** \_\_\_\_\_ **1ST ST** \_\_\_\_\_ **City** Los Angeles \_\_\_\_\_ **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ **Zone** \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5180011034

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; hipped roof with a large central dormer; stucco exterior walls (alteration); wood-frame roof; wood-frame structure; wood shingles and floral ornamentation on front dormer fascia; steeply pitched eaves with exposed raftertails; covered front porch with wood colonettes; metal bar security door (altered); multi-light aluminum windows (alteration); decorative multi-light window in central dormer.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1890

**P7. Owner Address:**

SK AND M INVESTMENTS  
9301 WILSHIRE BLVD #205  
BEVERLY HILLS CA, CA 90210

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2636 E 1ST ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Eastlake

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

1890: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

2636 1st Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 53 of 3

Resource Name or # (Assigned by recorder) 2636 1ST ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Eastlake Style

*2636 1st Street is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2636 1st Street represents the identity and values of the occupants.*

*The Eastlake style dates from the 1870s and 1880s. Examples of the Eastlake styles in Los Angeles date from approximately 1880 to 1904. The Eastlake style grew out of the Queen Anne Revival movement. The Queen Anne Revival movement is one of the late 19th century British architectural movements that originated as part of a rejection of the styles of Georgian Architecture. The Eastlake style was not widely popular in California, and there are only a few examples of it still around. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have elaborate cladding and geometrical decoration, especially curved brackets. Eastlake style can be found mixed with Queen Anne Revival, Italianate, Classical Revival, and Folk Victorian styles. Character-defining features of the Eastlake style include one or two stories, exposed structural and faux structural members (posts, dentils, bracing, brackets, and struts), diagonal or vertical wood siding, ornamentation at the gable ends, and thin vertical bays on the primary elevation.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2926 E 1ST ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2926 E 1ST ST City Los Angeles Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (north) elevation facing north. Located on the south side of 1st Street.

Parcel No. 5180021030

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story with a two-story rear addition (alteration); L-shaped plan; Shinto church sanctuary; gable-on-hip roof; stucco exterior walls (alteration); covered front entrance with a gable-on-hip roof supported by colonettes; decorative woodworking on the gable end of the roof and covered entrance roof; wood shingles on front gable fascia; steeply pitched eaves; recessed front porch with wood colonettes; wood door (alteration); double-sash windows.

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1938

**P7. Owner Address:**

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

One Venture, Suite 150

Irvine, CA 92618

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2926 E 1ST ST

B1. Historic Name: *Konko Church*

B2. Common Name: *Konko Church*

B3. Original Use: *Religious*

B4. Present Use: *Religious*

B5. Architectural Style: *Wood Frame Church*

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

*1937: Church constructed.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1873-1912*

Property Type: *Religious*

Applicable Criteria: *A, C*

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

*Theme: Religion and Spirituality*

*Commercial, Institutional and Religious Buildings Associated with Associated with Japanese-American Culture in Boyle Heights*

*2926 1st Street is significant for its association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, the Los Angeles Japanese Hospital was an important spiritual center for Japanese-Americans and their struggle for civil rights.*

*Early 20th Century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were "picture brides" who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was "Sho-Tokyo," the area of present-day "Little Tokyo" in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from "Sho-Tokyo," many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1st Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.*

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

B12. References:

*LA City Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*One Venture, Suite 150*

*Irvine, CA 92618*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

1427 E 4TH ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1427 E 4TH ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5172015013

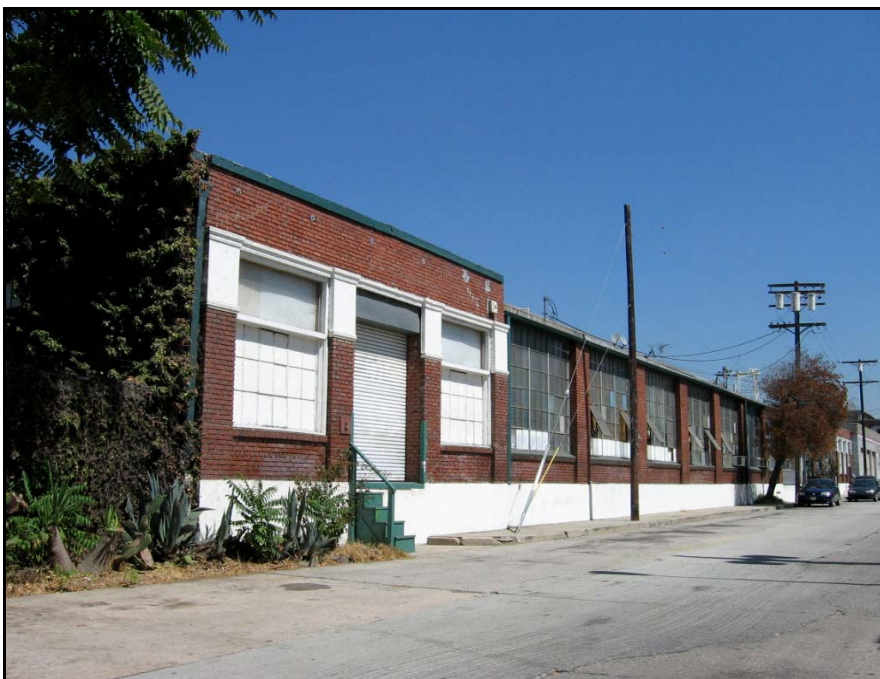
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large one-story utilitarian industrial building is of brick masonry construction and is capped by a wood truss roof. Rectangular in plan, the west end of the south-facing building is centered by a roll-up metal delivery door and features classically-inspired pilasters topped by a parapet. Fenestration consists primarily of metal-framed, multi-pane casements. The building, which has been converted for residential use, exhibits a moderate to high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927, Tax Assessor

P7. Owner Address:

LOWINGER, JAKOB AND RACHEL T

P O BOX 67396

LOS ANGELES CA, CA 90067

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 1427 E 4TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Multi-family Residential

B5. Architectural Style: Utilitarian Industrial

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

Constructed in 1927.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial/residential

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a highly representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." In recent years it has been converted into residential lofts. It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected.

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2421 E 4TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2421 E 4TH ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5180004024

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*One-story; rectangular plan; hipped roof cottage single-family residence; hipped roof with hipped roof dormer; wood shingle and clapboard siding; wood-frame roof; boxed eaves with brackets; recessed front porch with wood colonettes supported with a cast plinth; metal bar security door (altered); single-light sash below a fixed multi-light sash.*

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

*South Elevation, Lkg NE, Sept 2007*

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

☐ Prehistoric ☒ Historic ☐ Both

1895

**P7. Owner Address:**

VALDEZ, FRANK S & CARMEN

2421 E 4TH ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

*Inetensive Level Survey*

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2421 E 4TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped Roof Cottage

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

1895: Residence Constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

2421 4th Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

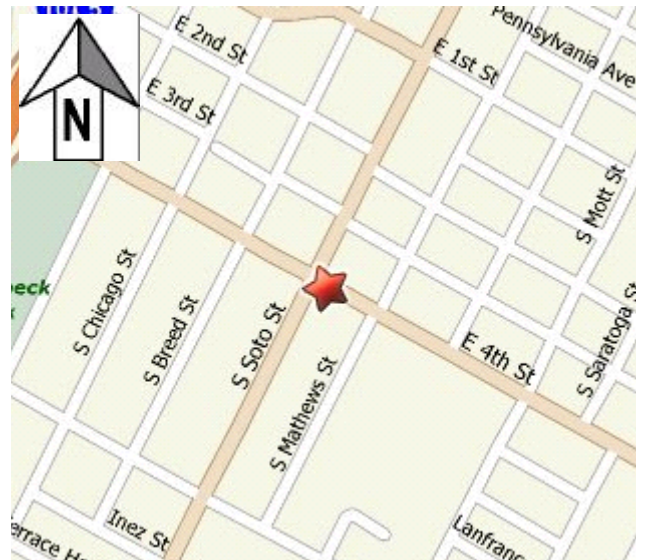
233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 56 of 3

Resource Name or # (Assigned by recorder) 2421 4TH ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2527 E 4TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2527 E 4TH ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of 4th Street.

Parcel No. 5180005029

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; cross gable-on-hip; wood clapboard siding; wood-frame roof; wood-frame structure; wood shingles on front gable fascia; decorative wood brackets; recessed front porch with wood colonettes; metal bar security door (altered).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1890

**P7. Owner Address:**

YAMASHITA, RAYMOND M AND JEA

2527 E 4TH ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2527 E 4TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped Roof Cottage

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

1890: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2527 4th Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 57 of 3

Resource Name or # (Assigned by recorder) 2527 4TH ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*2527 4th Street is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2527 4th Street represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2706 E 4TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2706 E 4TH ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5185008002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*One-story; rectangular plan; Craftsman cottage single-family residence; cross gable-on-hip roof; wood clapboard siding; wood-frame roof; wood-frame structure; decorative wood brackets support the exposed roof framing on the gable end; steeply pitched eaves with notched roof rafter tails; recessed front porch; fixed single-light sash below a fixed patterned multi-light sash.*

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1906

**P7. Owner Address:**

MONTEJANO, CHARLOTTE AND

2706 E 4TH ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2706 E 4TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

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

1906: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2706 4th Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 58 of 3

Resource Name or # (Assigned by recorder) 2706 4TH ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences

##### Craftsman

*2706 4th Street is significant for its association with the architectural styles and culture of early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, 2706 4th Street represents the identity and values of the occupants.*

*The American Craftsman movement, which advocated hand craftsmanship, was a derivative of the late nineteenth-century Arts and Crafts movement in England. The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, and multilevel eaves. The Craftsman style single-family residence was a once ubiquitous style found throughout the United States. However, because of their wide covered front porches, which functioned as an outdoor room, there were many more constructed in warmer climate regions of the country.*

*The Craftsman style single-family residence was an important house type constructed in Los Angeles during the first two decades of the twentieth century. The style was adaptable across socioeconomic categories and included both large highly crafted homes for the affluent class, and small Craftsman Cottages for the working class. The Craftsman dwelling and the smaller Craftsman cottage were common within the survey area.*

*Character-defining features of the Craftsman single-family residence include one or two stories, covered front porch supported by boxed columns above a porch wall, low-pitched gable roofs often with multilevel eaves and exposed rafter tails, entrance set back on covered porch, wide eaves and decorative brackets, natural materials including wood, stone, and clinker brick, clapboard or shingle siding, and craftsman style windows and doors. In contrast to earlier styles, the Craftsman could be built by either an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Pacific Ready-Cut Homes, or by master builders who used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3050 E 4TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3050 E 4TH ST City Los Angeles Zip 90063

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of 4th Street.

Parcel No. 5186001004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*South Building: Two story; rectangular plan; Queen Anne single-family residence; cross gable-on-Mansard with a rear side-gable roof and dormers; decorative wood shingle siding; wood-frame roof; wood-frame structure; decorative wood brackets, spindles, and surface-mounted ornamentation; recessed front porch with wood colonettes; double-sash windows (alteration).*

*North Building: Non-contributing 1949 commercial building.*

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1895 c.

**P7. Owner Address:**

RODRIGUEZ, TIRSO C TR

828 S HERBERT AVE

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 3050 E 4TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential and Commercial

B5. Architectural Style: Queen Ann

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

1895: Residence constructed.

1949: Non-contributing commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential and Commercial

Applicable Criteria A, C

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

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

3050 4th Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 59 of 3

Resource Name or # (Assigned by recorder) 3050 4TH ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1600 E 6TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1600 \_\_\_\_\_ E \_\_\_\_\_ 6TH ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Parcel No. 5171013002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This property contains two contiguous industrial buildings constructed within one year of each other. The primary elevations of both buildings face north. Each structure is one-story, of brick masonry construction, utilitarian in style, and capped by a wood truss roof with parapet. The westernmost building features a stepped parapet, segmental arched fenestration fronted by steel bars, and a large freight opening near the center of the structure. The east building has a flat parapet and rectangular window openings that are also fronted by steel bars. Here, the main entrance is approached by concrete steps and is located near the building's west end. Other than visible seismic bolts, the buildings exhibit a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



**P5b Description of Photo:**

(View, date, accession #)

North elev, lkg SW, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1921, 1922, Tax Assessor

**P7. Owner Address:**

DUESENBERG INVESTMENT COM

401 S ANDERSON ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 1600 E 6TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed in 1921.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

1600 E 6th Street is significant for its association with the industrial development of Los Angeles, specifically warehouses and manufacturing facilities. As a very good, representative example of a utilitarian industrial building of brick masonry construction and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 60 of 3

Resource Name or # (Assigned by recorder) 1600 6TH ST

Recorded by Peter Moruzzi

Date 9/14/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2155 E 7TH ST

**P1. Other Identifier:**

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

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2155 E 7TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

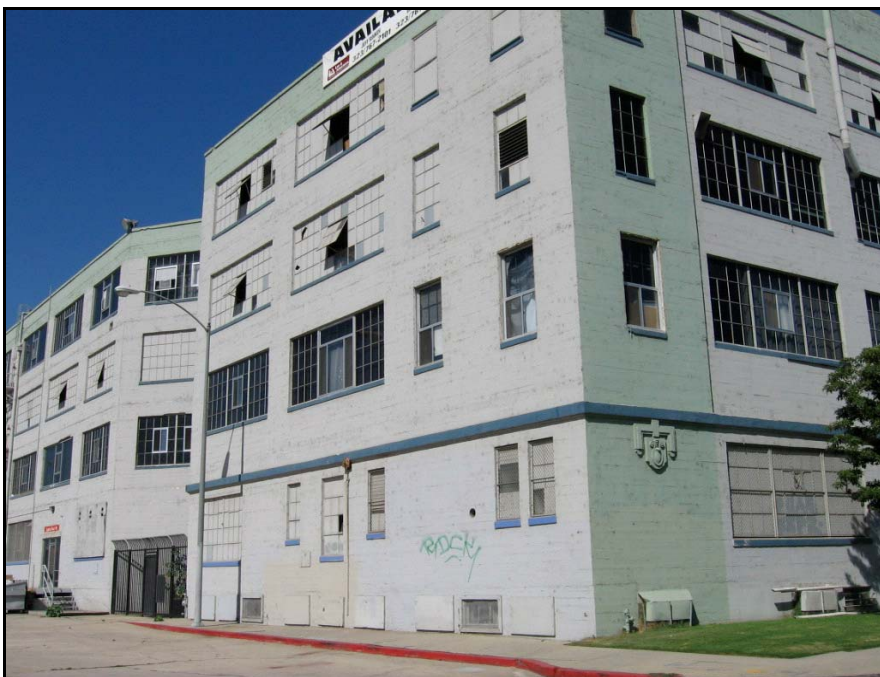
Parcel No. 5171015011

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*A flat roof with parapet caps this expansive four-story utilitarian industrial building of reinforced concrete construction. Irregular in plan, the building features numerous steel-framed, multi-pane windows of various sizes. Its south-facing primary elevation boasts small cartouche-like decorative elements in relief near the east and west ends of the ground floor façade just beneath a concrete stringcourse. Although many of the windows have been replaced in its conversion to residential use, the building continues to exhibit a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West & south elevs, lkg NE, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1922-1923, Tax Assessor

**P7. Owner Address:**

SEVENTH STREET WAREHOUSE  
11444 W OLYMPIC BLVD 10 FLR  
LOS ANGELES CA, CA 90064

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2155 E 7TH ST

B1. Historic Name: *Los Angeles Furniture Mart*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian Industrial*

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

*Industrial structure constructed 1922-1923.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *N/A*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As a good, representative example of a Utilitarian Industrial building erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights."*

*As a result, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). In addition, the property appears eligible for individual designation as a City of Los Angeles Historic-Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a utilitarian industrial style building (5S3 CHRC Status Code).*

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

HP8. Industrial Building

### B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 61 of 3

Resource Name or # (Assigned by recorder) 2155 7TH ST

Recorded by Peter Moruzzi

Date 9/14/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### *Warehouses and Manufacturing Facilities*

*2155 East 7th Street is significant for its association with the industrial development of Los Angeles. It represents Los Angeles as a nationally important center of industry. Furthermore, it is an important site of Los Angeles labor history.*

*Among the new buildings erected following the subdivision of Union Pacific's landholdings in the area were the mammoth Los Angeles Furniture Mart at 2155 East 7th Street (now used for light manufacturing), the expansive Grace Brothers Brewery complex with buildings on both sides of South Rio Street (651-685 and 658-678), the John W. Koehl Company (door and sash manufacturing) at 652 664 South Myers Street, Philip Senegram & Company (baled rag producers) at 611-625 South Anderson Street (extant), a sugar warehouse at 571 South Anderson Street (extant), Market Wholesale Warehouse Grocery Company at 1600 East 6th Street (extant), Western Transportation Company at East 5th Street between South Anderson & South Mission Road, West Coast Bags Inc. at 1427 East 4th Street (extant), Link Belt Company at 361-369 South Anderson Street, and the Warren Bailey Company (roofing materials) at 350 South Anderson Street (extant). Additional businesses included a paper company, window shade and linoleum warehouse, egg candling and butter cutting packing and cold storage, industrial chemicals manufacturing, creamer products distributing, pipe manufacturing, and others.*

*The 1950 Sanborn maps reveal that a furniture warehouse occupied the former Market Wholesale Grocery Company's facilities. The East 7th Street portion of the former Simons Brick Company property had become a "trailer camp" by 1950, while the southeast portion now contained the Grant Lumber Company, the California Barrel Company (box and crate manufacturers), furniture manufacturers, and telephone directory manufacturers. Between East 8th Street and East Olympic Boulevard west of South Boyle Avenue could now be found the S.A. Bruner Marble and Tile Company, the American Mineral Company (ceramic clay manufacturing), the Griffith Company (contractors yard), and small industrial operations including plastics manufacturing, machine shops, and a chemical laboratory.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2619 E 8TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 2619 E 8TH ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5170006007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with parapet, this two-story industrial building exhibits elements of the Art Deco architectural style. Rectangular in plan and of brick masonry construction, the building's most prominent feature is the complex and aesthetically appealing brickwork consisting of various patterns of different shades of brick in creating a compelling primary (south) façade. Art Deco elements are concentrated along the parapet and consist of concrete panels with stylized fountain and floral motifs in relief. Large steel-framed, multi-pane fixed and awning type windows punctuate the south elevation. The three ground floor south-facing windows are fronted by metal security bars with the easternmost of the grouping shaded by a metal awning. The building's deeply recessed primary entrance is located near the east end of the primary elevation. Although some of the exterior bricks have been painted, but building exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1930, Tax Assessor

**P7. Owner Address:**

HBH 560 TROLLEY LLC

500 CALIFORNIA TER

PASADENA CA, CA 91105

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 2619 E 8TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial/Art Deco

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

Constructed in 1930.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As an excellent example of a utilitarian industrial building with Art Deco style influences this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." In particular, the architect's talents are clearly visible in the use of multi-colored brick and the judicious application of Art Deco style details. As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the Art Deco style as applied to an industrial building in Boyle Heights (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears eligible for individual designation as a City of Los Angeles Historic-Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a utilitarian industrial style building (5S3 CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3572 E 8TH ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3572 \_\_\_\_\_ **E** \_\_\_\_\_ **8TH ST** \_\_\_\_\_ **City** Los Angeles \_\_\_\_\_ **Zip** 90023

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ **Zone** \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Parcel No. 5191018017

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a flat roof with parapet this two-story mixed residential and commercial building is rectangular in plan, utilitarian in design, and of brick masonry construction. Elaborate brickwork, both in color and in pattern, distinguishes the building's exterior elevations. In particular, fenestration and corners feature quoins-like patterns; belt courses of runner bricks bisect the two floors; and rectangular patterns near the roofline identify individual bays. Fenestration consists of a mixture of original wood-framed double-hung sash and non-original metal windows. Many of the storefronts have been altered although, in some cases, original transom lights remain. Despite the noted modifications, the building continues to exhibit a moderate level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1920, Tax Assessor

**P7. Owner Address:**

ACOSTA, IGNACIO A CO TR

1033 S HIDALGO AVE

ALHAMBRA CA, CA 91801

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 3572 E 8TH ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial, residential

B4. Present Use: Commercial, residential

B5. Architectural Style: Vernacular Commercial

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

Industrial structure constructed 1928

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Commercial architecture

Area Boyle Heights

Period of Significance: 1928

Property Type Commercial/Residential

Applicable Criteria N/A

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

*This mixed-use building remains a very good example of the type of brick masonry structure once common to major thoroughfares in Los Angeles. In this portion of Boyle Heights, it is an especially rare example of the style and type. Despite modifications to several of its storefronts, the building retains a moderate degree of integrity such that it appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad commercial and residential history of the Boyle Heights area of the City and for embodying distinguishing architectural characteristics of a utilitarian brick masonry building (5S3 CHRC Status Code).*

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

HP8. Industrial Building

HP 3. Multiple family property

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 63 of 3

Resource Name or # (Assigned by recorder) 3572 8TH ST

Recorded by Peter Moruzzi

Date 9/18/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Multi-family Rental Properties, Live/Work Properties/Business Commercial Properties*

*3572 8th Street is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant commercial buildings in the survey area.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1540 ALCAZAR ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1540 \_\_\_\_\_ ALCAZAR ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90089

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Parcel No. 5201005002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*L-shaped in plan, this one- and two-story Modern institutional building is broadly horizontal in its design with its upper story situated to the rear (south) of the north and west-facing edifice. Of brick, steel, and concrete construction, the ground floor elevations are sheathed in red brick veneer while second story exteriors feature incised concrete walls and off-white enamel spandrels with aluminum mullions. Fenestration consists primarily of aluminum-framed fixed window bands. One of the building's main entrances is located at the inner elbow where a deep canopy shelters the metal-framed glazed entry doors. Tiered red brick walls form large planters fronting the building, which is landscaped with manicured lawns, rose bushes, low shrubs, hedges and trees.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP15. Educational building

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



P5b Description of Photo:

(View, date, accession #)

North & west elevs, lkg SE, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1960, Tax assessor

**P7. Owner Address:**

UNIVERSITY OF SOUTHERN CALIF

830 CHILDS WAY STE 5

LOS ANGELES CA, CA 90089

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/27/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1540 ALCAZAR ST

B1. Historic Name: L.A. County Materials Testing Laboratory

B2. Common Name

B3. Original Use: Laboratory, Office Bldg

B4. Present Use: Educational

B5. Architectural Style: Modern

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

Constructed 1960. Administrative and laboratory bldg; Daniel, Mann, Johnson & Mendenhall architects; cost \$330,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Daniel, Mann, Johnson & Mendenhall

B9b. Builder: Unknown

B10. Significance: Theme: Institutional architecture

Area Boyle Heights

Period of Significance: 1960

Property Type Institutional

Applicable Criteria N/A

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

Theme: Education – Public and Private Schools, Colleges and Universities

As an excellent example of a research and educational facility designed in the Modern architectural style and for its association with Los Angeles County Hospital this property is highly reflective of the theme "Public and Private Schools, Colleges and Universities - Medical Schools." Specifically, the building's stepped horizontal massing, incised concrete walls, off-white enamel spandrels with aluminum mullions, cantilevered entrance canopy, aluminum framed fixed window bands, and lack of applied ornamentation are highly characteristic of the style. A Los Angeles Times article dated November 27, 1960 (page O12) notes that the building was to be for materials engineering and testing for the Los Angeles County Flood Control District. The building was called the Los Angeles County Materials Testing Laboratory and housed both administrative and technical personnel. It was designed by the renowned architectural firm of Daniel, Mann, Johnson & Mendenhall that was known for its proficiency with Modern buildings of the postwar period. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles County history and under Criterion 3 for embodying the distinctive characteristics of the Modern architectural style as designed by master architects (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).

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

HP8. Industrial Building

HP15. Educational building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

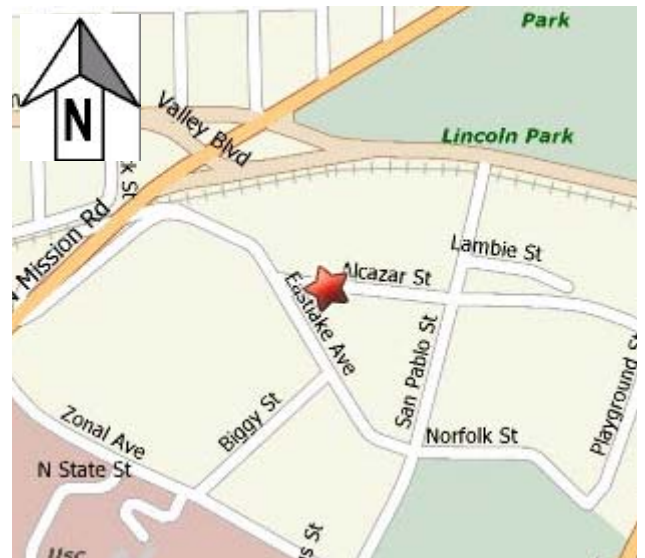
PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/27/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2250 ALCAZAR ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2250 \_\_\_\_\_ **ALCAZAR ST** **City** Los Angeles **Zip** 90089

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Parcel No. 5202003023

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Clad in brick veneer, this two-story Modern institutional building is capped by a flat roof with deep overhanging eaves. Now known as the Institute for Genetic Medicine (IGM) a rectangular elevator tower incised with a grid pattern and carrying the IGM logo marks the primary entrance as it rises above the second story roofline. The first floor wings east and west of the tower project outward from the building towards the street – their north-facing windows sheltered by deep overhangs. The broadly horizontal building features wide expanses of multi-pane windows on the second story of its primary (north) elevation and also west of the tower on the ground floor north elevation. In contrast, ground floor windows east of the tower consist of square openings with divided glazing. Additional wings of the sprawling building continue south with entrances facing Playground Street. Landscaping consists of manicured lawns, clipped hedges, and mature and immature trees.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP15. Educational building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1951, Tax Assessor

**P7. Owner Address:**

UNIVERSITY OF SOUTHERN CALIF

830 CHILDS WAY STE 5

LOS ANGELES CA, CA 90089

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/27/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2250 ALCAZAR ST

B1. Historic Name: *Los Angeles County Flood Control Building*

B2. Common Name: *Institute for Genetic Medicine*

B3. Original Use: *Office building*

B4. Present Use: *Same*

B5. Architectural Style: *Late Moderne/Modern*

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

*Industrial structure constructed 1951.*

*1961: Microwave tower constructed for LA County Flood Control Dist., architect Daniel, Mann, Johnson and Mendenhall, engineer John K Minasian, contractor Dresser-Ideco Co., \$7794 cost.*

*1961: Maintenance service Building for same, engineer Louis W Mosley, contractor County Forces, \$4000 cost.*

*Plans included*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Daniel, Mann, Johnson and Mendenhall*

B9b. Builder: *Dresser-Ideon*

B10. Significance: Theme: *Institutional architecture*

Area *Boyle Heights*

Period of Significance: *1951*

Property Type *Institutional*

Applicable Criteria *N/A*

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

*Theme: Public and Private Health & Medicine*

*As an excellent example of an office building that exhibits elements of the Late Moderne and Modern architectural styles and for its later association with Public and Private Health & Medicine this property is highly reflective of the theme "Government and Private Institutional Development, 1946-1964." Specifically, the broadly horizontal building's flat roof with deep overhanging eaves, projecting first floor wings with north-facing windows sheltered by deep overhangs, wide expanses of multi-pane windows on the second story and square openings with divided glazing on ground floor windows, and lack of applied ornamentation are highly characteristic of the blending of the two styles. In addition, as the Los Angeles County Flood Control Building the property was important in safeguarding the Los Angeles region from devastating floods. The building was designed by the renowned architectural firm of Daniel, Mann, Johnson & Mendenhall that was known for its proficiency with postwar Modern buildings. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles County history and under Criterion 3 for embodying the distinctive characteristics of the Late Moderne and Modern architectural styles as designed by master architects (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).*

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

HP8. Industrial Building

HP15. Educational building

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/27/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 5323 ALHAMBRA Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 5323 ALHAMBRA Avenue City Los Angeles Zip 90032

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5217018030

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Crowned by a flat roof with high false front parapet this one-story vernacular Modern style industrial building faces south. Centering the large full-width framed false front signboard is the company name "J. Colavin & Son" rendered in projecting letters in a period script typeface. Sage green terrazzo is used for the wedge-shaped pilasters framing the façade and also as the exterior surface material on the primary elevation. Fenestration consists of steel-framed multi-pane casements fronted by metal security bars. Concrete steps lead to the primary entrance, which is flanked by wrought iron railings. Red brick planters containing trees and clipped hedges provide welcome landscaping along the sidewalk. A large freight opening with rolling metal door occupies the east half of the façade. The building exhibits a high level of physical and historical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

South elev, lkg north, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1952, Building permit

**P7. Owner Address:**

COLAVIN, J AND SON INC

5323 ALHAMBRA AVE

LOS ANGELES CA, CA 90032

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

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

Intensive Level Survey

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

None

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 5323 ALHAMBRA Avenue

B1. Historic Name: J. Colavin & Son

B2. Common Name J. Colavin & Son

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Vernacular Modern

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

Terrazzo contractor and office storage bldg constructed 1952 for owner/contractor J Colavin and Son, no arch, engineer FE MacDonald Jr., \$9600 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: J Colavin and Son

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1928-1957

Property Type Industrial

Applicable Criteria N/A

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964

This property represents an excellent example of the vernacular Modern architectural style as applied to an industrial building in this part of Los Angeles. In addition, the property exhibits a high level of physical integrity and utilizes a surprising amount of terrazzo in its façade due to its use as the headquarters of a company specializing in the installation of terrazzo. Along with its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the City Industrial Tract. It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region in the decades immediately before and after WWII. In particular, the years 1928-1957 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the second quarter of the twentieth century in Los Angeles.

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 5380 ALHAMBRA Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ **B.M.** \_\_\_\_\_

**c. Address:** 5380 ALHAMBRA Avenue City Los Angeles Zip 90032

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ mN

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

Parcel No. 5220031007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one- and two-story Moderne style industrial building is capped by a wood truss roof with parapet. Stucco sheathes the building's exteriors. Characteristic Moderne style elements include the rounded and vertically incised pilaster that rises above the roofline at the west end of the primary (north) elevation, the pair of incised pilasters flanking the two-story office wing at the east end of the building, the incised belt course that forms a continuous lintel in the industrial one-story portion, and the slightly recessed horizontal panel in the parapet. Fenestration consists primarily of metal-framed fixed and casement windows of various sizes. A large freight opening punctuates the west end of the façade; the main pedestrian entrances are located in the center of the industrial portion and near the west end of the two-story office wing. Decorative octagonal elements affixed to façade above the belt course add to the building's pleasing level of detail. The property exhibits a high level of integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SE, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1937, Building permits

**P7. Owner Address:**

STOREY, ANN TR ET AL

5380 ALHAMBRA AVE

LOS ANGELES CA, CA 90032

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 5380 ALHAMBRA Avenue

B1. Historic Name:

B2. Common Name *Pacific Flexible Metal Hose*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Moderne*

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

*Warehouse constructed 1937 for owner LA Cowper, architect HM Banfield, contractor Walter Jange, \$7500 cost.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *HM Banfield*

B9b. Builder: *Walter Jange*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *N/A*

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

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945, Related Responses to the Modern Age*

*This property represents a very good example of the Moderne architectural style as applied to an industrial building in this part of Los Angeles. In addition, the property exhibits a high level of physical integrity. Along with its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights" within the City Industrial Tract. It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region in the decades immediately before and after WWII. In particular, the years 1928-1957 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the second quarter of the twentieth century in Los Angeles.*

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

*HP8. Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*PCR Services*

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

*9/25/2007*

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 5442 ALHAMBRA Avenue

**P1. Other Identifier:**

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

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 5442 ALHAMBRA Avenue City Los Angeles Zip 90032

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5220030009

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*A flat roof with stepped parapet caps this two-story utilitarian commercial and residential building. Of brick masonry construction, the building's primary (north) elevation is characterized by glazed white bricks that emphasize the stepped parapet, second story lintels, the stringcourse between floors, and the diamond shapes that decorate the false front parapet. Second story window openings have been infilled with bricks in accommodating vinyl sliders. The ground floor storefront features wood framed windows and a wide transom over the recessed entrance. The interior staircase entrance is located near the east end of the façade. Metal security bars front all ground floor windows and entrances. Due to the second story window alterations the building exhibits a moderate level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

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



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1930, Tax Assessor

**P7. Owner Address:**

BAO TONG USA INC  
1032 E MAIN ST  
ALHAMBRA CA, CA 91801

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

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

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

None

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 5442 ALHAMBRA Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial, residential

B4. Present Use: Commercial, residential

B5. Architectural Style: Utilitarian

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

Mixed-use building constructed 1930.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Commercial architecture

Area Boyle Heights

Period of Significance: 1928-1957

Property Type Mixed-use (commercial/reside Applicable Criteria N/A

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

*This property represents a rare example of a brick masonry vernacular mixed use building in this part of Los Angeles, despite the modifications to second story window openings.*

*This property is closely tied to the strong demand for commercial and multi-family residential space arising from the economic growth of the Los Angeles region in the decades immediately before and after WWII. In particular, the years 1928-1957 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the architecture and urban history of the second quarter of the twentieth century in Los Angeles.*

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

HP8. Industrial Building

HP 3. Multiple family property

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

210 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 210 S ANDERSON ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5172010001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This two-story Late Moderne style industrial building is rectangular in plan, of reinforced concrete construction, and capped by a flat roof with unadorned cornice. Stucco sheathes exterior surfaces. On the second story, elongated steel casement window bands partially shaded by shallow eaves punctuate the primary north and west elevations. The building's main entrance is located near the north end of the west elevation and features decorative stucco molding – interrupted by three decorative molded stucco squares – that frames the raised, recessed entry porch. Smaller molded decorative stucco frames flank red brick veneer elements on either side of the entrance and a large, curved cantilevered canopy shelters the entire entrance area. Framed ground floor west-facing window groupings fronted by horizontal slats are situated south of the entrance area. Along the north elevation, ground floor openings also feature molded framing. The building exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West and north elevs, lkg SE, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1949, Building permits

**P7. Owner Address:**

ANDERSON INDUSTRIAL PROPER

905 SECOND ST

LOS ANGELES CA, CA 90012

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 210 S ANDERSON ST

B1. Historic Name: *Graybar Electric*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Late Moderne*

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

1949: Permit #16162. Storage racks for owner Graybar Electric Co., architect Claud Beelman, engineer Brandow and Johnston, contractor Simpson Construction Co. Note: Original bldg permit #16161 that was probably for the main building was missing.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Claud Beelman*

B9b. Builder: *Simpson Construction Co.*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1924-1958*

Property Type *Industrial*

Applicable Criteria *A, C*

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

Theme: *Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964*

*As an excellent example of a Late Moderne style industrial building exhibiting a high degree of integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

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

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

323 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 323 S ANDERSON ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5172015002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Rectangular in plan, one-story in height, and of concrete construction this Art Deco/Moderne industrial building is capped by a wood truss roof with parapet. Non-original security bars front the building's slightly recessed metal-framed, multi-pane windows. Originally known as the Spring Valley Butter Co., its SVB initials appear in relief above the recessed entrance. The building's distinctive architectural elements include fluted pilasters flanking the entrance, horizontal bands along the cornice and lintels, and its stepped entrance surround. The property exhibits a high level of physical integrity despite the addition of security bars, which are easily reversible.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1938, Building permit

**P7. Owner Address:**

RAZI, SHAHRAM AND FARAHNAZ

122 S LA PEER DR

LOS ANGELES CA, CA 90048

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 323 S ANDERSON ST

B1. Historic Name: *Spring Valley Butter Company*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Art Deco, Moderne*

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

*Industrial building constructed 1938 for owner Union Pacific Railroad, no architect, engineer Oliver G Bowen, contractor Machan (sp?), Craig and Hanson, \$15950 cost.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *None*

B9b. Builder: *Machan (sp?), Craig and Hanson*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1924-1958*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As an excellent example of an Art Deco style industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

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

*HP8. Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*PCR Services*

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

*9/14/2007*

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

364 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 364 S ANDERSON ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5172020005

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This two-story industrial building with Mediterranean Revival style elements is rectangular in plan, of brick masonry construction, and capped by a flat roof with parapet. Fenestration consists of a mixture of deeply recessed segmental arched, square, and rectangular windows filled with steel-framed multi-pane glazing. The east and west ends of the primary, north-facing elevation feature masonry pilasters between which are centered narrow slit windows fronted by wrought iron grilles. Similar wrought iron grilles also front the remaining ground floor windows, all of which have been sealed from the inside by plywood. A pointed arch surmounts the main entrance, which is fronted by a rolling metal door that centers the north façade. Several of the building's second story windows have been infilled with concrete blocks and seismic bolts are visible above the fenestration. Given the noted alterations, the building exhibits a moderate level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West elev, lkg SE, 9/2007

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

☐ Prehistoric ☒ Historic ☐ Both

1925, Tax Assessor

**P7. Owner Address:**

ANDERSON DEVELOPMENT LLC

300 E 4TH ST

LOS ANGELES CA, CA 90013

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 364 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Mediterranean Revival

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

Industrial building constructed 1925.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: None

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1924-1958

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of a utilitarian industrial building with Mediterranean Revival style elements of brick masonry construction and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3B, 3CB, 5B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 516 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 516 S ANDERSON ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5171008004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*The most prominent structure located on this expansive property is the two-story utilitarian industrial building of concrete, steel frame, and brick masonry construction that is capped by a front-gabled steel truss roof. Fenestration on its rear (east) façade consists of large square openings containing steel-framed fixed and awning type multi-pane windows. North and south elevations feature similar, but smaller, second story windows. A circled arrowhead logo in relief centers the east gable. North and adjacent to the two-story building, a one-story brick masonry factory structure with steel-framed, multi-pane windows is crowned by a sawtooth roof with north-facing fenestration. Although the building's primary (west) elevation has been altered over the years, its rear elevation appears to be quite original. As a result, the building exhibits a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg SW, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1917, Tax Assessor

**P7. Owner Address:**

ALLVAND INDUSTRIES LLC

516 S ANDERSON ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3B, 3CB, 5B

Resource Name or # (Assigned by recorder) 516 S ANDERSON ST

B1. Historic Name: Los Angeles & Santa Fe Railroad Locomotive Repair Bldg

B2. Common Name

B3. Original Use: Locomotive repair facility

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Locomotive repair facility constructed 1917.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

Spur tracks entering building

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

The two-story gabled roof building located on this sprawling site is an excellent example of a large early utilitarian locomotive repair building of concrete and steel frame construction erected in in 1917. Along with its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." The Salt Lake Route arrowhead logo visible near the apex of the rear (east) elevation confirms Sanborn map evidence that the property was used as a locomotive repair facility for the Los Angeles and Salt Lake (LA&SL) Railroad with spur tracks entering the building from its west elevation. Although its primary (west) façade has been altered by covering the originally open elevation where the locomotives entered with corrugated metal, the east side of the building retains a high level of integrity. Due to its rarity as a one of the few surviving examples of a LA&SL locomotive repair facility in Boyle Heights, the property is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and for individual listing in the National Register as a key example of railroad architecture in Los Angeles (3B CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

571 S ANDERSON ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 571 S ANDERSON ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171011002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

A wood truss roof with parapet caps this two-story Late Moderne style industrial building. Of brick masonry construction, the building's visible fenestration consists of steel-framed, multi-pane glazing covered with metal mesh screens. Its most prominent feature is the pair of vertical brick masonry half-cylinders flanking the raised corner entrance. Each half-cylinder is comprised of smaller terra cotta-colored bricks than the larger red bricks covering the remainder of the façade. The entrance itself is approached by concrete steps and fronted by a metal roll-up door. Though neglected and in disrepair, the building exhibits a relatively high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1947, Tax Assessor

P7. Owner Address:

CHANG, YI SHING AND PIYUN C

1770 WEST DR

SAN MARINO CA, CA 91108

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 571 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Late Moderne

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

Constructed in 1947.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964

As a good, representative example of a Late Moderne style industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

600 S ANDERSON ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 600 S ANDERSON ST City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171006015

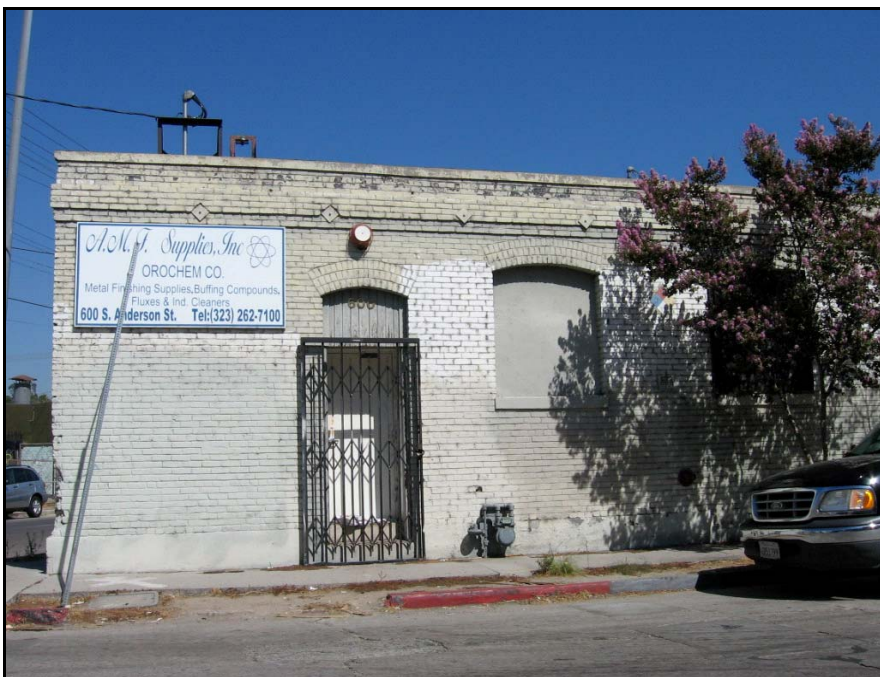
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

A flat roof with parapet and modest cornice caps this one-story utilitarian industrial building of brick masonry construction. Segmental arched openings with plain sills characterize the primary (west) façade. The narrow recessed main entrance, fronted by a metal security door, is located near the north end of the building. Some of the windows have been infilled with plywood or concrete and seismic bolts are visible along the cornice line. As a result of these alterations, the property exhibits a moderate level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West elev, lkg east, 9/14/08

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1932, Tax Assessor

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/25/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 600 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed 1932.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good example of a utilitarian industrial masonry building erected in the early 1930s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

One Venture, Suite 150

Irvine, CA 92618

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

607 S ANDERSON ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 607 S ANDERSON ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171012002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This two-story utilitarian industrial building is rectangular in plan, of brick masonry construction, and capped by a wood truss roof with parapet. Second story fenestration consists of large, square, deeply recessed openings with steel-framed, multi-pane glazing centered by awning type windows. In contrast, metal slats cover ground floor windows. A large vehicle entrance is situated near the north end of the primary (east) elevation. Other than visible seismic bolting, the building exhibits a high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/2008

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928, Tax Assessor

P7. Owner Address:

SENEGRAM HOLDING CO

625 S ANDERSON ST

LOS ANGELES CA, CA 90023

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 607 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed 1928.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

608 S ANDERSON ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 608 S ANDERSON ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171006014

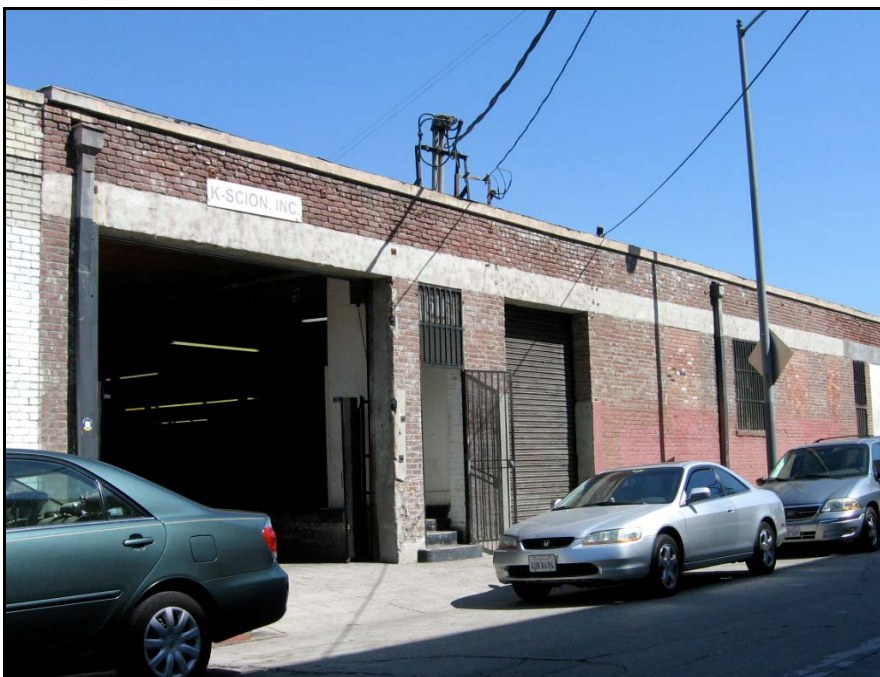
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*A flat roof with parapet caps this one-story utilitarian industrial building. Rectangular in plan and of brick masonry construction, the building is punctuated by vehicle and pedestrian openings near the north end of its primary (west) elevation. Roll-up metal doors and metal bars cover the building's entrances and windows. In addition, several of its window openings have been infilled with brick. As a result, the building exhibits a low to moderate level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West elev, l/kg SE, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1922, Tax Assessor

P7. Owner Address:

HERMAN, GARY J TR ETAL

1201 S OLIVE ST

LOS ANGELES CA, CA 90015

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 608 S ANDERSON ST

B1. Historic Name:

B2. Common Name *K. Scion Inc.*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian Industrial*

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

*Constructed in 1922.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1916-1947*

Property Type *Industrial*

Applicable Criteria *A, C*

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

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As a good, representative example of a Utilitarian Industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." Although a number of its window openings have been infilled, it contributes to a potential industrial district due to its mass, form, and materials. It is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

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

*HP8. Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*PCR Services*

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

*9/14/2007*

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

611 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 611 S ANDERSON ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171012003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This three-story utilitarian industrial building is rectangular in plan, of brick masonry construction, and capped by a flat roof with parapet. Four of its deeply recessed window openings located on its primary (east) elevation have been infilled with concrete block; others contain horizontal metal slats. A few of the windows on the third floor appear to be original with metal-framed multi-pane glazing. Metal fire escapes are attached to the second and third story east façade. On the ground floor a large roll-up metal door blocks the freight opening. Ground floor fenestration consists of non-original frames and glazing. As a result of these alterations, the building exhibits a rather low level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1929, Tax Assessor

**P7. Owner Address:**

SENEGRAM HOLDING CO

625 S ANDERSON ST

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 611 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed 1929.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

611 South Anderson Street is significant for its association with the industrial development of Los Angeles, specifically warehouses and manufacturing facilities. As a good, representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." Although many of its window openings have been infilled and others replaced with non-original frames, the building is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the

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

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

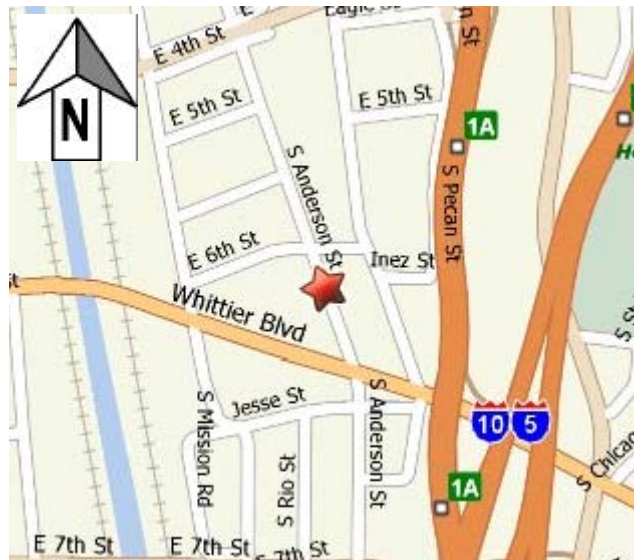
PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

613 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 613 S ANDERSON ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171012015

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This three-story utilitarian industrial building is rectangular in plan, of brick masonry construction, and capped by a wood truss roof with parapet. Four of its deeply recessed window openings located on its primary (east) elevation have been infilled with concrete block; many of its other windows contain non-original wood frames and glazing. Metal fire escapes are attached to the second and third story east façade. The building's main entrance has been infilled and now contains a small door. As a result of these alterations, the building exhibits a rather low level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/2008

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

☐ Prehistoric ☒ Historic ☐ Both

1916, Tax Assessor

**P7. Owner Address:**

SENEGRAM HOLDING CO

625 S ANDERSON ST

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 613 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed 1916.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of an early utilitarian industrial building of brick masonry construction erected in in 1916 and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." Although many of its window openings have been infilled and others replaced with non-original frames, the building is significant as an early example of a three-story industrial building in the City. As such, it is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

622 S ANDERSON ST

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 622 S ANDERSON ST City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5171006012

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Trapezoidal in plan and capped by a flat roof with parapet this one-story utilitarian industrial building is of brick masonry construction. Segmental arched window openings with plain sills and steel-framed, multi-pane glazing characterize the primary (west) elevation. The narrow main entrance, fronted by a metal security gate, is located near the south end of the building. A metal roll-up door fronts the primary freight entrance situated near the center of the façade. The property exhibits a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

West elev, lkg NE, 9/2008

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

☐ Prehistoric ☒ Historic ☐ Both

1923, Tax Assessor

**P7. Owner Address:**

BAK, PHILIP AND KYUNG J

622 S ANDERSON ST

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 622 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

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

Industrial building constructed 1923.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

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

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As such, it is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3B, 3CB, 5B

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

631 S ANDERSON ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 631 S ANDERSON ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5171012008

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with stepped parapet, this one-story industrial building exhibits elements of the Moderne architectural style. Of reinforced concrete construction and rectangular in plan, the building's fenestration consists of steel-framed, multi-pane fixed and casement windows fronted by mesh screens. A roll-up metal freight door occupies the northernmost bay of the primary (east) elevation. A smaller roll-up door fronts the main entrance, which centers the symmetrical building. Highly characteristic of the Moderne style are the elongated stepped pilasters with their rounded tops that segment each bay and the incised horizontal bands above and below the windows. The building exhibits a relatively high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/2008

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937, Building permit

P7. Owner Address:

SENEGRAM HOLDING COMPANY

625 S ANDERSON ST

LOS ANGELES CA, CA 90023

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3B, 3CB, 5B

Resource Name or # (Assigned by recorder) 631 S ANDERSON ST

B1. Historic Name:

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Moderne*

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

1937: Industrial bldg constructed for owner Brin Brothers, no arch, engineer Edwin F. Rudolph, \$10000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Edwin F. Rudolph*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1916-1947*

Property Type *Industrial*

Applicable Criteria *A, C*

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

Theme: *Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

As an excellent, representative example of a Moderne style industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As such, it is a contributor to the potential "500-600 Anderson Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "500-600 South Anderson Industrial District" under Criteria A and C, and is individually eligible for National Register listing for its embodiment of the Moderne architectural style (3B CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic

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

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 650 S AVENUE 21

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 650 S AVENUE 21 City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Parcel No. 5410016002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Located on the same parcel as the former Pabst Brewery, the large two- and four-story former Edison Electric Company power plant occupies the southeast corner of the large lot. Of brick masonry construction and capped by stepped front gabled roofs with parapets and concrete coping, the utilitarian industrial building consists of a tall south portion and an attached shorter north portion. Deeply recessed segmental arched windows with concrete sills punctuate the primary (east) elevation. Within the window openings the frames and glazing have been replaced. Faux brackets interrupted by pilasters adorn the primary façade. The building's south portion features a row of six round openings near the gable peak; the north portion's gable features a single round window that surmounts a large round arched opening above large industrial double doors. The property has been converted for use as artist space, offices, and a small gallery. Despite the window replacements, the building exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP13. Community center/social hall

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



P5b Description of Photo:

(View, date, accession #)

East elev, lkg SW, 9/14/07

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

☐ Prehistoric ☒ Historic ☐ Both

1903, Tax Assessor

**P7. Owner Address:**

CARLSON INDUSTRIES

1920 N MAIN ST

LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

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

Intensive Level Survey

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

None

**Attachments:**

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S1

Resource Name or # (Assigned by recorder) 650 S AVENUE 21

B1. Historic Name: *Edison Electric Company Building*

B2. Common Name: *Edison Electric Company Building*

B3. Original Use: *Public utility*

B4. Present Use: *Community center*

B5. Architectural Style: *Utilitarian industrial*

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

*Constructed in 1905.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Development of public utilities*

Area: *Boyle Heights*

Period of Significance: *1905*

Property Type: *Public utility*

Applicable Criteria: *A, C*

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

*650 S. Avenue 21 is a designated City of Los Angeles Historic Cultural Monument (#388).*

*Theme: Transportation - Railroad Competition Fosters Goods Movement, 1885-1912*

*This property is an exceptional example of a power company building erected in the first years of the 20th century that continues to exhibit a high level of physical and historical integrity. Due to its historical associations and architectural merit the property has previously been determined eligible for the National Register by consensus through the Section 106 process and is listed in the California Register (2S2 CHRC Status Code). Under similar criteria, the property has also been designated a City of Los Angeles Historic Cultural Monument (5S1 CHRC Status Code).*

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

HP8. *Industrial Building*

HP13. *Community center/social hall*

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:



B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/18/2007*

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 81 of 3

Resource Name or # (Assigned by recorder) 650 AVENUE 21

Recorded by Peter Moruzzi

Date 9/18/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Industrial Development in Boyle Heights, Industrial and Agricultural Buildings after the 1880s boom*

*650 Avenue 21 is significant for its association with early industrial development in Los Angeles. It represents the growth of Los Angeles from a regional city to a nationally important center of industry. Furthermore, it is an important site of early Los Angeles labor history.*

*Within the greater Boyle Heights area the 1894 Sanborn maps indicate that industrial development near the east side of the Los Angeles River was sparse with much of the land subdivided for residential use. Two notable exceptions were the Charles Stern & Sons Model Winery and Distillery located at Mission Road and Macy Street, and, on the opposite (south) side of Macy Street, the Southern California Packing Company (packers of fruits and vegetables). Building types formerly associated with the Charles Stern Winery included fermenting house, wine cellar, coopers shop, brandy cellar, and warehouse. In addition to packing facilities adjacent to the railroad platforms there were once large warehouse buildings facing North Anderson Street (this portion later renamed Mission Road). The Los Angeles Terminal Railroad's passenger and freight depots were situated further south at East 1st and South Myers Streets. There is one example of an industrial property in the survey area constructed prior to 1912 in Boyle Heights with enough historical significance and architectural integrity to be eligible as an historic resource. The resource, the Edison Electric Company power plant, is located at 650 South Avenue 21 and was constructed in 1903. Its rarity as a property type and its remarkably high level of integrity make it an especially significant resource in the area.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 752 S BOYLE Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 752 S BOYLE Avenue City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (west) elevation facing west. Located on the east side of Boyle Avenue.

Parcel No. 5183022018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman single-family residence; front gable roof with dormers; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed porch with boxed columns above a wood porch-wall; steeply pitched eaves with exposed roof rafter tails supported by brackets; exposed king-post truss supported by brackets at the intersection of the gables; double-hung single-light windows with a transom.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg NE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1908

**P7. Owner Address:**

CONTRERAS, DAVID G AND

752 S BOYLE AVE

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Local Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 752 S BOYLE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

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

1908: Residence constructed for owner Mrs. Theresa W. Vecchis, architect P. Hall, for \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: P. Hall

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

752 Boyle Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 82 of 3

Resource Name or # (Assigned by recorder) 752 BOYLE Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences

##### Craftsman

*752 Boyle Avenue is significant for its association with the architectural styles and culture of early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, 752 Boyle Avenue represents the identity and values of the occupants.*

*The American Craftsman movement, which advocated hand craftsmanship, was a derivative of the late nineteenth-century Arts and Crafts movement in England. The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, and multilevel eaves. The Craftsman style single-family residence was a once ubiquitous style found throughout the United States. However, because of their wide covered front porches, which functioned as an outdoor room, there were many more constructed in warmer climate regions of the country.*

*The Craftsman style single-family residence was an important house type constructed in Los Angeles during the first two decades of the twentieth century. The style was adaptable across socioeconomic categories and included both large highly crafted homes for the affluent class, and small Craftsman Cottages for the working class. The Craftsman dwelling and the smaller Craftsman Cottage were common within the survey area.*

*Character-defining features of the Craftsman single-family residence include one or two stories, covered front porch supported by boxed columns above a porch wall, low-pitched gable roofs often with multilevel eaves and exposed rafter tails, entrance set back on covered porch, wide eaves and decorative brackets, natural materials including wood, stone, and clinker brick, clapboard or shingle siding, and craftsman style windows and doors. In contrast to earlier styles, the Craftsman could be built by either an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Pacific Ready-Cut Homes, or by master builders who used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 755 S BOYLE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 755 S BOYLE Avenue City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with primary (east) elevation facing east. Located on the west side of Boyle Avenue.

Parcel No. 5183021014

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Three-story; rectangular plan; 1920s commercial building; flat roof with parapet; brick exterior walls; parapet with decorative brickwork; recessed arched entryway with keystone; arched window openings; band course dividing ground floor from second story; decorative brickwork; fire escape above primary entrance; windows on the ground floor and second story divided into three sections by thick mullions; arched double casement windows on the ground floor; aluminum windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925

P7. Owner Address:

CAMBRONERO, OMAR AND SILVIA

755 S BOYLE AVE

LOS ANGELES CA, CA 90023

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## Page 2 of 3

NRHP Status Code: 5S3

**Resource Name or #** (Assigned by recorder) *755 S BOYLE Avenue*

B1. Historic Name:

B2. Common Name

B3. Original Use: *Residential*

B4. Present Use: *Residential*

**B5. Architectural Style:** *Renaissance Revival*

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

1925: Multi-family residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

**Original Location:**

**B8. Related Features:**

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

**B10. Significance: Theme:** *See Below*

## Area

**Period of Significance:** 1913-1945

Property Type *Residential*

**Applicable Criteria** A, C

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

*Theme: Commercial Development Related to Street Railway Transportation, 1913-1934*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*755 Boyle Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

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

### B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

**B14. Evaluator:** *Jon Wilson*

## PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

101 N BOYLE AVE

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 101 N BOYLE AVE City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (east) elevation facing east. Located on the west side of Boyle Avenue on the corner with 1st Street.

Parcel No. 5174024020

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Three-story; rectangular plan; brick Romanesque Revival commercial building; flat roof with high parapet; brick, stucco (alteration), cast-iron, cast-stone, and decorative plaster exterior walls; load-bearing brick walls; concrete foundations; cast-iron pilasters with classical ornamentation; band coursing dividing the floors; arched bay rising from the ground level and arching over a window on the third floor; decorative cast-stone window surround and arched pediment above two Solomonic columns; a decorative cast-stone pediment on the south parapet; a rounded corner turret cantilevering from the third floor with a metal surface; a bronze sign reading "Cumings Block" below the turret; aluminum and glass doors on the ground floor (alteration); double-hung windows on the second and third floor; fixed storefront windows behind metal security bars on the ground floor (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg W, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1889

**P7. Owner Address:**

ASAMBLEAS DE DIOS EBENEZER

126 N ST LOUIS ST

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

**Attachments:** ☒ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S1

Resource Name or # (Assigned by recorder) 101 N BOYLE AVE

B1. Historic Name: *Cummings Block*

B2. Common Name: *Boyle Hotel*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial and Residential*

B5. Architectural Style: *Romanesque Revival*

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

1889: *Cummings Hotel constructed for owner George Cummings, W. R. Norton architect.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *W.R. Norton*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1873-1912*

Property Type *Mixed-use (Commercial/Resid* Applicable Criteria *A, C*

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

*101 North Boyle Avenue is a designated City of Los Angeles Historic Cultural Monument (#891).*

*1. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934; Commercial Architecture and Technological Developments in Construction*

*101 Boyle Avenue is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 101 Boyle Avenue is one of the oldest extant commercial building in the survey area.*

*The subdividing and populating of Boyle Heights between 1873 and 1912 was facilitated by the introduction of the street car which connected Boyle Heights to Downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.*

*The Cummings Block located at 101 Boyle Avenue on the corner of 1st Street and Boyle Street was constructed by George*

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

B12. References:

*Historic-Cultural Monument Application for the Boyle Hotel-Cummings Block, Boyle Heights Historical Society, 2007.*

*California Department of Parks and Recreation survey form for 103-105 Boyle Avenue, Richard Starzak, 1994.*

*LA City Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:

B14. Evaluator: *Jon Wilson*  
*233 Wilshire Boulevard, Suite 130*  
*Santa Monica, CA 90401*

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 84 of 3

Resource Name or # (Assigned by recorder) 101 BOYLE AVE

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### 2. Theme: Commercial Architecture and Technological Developments in Construction

##### *Romanesque Revival*

*101 Boyle Avenue is significant for its association with the architectural styles and culture of late 19th/early 20th century commercial architecture. It represents the influence of the Romanesque style of architecture on the architects, designers, and builders working in the survey area at the end of the nineteenth century. Furthermore, 101 Boyle Avenue represents the identity and values of the occupants.*

*The Romanesque Revival style originated in Chicago in the office of architect Henry Hobson Richardson. Richardson studied at the Ecole des Beaux Arts in Paris and his studies in the Beaux Arts style influenced his architecture. The Romanesque Revival style incorporated architectural elements from Spanish, Italian, and southern French Romanesque architecture. This style is characterized by building materials of large, rock-faced masonry, and wide arches. The style was often used for public and commercial buildings, although there were some Romanesque Revival residences. During the late nineteenth century, several Romanesque buildings were constructed in Los Angeles, with few remaining today. The primary character-defining features of the style are two or three stories, rounded arches over the primary entrance, covered entranceway and porch, squared stone masonry, and asymmetrical elevations.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1542 CALADA ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1542 CALADA ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5192003004

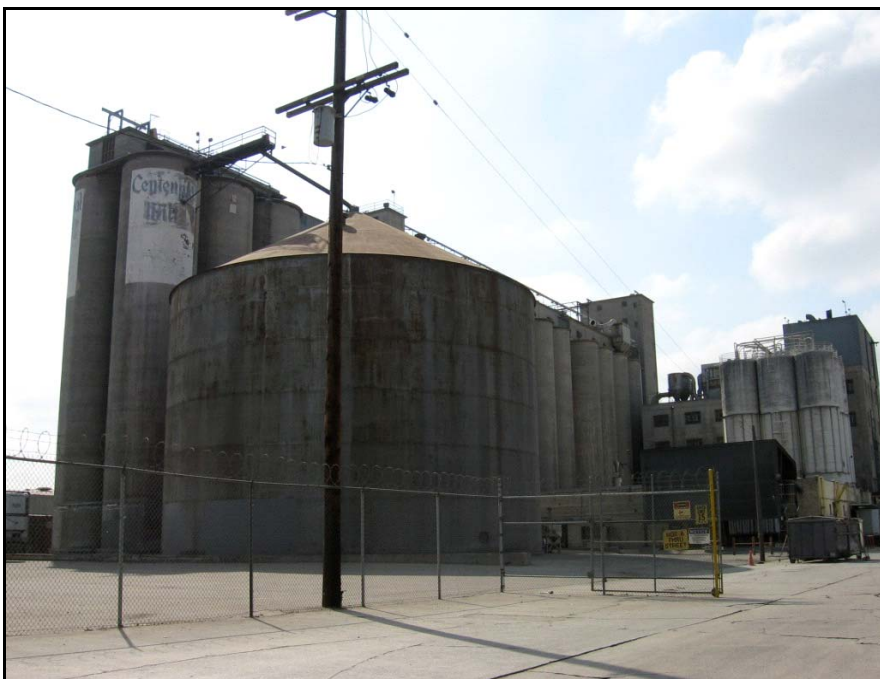
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This grouping of towering concrete and steel grain silos dominates the large parcel in which they are located. Smaller silos and multi-story industrial buildings are situated southwest of the main structures. Although additions and alterations have undoubtedly occurred, the grouping continues to exhibit a high level of physical and historical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

North and west elevs, lkg SE, 9/2008

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1933, Building permits

P7. Owner Address:

ADM MILLING CO  
4666 FARRIES PKWY  
DECATUR ILL, CA 62526

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 9/18/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 1542 CALADA ST

B1. Historic Name: V.O. Milling Company

B2. Common Name: Centennial Mills

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian

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

Warehouse constructed 1933 for owner V.O. Milling Co., architect CP Kelso, contractor Jones-Hettelsater Construction Co., \$8500 cost. Permits for grain silos not located.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: CP Kelso

B9b. Builder: Jones-Hettelsater Construction Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

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

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

This massive grain silo is highly redolent of an industrial district and remains a beacon for the area due to its tremendous mass and height. Along with its association with the railroad, this property reflects the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a rare and apparently highly intact example of the type, this property is a contributor to the potential "Union Pacific Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1926-1953 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Art Deco, Moderne, and Late Moderne architectural styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.

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

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 85 of 3

Resource Name or # (Assigned by recorder) 1542 CALADA ST

Recorded by Peter Moruzzi

Date 9/18/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register through survey evaluation as a contributor to a "Union Pacific Industrial District" under Criteria A and C, and appears individually eligible for National Register listing due to the rarity of the property as an architectural type in Los Angeles (3B CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1030 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1030 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Primary (north) elevation oriented northeast towards Cesar Chavez Avenue.

Parcel No. 5410007007

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, rectangular plan, five-bay primary elevation, Italianate residence with an ornate bay window; hipped roof, brick walls; wrap-around covered porch with a secondary roof structure; wide wood cornice with decorative bracketing; decorative structural posts and brackets supporting the porch roof; double-hung sash windows with ornate wood casing; entrance door behind metal security door (alteration); driveway on east side of building.

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg S, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1890

P7. Owner Address:

RAMIREZ, LYDIA M TR ETAL

621 EASTMONT AVE

LOS ANGELES CA, CA 90022

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

Attachments:

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S1

Resource Name or # (Assigned by recorder) 1030 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name 1030 Cesar Chavez Avenue

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Ann

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

1890: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1030 Cesar Chavez is a designated City of Los Angeles Historic Cultural Monument (#102).

1. Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

1030 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 86 of 3

Resource Name or # (Assigned by recorder) 1030 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*2504 1st Street is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 2504 1st Street represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1510 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1510 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary elevation (north) facing northeast. Located on the south side of Cesar E. Chavez Ave.

Parcel No. 5174017034

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; irregular plan, Queen-Anne style single-family residence; front-gable roof with conical roof over attached front tower bay; heavy-texture stucco exterior wall (alteration); wood-frame structure; attached tower bay topped with decorative spire; attached porch with ornamental wood structural posts; metal security gate over door (alteration); double-hung windows with wood framing and casing.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1890

**P7. Owner Address:**

MAURICE AND ARLENE ROSENTH

8900 ALTO CEDRO DR

BEVERLY HILLS CA, CA 90210

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 1510 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residence

B4. Present Use: Residential

B5. Architectural Style: Queen Ann

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

1890: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*1510 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

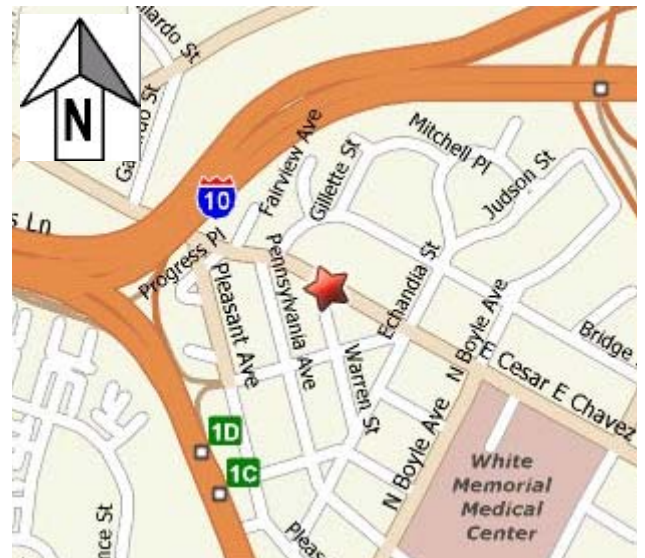
233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 87 of 3

Resource Name or # (Assigned by recorder) 1510 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*1510 Cesar Chavez Avenue is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 1510 Cesar Chavez Avenue represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2006 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2006 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary elevation (north) facing northeast. Located on south side of Cesar E. Chavez Avenue.

Parcel No. 5183001025

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story, rectangular-plan, set back from street; early twentieth-century single-family residence; cross gable-on-hip roof ; stucco exterior walls (altered); wood roof framing; wood stud-walls; brick foundation; asphalt roofing; decorative wood brackets; exposed roof-framing extending beyond exterior wall creating wide eaves; aluminum slider windows (altered).

Noncontributing one-story commercial building on Cesar Chavez.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1908

**P7. Owner Address:**

PEZESHKI, BEHROOZ AND EDNA  
3467 ARDSLEY PL  
ENCINO CA, CA 91436

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Local Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2006 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

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

1906: Residence constructed for owner Mrs. S.F. Knox, H.E. and H. George Beer Builders.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: H. George Beer

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Commercial

Applicable Criteria A, C

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

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

2006 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 88 of 3

Resource Name or # (Assigned by recorder) 2006 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences

##### Craftsman

*2006 Cesar Chavez Avenue is significant for its association with the architectural styles and culture of early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, 2006 Cesar Chavez Avenue represents the identity and values of the occupants.*

*The American Craftsman movement, which advocated hand craftsmanship, was a derivative of the late nineteenth-century Arts and Crafts movement in England. The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, and multilevel eaves. The Craftsman style single-family residence was a once ubiquitous style found throughout the United States. However, because of their wide covered front porches, which functioned as an outdoor room, there were many more constructed in warmer climate regions of the country.*

*The Craftsman style single-family residence was an important house type constructed in Los Angeles during the first two decades of the twentieth century. The style was adaptable across socioeconomic categories and included both large highly crafted homes for the affluent class, and small Craftsman Cottages for the working class. The Craftsman dwelling and the smaller Craftsman cottage were common within the survey area.*

*Character-defining features of the Craftsman single-family residence include one or two stories, covered front porch supported by boxed columns above a porch wall, low-pitched gable roofs often with multilevel eaves and exposed rafter tails, entrance set back on covered porch, wide eaves and decorative brackets, natural materials including wood, stone, and clinker brick, clapboard or shingle siding, and craftsman style windows and doors. In contrast to earlier styles, the Craftsman could be built by either an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Pacific Ready-Cut Homes, or by master builders who used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2018 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2018 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Primary elevation oriented north, northeast facing Cesar E. Chavez Ave.

Parcel No. 5183001020

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; two-bay; rectangular plan; Moderne style commercial building; flat roof; concrete walls finished with stucco; concrete foundations; two structural bays; decorative Modern detailing with recessed plaster panels divided by raised plaster fascias; corrugated metal storefront security grate on east bay (alteration); storefront display windows and door on west bay (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1930

**P7. Owner Address:**

ESQUENAZI, NATHAN C AND ESTH

836 COFFMAN DR

MONTEBELLO CA, CA 90640

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2018 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Moderne

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

1930: Commercial Building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2018 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA City Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 89 of 3

Resource Name or # (Assigned by recorder) 2018 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2024 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2024 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Primary elevation oriented north, northeast facing onto Cesar E. Chavez Avenue.

Parcel No. 5183001019

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, three-bay, rectangular plan; 1920s brick commercial building; flat roof; brick walls with party walls on the east and west; wood floors; concrete foundation; three-bay primary elevation divided with four brick pilasters; raised rectangular decorative brick pattern in recessed spaces between pilasters; stepped brick corbel on parapet; fixed storefront windows above a knee-wall (alteration); aluminum and glass doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1924

**P7. Owner Address:**

KATZ, FRANCES TR ET AL  
111 N THURSTON AVE  
LOS ANGELES CA, CA 90049

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2024 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920's Commercial Building

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

1924: Residence constructed for Sam Resches, Louis Scisorek architect, \$6,500 cost. Originally constructed as a mixed-use store and dwelling.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Louis Scisorek

B9b. Builder: Sam Resches

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2024 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 90 of 3

Resource Name or # (Assigned by recorder) 2024 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2031 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2031 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Primary elevation oriented south, southwest onto Cesar E. Chavez Avenue. Located at the east corner of Cesar E. Chavez Avenue and Cummings Street.

Parcel No. 5175029006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story, square-plan, 1920s commercial and residential building; flat roof; stucco exterior walls; wood-framing roof; wood stud-wall structure; concrete foundations; narrow eaves above second-story windows and below parapet; wood casing around second-story windows; aluminum and glass doors (alteration); double-hung windows.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1922

**P7. Owner Address:**

FEGEN, SOLOMON  
9200 W SUNSET BLVD NO 404  
LOS ANGELES CA, CA 90069

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2031 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commerical and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: 1920s Residenital and Commercial Building

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

1922: Commercial building and apartments constructed for owner/contractor M. Turk, for \$12,500.

Febuary 1967: Repair to rear wall of commercial bldg., Dr. Gegin owner, cost \$400.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: M Turck

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2031 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 91 of 3

Resource Name or # (Assigned by recorder) 2031 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2100 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2100 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (north) elevation facing north. Located on the southeast corner of Cesar E. Chavez Avenue and St. Louis Street.

Parcel No. 5183002007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; 1920s mixed-use residential and commercial building with classical detailing; flat roof; exposed brick on the second story and stuccoed brick on the ground floor; second-story windows have decorative window casing; corner window has decorative engaged columns, head, and sill; four decorative plaster Corinthian pilasters divide the bays on the ground floor; a decorative belt-course divides the ground floor from the second floor; storefront windows and security bars on ground floor windows (alteration); aluminum sliders on second story (alteration); metal security doors on ground floor (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1915 c.

**P7. Owner Address:**

DE LA TORRE, MARIO AND GRACE

305 N SOTO ST NO D

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2100 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commerical and Residential

B4. Present Use: Commerical and Residential

B5. Architectural Style: 1920s Residential and Commercial Building

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

1928: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Mixed use

Applicable Criteria A, C

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

1. Theme: Ethnic/Cultural and Gender Diversity

*Commercial, Institutional and Religious Buildings Associated with Associated with Japanese-American Culture in Boyle Heights*

*2100 Cesar Chavez Avenue is significant for its association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, the Los Angeles Japanese Hospital was the Los Angeles headquarters of the Japanese lay Buddhist organization and was important in the struggle for the civil rights of Japanese-Americans.*

*Early 20th Century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were "picture brides" who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was "Sho-Tokyo," the area of present-day "Little Tokyo" in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from "Sho-Tokyo," many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1st Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.*

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 92 of 3

Resource Name or # (Assigned by recorder) 2100 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### 2. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

##### *Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2100 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2101 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2101 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on northwest corner of Cesar E. Chavez Ave. and St. Louis St.

Parcel No. 5175014002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; three-bay; rectangular plan; 1920s commercial building; flat roof; exterior wood-stud walls finished with stucco; wood roof-framing; wood-stud wall construction; concrete foundations; stepped parapet; roll-up corrugated metal security grate doors on north and south commercial space (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1921

**P7. Owner Address:**

CORTES, MAGDALENO B AND GLE

830 W SUFFOLK AVE

MONTEBELLO CA, CA 90640

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2101 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1921: Commercial building constructed, for \$5,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2101 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 93 of 3

Resource Name or # (Assigned by recorder) 2101 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2104 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2104 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Primary elevation oriented north, northwest onto Cesar E. Chavez Ave.

Parcel No. 5183002006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; two-bay; rectangular plan; 1920s brick commercial building; flat roof; brick exterior walls; decorative brick pattern on parapet; fixed storefront windows (alteration) above brick knee-wall; aluminum and glass doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S

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

☐ Prehistoric ☒ Historic ☐ Both

1929

**P7. Owner Address:**

PEREZ, LEODEGARIO AND

2647 ARVIA ST

LOS ANGELES CA, CA 90065

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2104 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commerical Building

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

1929: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2104 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 94 of 3

Resource Name or # (Assigned by recorder) 2104 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2107 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2107 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on the north side of Cesar E. Chavez Avenue.

Parcel No. 5175014003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; 1920s commercial building; flat roof; brick exterior walls; wood-frame roof; interior wood stud-walls; wood floors, concrete foundations; arched doorway with Solomonian engaged columns; plaster floral ornamentation above arched entrance; arched window casing on the second story; decorative plaster band frames opening on the ground floor; belt course divides the ground floor and that second story; decorative plaster shields and step on parapet; metal security door over primary entrance (alteration); roll-up metal security grates over two ground-floor commercial spaces; aluminum windows and fixed windows on second story (alteration); one-half of north second-story window covered and struccoed over (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1927

**P7. Owner Address:**

2107 CESAR CHAVEZ LLC  
1539 FOLKSTONE TERRACE RD  
WESTLAKE VLG CA, CA 91361

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2107 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commerical Building

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

1927: Hotel and commerical space constructed for owners Max and Lane Vinograd, JR Schenk architect, H. Rudnick contractor, for \$25,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.R. Schenk

B9b. Builder: H. Rudnik

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2107 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 95 of 3

Resource Name or # (Assigned by recorder) 2107 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2116 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2116 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of Cesar Chavez Avenue.

Parcel No. 5183002003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; early twentieth-century wood-frame commercial and residential building; wood clapboard siding with tile knee wall below storefront windows (alteration); wood roof framing; wood stud-walls; concrete foundation; narrow eaves above second-story windows and below parapet; two storefront aluminum and glass doors (alteration); one central door and doorway with a transom leading to second-story residential space; fixed storefront windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1908

**P7. Owner Address:**

RENDEL, DAVID AND MOLLY TRS

354 S REEVES DR

BEVERLY HILLS CA, CA 90212

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2116 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commerical and Residential

B4. Present Use: Commerical and Residential

B5. Architectural Style: Eary Twentieth-Century Mixed-Use

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

1908: Commercial and residential building constructed for H.E. Beer and H.G. Beer for \$5,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.E. Beer and H.G. Beer

B9b. Builder: H. E. Beer and H. G. Beer

B10. Significance: Theme: See Below

Area

Period of Significance: 1887-1912

Property Type Mixed use

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1887-1912

2116 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 2116 Cesar Chavez Avenue is one of the oldest extant commercial building in the survey area.

The streetcar connected Boyle Heights to downtown Los Angles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2120 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2120 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of Cesar E. Chavez Avenue.

Parcel No. 5183002002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; 1920s commercial building; brick exterior walls; wood stud-walls; concrete foundation; decorative brick stepping and patterns on parapet; glass doors with aluminum frames; wood paneled door underneath (alteration); fixed glass display windows (alteration); fixed glass transoms (alteration); fixed glass display windows.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1921

**P7. Owner Address:**

KOSMAN, RIVA INC  
5769 ALDEA AVE  
ENCINO CA, CA 91316

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2120 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1921: Commerical building constructed for owner A. Knoff, De Luxe Bld. Co. architect, H. Gorelnik builder, for \$13,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: De Luxe Bld. Co.

B9b. Builder: H Gorelnik

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2120 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 97 of 3

Resource Name or # (Assigned by recorder) 2120 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2137 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2137 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar E. Chavez Avenue.

Parcel No. 5175013003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; three-bay; rectangular-plan; 1920s mixed-use residential and commercial building; flat roof with a parapet; brick exterior walls; concrete foundations; decorative brickwork on pilasters, above ground-floor openings, window casing, and on parapet; glass, aluminum, and wood entrance doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1920

**P7. Owner Address:**

VALDES, VALDEMAR AND MARIA L

326 W GLENDON WAY

SAN GABRIEL CA, CA 91776

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2137 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: 1920s Residential and Commercial Building

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

1924: Commercial and residential building constructed for owner H. Gorelnik, Harry Genser architect, H. Gorelnik contractor, for \$19,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H. Genser

B9b. Builder: H. Gorelnik

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2137 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 98 of 3

Resource Name or # (Assigned by recorder) 2137 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2138 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2138 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of Cesar E. Chavez Avenue. Located on the corner of Chicago Street and Cesar E. Chavez Avenue.

Parcel No. 5183002001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; 1920s mixed-use residential and commercial building; flat roof; load-bearing brick walls; wood floors; concrete foundations; decorative detailing including an arched doorway; a belt course dividing the ground floor from the second story, decorative window and air vent casing on the second story, and an ornamental window on the second floor with brackets supporting an elliptical pediment window head; metal security doors and roll-up security grate (alteration); double-hung and single-hung windows; aluminum slider windows on second-story corner windows.

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1923

**P7. Owner Address:**

KOSMAN, HYMAN AND RIVA

5769 ALDEA AVE

ENCINO CA, CA 91316

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2138 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commerical and Residential

B4. Present Use: Commerical and Residential

B5. Architectural Style: 1920s Residential and Commercial Building

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

1923: Stores and apartments constructed for owner J. Linson, H. Gorelnik contractor, for \$20,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: H Gorelnik

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2138 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 99 of 3

Resource Name or # (Assigned by recorder) 2138 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2202 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2202 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez.

Parcel No. 5183003026

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; flat roof with a parapet; brick exterior walls; decorative brickwork on stepped parapet, glazed-brick window surrounds and belt-course; a pair of arched windows on the second story above primary entrance; double-hung windows on second story; aluminum and glass storefront windows and doors (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1918

P7. Owner Address:

ZARGARI, NEMAT AND MINOO

924 WELLESLEY AVE

LOS ANGELES CA, CA 90049

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2202 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: 1920s Commerical Building

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

1922: Commercial and Residential Building constructed for owner H. Gorelink, H. Gorelink builder, for \$10,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: H. Gorelink

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2202 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 100 of

Resource Name or # (Assigned by recorder) 2202 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2209 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2209 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez Avenue.

Parcel No. 5175013006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; 1920s Renaissance Revival commercial building; flat roof with a parapet; brick and stucco (alteration) exterior walls; wood stud-walls on interior; concrete foundations; decorative brickwork; terra cotta horizontal band below parapet; arched windows openings with keystone on east elevation; door with metal security bars (alteration); windows with metal security bars (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

East Elevation, Lkg NE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1927

**P7. Owner Address:**

KOSMAN, RIVA AND HYMAN  
5769 ALDEA AVE  
ENCINO CA, CA 91316

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2209 E CESAR E CHAVEZ Avenue

B1. Historic Name: *Gorelink Bank and Stores*

B2. Common Name

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Renaissance Revival*

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

*1927: Commercial building constructed by owner H. Gorelink, Louis Selden architect, H. Gorelink builder, for \$10,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Louis Selden*

B9b. Builder: *H. Gorelink*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A, C*

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

*1. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934; Commercial Architecture and Technological Developments in Construction*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2209 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

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

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 101 of

Resource Name or # (Assigned by recorder) 2209 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

#### 2. Theme: Commercial Architecture and Technological Developments in Construction

##### Renaissance Revival

*2209 Cesar Chavez Avenue is significant for its association with the period revival architectural styles and culture of early 20th century commercial architecture. It represents the influence of period revival architecture on the architects, designers, and builders working in the survey area during the early 20th century. Furthermore, 2209 Cesar Chavez Avenue represents the identity and values of the occupants.*

*The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Italian Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Italian Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Italian Renaissance Revival style is a derivative of renaissance-era Italian domestic architecture that differs from Spanish-inspired designs in several identifiable ways. Character-defining features of the Renaissance Revival style include a symmetrical façade, low-pitched hipped roof typically covered by ceramic tiles, deep overhanging boxed eaves with decorative carved brackets, stucco sheathing, upper-story windows smaller and less elaborate than windows below, extensive use of arches for first story entries and windows, and entrances accented by classical columns or pilasters.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2218 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2218 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

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

Oriented with primary (north) elevation facing north. Located on the south side of Cesar Chavez Boulevard.

Parcel No. 5183003029

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, rectangular-plan, 1920s commercial building; flat roof with parapet; brick exterior walls; decorative brickwork; decorative engaged columns; stepped horizontal band above commercial spaces; aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1928

**P7. Owner Address:**

DANESHRAD, DAVIS  
11850 WILSHIRE BLVD 101  
LOS ANGELES CA, CA 90025

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2218 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1928: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2218 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 102 of

Resource Name or # (Assigned by recorder) 2218 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2222 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2222 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Parcel No. 5183003004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, rectangular-plan, 1920s commercial building; flat roof with parapet; brick exterior walls; decorative brickwork; decorative engaged columns; stepped horizontal band above commercial spaces; aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1928

**P7. Owner Address:**

RODRIGUEZ, SERGIO AND FELISA  
2886 CUMBERLAND RD  
SAN MARINO CA, CA 91108

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2008

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2222 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1928: Commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme:

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2222 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2008

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 103 of

Resource Name or # (Assigned by recorder) 2222 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2008 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2226 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2226 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Parcel No. 5183003003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story, rectangular-plan, 1920s commercial building; flat roof with parapet; brick exterior walls; brick foundations; wood stud-wall framing; wood floors; decorative brickwork; aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1918

**P7. Owner Address:**

CHAHINE, HOUDA AND

4110 BELL AVE

BELL CA, CA 90201

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2226 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1921: Commercial building constructed for owner Jacob Krasnow, for \$350.00.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: none

B9b. Builder: none

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2226 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2228 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2228 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Parcel No. 5183003002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; Mansard roof; brick exterior walls; wood structure; concrete foundations; decorative brickwork; decorative terra cotta belt courses and window surrounds; arched windows on second story; roll-up corrugated metal grates over the east ground floor commercial space (alteration); aluminum and glass storefront windows and doors (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920

P7. Owner Address:

Y AND P CESAR LLC

0 P O BOX 79321

LOS ANGELES CA, CA 90079

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2228 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Renaissance Revival

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

1926: Commercial building constructed for owner Louis Segal, for \$3,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Louis Segal

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2228 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 2228 Cesar Chavez Avenue was constructed as a dance hall on the second story.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3CS, 5S1, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2315 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2315 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with primary (south) elevation facing south. Located on the north side of Cesar Chavez.

Parcel No. 5175010024

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; 1920s commercial building; flat roof with a parapet; brick exterior walls; wood stud-walls on the interior; concrete foundations; decorative brickwork on the pilasters and above the commercial spaces; aluminum and glass doors (alteration); fixed storefront display windows with aluminum mullions (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg NW, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both  
1924

P7. Owner Address:

DE LA TORRE, MARIO AND GRACE

305 N SOTO ST STE D

LOS ANGELES CA, CA 90033

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S1, 5D3

Resource Name or # (Assigned by recorder) 2315 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Buiding

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

1924: Commercial building constructed for owner H. Gorelink, Harry Genser architect, H. Gorelink builder, for \$18,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Harry Genser

B9b. Builder: H. Gorelink

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

1. Theme: Ethnic/Cultural and Gender Diversity

*Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights*

*2315 Cesar Chavez Avenue is significant for its association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.*

*During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.*

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 106 of

Resource Name or # (Assigned by recorder) 2315 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.*

#### 2. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

##### *Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2315 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3CS, 5S1, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2330 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 2330 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez Avenue.

Parcel No. 5183004018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story with one-story rear section, rectangular-plan, early twentieth-century commercial building; flat roof with a parapet; brick exterior walls; stepped parapet with decorative brickwork; thick brick pilasters with a brick head; cast pilasters with decorative head on rear section; arched windows on second story; arched entrance bay; aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1915

**P7. Owner Address:**

2330 CESAR CHAVEZ LLC

0 P O BOX 67311

LOS ANGELES CA, CA 90067

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

**Attachments:**

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S1, 5D3

Resource Name or # (Assigned by recorder) 2330 E CESAR E CHAVEZ Avenue

B1. Historic Name: *Rosen Block and Lodge*

B2. Common Name

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Early Twentieth-Century Commercial Building*

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

*1913: Commercial building constructed for owner/builder John Rosen, for \$8,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *John Rosen*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A, C*

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

*1. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2330 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

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

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 107 of

Resource Name or # (Assigned by recorder) 2330 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

#### 2. Theme: Social Clubs and Public Service Organizations

*2330 Cesar Chavez Avenue is significant for its association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. It is representative of the social, leisure, and political activity in Boyle Heights.*

*Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story Rosen Block and Lodge constructed for owner John Rosen, located at 2330 Cesar Chavez Avenue.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2421 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2421 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez Avenue.

Parcel No. 5177034018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; three-bay; rectangular-plan; 1920s commercial building; flat roof with a parapet (alteration); brick exterior walls; wood stud-walls on the interior; concrete foundations; recessed entrance in center bay; aluminum and glass doors (alteration); fixed storefront display windows with aluminum mullions (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both  
1929

**P7. Owner Address:**

TANIGUCHI, SACHIKO TR  
207 S OAKLAND AVE # E  
PASADENA CA, CA 91101

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2421 E CESAR E CHAVEZ Avenue

B1. Historic Name: *Kenny's Sporting Goods*

B2. Common Name

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *1920s Commercial Building*

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

*1929: Commercial building constructed*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A*

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

*Theme: Ethnic/Cultural and Gender Diversity*

*Commercial, Institutional and Religious Buildings Associated with Associated with Japanese-American Culture in Boyle Heights*

*2421 Cesar Chavez Avenue is significant for its association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, it was an important Japanese-American owned business that was important in the struggle for the civil rights for Japanese-Americans.*

*Early 20th Century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were "picture brides" who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was "Sho-Tokyo," the area of present-day "Little Tokyo" in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from "Sho-Tokyo," many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1st Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.*

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

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2455 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2455 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez Avenue.

Parcel No. 5177034025

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; 1920s commercial building; hipped roof with a parapet; brick finished with stucco exterior walls; corrugated metal over the original transom lights and curved parapet (alteration); aluminum and glass doors (alteration); fixed storefront display windows with aluminum mullions and muntins (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923

P7. Owner Address:

B L PARTNERSHIP  
1985 ORLANDO RD  
SAN MARINO CA, CA 91108

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2455 E CESAR E CHAVEZ Avenue

B1. Historic Name: *Phillips Music Company*

B2. Common Name

B3. Original Use: *Music Store*

B4. Present Use: *Commercial*

B5. Architectural Style: *1920s Commercial Building*

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

*1923: Commercial building constructed.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A, C*

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

*1. Theme: Ethnic/Cultural and Gender Diversity*

*Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights*

*2455 Cesar Chavez Avenue is significant for its association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.*

*During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.*

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

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 109 of

Resource Name or # (Assigned by recorder) 2455 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.*

#### 2. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

##### *Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2455 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2459 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2459 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez Avenue.

Parcel No. 5177034026

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; three-bay; rectangular-plan; 1920s commercial building; flat roof with a Mission parapet (alteration); brick exterior walls; wood stud-walls on the interior; concrete foundations; egg and dart decorative pattern around the entrance to each commercial space; aluminum and glass doors (alteration); fixed storefront display windows with aluminum mullions (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg NW, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926

P7. Owner Address:

NAVIDBAKSHSH, BIJAN CO TR ET AL

0 P O BOX 64604

LOS ANGELES CA, CA 90064

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Local Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2459 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Garage

B4. Present Use: Commercial

B5. Architectural Style: Mission Revival

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

1926: Garage constructed for owners Amelia, Elizabeth, and Sarah Snyder, Louis Tcisorek architect, for \$7,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Louis Tcisorek

B9b. Builder: None

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2459 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 110 of

Resource Name or # (Assigned by recorder) 2459 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2501 E CESAR E CHAVEZ Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2501 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Oriented with the primary (south) elevation facing south. Located on the northeast corner of Cesar Chavez Avenue and Fickett Street.

Parcel No. 5177033024

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; early twentieth-century commercial building; flat roof with a parapet; brick exterior walls; wood stud-wall interiors; concrete foundations; decorative plaster and brickwork; aluminum and glass storefront windows over a kneewall (alteration); aluminum and glass doors (alteration).

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg NE, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1907

P7. Owner Address:

B L PARTNERSHIP  
1985 ORLANDO RD  
SAN MARINO CA, CA 91108

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2501 E CESAR E CHAVEZ Avenue

B1. Historic Name: Carson Garage

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Early Twentieth-Century Commercial Building

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

1912: Commercial building constructed for owner Anna Currow, Surrett and Buckley architects, E. P. Chaption builder, for \$3,798.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Surrett and Buckley

B9b. Builder: E. P. Chaption

B10. Significance: Theme: See Below

Area

Period of Significance: 1887-1912

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1887-1912

2501 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 2501 Cesar Chavez Avenue is one of the oldest extant commercial building in the survey area. During the 1920s it was also the site of Carson Garage.

The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2600 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2600 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez.

Parcel No. 5180009001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; flat roof with a parapet; brick exterior walls; stepped parapet with decorative brickwork; stepped brick belt-course divides ground floor and second story; aluminum sliders on the second story windows (alteration); aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1923

**P7. Owner Address:**

LUXOR PROPERTIES INC  
4751 WILSHIRE BLVD STE 206  
LOS ANGELES CA, CA 90010

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2600 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1926: Commercial Building Constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2600 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 112 of

Resource Name or # (Assigned by recorder) 2600 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2612 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2612 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez.

Parcel No. 5180009002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; 1920s commercial building; flat roof with a parapet; brick exterior walls; wood stud-walls; concrete foundations; decorative brickwork; decorative terra cotta; aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1926

**P7. Owner Address:**

ESQUENAZI, NATHAN AND ESTHER

836 COFFMAN DR

MONTEBELLO CA, CA 90640

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2612 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

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

1926: Commercial building constructed for owner, H. Mann, Joseph Goldberg architect, Mark Zimmer contractor, for \$6,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Joseph Goldberg

B9b. Builder: Mark Zimmer

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2612 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 113 of

Resource Name or # (Assigned by recorder) 2612 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2626 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

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

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2626 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

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

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez.

Parcel No. 5180009006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; flat roof with a parapet; brick exterior walls; decorative brickwork on stepped parapet, window surrounds, and belt-course; decorative entrance with cast engaged columns and head; stepped brick belt-course divides ground floor and second story; aluminum sliders on the second story windows (alteration); aluminum and glass storefront windows and doors (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

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



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

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

☐ Prehistoric ☒ Historic ☐ Both

1918

**P7. Owner Address:**

LANSPA, J AND

0 P O BOX 6182

GARDEN GROVE CA, CA 92846

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

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

Intensive Level Survey

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

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2626 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: 1920s Commercial Building

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

1924: Commercial building constructed for owner, James Lownethal, Louis Tcisorek architect, for \$26,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Louis Tcisorek

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential

Applicable Criteria A, C

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

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2626 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

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

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) 2626 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

### D6 Significance (Continued)

#### *Renaissance Revival*

*Renaissance Revival commercial buildings within the survey area dating from 1885-1910 are significant for their association with the period revival architectural styles and culture of early 20th century commercial architecture. They represent the influence of period revival architecture on the architects, designers, and builders working in the survey area during the early 20th century. Furthermore, they represent the identity and values of the occupants.*

*The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Italian Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Italian Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Italian Renaissance Revival style is a derivative of renaissance-era Italian domestic architecture that differs from Spanish-inspired designs in several identifiable ways. Character-defining features of the Renaissance Revival style include a symmetrical façade, low-pitched hipped roof typically covered by ceramic tiles, deep overhanging boxed eaves with decorative carved brackets, stucco sheathing, upper-story windows smaller and less elaborate than windows below, extensive use of arches for first story entries and windows, and entrances accented by classical columns or pilasters.*

#### *Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights*

*Properties connected to the Jewish residents of Boyle Heights are significant for their association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.*

*During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.*

*There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.*

#### *Commercial, Institutional and Religious Buildings Associated with Mexican-American Culture in Boyle Heights*

## CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) 2626 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

*Properties connected to the Mexican-American residents of Boyle Heights from 1913-1945 are significant for their association with Mexican-American history in Los Angeles. Commercial spaces in Boyle Heights that were once or are still used by Mexican-Americans served as sites of Mexican-American identity and culture. Furthermore, cultural sites including Candelas Guitar shop continue to represent the history of Mexican-Americans in Boyle Heights.*

*Mexican-Americans have resided in Boyle Heights consistently, beginning in the 1880s. The Mexican Americans who lived in early 20th century Boyle Heights were both Californians whose families had lived in California before the state became part of the United States, and later immigrants from Mexico. It appears that some of the early Mexican-American residents of Boyle Heights were displaced from "Sonoratown," which was the area around the pueblo in downtown, when the area was being re-developed. Mexican Americans tended to live not in any one specific neighborhood of Boyle Heights.*

*There is one extant commercial building along Cesar Chavez Avenue that was historically connected to Mexican-American culture in Boyle Heights. It retains enough historical significance and architectural integrity to convey its importance as a historic resource. The Candelas Guitar shop located at 2724 Cesar Chavez Avenue is the headquarters for the Candelas Guitars, an exceptional-quality classical and Flamenco Guitar manufacturer. The Candelas family came to Boyle Heights from Mexico in 1944.*

### *Multi-family Rental Properties, Live/Work Properties/Business Commercial Properties*

*Commercial, mixed-use, and multi-family residential properties located within the survey area dating from 1913-1945 are significant for their association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. They represent the impact of transportation technology on the growth patterns of Los Angeles. Also, they are the oldest extant commercial buildings in the survey area.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

### *Theme: Social Clubs and Public Service Organizations*

*Meeting houses, halls, lodges, and clubhouses within the survey area dating from 1913-1945 are significant for their association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. They are important representative centers of the social, leisure, and political activity in Boyle Heights.*

*Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story mixed-use Co-Operative Consumers League building designed by Gregory R. Evans, located at 2706 Cesar Chavez Avenue; the two-story Rosen Block and Lodge constructed for owner John Rosen, located at 2330 Cesar Chavez Avenue; the two-story Hollenbeck Masonic Hall Lodge constructed in 1922 and designed by architects A. W. Rangel and John C. Smith and built by May and Grimwood contractors, located at 2124 1st Street; and the two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath), which was a ceremonial bath used as a cleaning ritual before marriage.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2706 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2706 E CESAR E CHAVEZ Avenue City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez.

Parcel No. 5180017002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, 1920s commercial building; flat roof with a parapet; brick exterior walls; wood-frame roof; load-bearing brick with wood stud-wall interior walls; wood and concrete floors; concrete foundations; stepped parapet with decorative brickwork; decorative terra cotta band at bottom of parapet; arched window openings on the second story; decorative engaged columns divide the ground floor commercial spaces; a decorative stepped lintel above the ground floor commercial spaces; wood and glass panel door below transom window; wood panel door set into stucco wall (alteration); Commercial spaces enclosed with stucco walls (alteration); windows enclosed with stucco (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1925

**P7. Owner Address:**

CASA GRANDE EVENTS LLC  
2404 WILSHIRE BLVD STE 8A  
LOS ANGELES CA, CA 90057

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2706 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Renaissance Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1924: Commercial building constructed for owner Co-Operative Consumers League, Gregory R. Evans architect/builder, for \$25,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Gregory R. Evans

B9b. Builder: Gregory R. Evans

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2706 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 116 of

Resource Name or # (Assigned by recorder) 2706 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

#### 2. Theme: Social Clubs and Public Service Organizations

*2706 Cesar Chavez Avenue is significant for its association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. It is representative of the social, leisure, and political activity in Boyle Heights.*

*Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story mixed-use Co-Operative Consumers League building designed by Gregory R. Evans, located at 2706 Cesar Chavez Avenue.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2724 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2724 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (north) elevation facing north. Located on the south side of Cesar Chavez Avenue.

Parcel No. 5180017006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular-plan; early twentieth-century commercial building; flat roof with a parapet; brick exterior walls; wood stud-walls on interior; concrete foundations; recessed storefront entrances; metal security bars over storefront windows.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1917

**P7. Owner Address:**

DELGADO, TOMAS AND ALEGRIA

1035 BONNER CT

LA VERNE CA, CA 91750

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3, 5D3

Resource Name or # (Assigned by recorder) 2724 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: 1920s Commercial Building

B6. Construction History: (Construction date, alterations, and date of alterations)

1913: Commercial building constructed for owner P. Navarra, Frank Catalano builder, for \$900.00.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Clarence F. Hartje

B9b. Builder: Clarence F. Hartje

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Ethnic/Cultural and Gender Diversity

Commercial, Institutional and Religious Buildings Associated with Mexican-American Culture in Boyle Heights

2724 Cesar Chavez Avenue is significant for its association with Mexican-American history in Los Angeles. Commercial spaces in Boyle Heights that were once or are still used by Mexican-Americans served as sites of Mexican-American identity and culture. Furthermore, Candelas Guitar shop located at 2724 Cesar Chavez Avenue continues to represent the history of Mexican-Americans in Boyle Heights.

2724 Cesar Chavez Avenue was historically connected to Mexican-American culture in Boyle Heights. It retains enough historical significance and architectural integrity to convey its importance as a historic resource. The Candelas Guitar shop is the headquarters for the Candelas Guitars, an exceptional-quality classical and Flamenco Guitar manufacturer. The Candelas family came to Boyle Heights from Mexico in 1944.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 117 of

Resource Name or # (Assigned by recorder) 2724 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Mexican-Americans have resided in Boyle Heights consistently, beginning in the 1880s. The Mexican Americans who lived in early 20th-century Boyle Heights were both Californians whose families had lived in California before the state became part of the United States, and later immigrants from Mexico. It appears that some of the early Mexican-American residents of Boyle Heights were displaced from "Sonoratown," which was the area around the pueblo in downtown, when the area was being re-developed. Mexican Americans tended to live not in any one specific neighborhood of Boyle Heights.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2822 E CESAR E CHAVEZ Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2822 E CESAR E CHAVEZ Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (north) elevation facing north. Located on the south side of Cesar Chavez.

Parcel No. 5180018018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; square plan; American Foursquare residential building; hipped roof with a dormer; wood clapboard siding; wood-frame roof; covered recessed entranceway with decorative columns; metal security bars over windows and doors (alteration).

Single-story non-contributing commercial building (1962) on the north (street-fronting) portion of lot.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

North Elevation, Lkg SE, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905

**P7. Owner Address:**

SOTO, GLORIA AND  
2822 CESAR CHAVEZ AVE  
LOS ANGELES CA, CA 91436

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2822 E CESAR E CHAVEZ Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

1905: Residential building constructed.

1962: Non-contributing commercial building constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*2822 Cesar Chavez Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 118 of

Resource Name or # (Assigned by recorder) 2822 CESAR E CHAVEZ Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Arts and Crafts Movement: 1895-1918, Single-Family Residences

##### *American Foursquare*

*2822 Cesar Chavez Avenue is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, 2822 Cesar Chavez Avenue represents the identity and values of the occupants.*

*The American Foursquare style, like other Arts and Crafts influenced architecture, developed as a less decorative housing alternative to the Victorian styles popular in the late nineteenth century. The American Foursquare residences were constructed with wood or brick exteriors and could be ordered through house catalogs including Sears and Aladdin. Like the Craftsman, American Foursquares were constructed through the 1930s. Character-defining features of the American Foursquare include one to two stories, square plan, hipped roof with a center dormer, a covered front porch and entranceway supported with boxed columns or colonettes, and wood or brick exterior surfaces.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2215 E CESAR E CHAVEZ AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2215 E SAR E CHAVEZ AVE City Los Angeles Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (south) elevation facing south. Located on the north side of Cesar Chavez Avenue.

Parcel No. 5175011026

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*West Building: One story; rectangular-plan; 1920s commercial building; flat roof with a parapet; brick exterior walls; decorative brickwork; aluminum and glass doors and fixed storefront display (alteration).*

*East Building: One story; rectangular-plan; 1920s commercial building; flat roof with a parapet; brick exterior walls; decorative brickwork; aluminum and glass doors and fixed storefront display (alteration).*

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

South Elevation, Lkg NE, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1924

**P7. Owner Address:**

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

One Venture, Suite 150

Irvine, CA 92618

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 2215 E CESAR E CHAVEZ AVE

B1. Historic Name: *New York Café and Restaurant*

B2. Common Name

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *1920s Commercial Building*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1924: Commercial building constructed (west building).*

*1924: Commercial building constructed (east building).*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Commercial Development Related to Street Railway Transportation, 1913-1934*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

*2215 Cesar Chavez Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.*

*Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*  
*One Venture, Suite 150*  
*Irvine, CA 92618*

*PCR Services*

Date of Evaluation: *9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 119 of

Resource Name or # (Assigned by recorder) 2215 CESAR E CHAVEZ AVE

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1, 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 310 N CHICAGO ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 310 N CHICAGO ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (south) elevation facing south. Located on the northeast corner of Cesar Chavez Avenue and Chicago Street.

Parcel No. 5175013002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; eleven bays; rectangular-plan; 1920s mixed-use residential and commercial building; flat roof with a parapet; brick exterior walls; concrete foundations; decorative brickwork on pilasters, window lintels and sills, second story recessed walls between pilasters, and on parapet; glass and aluminum entrance doors with metal security bars (alteration); roll-up security grates; double-hung windows on second story; fixed aluminum window on second-story corner window (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg NE, 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1924

**P7. Owner Address:**

VALDES, VALDEMAR AND MARIA L

326 W GLENDON WAY

SAN GABRIEL CA, CA 91776

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Local Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1, 5D3

Resource Name or # (Assigned by recorder) 310 N CHICAGO ST

B1. Historic Name: *Karz Plumbing*

B2. Common Name

B3. Original Use: *Commercial and Residential*

B4. Present Use: *Commercial and Residential*

B5. Architectural Style: *1920s Residential and Commercial Building*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1924: Commercial and residential building constructed for owner H. Gorelnik, Harry Genser architect and contractor, for \$23,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Harry Genser*

B9b. Builder: *Harry Genser*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial and Residential* Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Ethnic/Cultural and Gender Diversity*

*Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights*

*310 Chicago Street is significant for its association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.*

*During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 120 of

Resource Name or # (Assigned by recorder) 310 CHICAGO ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 318 N CHICAGO ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 318 N CHICAGO ST City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Chicago Street.

Parcel No. 5175013018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; Shotgun cottage single-family residence; front-gable roof; wood clapboard siding; wood-frame roof; wood-frame structure; rounded wood shingles on front gable fascia; boxed eaves; covered front porch at entrance supported with wood posts; windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg E, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1890

**P7. Owner Address:**

SOLOMON, JOSEPH TR

108 N ALTA VISTA BLVD

LOS ANGELES CA, CA 90036

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 318 N CHICAGO ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Shotgun Cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

1895: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

318 Chicago Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 121 of

Resource Name or # (Assigned by recorder) 318 CHICAGO ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

601 S CLARENCE ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 601 S CLARENCE ST City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5171005001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Capped by a flat roof with parapet and trapezoidal in plan, this one-story utilitarian industrial building is of brick masonry construction. Segmental arched openings characterize the steel-framed, multi-pane recessed fenestration. The building's east elevation is punctuated by a large opening with roll-up metal door and a narrow main entrance situated near the façade's northeast corner. Mesh screens or metal security bars front all of the building's openings. Nonetheless, the structure exhibits a relatively high level of overall physical integrity.

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East and north elevs, lkg SW, 9/2008

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1924, Tax Assessor

**P7. Owner Address:**

SHOLIAN, EDWIN AND

1720 E 14TH ST

LOS ANGELES CA, CA 90021

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 601 S CLARENCE ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

B6. Construction History: (Construction date, alterations, and date of alterations)

Industrial building constructed in 1924.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1916-1947

Property Type Industrial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is an architecturally distinctive representative example of the utilitarian industrial style and influenced by the Moderne architectural style.

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

667 S CLARENCE ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 667 S CLARENCE ST City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5171018001

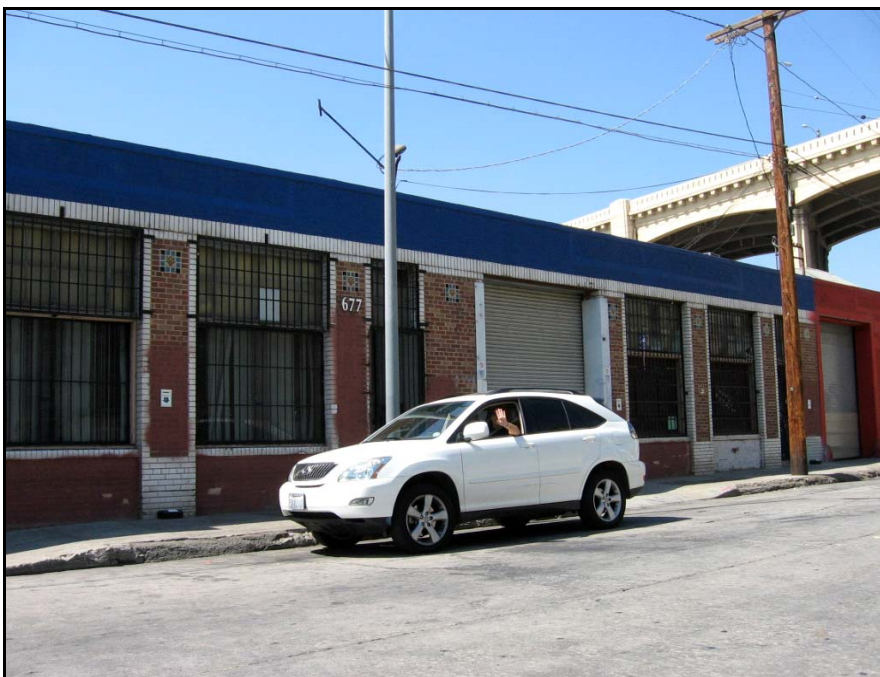
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one-story utilitarian industrial building is of brick masonry construction and capped by a wood truss roof with parapet. Fenestration consists of large fixed plate glass windows topped by multi-pane transoms fronted by metal security bars. Between the bays, near the top of each stylized pilaster, is a small decorative square of colorful glazed tiles. Two large openings for freight handling each containing a roll-up metal door punctuate the primary (east) elevation. Despite the security bars and a layer of recently applied red spray paint to the north half of the building, it continues to exhibit a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1928, Building permits

**P7. Owner Address:**

CLARENCE SUNRISE PROPERTIES

1201 S OLIVE ST

LOS ANGELES CA, CA 90015

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 667 S CLARENCE ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Utilitarian Industrial

B6. Construction History: (Construction date, alterations, and date of alterations)

Warehouse constructed 1928 for owner IH Norton et al, Norton and Wallis architects, builder: Central Building Company, \$18000  
1984: Fire job repair for owner Trust/Rosenthal, engineer Mackintosh and Mackintosh, \$150000 cost.  
1987: Earthquake repair for owner Norton Rosenthal, engineer Reiss and Brown, \$36000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Norton and Wallis

B9b. Builder: Central Building Company

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As a good, representative example of a utilitarian industrial building of brick masonry construction erected in the 1920s and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "South Clarence Industrial District" that is closely tied to the strong demand for commercial space arising from the economic growth of the Los Angeles region in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the Los Angeles River and laying new streets and spur tracks in order to improve the area for industrial development. Each of the district's contributors is representative of the architecture and urban history of the first third of the twentieth century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the California Register through survey evaluation as a contributor to an "South Clarence Street Industrial District" under Criteria 1 and 3; it also appears individually eligible for listing in the California Register for architectural merit as an excellent example of a utilitarian industrial building in this part of Los Angeles (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 312 CORNWELL ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 312 \_\_\_\_\_ **CORNWELL ST** **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Cornwell Street.

Parcel No. 5175011023

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular-plan; Spanish Colonial Revival multi-family residence; flat roof; stucco siding; wood-frame roof; wood stud-walls; Solomonian columns; decorative plaster work; arched windows with fanlights; balconettes; Mission red-clay barrel-tile roofing; recessed front porch; metal security door (alteration); fixed windows; louvre windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

West Elevation, Lkg E, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1930

**P7. Owner Address:**

CHAN, JIMMY Y AND KATY K

424 LADERA ST

MONTEREY PARK CA, CA 91754

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 312 CORNWELL ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1930: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

312 Cornwell Street is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 124 of

Resource Name or # (Assigned by recorder) 312 CORNWELL ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1441 EASTLAKE Avenue

P1. Other Identifier: USC School of Medicine

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1441 EASTLAKE Avenue City Los Angeles Zip 90089

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5201006024

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Of the many buildings on this large parcel two stand out: the Raulston Medical Research Building (2025 Zonal Avenue) and the Seely Wintersmith Mudd/McKibben Hall Building (1333 San Pablo Street). The former is an example of the Late Moderne architectural style as applied to a five- and six-story institutional building that is capped by a flat roof. Of reinforced concrete construction, the building expresses the style's characteristic horizontality in steel-framed multi-pane casement window bands framed by prominent bezels, smooth stucco sheathing upper story elevations, and ground floor brick veneer along its primary (south) elevation. In contrast, the 1333 San Pablo Street building is Corporate Modern in its architectural style. The six-story Mudd wing of the reinforced concrete L-shaped building features a monolithic east elevation balanced by plate glass curtain walls with aluminum mullions on its south and north elevations. The building's three-story McKibben Hall wing is similar in its design but with its primary curtain wall facing east. The large building's main entrance area connects both wings near the center.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

Med. Rsch Bldg, South elev, lkg NW

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1952, 1961, LA Times

P7. Owner Address:

UNIVERSITY OF SO CALIF

830 CHILDS WAY STE 5

LOS ANGELES CA, CA 90089

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/27/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 1441 EASTLAKE Avenue

B1. Historic Name: USC School of Medicine

B2. Common Name USC School of Medicine

B3. Original Use: Educational Institution

B4. Present Use: Educational Institution

B5. Architectural Style: Late Moderne, Corporate Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

1952: Medical Research Building (2025 Zonal Avenue) by architects Raimond Johnson of USC and Albert C. Martin & Assoc., Louis C. Dunn contractor.

Circa 1955: Large multi-story addition to east elevation of Medical Research Building.

1961: Seeley Wintersmith Mudd Memorial Lab/Paul S. McKibben Hall Building by architects Flewelling & Moody.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

Mature trees, campus setting

B9a. Architect: Various

B9b. Builder: Various

B10. Significance: Theme: Institutional architecture

Area Boyle Heights

Period of Significance: 1952-1961

Property Type Institutional/Medical

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Public and Private Health & Medicine

In 1952, USC's School of Medicine relocated from the university's main campus to a 10-acre parcel that the school had purchased in the late 1940s that was situated on the north side of the LA County Hospital. A primary goal of the move was to afford more convenient access to the hospital for its medical students who had been providing patient care at the institution off and on since 1885. After removing all of the site's extant dwellings, the school commissioned a series of educational buildings to be erected over the next five decades including the Medical Research Building in 1952 (with later additions) and the Mudd/McKibben Hall Building in 1961. Both of these buildings are excellent examples of their type and styles designed by master architects Albert C. Martin & Associates (Research Bldg.) and Flewelling & Moody (Mudd/McKibben). Flewelling & Moody also prepared the campus master plan in the late 1950s. Of the many buildings on this 10-acre parcel two stand out for their architectural superiority. The Medical Research Building (now Raulston Med. Rsch. Bldg, 2025 Zonal Ave.) is a very good and highly representative example of the Late Moderne architectural style. Similarly, the Seely Wintersmith Mudd/McKibben Hall Building (1333 San Pablo St.) is an excellent example of the Corporate Modern style as applied to an educational building. In addition, as excellent examples of research and educational facilities associated with the Los Angeles County Hospital this property reflects the theme "Public and Private Schools, Colleges and Universities - Medical Schools."

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/27/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 125 of

Resource Name or # (Assigned by recorder) 1441 EASTLAKE Avenue

Recorded by Peter Moruzzi

Date 9/27/2007 ☒ Continuation ☐ Update

### B10 Significance (Continued)

*As a result, the two buildings appear eligible as contributors to the National Register district now known as the "LA County-USC Medical Center District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 401 EUCLID Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 401 \_\_\_\_\_ **EUCLID Avenue** **City** Los Angeles **Zip** 90063

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the corner of Euclid Avenue and 4th Street.

Parcel No. 5185015007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Six similar detached single-family residences on one lot in a U-shaped plan.

One-story; rectangular plan; front-gable roof; wood shiplap siding; wood stud-wall construction; concrete foundations; covered front porch at entrance supported by wood posts; thick wood casing around the windows; windows divided into three sections by thick wood mullions.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

East Elevation, Lkg NW, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1913

**P7. Owner Address:**

MORALES, ALEX AND JULIA TRS

1025 S GARFIELD AVE

MONTEREY PARK CA, CA 91754

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 401 EUCLID Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

1913: Residence constructed for owner Elizabeth Miller.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: E. H. Andrews

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

401 Euclid Avenue is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3D, 3CD, 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1500 S EVERGREEN AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1500 S EVERGREEN AVE City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5169004002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This exceptionally long one-story utilitarian industrial building of reinforced concrete construction occupies the entire south side of the block between Evergreen Avenue and Pico Boulevard. Originally the warehouse for catalog retailer Montgomery Ward, the structure is crowned by a wood truss and sawtooth roof with west-facing glazing. Large clerestory windows face north along 12th Street beneath which are numerous bays containing large delivery openings or modest entrances. The building's main entrance is along Evergreen Avenue.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SE, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1935, Tax Assessor

P7. Owner Address:

RYAN JACOB LLC  
3000 12TH ST  
LOS ANGELES CA, CA 90021

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

P9. Date Recorded: 9/17/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CD, 5D3

Resource Name or # (Assigned by recorder) 1500 S EVERGREEN AVE

B1. Historic Name: *Montgomery Ward Warehouse*

B2. Common Name

B3. Original Use: *Warehouse*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian Industrial*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Industrial building constructed 1935.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964*

*This is a very good example of an industrial building of an especially utilitarian type (several blocks long with sawtooth roof design) that is particularly unusual for its remarkable size. For many decades it was used as the Montgomery Ward warehouse for Southern California. In addition, its association with the railroad makes the property highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "Hostetter Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 127 of

**Resource Name or #** (Assigned by recorder) 1500 EVERGREEN AVE

**Recorded by** Peter Moruzzi

**Date** 9/17/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the National Register and California Register through survey evaluation as a contributor to a "Hostetter Industrial District" under Criteria A and C, and 1 and 3, respectively (3D and 3CD CHRC Status Codes). In addition, the property appears eligible for designation as a contributor to a local historic district under similar criteria (5D3 CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder)

101 S FICKETT ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 101 S FICKETT ST City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the corner of 1st Street and Fickett Street.

Parcel No. 5180006007

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, Streamline Moderne institutional building; flat roof; concrete masonry unit exterior wall; concrete foundations; two-story arched entrance bay; small chevron topped parapet on east elevation; curved surface at corner of Fickett Street and 1st Street; aluminum slider windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East Elevation, Lkg SW, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930

P7. Owner Address:

MONDONEDO, LUZVIMINDA L TR

3334 OAKMONT VIEW DR

GLENDAL CA, CA 91208

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 101 S FICKETT ST

B1. Historic Name:

B2. Common Name

B3. Original Use: *Institutional*

B4. Present Use: *Institutional*

B5. Architectural Style: *Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)

1930: Hospital constructed for owner Los Angeles Japanese Hospital, INC.

1946: Boiler room constructed, Yos Hirose architect, for \$1,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: 1913-1945

Property Type *Institutional*

Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Theme: *Ethnic/Cultural and Gender Diversity*

*Commercial, Institutional and Religious Buildings Associated with Associated with Japanese-American Culture in Boyle Heights*

*101 Fickett Street is significant for its association with Japanese-American history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once or still used by Japanese-Americans served as sites of Japanese-American identity and culture. Furthermore, the Los Angeles Japanese Hospital served as the primary hospital for Japanese-Americans and was important in their struggle for civil rights.*

*Early 20th Century Boyle Heights also had a significant Japanese population. Many Japanese in California worked as laborers for the railroads and in agriculture. Many women immigrants from Japan were "picture brides" who came to California through arranged marriages. The primary neighborhood for Japanese immigrants was "Sho-Tokyo," the area of present-day "Little Tokyo" in downtown Los Angeles. Because Boyle Heights was just across the Los Angeles River from "Sho-Tokyo," many Japanese-Americans settled in Boyle Heights. Most Boyle Heights Japanese-Americans lived near 1st Street and Soto Avenue. The Japanese population of Boyle Heights fell dramatically after the forced detention of ethnic Japanese along the West Coast during World War II. Property Types: Commercial, Institutional and Religious Buildings Associated with Japanese-American Culture in Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 128 of

Resource Name or # (Assigned by recorder) 101 FICKETT ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### 2. Theme: Public and Private Health & Medicine

101 Fickett Street is significant for its association with the growth of the health industry in Los Angeles. Furthermore, it was constructed by specific ethnicities who might not have been able to receive health care at other city hospitals, represents the growth of Boyle Heights as a diverse and multicultural neighborhood.

Additional land for expanding Los Angeles County Hospital was purchased in 1915. Together the newly purchased parcels extended east of Wood Avenue to State Street between Griffin Avenue and Marengo. A five-story (extant) Service Building located to the rear (east) of the Administration Building was erected in 1917 of concrete and brick masonry construction and originally contained dining rooms and kitchens for convalescent patients and hospital employees.

The hospital complex, which had seemed spacious in the 1910s, again became overcrowded by the 1920s, as Los Angeles continued to grow rapidly. The growth resulted from the development of oil wells, the expansion of the movie industry, real estate speculation, and many new settlers following World War I. Patients had to be housed in long corridors connecting some buildings or in makeshift wards. As the number of yearly admissions at the Los Angeles County Hospital continued to rise, a decision was made in 1923 to construct one large hospital at the current site versus up to four smaller hospitals scattered across the County. In the spring of 1924, the Allied Architects Association was selected to design the new Acute Hospital of which the key principals were Edwin Bergstrom, Myron Hunt, William Richards, Pierpont Davis, and Sumner P. Hunt. Via condemnation, four blocks of land were purchased on the hill to the east of the proposed hospital location, stretching from State Street to Britannia Street between Marengo Street and Griffin Avenue (now Zonal Avenue). The new hospital, originally planned to cost about \$5,000,000, would actually cost nearly \$13,000,000 when completed in 1933, partly resulting from the necessity of more patient beds as the population continued to boom.

In planning the new hospital, a committee of the Allied Architects surveyed hospitals throughout the United States where they studied the latest developments in hospital design and construction. Based on their research, the Allied Architects settled on one large hospital vertically arranged with numerous entrances for different types of personnel (visitors, patients, ambulances, physicians, nurses, etc.) with outpatient services stacked vertically on the various floors. As the plans progressed, however, it became clear that more than 1,500 beds would be needed as the County's population continued to explode during the 1920s. As a result, the building's height was increased from 12 to 20 stories with a capacity of 1,726 beds and 144 bassinets (for newborn babies); in an emergency, with use of all available space, the bed capacity could be increased to 3,600 beds. In addition, over \$1,000,000 was spent preparing the hillside site for the new hospital that would, when completed, support a building that towered over Boyle Heights.

The new hospital's architectural style was described at the time as "the step-back modern monumental" style, its architectural effect being expressed by mass and surface texture following the theory that strength constitutes beauty. Today, the hospital's style is generally referred to as Art Deco. The hillside site and the many entrances needed dictated the hospital's plan. Its construction consisted of a steel frame skeleton covered with a reinforced concrete shell. The building's striking façade and main lobby area were decorated by noted artists and sculptors. S. Cartaino Scarpitta created the sculptures at the hospital's entrance and Hugo Ballin, the noted muralist who had decorated many public and private buildings in Los Angeles, painted the murals in the foyer. Due to the nature of the bond issued to finance the hospital and the dispersal of tax funds over a six-year period, the beginning of construction was delayed until 1929. Finally, in December 1933 the hospital admitted its first patients.

In 1924, Sei Fujii, a Japanese-American lawyer, planned to construct a hospital in Boyle Heights for Japanese and Japanese-Americans to receive medical care. Los Angeles hospitals often discriminated against minority patients and therefore there was a need for a hospital to treat the ethnic Japanese living in Los Angeles. It appears that because the hospital was at least partially owned by Japanese nationals, the project was halted by the state of California because of the California Alien Land Act of 1913, which disallowed Japanese the right to own property in California. Ultimately, the hospital won a California Supreme Court ruling that allowed construction. Fujii continued his fight against discriminatory land laws, and in April 1952, Fujii v. The State of California overturned the California Alien Land Act of 1913 as a violation of the 14th Amendment. The Los Angeles Japanese Hospital was finished in 1930, located at 101 Fickett Street.

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3D, 3CB, 5B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1739 GRIFFIN AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1739 \_\_\_\_\_ GRIFFIN AVE City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210014903

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large six-acre property consists of three main buildings (with associated wings and annexes) each representing examples of related architectural styles: Mission Revival (Tower Hall, 1711 Griffin Avenue), the Churrigueresque variant of the Spanish Colonial Revival (Mark Taper Foundation Family Advocacy Center, 1721 Griffin Avenue), and the Mediterranean Revival (Building 50, 1739 Griffin Avenue). The Mission Revival features of Tower Hall are reflected in the round arched courtyard arcade wall with its stepped mission style parapet with faux bell openings and tall square tower attached to the building's front gabled primary elevation. Other elements include red clay tile-covered roofs and parapets, Plateresque style ornamentation near the tower's roofline and lower rectangular opening, and deeply recessed round arched fenestration with wood-framed, multi-pane casements. A thick coat of non-original rough-textured stucco has been applied to the building's surfaces. The Family Advocacy Center expresses the Churrigueresque variant of the Spanish Colonial Revival style in the elaborate relief decoration surrounding the main entrance area. A low-pitched hipped roof covered with clay tiles crowns the two-story building, which is sheathed in smooth stucco. Fenestration consists primarily of steel-framed, multi-pane casements. (Continued on page 3)*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP14. Government building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

Tower Hall (1711 Griffin) East elev, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

Various dates

**P7. Owner Address:**

L A COUNTY  
500 W TEMPLE ST  
LOS ANGELES CA, CA 90012

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/27/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3D, 3CB, 5B

Resource Name or # (Assigned by recorder) 1739 GRIFFIN AVE

B1. Historic Name: College of Osteopathic Physicians and Surgeons

B2. Common Name Tower Hall, Mark Taper Fndn Advocacy Cntr, Bldg 50

B3. Original Use: Institutional

B4. Present Use: Institutional

B5. Architectural Style: Mission Revival/Churrigueresque/Med Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

North Hall/Building 50 (1739 Griffin Ave.): Constructed circa 1920, moved to current location in 1921.

Tower Hall (1711 Griffin Ave.): Constructed circa 1925.

1937: Laboratory Bldg with Classrooms (1721 Griffin Avenue, now Mark Taper Foundation Family Advocacy Center) by architect Louis L. Dorr.

B7. Moved? ☒ No ☒ Yes ☐ Unknown Date: 1921

Original Location: Only North Hall: Daly St. and Mission Rd.

B8. Related Features:

B9a. Architect: Various

B9b. Builder: Various

B10. Significance: Theme: Institutional architecture

Area Boyle Heights

Period of Significance: 1920-1937

Property Type Institutional

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Social Clubs and Public Service Organizations

This large property consists of at least three main buildings each with associated wings and annexes representing very good examples of three architectural styles: Mission Revival, the Churrigueresque variant of the Spanish Colonial Revival, and the Mediterranean Revival. The College of Osteopathic Physicians and Surgeons initially occupied the property in 1921 with the relocation of an older building from their former site five blocks south to their new Griffin Avenue campus (It appears that this building, now known as North Hall/Bldg. 50, is located at 1739 Griffin Ave). Additional buildings were constructed on the property in the following decades. The school changed its name to the California College of Medicine (CCM) in 1961. In 1968, after becoming affiliated with the University of California, CCM moved from its Griffin Avenue property to UC Irvine at which time the Los Angeles County Hospital took over CCM's Griffin Avenue campus.

Due to its association with the Los Angeles County Hospital, the property's three identified buildings appear eligible as contributors to the National Register district now known as the "LA County-USC Medical Center District" under Criteria A and C (3D CHRC Status Code). In addition, the property appears eligible for individual listing in the California Register and as a contributor to a California Register eligible district under Criteria 1 and 3 (3CB CHRC Status Code). Further, the property appears eligible for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument under similar criteria (5B CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP14. Government building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/27/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 130 of

**Resource Name or #** (Assigned by recorder) 1739 GRIFFIN AVE

**Recorded by** Peter Moruzzi

**Date** 9/27/2007 ☒ Continuation ☐ Update

### P3 Description (Continued)

*An implied mission style parapet caps the center bay. Building 50 represents a simplified version of the Mediterranean Revival style with its hipped clay-tiled roof, smooth stucco finish, and fenestration (although its windows appear to have been replaced).*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

HAZARD PARK

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: HAZARD PARK City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Located on the corner of Norfolk and Soto Street.

Parcel No. 5202005900

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Early twentieth-century park; 25-acre City of Los Angeles Department of Recreation and Parks owned park; before it was a park, the fresh-water wetlands at the park served the local agricultural community; Southern Pacific Rail Road tracks run through the park; the park slopes east with many full-height trees including Sycamores and Oaks.

One brick community building.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

Lkg South, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

P7. Owner Address:

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) HAZARD PARK

B1. Historic Name: Hazard Park

B2. Common Name: Hazard Park

B3. Original Use: Recreational

B4. Present Use: Recreational

**B5. Architectural Style:**

**B6. Construction History:** (Construction date, alterations, and date of alterations)

Early twentieth-century.

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

**B8. Related Features:**

B9a. Architect: Unknown

B9b. Builder: Unknown

**B10. Significance: Theme:** See Below

Area

Period of Significance: 1890s-1920s

Property Type Recreational

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Land Use and Site Development

City Beautiful Influences, Boulevards and Residential Parks, 1890s-1920s

Hazard Park is significant for its association with the architectural and landscape styles and culture of late 19th/early 20th century landscape design. It represents the influence of the City Beautiful movement on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, Hazard Park signifies the presence of its associated adjacent residential development.

Although the City of Los Angeles is well-known for having fewer public open spaces than many other large cities in the United States, turn-of-the-century Los Angeles did have several large residential parks designed with walkways, lakes, and planted landscapes. The earliest Los Angeles parks included the 3,500-acre Griffith Park, Westlake Park, Eastlake Park, Echo Park, Exposition Park, and Hollenbeck Park.

Hazard Park, a representative example of a residential park in Boyle Heights adjacent to the Los Angeles County Medical Center, was donated to the city in the late nineteenth-century. The 25-acre Hazard Park was originally used as a water reservoir (zanjas) for Boyle Heights agriculture and managed by the municipal water district. The City of Los Angeles converted the land into Hazard

B11. Additional Resource Attributes: (List attributes and codes)

**B12. References:**

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



**B14. Evaluator:** Jon Wilson  
One Venture, Suite 150  
Irvine, CA 92618

PCR Services

**Date of Evaluation:** 9/1/2007

(This space reserved for official comments.)

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

HOLLENBECK PARK

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: HOLLENBECK PARK City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Located on the corner of 4th Street and St. Louis Street.

Parcel No. 5183020900

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Early twentieth-century park; roughly 20-acre City of Los Angeles Department of Recreation and Parks owned park; the land for the park was donated from the Workman and Hollenbeck estates; the park's landscape consists of a man-made lake surrounded by slightly sloped hills and full-height trees.

Existing Buildings: Bandstand; community building; utilitarian buildings.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

Lkg North, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

P7. Owner Address:

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) HOLLENBECK PARK

B1. Historic Name: *Hollenbeck Park*

B2. Common Name: *Hollenbeck Park*

B3. Original Use: *Recreational*

B4. Present Use: *Recreational*

**B5. Architectural Style:**

**B6. Construction History:** (Construction date, alterations, and date of alterations)

*Early twentieth-century*

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

**B8. Related Features:**

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

**B10. Significance: Theme:** *See Below*

Area

Period of Significance: *1890s-1920s*

Property Type: *Recreational*

Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Land Use and Site Development*

*City Beautiful Influences, Boulevards and Residential Parks, 1890s-1920s*

*Hollenbeck Park is significant for its association with the architectural and landscape styles and culture of late 19th/early 20th century landscape design. It represents the influence of the City Beautiful movement on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, Hollenbeck Park signifies the presence of its associated adjacent residential development.*

*Although the City of Los Angeles is well-known for having fewer public open spaces than many other large cities in the United States, turn-of-the-century Los Angeles did have several large residential parks designed with walkways, lakes, and planted landscapes. Early parks included the 3,500-acre Griffith Park, Westlake Park, Eastlake Park, Echo Park, Exposition Park, and Hollenbeck Park. Hollenbeck Park is an excellent representative example of an early-Los Angeles recreational landscape in Boyle Heights. Hollenbeck Park, which is located on 4th Street and is one of Los Angeles' first parks, was established in 1892 from land donated by John E. Hollenbeck and William Workman.*

B11. Additional Resource Attributes: (List attributes and codes)

**B12. References:**

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:



**B14. Evaluator:** *Jon Wilson*

*PCR Services*

*One Venture, Suite 150*

*Irvine, CA 92618*

**Date of Evaluation:**

*9/1/2007*

(This space reserved for official comments.)

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 132 of

Resource Name or # (Assigned by recorder) *HOLLENBECK PARK*

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Originally Hollenbeck Park included a masonry boat house and a round wooden bandstand. The 21-acre park appears to have been influenced by the City Beautiful Movement with its central man-made lake, carefully landscaped paths, and its symmetrical rows of tall trees. During the 1950s, the Golden State Freeway was constructed along the edge of the park*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 620 LAMAR ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 620 \_\_\_\_\_ **LAMAR ST** **City** Los Angeles **Zip** 90031

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5410014020

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*An American Colonial Revival style façade disguises the nature of this large one-story industrial building. Of reinforced concrete construction and sheathed in smooth stucco, the building features a wood truss roof with parapet and shallow cornice interrupted by an oversized portico. Four full height Doric columns support the triangular pediment, which is punctuated by a fanlight vent. The multi-pane and paneled double entry doors centering the portico are topped by a broken pediment with stylized urn. Flanking the entrance on either side are pairs of multi-pane windows featuring classical surrounds. The building's remaining fenestration consists of narrow steel-framed fixed and awning type windows. The property exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

West elev, lkg SE, 9/207

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1937/1941, Tax Assessor

**P7. Owner Address:**

SMILAND LAND CO  
1708 MILAN AVE  
S PASADENA CA, CA 91030

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 620 LAMAR ST

B1. Historic Name: *Old Colony Paint & Chemical Company*

B2. Common Name

B3. Original Use: *Factory*

B4. Present Use: *Factory*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1937 or 1941. Original building permits not located. Tax assessor date of construction for main building is incorrect. 1946: Warehouse add'n to existing factory for owner Old Colony Paint Co. no arch, engineer/contractor Ryan A. Gent, cost: \$30,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As a rare example of the Colonial Revival architectural style as applied to a large industrial building and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the Colonial Revival style as applied to an industrial building (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of an Art Deco style industrial building (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

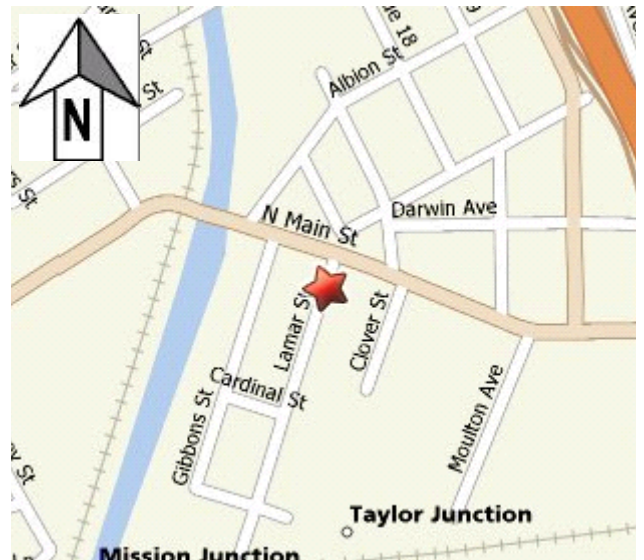
PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 737 LAMAR ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 737 \_\_\_\_\_ **LAMAR ST** \_\_\_\_\_ **City** Los Angeles \_\_\_\_\_ **Zip** \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ **Zone** \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5410013010

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a red tiled Mansard roof, this poorly executed Mediterranean influenced winery building features steel-framed windows with faux shutters and wrought iron balconets that punctuate its concrete block facades. The two-story building's primary round arched entrance, sheltered by a front gabled, red tiled roof supported by brackets, is located along its east elevation. Ivy covers much of its ground floor surfaces.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East elev, lkg NW, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1954, Tax Assessor

**P7. Owner Address:**

SAN ANTONIO WINERY

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S1

Resource Name or # (Assigned by recorder) 737 LAMAR ST

B1. Historic Name: *Sab Antonio Winery*

B2. Common Name: *San Antonio Winery*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Mediterranean influenced*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1954 and modified in the 1970s.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area *Boyle Heights*

Period of Significance: *1954*

Property Type *Industrial*

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*This designated City of Los Angeles Historic Cultural Monument (#42) is the location of the historic San Antonio Winery although the building has been completely altered.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

1910 N MAIN ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1910 N MAIN ST City Los Angeles Zip 90031

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5410015008

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

A flat roof with parapet caps this two-story Moderne style industrial building. Of reinforced concrete construction, the building features deeply recessed steel-framed, multi-pane fixed and casement windows. Narrow vertical striations incised into concrete spandrels and pilasters ornament the primary north and east elevations. Dentils adorn the lintels of the building's second story fenestration. Concrete steps lead to the deeply recessed main entrance centering the north elevation, which features inward curving striated walls and horizontal banding atop the entry door and curved canopy. A pair of Moderne style sconces flank the main entrance. Secondary entrances are located along the building's east and south elevations. Concrete planters containing trees and shrubs front the south elevation along the sidewalk. The building exhibits a high level of physical integrity.

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North & east elevs, lkg SW, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937, Tax Assessor

P7. Owner Address:

CARLSON INDUSTRIES

1920 N MAIN ST

LOS ANGELES CA, CA 90031

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/18/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 1910 N MAIN ST

B1. Historic Name: Los Angeles Brewing Co. office bldg

B2. Common Name

B3. Original Use: Office bldg

B4. Present Use: Office bldg

B5. Architectural Style: Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1937.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Commercial architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Commercial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age

This building represents an excellent example of the Moderne architectural style as applied to a commercial/industrial building. In addition, the building continues to exhibit a high level of physical integrity, including streamlined sconces, a curved entrance canopy, and curved walls flanking the entrance. An article in the December 5, 1937 issue of the Los Angeles Times (p.E2) depicts an illustration of the property identifying it as the "extensive, new \$100,000 office building of the Los Angeles Brewing Company" at 1900 North Main Street. The illustration reveals that the building has not experienced significant alterations since its 1937 construction date. As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the Moderne style as applied to a commercial/industrial building east of the Los Angeles River (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a Moderne style commercial/industrial building (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1920 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1920 N MAIN ST City Los Angeles Zip 90031

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5410016006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*The multi-story former Pabst Brewery Company building is an unornamented, highly utilitarian structure influenced by the vernacular Modern style, particularly along its primary (north) elevation. Of reinforced concrete construction, the building's exterior surfaces are mostly smooth concrete except for the spandrels, which are incised with narrow vertical striations. Flat roofs with parapets cap the building's numerous wings. Fenestration consists mostly of groups of steel-framed, multi-pane fixed and awning type windows. The modest recessed pedestrian entrance flanked by inward curving walls is located near the east end of the factory's projecting center section. The entire complex has been converted into loft housing yet continues to exhibit a moderate to high level of physical integrity.*

*Located on the same parcel as the former Pabst Brewery, the large two- and four-story former Edison Electric Company power plant occupies the southeast corner of the large lot.*

(Continued on page 3)

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg South, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1946, Bldg permits

**P7. Owner Address:**

CARLSON INDUSTRIES

1920 N MAIN ST

LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1920 N MAIN ST

B1. Historic Name: Los Angeles Brewing Company

B2. Common Name Pabst Brewing Company/The Brewery Lofts

B3. Original Use: Brewery

B4. Present Use: Multi-family residential

B5. Architectural Style: Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

Bottling and warehouse plant constructed 1946 for owner Los Angeles Brewing Co., architect/engineer Llewellyn A. Parker, contractor Stanton-Reed Co., \$750000 cost.

1947: Beer storage constructed for same, architect/engineer Llewellyn A. Parker, contractor Stanton-Reed Co., \$300000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Llewellyn A Parker

B9b. Builder: Stanton-Reed Co.

B10. Significance: Theme: Industrial architecture

Area East of L.A. River

Period of Significance: 1946

Property Type Industrial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964

The Brewery complex is an adaptive reuse of the former Pabst Brewing Company building that continues to exhibit a moderate to high level of physical integrity. The Los Angeles Brewing Company was an important contributor to the economic development of Los Angeles for many decades. Architecturally, the main brewery building is an excellent example of a large industrial building influenced by the vernacular Modern style. As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation (3CS CHRC Status Code). In addition, under similar criteria, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 136 of

Resource Name or # (Assigned by recorder) 1920 MAIN ST

Recorded by Peter Moruzzi

Date 9/18/2007 ☐ Continuation ☐ Update

### P3 Description (Continued)

*Of brick masonry construction and capped by stepped front gabled roofs with parapets and concrete coping, the utilitarian industrial building consists of a tall south portion and an attached shorter north portion. Deeply recessed segmental arched windows with concrete sills punctuate the primary (east) elevation. Within the window openings the frames and glazing have been replaced. Faux brackets interrupted by pilasters adorn the primary façade. The building's south portion features a row of six round openings near the gable peak; the north portion's gable features a single round window that surmounts a large round arched opening above large industrial double doors. The property has been converted for use as artist space, offices, and a small gallery. Despite the window replacements, the building exhibits a high level of physical integrity.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2810 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2810 N MAIN ST City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210013005

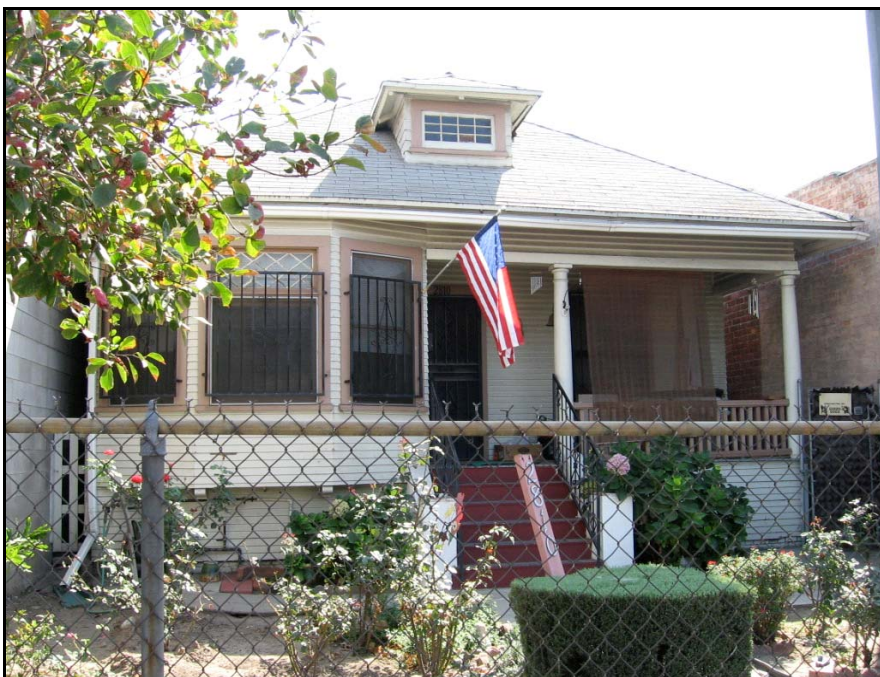
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a triangular roof with hipped dormer this north facing, one-story, turn-of-the-twentieth-century massed plan vernacular cottage is sheathed in narrow clapboard siding. A canted bay punctuated by wood framed fixed and double hung sash windows is located east of the recessed corner entrance. Wood steps lead to the main entrance area, which is enclosed by a non-original railing. Tapered round Doric columns support the porch roof. Brick and concrete block walls of the commercial buildings on either side of the dwelling hem it in on the sides. As a result, landscaping consists of rose bushes and low shrubs in the small front yard. The building exhibits a high degree of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905, Tax Assessor

**P7. Owner Address:**

AYALA, MARIA C  
2810 N MAIN ST  
LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2810 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped roof vernacular cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1905.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: 1905

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

This property represents a good example of an intact dwelling from the first decade of the 20th century that remains on what became a busy commercial thoroughfare. Specifically, the building's triangular roof with hipped dormer, narrow clapboard siding, canted bay with wood framed fixed and double hung sash windows, and recessed corner entrance with round Doric columns supporting the porch roof are highly characteristic of the style. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles history and under Criterion 3 for embodying the distinctive characteristics of the hipped roof vernacular cottage style (3CS CHRC Status Code). In addition, the property appears individually eligible for individual listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2916 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2916 N MAIN ST City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210016002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large, symmetrical, two-story fourplex is primarily influenced by the Craftsman style except for its highly unusual Mansard roof (centered by a star) that surmounts a large projecting front gabled bay. The north facing building features boxed eaves and a plain cornice at its roofline along with a carved bargeboard and triangular knee braces highlighting the front gable. A shallow flared wall separates the first and second stories above a belt course. Fenestration consists of a mixture of wood framed, double hung sash and fixed glazing with plain surrounds – along with several non-original sliders – on the second story façade. Punctuating the ground floor north elevation are Craftsman style tripartite windows that sandwich the recessed center porch with its four entrances. A pair of round tapered Doric posts supports the porch roof. Concrete paving fronts the house to the sidewalk. The dwelling exhibits a moderate to high level of integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1910, Tax Assessor

**P7. Owner Address:**

DESTITO, CONCEPCION ET AL TRS

902 S SYCAMORE AVE

LOS ANGELES CA, CA 90036

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2916 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman, Colonial Rev, French

B6. Construction History: (Construction date, alterations, and date of alterations)

Industrial structure constructed 1910.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: 1910

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Arts and Crafts Movement; 1895-1918, Single-Family Residences

This property represents a good example of a multi-family dwelling from the first decade of the 20th century that remains on what became a busy commercial thoroughfare. In addition, the building's architectural style is an unusual amalgum of Craftsman, Colonial Revival, and French Mansard influences. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles history and under Criterion 3 for its highly unusual melding of architectural styles from the first decade of the 20th century (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3016 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3016 N MAIN ST City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210024005

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This pair of nearly identical one-story hipped roof vernacular cottages are typical of the style and type popular in the first decade of the twentieth century. Both are capped by bellcast roofs with boxed eaves, unadorned cornices, and low-pitched front-gabled porch roofs punctuated by vents. Narrow clapboard siding sheathes the exteriors. Each corner entry porch features low clapboard-sided railings, square posts, and a large fixed window with plain surrounds west of the primary entrance. A similar window is located east of each entry porch. Fenestration along secondary elevations consists of wood-framed, double-hung sash. A small front yard with grass and a tree surrounded by a chain link fence enhances the east dwelling in contrast with the west dwelling where bare dirt fronts the residence. Both buildings exhibit a moderate to high degree of integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1914, Tax Assessor

**P7. Owner Address:**

BERGER, MURRAY TR

1832 JOHNSTON ST

LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 3016 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped roof vernacular cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1914. (Note: Although the permit for this address was not located, the permit for the identical, adjacent dwelling at 3016 N. Main Street was found and the information incorporated here).

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: W.L. Hill

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: 1914

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Arts and Crafts Movement; 1895-1918, Single-Family Residences

This property represents a very good example of one of a pair of adjacent intact dwellings from the first decades of the 20th century that remains on what became a busy commercial thoroughfare. Specifically, the building's bellcast roof with boxed eaves, unadorned cornices, low-pitched front-gabled roof punctuated by vents, narrow clapboard siding, and wood-framed double-hung sash windows are highly characteristic of the style. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles' history and under Criterion 3 for embodying the distinctive characteristics of the hipped roof vernacular cottage style (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3018 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3018 N MAIN ST City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210024004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This pair of nearly identical one-story hipped roof vernacular cottages are typical of the style and type popular in the first decade of the twentieth century. Both are capped by bellcast roofs with boxed eaves, unadorned cornices, and low-pitched front-gabled porch roofs punctuated by vents. Narrow clapboard siding sheathes the exteriors. Each corner entry porch features low clapboard-sided railings, square posts, and a large fixed window with plain surrounds west of the primary entrance. A similar window is located east of each entry porch. Fenestration along secondary elevations consists of wood-framed, double-hung sash. A small front yard with grass and a tree surrounded by a chain link fence enhances the east dwelling in contrast with the west dwelling where bare dirt fronts the residence. Both buildings exhibit a moderate to high degree of integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg south, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1914, Building permit

**P7. Owner Address:**

BERGER, MURRAY TR

1832 JOHNSTON ST

LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 3018 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped roof vernacular cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

1914: Dwelling for owner Susan Weinel by W.L. Hill, contractor. No arch. Listed. Cost: \$938

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: W.L. Hill

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: 1914

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Arts and Crafts Movement; 1895-1918, Single-Family Residences

*This property represents a very good example of one of a pair of adjacent intact dwellings from the first decades of the 20th century that remains on what became a busy commercial thoroughfare. Specifically, the building's bellcast roof with boxed eaves, unadorned cornices, low-pitched front-gabled roof punctuated by vents, narrow clapboard siding, and wood-framed double-hung sash windows are highly characteristic of the style. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles' history and under Criterion 3 for embodying the distinctive characteristics of the hipped roof vernacular cottage style (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3024 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3024 \_\_\_\_\_ N \_\_\_\_\_ MAIN ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210024003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a medium pitched, front-gabled roof this two-story Queen Anne style dwelling shares its parcel with a two-story commercial building of more recent construction. The north-facing residence features narrow clapboard siding, corner boards, and decorative carved bargeboards and a sunburst in the gable face. The square post supporting the projecting fishscale-shingled entry porch roof is not original. A canted bay east of the entrance contains wood-framed, double hung sash windows. The adjacent commercial building is situated mere inches from the house along the dwelling's east elevation. Sheathed in clapboard siding, the commercial building features a low-pitched gabled roof with a false front parapet, non-original sliders, and what appears to be a mostly original storefront hidden behind metal security bars. An exterior wooden staircase rises along the building's west elevation. An immature tree is the only landscaping element visible in the dwelling's front yard. Together the buildings exhibit a moderate degree of physical and historical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 2. Single family property

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North & west elevs, lkg SE, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1895, 1911 Tax assr, Bldg permits

**P7. Owner Address:**

BERGER, MURRAY TR

1832 JOHNSTON ST

LOS ANGELES CA, CA 90031

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 3024 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential, commercial

B5. Architectural Style: Queen Anne/Vernacular Commercial

B6. Construction History: (Construction date, alterations, and date of alterations)

Residence constructed in 1895.

1911: Two-story store and residence erected for owner Ira Pherson by T.C. Young, builder. No architect listed. Cost: not listed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: T.C. Young

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: c. 1890s

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

This property represents a good example of an intact Queen Anne style dwelling to which was added a commercial building at a later date. This was once a common solution to adding retail space to a property located on a busy commercial thoroughfare such as North Main Street. Specifically, the older residential building's front-gabled roof, narrow clapboard siding, corner boards, decorative carved bargeboards, sunburst in the gable face, fishscale-shingled entry porch roof, canted bay and wood-framed, double hung sash windows are highly characteristic of the Queen Anne style. In addition, the adjacent commercial building's clapboard siding, low-pitched gabled roof with a false front parapet are typical of the commercial vernacular style. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles history and under Criterion 3 for embodying the distinctive characteristics of the Queen Anne style and the vernacular commercial style (3CS CHRC Status Code). In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP 2. Single family property

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3108 N MAIN ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3108 N MAIN ST City Los Angeles Zip 90031

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210025006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This pair of turn-of-the-twentieth-century dwellings sharing the same parcel represents examples of both the turn-of-the-twentieth-century vernacular style (in the one-story cottage) and American Foursquare style (in the two-story residence). Capping the one-story cottage is a front gabled roof with boxed eaves and a shallow shed roof that fronts the primary (north) elevation. The modest dwelling is sheathed in narrow clapboard siding and fish scale shingles (in the gable face). Fenestration consists of a mix of wood-framed, fixed and double-hung sash windows with plain surrounds. A shallow bay window centered by a large window with diamond paned upper lights is east of the recessed corner entry porch. Concrete steps lead to the porch area, its roof supported by a turned corner post.*

*The two-story American Foursquare style residence is capped by a bellcast roof with boxed eaves. Narrow clapboard siding sheathes the building's exteriors. Its primary (north) elevation is characterized by a canted bay east of the recessed entrance area, the latter of which is sheltered by a projecting porch roof that forms the base of a second story balcony directly above. (Continued on page 3)*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1910, Tax Assessor

**P7. Owner Address:**

GONZALEZ, GUILLERMO H AND

3366 PEPPER AVE

LOS ANGELES CA, CA 90065

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 3108 N MAIN ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Amer. Foursquare, Frnt gable vernacular cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1910.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Residential architecture

Area Boyle Heights

Period of Significance: 1910

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

*This property represents a good example of an intact pair of dwellings from the first decade of the 20th century that remain on what became a busy commercial thoroughfare. These houses represent very good, highly representative examples of the turn-of-the-twentieth-century vernacular style and the American Foursquare style with the characteristic features noted on the primary record. As a result, the building appears individually eligible for listing in the California Register under Criterion 1 for its associations with the broad patterns of Los Angeles history and under Criterion 3 for embodying the distinctive characteristics of the American Foursquare and front gabled vernacular cottage styles. In addition, the property appears individually eligible for listing as a City of Los Angeles Historic Cultural Monument under similar criteria.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 142 of

Resource Name or # (Assigned by recorder) 3108 MAIN ST

Recorded by Peter Moruzzi

Date 9/18/2007 ☐ Continuation ☐ Update

### P3 Description (Continued)

*Supporting both the porch and balcony roofs are round Doric posts. Fenestration consists primarily of wood framed, double hung sash with plain surrounds. Minimal landscaping and paved parking areas surround the dwellings, which exhibit a moderate to high level of integrity.*

### B10 Significance (Continued)

#### 2. Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

*3108 Main Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 3. American Foursquare

*3108 Main Street is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the twentieth century. Furthermore, it represents the identity and values of the occupants.*

*The American Foursquare style, like other Arts and Crafts influenced architecture, developed as a less decorative housing alternative to the Victorian styles popular in the late nineteenth century. The American Foursquare residences were constructed with wood or brick exteriors and could be ordered through house catalogs including Sears and Aladdin. Like the Craftsman, American Foursquares were constructed through the 1930s. Character-defining features of the American Foursquare include one to two stories, square plan, hipped roof with a center dormer, a covered front porch and entranceway supported with boxed columns or colonettes, and wood or brick exterior surfaces. There are several extant American Foursquare residences in the survey area.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2423 MICHIGAN Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2423 MICHIGAN Avenue City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (south) elevation facing south. Located on the north side of Michigan Avenue.

Parcel No. 5180001006

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; cross gable-on-hip with a rear side-gable roof; wood clapboard siding; wood-frame roof; wood-frame structure; rounded wood shingles on front gable fascia; steeply pitched eaves; recessed front porch with wood colonettes; metal bar security door (altered); double-hung windows.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West Elevation, Lkg NE, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1895/1896\*

P7. Owner Address:

CARRILLO, REBECCA D AND

2423 MICHIGAN AVE

LOS ANGELES CA, CA 90033

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2

Resource Name or # (Assigned by recorder) 2423 MICHIGAN Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped Roof Cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

1895: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

2423 Michigan Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 143 of

Resource Name or # (Assigned by recorder) 2423 MICHIGAN Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

161 N MISSION RD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 161 \_\_\_\_\_ N \_\_\_\_\_ MISSION RD City Los Angeles Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5173025002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Rectangular in plan and capped by a flat roof with stepped parapet, this two-story utilitarian office and residential building is of red brick running bond masonry construction. Square window openings with header bond sills on the primary (east) elevation contain pairs of four-over-four, wood-frame, double-hung sash. Fenestration along secondary elevations consists of segmental arched openings filled with sills and window groupings similar to the building's primary façade. Unadorned brick pilasters on the north and south ends of the façade flank decorative masonry corbels below the parapet. Several steps lead to the recessed round arched entrance opening that centers the symmetrical building. Other than alterations to the parapet's coping, seismic bolting, and the boarding up of one of the ground floor windows the building appears to exhibit a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East and south elevs, lkg NW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1921, Tax Assessor

**P7. Owner Address:**

CHYLINSKI, RICHARD J CO TR

1550 E PUENTE AVE

WEST COVINA CA, CA 91791

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 161 N MISSION RD

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial, residential

B4. Present Use: Commercial, residential

B5. Architectural Style: Utilitarian

B6. Construction History: (Construction date, alterations, and date of alterations)

Industrial structure constructed 1921.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Commercial architecture

Area Boyle Heights

Period of Significance: 1921

Property Type Industrial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

This is an excellent example of a two-story, unreinforced brick masonry industrial building that has managed to retain its parapet and original fenestration. Only one of its window openings has been altered. In addition, its association with the railroad makes this property highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of a utilitarian commercial style building in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a utilitarian commercial style building (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

238 S MISSION RD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 238 S MISSION RD City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5172011029

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large industrial building is of brick masonry construction and capped by a wood truss roof with parapet. Fenestration consists primarily of steel-framed, multi-pane casements. Its architectural style is blend of Art Deco and Moderne elements. In this design verticality is emphasized by the use of pilasters located between windows and flanking the main entrance, and the subtly tiered parapet crowning the entrance area. In addition, the stack bond patterned masonry that centers each pilaster contrasts with the Flemish bond pattern of the remainder of the façade to further highlight verticality. Other than the non-original metal security gate and metal awning at the entrance, the building appears to be well maintained with a very high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West elev, lkg east, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1937, Building permit

**P7. Owner Address:**

ROSEN, RONALD D TR ET AL

717 N HILLCREST RD

BEVERLY HILLS CA, CA 90210

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 11/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 238 S MISSION RD

B1. Historic Name:

B2. Common Name *Velo Import, Inc.*

B3. Original Use:

B4. Present Use:

B5. Architectural Style: *Art Deco, Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Warehouse constructed 1937 for owner Union Pacific Railroad Co., architect Hank L. Gogerty, engineer SB Barnes, contractor JV McNeil Co., \$50000 cost.*

*1967: New conveyor bridge including ftgs. and roof openings for owner California Nut and Bolt Co., architect Faxon Gruys and Saylor, engineer FA Saylor, contractor Junior Steel Co., \$12000 cost.*

Plans included

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Hank Gogerty*

B9b. Builder: *NV McNeil Co.*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945; Related Responses to the Modern Age.*

*As an excellent example of an industrial building of brick masonry construction that includes elements of the Art Deco and Moderne styles in its design and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." Erected in the 1920s, the building exhibits a high degree of physical integrity. It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

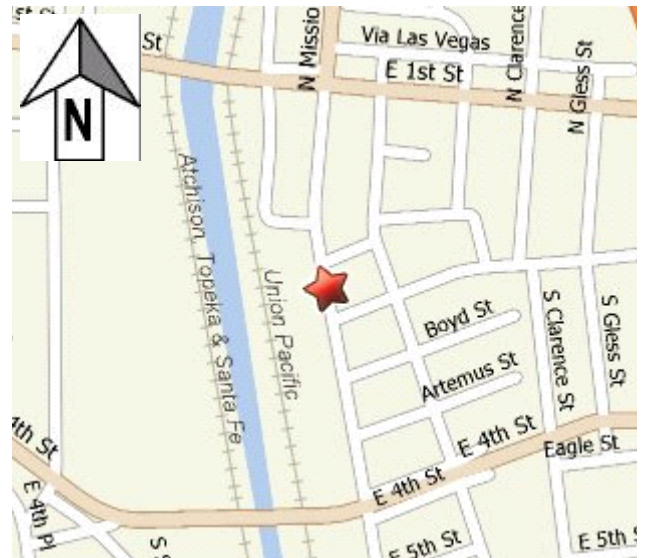
PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

11/14/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

300 S MISSION RD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 300 S MISSION RD City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5172015001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large, two-story industrial building is rectangular in plan and capped by a wood truss roof with parapet. Of brick masonry construction, the Mediterranean Revival-influenced structure features steel-framed, multi-pane casement windows along its primary (west) elevation. The slightly projecting full-height center bay with its concrete surface is punctuated by the main entrance, rectangular and segmental arched slit windows, a deeply recessed second story center window embellished with corbels, and a modest cornice and frieze. The entrance opening and its pediment are Mediterranean Revival in design although the former has since been covered with metal security bars and metal screens. Larger first floor openings north and south of the center bay are for freight handling. Despite the noted alterations and the attachment of metal awnings above several second story windows, the building exhibits a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West elev, l/kg SE, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1926, Tax Assessor

**P7. Owner Address:**

DANIELS FAMILY PARTNERSHIP

2177 GUTHRIE DR

LOS ANGELES CA, CA 90034

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 11/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 300 S MISSION RD

B1. Historic Name:

B2. Common Name *Peerless Wiping Cloths*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Mediterranean Revival influenced*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1926.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1924-1958*

Property Type *Industrial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As an excellent example of a vernacular industrial building of brick masonry construction that includes elements of the Mediterranean Revival style in its design and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. It is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP8. Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*PCR Services*

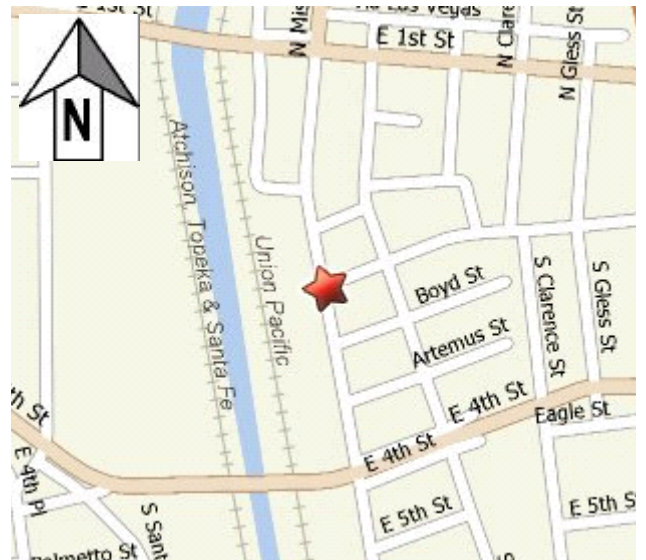
*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*11/14/2007*

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

356 S MISSION RD

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 356 S MISSION RD City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5172015011

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one- and two-story classically-influenced industrial building is of reinforced concrete construction and capped by a wood truss roof with parapet. The building's recessed steel-framed, multi-pane windows are fronted by non-original metal security bars and metal screens. Classical detailing includes stylized Doric pilasters and a prominent cornice. The building's clipped corner emphasizes its deeply recessed entrance area currently fronted by a chain link gate. Above and below the large second story corner window are recessed rectangular panels that once contained building signage. The ground floor window opening immediately north of the main entrance has been infilled with concrete blocks. Despite the noted alterations, the building exhibits a high level of physical integrity*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West & south elevs, lkg NE, 9/14/07

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926, Building permits

P7. Owner Address:

THREE 56 SOUTH MISSION LLC

356 S MISSION RD

LOS ANGELES CA, CA 90033

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/14/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 356 S MISSION RD

B1. Historic Name: *Southwest Lithograph Company*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Neoclassical Influences*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Printing plant constructed 1926 for owner/contractor Southwest Lithograph Company, architect Perry Clark of San Francisco Calif., \$21520 cost.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Perry Clark of San Francisco Calif.*

B9b. Builder: *Southwest Lithograph Co.*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1913-1945*

Property Type *Industrial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As an excellent example of a classically influenced reinforced concrete industrial building exhibiting a high degree of integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1924-1958 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

1143 N MISSION RD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 1143 N MISSION RD City Los Angeles Zip 90033

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5210007003

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a flat roof with a slightly stepped parapet this three story mixed commercial and residential building is of brick masonry construction and is utilitarian commercial in style. Second and third story fenestration on the primary (east) elevation consists of deeply recessed openings framed by light colored brick surrounds and filled with aluminum sliders. Slightly recessed rectangular panels decorate the space between second and third story windows on this elevation. A stringcourse is visible above the ground floor façade. Secondary elevations feature narrow, recessed segmental arched windows. The building's storefronts and entrance areas have been substantially altered, however, a classically-inspired entablature crowns the wide center entrance leading to the upper stories. A wrought iron fire escape is located near the south end of the east facing building. Due to the window replacements and storefront alterations the property exhibits a moderate level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South and east elevs, lkg NW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1926, Tax Assessor

**P7. Owner Address:**

BARTON, RALPH T AND HELENE D

4234 HATFIELD PL

LOS ANGELES CA, CA 90032

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/27/2008

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1143 N MISSION RD

B1. Historic Name: *Paragon Apartments*

B2. Common Name: *Paragon Apartments*

B3. Original Use: *Commercial, residential*

B4. Present Use: *Commercial, residential*

B5. Architectural Style: *Utilitarian commercial*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1926.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Residential architecture*

Area *Boyle Heights*

Period of Significance: *1926*

Property Type *Mixed-use (Commercial/Resid* Applicable Criteria *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Commercial Development Related to Street Railway Transportation, 1913-1934*

*This property represents a very good example of a utilitarian mixed-use building of brick masonry construction in this part of the Boyle Heights area of Los Angeles. Although the windows have been replaced with aluminum sliders and the storefronts altered, the building nonetheless appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the utilitarian commercial style as applied to mixed-use building in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a utilitarian commercial style building (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP 3. Multiple family property

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/27/2008

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 250 N MYERS ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 250 \_\_\_\_\_ N \_\_\_\_\_ MYERS ST \_\_\_\_\_ City Los Angeles \_\_\_\_\_ Zip 90033

**d. UTM:** (Give more than one for large and/or linear resources) \_\_\_\_\_ Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5173026005

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large building consisting of attached warehouses that forms a single property was constructed at different time periods beginning in 1916. The one- and two-story vernacular, utilitarian structure is rectangular in plan with each portion of the raised building capped by a medium-pitched side gabled wood truss roof. Wood frame construction with horizontal board cladding abuts the red brick masonry portions of the building. Large delivery bays face west towards the Los Angeles River and railroad spurs parallel the elongated structure. Although alterations have occurred to the delivery doors and some of the windows, the building continues to retain a high level of physical and historical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West elev, lkg East, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1916, Tax Assessor

**P7. Owner Address:**

WALKER FOODS INC

237 N MISSION RD

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/14/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 250 N MYERS ST

B1. Historic Name:

B2. Common Name *Walker Foods*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1916.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Railroad Architecture*

Area *Boyle Heights*

Period of Significance: 1916

Property Type *Industrial*

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Transformation in Mid-American Period, 1850-1884*

*Tax assessor records note that this building was originally erected in 1916. Sanborn maps reveal that it was originally a freight house for the Los Angeles and Salt Lake Railroad. It is comprised of three distinct sections: a brick masonry warehouse on the south, a wood-framed center section, and a concrete warehouse on the north. With its primary elevation facing the L.A. River, this building appears to be an excellent example of an early industrial building exhibiting a high level of integrity. In addition, its association with the railroad renders this property highly reflective of the theme "Industrial Transformation in Mid-American Period, 1850-1884." As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles - particularly its association with the Los Angeles and Salt Lake Railroad - and for embodying the distinctive characteristics of a rare railroad warehouse in Boyle Heights (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a railroad warehouse (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/14/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 149 of

Resource Name or # (Assigned by recorder) 250 MYERS ST

Recorded by Peter Moruzzi

Date 9/14/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

#### *Agriculture and Early Industrial Development in Boyle Heights*

*250 Myers Street is significant for its association with the early agriculture industry in Los Angeles County. It represents the agricultural heritage of Los Angeles, during its foundational period. Furthermore, it is an important site of early Los Angeles labor history.*

*Initial industries of Northeast Los Angeles were varied although each area shared a common agricultural past. Grazing land, wheat fields, fruit orchards, flower farms and vineyards were all found in different portions of the area and remained until the transportation system facilitated the real estate boom that followed. Barns were the predominant building type associated with the agricultural industry in Northeast Los Angeles; however, none appear to have survived in Boyle Heights. Typically constructed of wood frame with board and batten or clapboard siding, barns were simple one-story, gable-roofed structures with a hayloft window and large wood doors. With a few notable exceptions, industries other than agriculture are associated with property types that were as equally utilitarian as the barn. Distilleries, breweries, and wineries were historically located in Boyle Heights and Lincoln Heights. Large warehouses of wood, brick, or metal were located near the freight railroad lines and rail spurs that ran near the industrial buildings, providing access to important transportation routes necessary for the shipment of good and products. Perhaps the last remaining example from this period is the former fruit-packing warehouse located at 250 North Myers Street adjacent to the Los Angeles River.*



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3600 E OLYMPIC Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 3600 E OLYMPIC Boulevard City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5191023001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This exceptionally large industrial complex occupies the entire block between Olympic Boulevard and Union Pacific Avenue with frontage along Esperanza Street. Its main Art Deco and Moderne style (north) building is one- and two-stories in height, symmetrically arranged, and features a low-pitched gabled roof with parapet. Fenestration along the primary (north) elevation consists of narrow steel-framed, multi-pane fixed and awning type windows. Framing the center portion where the roof rises to expose east- and west-facing clerestories are square brick pilasters each decorated with an Art Deco style element rendered in light-colored concrete. In fact, all of the façade's decorative highlights – lintels, sills, pilaster capitals, large triangular parapet panel, and Moderne style fluted entrance surrounds – feature light-colored concrete that contrasts with the elevation's dark-colored brick masonry veneer. This portion of the property retains an exceptionally high level of physical integrity. The property's secondary structure situated to the rear of the north building is of an entirely different design. Here, a one-story utilitarian industrial structure of corrugated metal siding and a sawtooth roof (with north-facing glazing) occupies the remainder of the rectangular parcel. It, too, retains a high level of integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2008

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1935, Building permits

**P7. Owner Address:**

BAE, MOO H AND CHUNG H

3840 WINFORD DR

TARZANA CA, CA 91356

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 3600 E OLYMPIC Boulevard

B1. Historic Name: General Cable Company

B2. Common Name Atomic Denim

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Art Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

Warehouse building constructed 1936 for General Cable Co., no arch, engineer (illegible), contractor Rainey and McIsaacs Co., \$10000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: Rainey and McIsaacs Co.

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1926-1953

Property Type Industrial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

As an excellent example of a property with an imposing 1930s Art Deco/Moderne façade facing Olympic Boulevard and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." In addition, towards the rear (south) of the main building the property contains a utilitarian industrial structure of an especially utilitarian type (corrugated metal sheathing with sawtooth roof) of which few examples exist in the area. As a result, it is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1926-1953 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected.

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

### B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

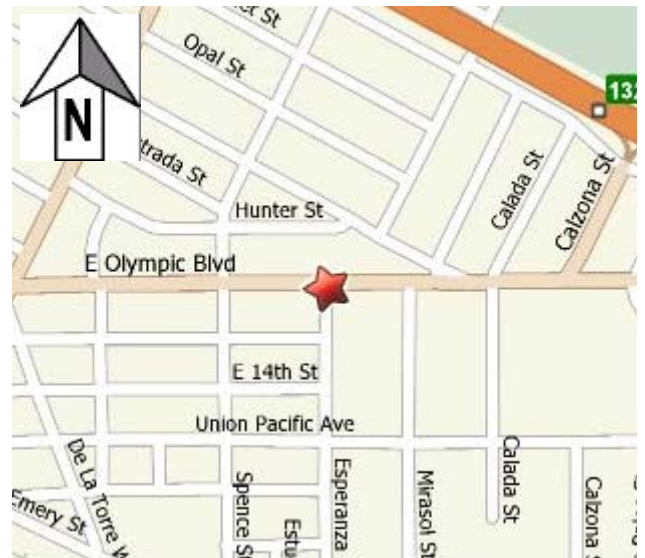
PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S1

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2650 E OLYMPIC BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** Date T ; R ; 1/4 of 1/4 of Sec ; **B.M.**

c. Address: 2650 E OLYMPIC BLVD City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5169010006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*The enormous, towering Art Deco style Sears building is of concrete construction and crowned by a flat roof with parapet. Its multiple tiered floors are punctuated by steel-framed, multi-pane windows fixed and awning-type windows. Its ground floor elevations, in contrast, have been modified by the attachment of a 1950s-era vernacular modern façade of pebble aggregate concrete centered by retail store entrances. Art Deco elements of the unaltered upper elevations include soaring verticality emphasized by slender stepped pilasters, the tapered central tower upon which "SEARS" neon signage in period typeface is attached on four sides, and stylized geometric concrete medallions in relief surmounting the parapets. Despite the ground floor alterations, the building is highly expressive of the Art Deco style with its upper stories exhibiting a high level of physical and historical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

HP 7. 3+ story commercial building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East elev, lkg west, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1927, Tax Assessor

**P7. Owner Address:**

UNIVEST OLYMPIC REALTY LLP

1640 5TH ST 112

SANTA MONICA CA, CA 90401

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S1

Resource Name or # (Assigned by recorder) 2650 E OLYMPIC BLVD

B1. Historic Name: *Sears and Roebuck Company Building*

B2. Common Name: *Sears*

B3. Original Use: *Industrial/Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Art Deco and Vernacular Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1927 with storefront alterations in the 1950s.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *George C. Nimmons & Co.*

B9b. Builder: *Scofield Engineering & Construction Co.*

B10. Significance: Theme: *Industrial and Commercial Architecture* Area: *Boyle Heights*

Period of Significance: *1913-1945*

Property Type: *Industrial*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*The Sears and Roebuck Building is a designated City of Los Angeles Historic Cultural Monument (#788).*

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Zig Zag Sophistication, 1920s; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*The Sears Building has been surveyed on numerous occasions and has been found to be an important historic resource. It remains an excellent example of a towering Art Deco style building that was altered in the 1950s with an vernacular modern storefront that remains an iconic symbol of its time and place. In addition, its association with the railroad renders this property highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of an Art Deco style industrial/retail building in Boyle Heights (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of the Art Deco architectural style (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP 7. 3+ story commercial building

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

2701 E OLYMPIC BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 2701 E OLYMPIC BLVD City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5170019016

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This property is comprised of a one-story combination automotive parts retail store and service garage that is vernacular Modern in style and capped by a flat roof with parapet. The west end of the building contains an automotive parts retail space, while the building's east end, which is set back from the retail wing, is occupied by a multi-bay service garage. The entire south elevation of the building's retail wing and a portion of the west elevation are characterized by wide expanses of fixed glazing within a horizontal grid of steel frames and mullions. Recessed, aluminum-framed glazed entrances with steel-framed sidelights and fixed transoms are located on the south and west sides of the retail wing. A deep, cantilevered, metal-sheathed canopy shelters the store's window grid and trio of entrances. Neon channel letter signage is positioned atop the canopy near retail store entrances. In contrast with the retail wing, the service garage portion is strictly utilitarian in its design and, in addition to its substantial set back, its roof height is lower than the adjoining store. Five service bays fronted by roll-up metal doors define the garage wing with openings on north and south elevations for automobile access. The building retains a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NE, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1956, Building Permits

**P7. Owner Address:**

10309 FOLSOM BLVD LP

910 S LOS ANGELES ST STE 303

LOS ANGELES CA, CA 90015

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 2701 E OLYMPIC BLVD

B1. Historic Name: *Sears Automotive Center*

B2. Common Name: *Sears Automotive Center*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Vernacular Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

1956: One-story, 17,100 square foot service station erected for owner Sears Roebuck & Co., Stiles Clements architect, no contractor selected at time of permit, cost: \$163,960.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

*Neon signage on building*

B9a. Architect: *Stiles Clements*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Commercial Architecture*

Area: *Boyle Heights*

Period of Significance: *1956*

Property Type: *Commercial*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: *Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964*

*This one-story Sears Automotive Center is tied to the significance of the massive Sears building diagonally across the street. Although modified, the auto repair building retains its original style, use, and association. As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of a vernacular modern commercial building in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a vernacular modern commercial building (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

PCR Services

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1814 PENNSYLVANIA Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1814 \_\_\_\_\_ PENNSYLVANIA Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Primary elevation oriented north, northeast facing onto Pennsylvania Ave.

Parcel No. 5174014042

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; hipped roof cottage single-family residence; cross gable-on-hip; wood clapboard siding; wood-frame roof; wood-frame structure; decorative shield and diamond patterned wood shingle detail on front gable recessed fascia; exposed roof eaves on steeply pitched eaves; recessed front porch with wood colonettes; wood panel door with transom light (altered); double hung vinyl multi-light windows (alteration); fixed single-light sash below a fixed patterned multi-light sash.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1900 c.

**P7. Owner Address:**

FERNANDEZ, NILCEN

1814 PENNSYLVANIA AVE

LOS ANGELES CA, CA 90033

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2S2, 5S3

Resource Name or # (Assigned by recorder) 1814 PENNSYLVANIA Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Folk Victorian

B6. Construction History: (Construction date, alterations, and date of alterations)

1897: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*1814 Pennsylvania Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 153 of

Resource Name or # (Assigned by recorder) 1814 PENNSYLVANIA Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Queen Anne Style

*1814 Pennsylvania Avenue is significant for its association with the architectural style and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 1814 Pennsylvania Avenue represents the identity and values of the occupants.*

*Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late nineteenth century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition the primary elevation of a Queen Anne usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publicly through architecture.*

*Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing style constructed throughout the United States from the 1880s through the first decade of the twentieth century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles. Character-defining features of the Queen Anne style include one to two stories in height, asymmetrical primary elevation with a covered front porch, a front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation, a setback entrance under a covered porch supported with spindlework detailing, and tall narrow windows.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6L

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1830 PENNSYLVANIA Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1830 \_\_\_\_\_ PENNSYLVANIA Avenue **City** Los Angeles **Zip** 90033

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (north) elevation facing north. Located on the corner of State Street and Pennsylvania Avenue.

Parcel No. 5174014039

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*East Building: One-story; rectangular plan; turn-of-the-century wood-frame residence; hipped roof with dormer; clapboard siding; wood-frame roof; bay windows; decorative pattern on eaves fascia; recessed covered porch with decorative colonettes; metal-bar security door (alteration); metal-bar security windows on ground floor (alteration); aluminum windows on dormer (alteration).*

*West Building: One-story; rectangular plan; hipped-roof cottage; hipped roof with a dormer; clapboard siding; wood-frame roof; bay windows; recessed covered porch with decorative colonettes; metal bar security windows on ground floor (alteration); bay window with a fixed single light sash over a fixed multi-light sash.*

*[Unknown foundation]; weatherboard siding; hipped roof and center front-gable with asphalt shingle roofing with wide eaves.*

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1911

**P7. Owner Address:**

ROBLES, ARTURO DECD EST OF  
600 W BROADWAY 7TH FLR  
SAN DIEGO CA, CA 92101

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 6L

Resource Name or # (Assigned by recorder) 1830 PENNSYLVANIA Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Hipped Roof Cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

1901: East residence constructed.

1910: West residence constructed.

1911: Garage constructed for owner John McLane, for \$1200.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: House and Yard

Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912

1830 Pennsylvania Avenue is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.

Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 154 of

Resource Name or # (Assigned by recorder) 1830 PENNSYLVANIA Avenue

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3170 E PICO Boulevard

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 3170 E PICO Boulevard City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5169003009

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with parapet, this one-story industrial building of reinforced brick masonry construction is influenced by the Mediterranean Revival architectural style. Multiple bays flanked by square brick pilasters contain large steel-framed, multi-pane fixed and awning type windows. Concrete steps lead to the prominent recessed main entry area featuring Mediterranean Revival style elements including a round arched opening with flanking pilasters crowned by a triangular parapet. The building retains an exceptionally high level of physical integrity.*

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924, Tax Assessor

P7. Owner Address:

BERG FAMILY PARTNERS L P

0 RTE 1 P O BOX 71A

PASO ROBLES CA, CA 93446

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/17/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 3170 E PICO Boulevard

B1. Historic Name: *Sherwin Williams Paint Company*

B2. Common Name: *Ellis Paint Company*

B3. Original Use:

B4. Present Use:

B5. Architectural Style: *Mediterranean Influenced*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Industrial structure constructed 1924.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial architecture*

Area: *Boyle Heights*

Period of Significance: *1913-1945*

Property Type: *Industrial*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*As an excellent example of an industrial building with Mediterranean style influences that exhibits a high level of physical integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of a Mediterranean-inspired industrial building in Boyle Heights (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a Mediterranean-influenced industrial building in Boyle Heights (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

1201 RIO VISTA Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1201 \_\_\_\_\_ RIO VISTA Avenue City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5170012007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Capped by a wood truss roof with parapet, this two-story Late Moderne style industrial building is rectangular in plan and of reinforced concrete construction. Fenestration consists of steel-framed, multi-pane fixed and casement windows fronted by metal security bars. Late Moderne features include the incised horizontal striations near the parapet, the characteristic bezel framing the company name "Alfred Paquette" surmounting the main entrance, the projecting flat entrance canopy, and the thin stack bond Roman brick pilasters and low pedestals flanking the concrete entry steps and porch area. The building exhibits a relatively high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East elev, lkg west, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1947, Tax Assessor

**P7. Owner Address:**

ALFRED PAQUETTE INC

66 POTRERO AVE

SAN FRANCISCO CA, CA 94103

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1201 RIO VISTA Avenue

B1. Historic Name: *Alfred Paquette*

B2. Common Name: *Alfred Paquette*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Late Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1947.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial Architecture*

Area: *Boyle Heights*

Period of Significance: *1947*

Property Type: *Industrial*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964*

*As a very good example of a Late Moderne style industrial building that exhibits a high degree of integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the Late Moderne style in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of the Late Moderne style (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

*HP8. Industrial Building*

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

*PCR Services*

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

*9/17/2007*

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder)

1325 RIO VISTA Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1325 \_\_\_\_\_ **RIO VISTA Avenue** **City** Los Angeles **Zip** 90023

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5170012005

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This vernacular modern industrial building is L-shaped in plan and capped by a flat roof with parapet. Stucco sheathes the building's exteriors. Thin steel posts support deep overhanging eaves fronted by a high crimped metal fascia. A grid of metal security bars fronts the steel-framed clerestory window band that punctuates the primary south and east elevations. Floor to ceiling glazing characterizes the recessed primary entrance area located west of the clerestories. The structure's most distinctive feature is the pair of large, full-height mosaic panels fronting the south elevation near the main entrance. Each panel contains abstract geometric patterns with space age atomic motifs floating across the mosaic surface. Warehouse and other functions are located in the building's vernacular west wing. The building exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South elev, lkg NW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1950, Building permits

**P7. Owner Address:**

ASSOCIATED OF LOS ANGELES

2585 E OLYMPIC BLVD

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1325 RIO VISTA Avenue

B1. Historic Name:

B2. Common Name *Associated of Los Angeles*

B3. Original Use:

B4. Present Use:

B5. Architectural Style: *Vernacular Modern Industrial*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Office and warehouse constructed 1950 for owner Graham Koon, architect/engineer Jack N MacDonald, contractor Butters (sp?) and McClellan, \$30000 cost.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Jack N MacDonald*

B9b. Builder: *Butters and McClellan*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1950*

Property Type *Industrial*

Applicable Criteria *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964*

*As an excellent example of a vernacular modern industrial building that exhibits a high level of physical integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." In particular, the two abstract mosaic tile panels containing space age atomic elements are especially evocative of time and place. As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the vernacular modern style as applied to an industrial building in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a vernacular modern style building (5S3 CHRC Status Code).*

B11. Additional Resource Attributes: (List attributes and codes)

*HP8. Industrial Building*

B12. References:

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:



B14. Evaluator: *Peter Moruzzi*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/17/2007*

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2B, 3B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1200 N STATE ST

P1. Other Identifier: LA County/USC Medical Center

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1200 N STATE ST City Los Angeles Zip 90089

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5201001901

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This very large parcel is the location of the L.A. County/USC Medical Center of which its most significant buildings include the old Administration Building (1104 N. Mission Rd., now Coroner's HQ Building) and gatehouse (1100 N. Mission Rd., now Cares Thrift Shop), the five-story former Service Building (now Pharmacy Building) located directly east of the Administration Building, the Osteopathic Hospital (1240 North Mission Road; now Women's and Children's Hospital), and the enormous Acute Hospital Building (1200 North State Street).*

*The former Administration Building (1104 North Mission Road, now Coroner's HQ Building): This two- and three-story institutional building exhibits Italian Renaissance Revival and Baroque architectural elements. The symmetrical building is of brick masonry construction crowned by a gable-on-hip roof with deep eaves, carved brackets, and capped by an octagonal cupola. A tall, stepped parapet of vaguely baroque design centers the primary (west) façade. Fenestration consists primarily of wood-framed, one-over-one, double hung sash with transoms topping first floor windows.*

(Continued on page 3)

P3b. Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP45. Unreinforced masonry building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

Acute Hosp. West & south elevs, lkg NE

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1909/1917/1920s/1928-33/1956-59

P7. Owner Address:

L A COUNTY

1200 N STATE ST

LOS ANGELES CA, CA 90089

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/27/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

Attachments:

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 2B, 3B

Resource Name or # (Assigned by recorder) 1200 N STATE ST

B1. Historic Name: Los Angeles County Hospital

B2. Common Name LA County/USC Medical Center

B3. Original Use: Hospital complex

B4. Present Use: Hospital complex

B5. Architectural Style: Various

B6. Construction History: (Construction date, alterations, and date of alterations)

1909: Administration Building (now L.A. Coroner's Administration Building) by architects Hudson & Munsell.

1917: Service Building (now Pharmacy Building).

1920s: Gatehouse (now Cares Thrift Store).

1928-1933: Acute Hospital by Allied Architects Association.

1956-1959: Osteopathic Hospital (now Women's & Children's Hospital) by Paul R. Williams & Adrian Wilson. Robert E. McKee contractor.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

Roads, mature landscaping, topography

B9a. Architect: Various (see notes)

B9b. Builder: Various

B10. Significance: Theme: Institutional architecture

Area Boyle Heights

Period of Significance: 1909-1959

Property Type Institutional

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Los Angeles Climate as Healing Agent, 1887-1910; Social Clubs and Public Service Organizations; Public and Private Health & Medicine; Hospitals, Clinics, Sanitariums, Mental Institutions, Nursing Homes

This very large parcel is the location of the LA County/USC Medical Center and its many buildings several of which have been previously determined eligible for National Register listing both individually and as district contributors. These include the old Administration Building (1104 N. Mission Rd. now the Coroner's offices) and the 1920s-era Acute Hospital Building (1200 N. State St.). Other buildings that also appear individually eligible and as district contributors include the small former gatehouse (1100 N. Mission Rd. now the Cares Thrift Shop), the five-story Service Building (now the Pharmacy Bldg.) located behind (east) of the old Administration Building, and the excellent Late Moderne style Women's and Children's Hospital (1240 N. Mission Rd.).

This property is significant for its association with the context "Government and Private Institutional Development, 1913-1945, Social Institutions and Movements" and is highly reflective of the theme "Los Angeles Climate as Healing Agent, 1887-1910."  
(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

HP45. Unreinforced masonry building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/27/2007

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 158 of

Resource Name or # (Assigned by recorder) 1200 STATE ST

Recorded by Peter Moruzzi

Date 9/27/2007 ☒ Continuation ☐ Update

### P3 Description (Continued)

*Distinctive architectural details rendered in concrete include rectangular quoin-like elements near corners and flanking the recessed center entrance; implied cornices, some with dentils; recessed panels, scroll-like keystones, and a trio of segmental arched entrance openings. Concrete steps flanked by tall lamps lead to entrance area with its non-original entry doors.*

*Gatehouse (1100 North Mission Road, now Cares Thrift Shop): This modest one-story cross-gabled former gatehouse building is of brick masonry construction with shallow eaves and exposed rafter tails. Fenestration consists of fixed wood framed windows with transoms fronted by non-original metal security bars. Triangular knee braces support a shed roof canopy that shelters the building's west-facing windows. Square wood posts support the shed roofed porch area with its glazed and paneled main entrance door.*

*Service Building (now Pharmacy Building): Capped by a flat roof with parapet this five-story former service building is of reinforced concrete frame construction with brick masonry infill. Vernacular and utilitarian in its design, the building features steel-framed fixed and awning type multi-pane windows and exterior metal fire escapes. Entrances are located on its east and west elevations.*

*Women's and Children's Hospital (1240 North Mission Road): This seven-story Late Moderne style hospital building consists of multiple wings capped by flat roofs with shallow eaves and exteriors sheathed in smooth stucco. Architectural elements typical of the style include its broad horizontality, bands of steel-framed windows framed by prominent bezels, and the undulating cantilevered curved canopy that shelters the wide entrance area. Within the entrance area dark green terrazzo posts front the glazed entry doors and adjacent windows. Directly above the canopy on the second floor are two rows of blue enamel spandrels framed by aluminum mullions.*

*Acute Hospital (1200 North State Street): The giant reinforced concrete Art Deco style General Hospital building features stepped wings of various heights leading to the soaring central portion of the multistory edifice. Expressing the style's characteristic verticality are prominent full height pilasters in between which narrow recessed steel-framed windows punctuate the various elevations. An unsightly utilitarian exterior concrete elevator shaft was later attached to the central tower on the east end of its south elevation. Its dramatic entrance area adds to the imposing nature of the giant structure.*

### B10 Significance (Continued)

*The LA County/USC Medical Center complex is significant as the County's premier hospital facility since 1878 when the first buildings were erected on the Mission Road site. Since that time as the County's population grew, numerous hospital buildings were erected, replaced, and new buildings constructed, a process that continues to this day. Of the several medical schools with ties to the County facility, the University of Southern California's School of Medicine has been associated with the hospital off and on since 1885.*

*Under National Register Criteria A and C, four of the buildings have been identified as contributors to a contiguous district (now known as the "LA County-USC Medical Center District") that was previously determined eligible for the National Register by consensus through the Section 106 process and are listed in the California Register (2D2 CHRC Status Code). These are the former Administration Building, former Gatehouse, the former Service Building, and the Acute Hospital Building. In addition, the former Osteopathic Hospital appears eligible as a contributor to the National Register district under the same criteria (3D CHRC Status Code). Further, under similar criteria, each of the identified resources is eligible for individual listing in the California Register and as a contributor to a California Register eligible district (3CB CHRC Status Code), and for local designation as a contributor to a historic district and as a City of Los Angeles Historic Cultural Monument (5B CHRC Status Code).*

## PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

3820 UNION PACIFIC Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: 3820 UNION PACIFIC Avenue City Los Angeles Zip 90023

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5192001001

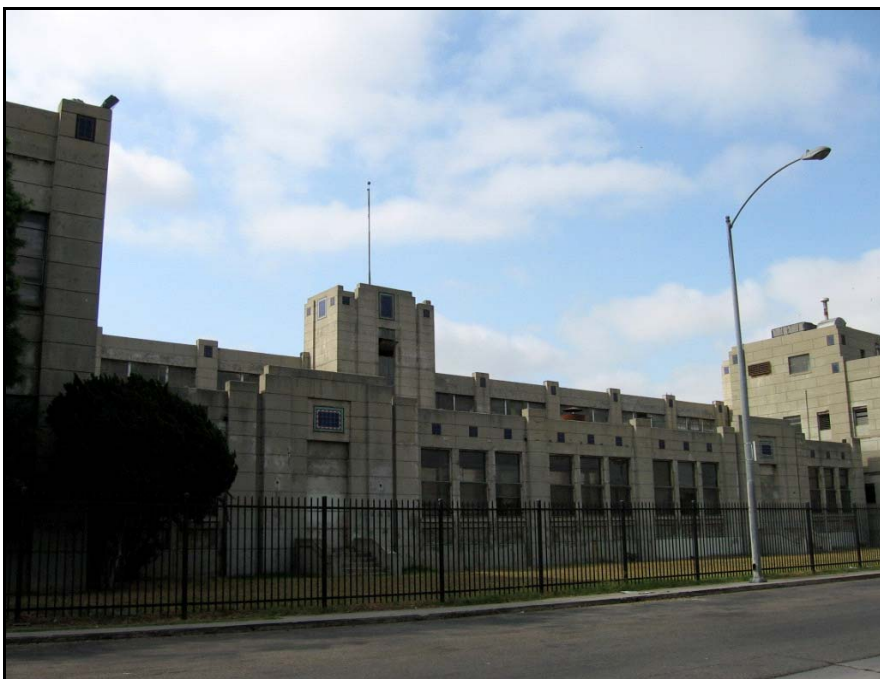
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large sprawling Art Deco style factory building is of reinforced concrete construction and is primarily one- and two-stories in height. A flat roof with concrete parapets crowns the impressive structure, which is punctuated by soaring towers with stepped parapets along its northeast and northwest corners and near the center portion of the north-facing building. Contrasting with the horizontal striations incised into the building's concrete exterior surfaces are prominent squared pilasters delineating the structure's numerous bays – each punctuated by trios of elongated steel-framed windows and decorative square glazed blue tiles. More elaborately arranged glazed tiles ornament the building near parapets and centering second story pilasters and towers. Concrete steps lead to the original primary entrances along the center portion of the north façade, each of which has since been infilled with concrete. Additional fully functional entrances center the projecting east and west towers along the street. Secondary elevations are considerably more utilitarian in appearance. Overall, the building exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2008

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1928, Building permits

**P7. Owner Address:**

99 CENTS ONLY STORES

4000 UNION PACIFIC AVE

LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/18/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) 3820 UNION PACIFIC Avenue

B1. Historic Name: Los Angeles Can Corporation

B2. Common Name Continental Can Company

B3. Original Use: Manufacturing

B4. Present Use: Warehouse

B5. Architectural Style: Art Deco/Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

1928: Two-story 300' x 420' mfg bldg for owner Los Angeles Can Corporation, arch Francisco & Jacobus (1112 Pershing Sq. bldg), contractor not listed, cost: \$410,000.

1928: One-story train shed 90' x 200' for owner L.A. Can Corp, arch Francisco & Jacobus, contractor not listed, cost: \$20,000.

1941: Foundation for owner Continental Can Co., no arch, engineer A.E. Schmidt, contractor The Austin Co., cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Francisco & Jacobus

B9b. Builder: Not listed

B10. Significance: Theme: Industrial Architecture

Area Boyle Heights

Period of Significance: 1913-1945

Property Type Industrial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Zig Zag Sophistication, 1920s; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

The building situated on the north side of this large parcel between La Puerta and Indiana Streets is a remarkable example of the Art Deco style with Moderne style influences as applied to an industrial property. In addition, its association with the railroad renders this property highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." Its central tower, parapets, pilasters, glazed tilework, glass block, and curved canopies are highly reflective of the styles. The building, though deteriorated, retains a surprising level of integrity. It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. This was a time when the Union Pacific Railroad was removing many of its facilities near the L.A. River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1926-1953 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Art Deco, Moderne, and Late Moderne architectural styles.

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:



B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/18/2007

(This space reserved for official comments.)

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 5561 VALLEY Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 5561 VALLEY Boulevard City Los Angeles Zip 90032

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5220034004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This complex of two-story industrial buildings consists of an older Streamline Moderne style east building and a more recent Late Moderne style west building. Both are capped by flat roofs with parapets and are sheathed in smooth stucco. Typical of the Streamline Moderne, the south building features curved corners and glass block windows. Centering the second story of the building's primary (south) elevation is a wide steel-framed fixed and casement window. Fenestration along secondary elevations consists of smaller steel-framed multi-pane casements. The building's recessed main pedestrian entrance is sandwiched between glass block windows on the south façade. Evidence of a since-removed cantilevered canopy can be seen above the façade's ground floor fenestration. In contrast, the Late Moderne style west building features rectilinear volumes punctuated by wide steel-framed, multi-pane casement windows. The west building's second story projects over the recessed ground floor and is supported by slender steel posts atop concrete railings. Clipped hedges and manicured lawns fronting chain link fencing characterize the street-facing portion of the property. Despite the loss of the south building's canopy, the property exhibits a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

South elev, lkg NE, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1949, Tax Assessor

**P7. Owner Address:**

ANDREWS, PAUL B AND LUELLA T

435 PALOS VERDES DR

GRANTS PASS OR, CA 97526

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 5561 VALLEY Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

B5. Architectural Style: Streamline Moderne, Late Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

East industrial building constructed circa 1939.

West industrial structure constructed 1949.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1939-1949

Property Type Industrial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

The west building represents a very good example of the Late Moderne architectural style as applied to an industrial building that exhibits a high level of physical integrity. The eastern building on the parcel is an excellent example of the Streamline Moderne style that appears to have been erected circa 1939. Along with their association with the railroad, these buildings are highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the California Register under Criteria 1 and 3 through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of the Streamline Moderne and Late Moderne styles as applied to an industrial building in Boyle Heights (3CS CHRC Status Code). In addition, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of Streamline Moderne and Late Moderne style buildings (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 108 South VELASCO ST

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 108 South VELASCO ST City Los Angeles Zip 90063

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Velasco Street.

Parcel No. 5179015005

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; rectangular plan; high Victorian single-family residence; cross gable-on-hip with a rear side gable section; wood clapboard siding; wood-frame roof; wood-frame structure; decorative wood shingles on front gable recessed fascia; boxed eaves; recessed front porch with wood colonettes; aluminum and glass windows (alteration).

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1890

P7. Owner Address:

BEHAR PROPERTIES LTD

3455 E 1ST ST

LOS ANGELES CA, CA 90063

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 9/1/2007

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments: ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 108 South VELASCO ST

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: High Victorian

B6. Construction History: (Construction date, alterations, and date of alterations)

1890: Residence constructed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1873-1912

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1. Theme: House and Yard

*Residences Associated with Railroad, Horsecar, and Cable Car Suburbs, 1873-1912*

*108 Velasco Street is significant for its association with the earliest Boyle Heights residential developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it is one of the oldest extant residences in the survey area.*

*Often, the early suburbs were aided by a local or interurban train line that connected the subdivision to the city center. Early residential development in Boyle Heights was sparked by the horsecar, cable car, and later the electric car connecting Boyle Heights to downtown Los Angeles. Although the early horsecar that ran along 1st Street was the first public railcar to connect Boyle Heights to downtown, it appears population growth and development in Boyle Heights was triggered by the "Los Angeles Cable Railway" which invested \$1,000,000 in 1889 for new tracks and machinery to extend the rail line to 1st Street and Chicago Streets in Boyle Heights.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 161 of

Resource Name or # (Assigned by recorder) 108 VELASCO ST

Recorded by Jon Wilson

Date 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Single-family residences constructed in Boyle Heights during the 1890s appear to be either Queen Anne or Eastlake style residences that tend to have a deep setback from the street. Many of the lots of the existing homes from the late 19th century with deep front setbacks were added onto with street-fronting commercial buildings, while the original residence rises from the rear of the lot. Turn of the century properties include American Foursquare and Craftsman residences. In addition, there were some small farms and dairies in the area located on the larger lots in the subdivisions.*

#### 2. Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single Family Residences

##### Eastlake Style

*108 Velasco Street is significant for its association with the architectural styles and culture of late 19th/early 20th century residential architecture. It represents the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. Furthermore, 108 Velasco Street represents the identity and values of the occupants.*

*The Eastlake style dates from the 1870s and 1880s. Examples of the Eastlake styles in Los Angeles date from approximately 1880 to 1904. The Eastlake style grew out of the Queen Anne Revival movement. The Queen Anne Revival movement is one of the late 19th century British architectural movements that originated as part of a rejection of the styles of Georgian Architecture. The Eastlake style was not widely popular in California, and there are only a few examples of it still around. In most instances, the elements of this mode were mixed with other styles, especially with the Queen Anne. The Eastlake buildings tend to have elaborate cladding and geometrical decoration, especially curved brackets. The Eastlake style can be found mixed with Queen Anne Revival, Italianate, Classical Revival, and Folk Victorian styles. Character-defining features of the Eastlake style include one or two stories, exposed structural and faux structural members (posts, dentils, bracing, brackets, and struts), diagonal or vertical wood siding, ornamentation at the gable ends, and thin vertical bays on the primary elevation.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1350 VELASCO ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 1350 \_\_\_\_\_ **VELASCO ST** **City** Los Angeles **Zip** 90023

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5190036002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This large Quonset hut sits upon a raised reinforced concrete foundation and is covered by a skin of corrugated metal. Pairs of steel-framed, multi-pane windows fronted by metal security bars pierce the building on all of its elevations at the junction of the concrete foundation. A square vent is located near the top of the round-arched building on the primary (west) elevation. Concrete steps lead to the small entrance that centers the west façade. The building appears to have experienced few visible alterations exhibiting a high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

West elev, lkg SE, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1946, Building permit

**P7. Owner Address:**

ROESCH PROPERTIES LP

1425 E MOUNTAIN ST

PASADENA CA, CA 91104

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/17/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 1350 VELASCO ST

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

B5. Architectural Style: Quonset Hut

B6. Construction History: (Construction date, alterations, and date of alterations)

Seat mfr quonset hut constructed 1946 for owner HH Deemar and Son, no arch, engineer LG Jost, \$14200 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1946

Property Type Industrial

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1946-1964

As an excellent example of a now rare post-World War II Quonset that exhibits a high level of physical integrity and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, the property appears individually eligible for listing in the National Register under Criteria A and C through survey evaluation for its association with the economic development of Los Angeles, and for embodying the distinctive characteristics of a rare Quonset Hut in Boyle Heights (3S CHRC Status Code). In addition, this property appears eligible for individual listing in the California Register through survey evaluation under Criteria 1 and 3 (3CS CHRC Status Code). Further, the property appears individually eligible for local listing as a City of Los Angeles Historic Cultural Monument for exemplifying the broad economic history of the City and for embodying distinguishing architectural characteristics of a Quonset Hut (5S3 CHRC Status Code).

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/17/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2195 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2195 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (south) elevation facing south. Located on corner of Chicago Street., Boyle Avenue., and Whittier Boulevard.

Parcel No. 5183022021

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Three-story; rectangular plan; 1920s commercial building; flat roof with parapet; brick exterior walls; parapet with decorative brickwork; ; belt course below second story sills; decorative brickwork; aluminum and glass doors (alteration); aluminum windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1914

**P7. Owner Address:**

HOPKINS, TIMOTHY P AND GRACIE

1545 WILSHIRE BLVD # 710

LOS ANGELES CA, CA 90017

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2195 WHITTIER Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: Early Twentieth-Century Residential and Commercial

B6. Construction History: (Construction date, alterations, and date of alterations)

1914: Commercial building constructed

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2195 Whittier Boulevard is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2226 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2226 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (north) elevation facing north. Located on corner of Whittier Blvd. and Hollins St.

Parcel No. 5189001018

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Three-story; rectangular plan; early-twentieth-century commercial building; flat roof with parapet; brick exterior walls; cast parapet with dentils; recessed arched entryway with keystone; belt course dividing ground floor from second story above commercial spaces and decorative bands; cast lintel and keystone above second and third story windows; decorative brickwork; fire escape on east elevation; three commercial spaces with metal bar security windows and doors (alteration); transom windows on west commercial space; aluminum windows on residential spaces (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg S, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1913

**P7. Owner Address:**

BENITEZ, JAVIER ET AL

2233 W 15TH ST

LOS ANGELES CA, CA 90006

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2226 WHITTIER Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

**B5. Architectural Style:** Early Twentieth-Century Residential and Commercial

**B6. Construction History:** (Construction date, alterations, and date of alterations)

1913: Commercial building constructed.

Floorplans included.

**B7. Moved?** ☐ No ☐ Yes ☐ Unknown

Date:

Original Location:

**B8. Related Features:**

B9a. Architect: None

B9b. Builder: None

**B10. Significance: Theme:** See Below

Area

Period of Significance: 1913-1945

Property Type Commercial and Residential Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

2226 Whittier Boulevard is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

**B12. References:**

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

**B14. Evaluator:** Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**Date of Evaluation:**

9/1/2007

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2310 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2310 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Primary elevation Oriented with the primary (north) elevation facing north. The building is located on the south side of Whittier Boulevard.

Parcel No. 5189006055

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-Story; rectangular plan; Mission Revival Movie Theatre; flat roof with a Mission Revival parapet; stucco, plaster, and brick exterior load-bearing walls; decorative urns along parapet top; two decorative pediments above second-story windows topped with a decorative urn; two arched windows on the second-story; marquee (alteration); recessed outdoor lobby; decorative faux stone façade and coining; metal security grates over primary entrance (alteration); aluminum and glass storefronts (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1920 C

**P7. Owner Address:**

1014 OLYMPIC LLC  
1018 E OLYMPIC BLVD  
LOS ANGELES CA, CA 90021

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:**

**P10. Survey Type:** (Describe)

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS

Resource Name or # (Assigned by recorder) 2310 WHITTIER Boulevard

B1. Historic Name: *Mission Theatre*

B2. Common Name

B3. Original Use: *Commercial*

B4. Present Use: *Religious*

B5. Architectural Style: *Mission Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1920: Theatre constructed for owner Cinema Enterprises Inc., architect Lyle N. Barcume, engineer H.P. King, contractor Floyd R. Fisher, for \$34,000.

Floorplans included.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *L.N. Barcume*

B9b. Builder: *Floyd R Fisher*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1913-1945*

Property Type *Commercial*

Applicable Criteria *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: *Popular and Social Culture-The Movie and Entertainment Capital*

*Motion Picture Theatres*

*2310 Whittier Boulevard is significant at the national and state level for its association with motion picture architecture. It is an important site of leisure and recreation in the neighborhoods of Boyle Heights and served as a social center for the community.*

*There were once many neighborhood theatres constructed in Boyle Heights between 1913 and 1945 including the National, Brooklyn, Wabash, Joy, Meralta, and the Monterey theatres. Only the Meralta Theater (heavily altered) and the Monterey Theater are extant. The neighborhood theatres in Boyle Heights were single screen theatres and served as important community centers in the neighborhoods throughout Boyle Heights. The Mission Revival Monterey Theatre designed by Lyle Barcume and built by Floyd R. Fisher, is located at 2310 Whittier Boulevard.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

B13. Remarks:

B14. Evaluator: *Jon Wilson*  
*233 Wilshire Boulevard, Suite 130*  
*Santa Monica, CA 90401*

PCR Services

Date of Evaluation:

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2821 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2821 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (south) elevation facing south. Located on the north side of Whittier Boulevard.

Parcel No. 5185037011

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-story; three-bay; rectangular plan; Renaissance Revival commercial building; flat roof with parapet; brick exterior walls; concrete foundations; arched entranceway with keystone and cast shields; dentils along bottom of parapet; decorative cast iron metal doors; storefront windows with transoms above tile knee-wall.

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

South Elevation, Lkg NE, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1924

**P7. Owner Address:**

TORREZ, EDWARD AND HAZEL TR

10407 STRONG AVE

WHITTIER CA, CA 90601

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2821 WHITTIER Boulevard

B1. Historic Name: *California Bank*

B2. Common Name

B3. Original Use:

B4. Present Use: *Commercial*

B5. Architectural Style: *Renaissance Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1924: Commercial building constructed for owner California Bank, Walker and Eisen architects, for \$30,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Walker and Eisen*

B9b. Builder: *None*

B10. Significance: Theme: *See Below*

Area

Period of Significance: 1913-1945

Property Type *Commercial*

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: *Commercial Development Related to Street Railway Transportation, 1913-1934*

*Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties*

2821 Whittier Boulevard is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: *Jon Wilson*

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2934 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2934 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (north) elevation facing north. Located on corner of Whittier Boulevard and Euclid Avenue.

Parcel No. 5189004043

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, rectangular-plan, turn-of-the-century commercial building; flat roof with parapet; brick exterior walls; wood roof framing; concrete foundations; corbelled parapet with decorative brickwork; recessed signage panel "Collins;" aluminum and glass windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North Elevation, Lkg SW, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1908

**P7. Owner Address:**

ALLEN, JAMES CO TR ET AL

14515 CULLEN ST

WHITTIER CA, CA 90603

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2934 WHITTIER Boulevard

B1. Historic Name: *Collins*

B2. Common Name

B3. Original Use: *Commercial and Residential*

B4. Present Use: *Commercial and Residential*

B5. Architectural Style: *Turn-of-the-Century*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1912: Commercial building constructed*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *See Below*

Area

Period of Significance: *1887-1912*

Property Type *Commercial and Residential*

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Commercial Development Related to Street Railway Transportation, 1887-1912*

*Commercial Development in Railroad, Horsecar and Streetcar Suburbs: Boyle Heights, 1887-1912*

*2934 Whittier Boulevard is significant for its association with the earliest Boyle Heights commercial developments triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, 2934 Whittier Boulevard is one of the oldest extant commercial building in the survey area.*

*The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

*LA County Building Permits, Los Angeles Times, Sanborn Maps*

B13. Remarks:

B14. Evaluator: *Jon Wilson*

*PCR Services*

*233 Wilshire Boulevard, Suite 130*

*Santa Monica, CA 90401*

Date of Evaluation:

*9/1/2007*

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2935 WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2935 WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (south) elevation facing south. Located on the north side of Whittier Boulevard.

Parcel No. 5185038013

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story, three-bay; rectangular plan, 1920s commercial building; flat roof with parapet; brick exterior walls; concrete foundations; stepped belt course below second story window sill; wood panel door with fanlight (alteration); aluminum and glass door (alteration); multi-light windows (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1926

**P7. Owner Address:**

ARIZA, HORACIO F  
2935 WHITTIER BLVD  
LOS ANGELES CA, CA 90023

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 2935 WHITTIER Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial and Residential

B4. Present Use: Commercial and Residential

B5. Architectural Style: 1920s Commerical Building

B6. Construction History: (Construction date, alterations, and date of alterations)

1926: Commercial building constructed.

1988: South wall changed from masonry wall to steel frame.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: None

B10. Significance: Theme:

Area

Period of Significance: c. 1920s

Property Type Commercial

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934

2935 Whittier Boulevard is significant for its association with the Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles. Also, it's the oldest extant commercial buildings in the survey area.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:

B14. Evaluator: Jon Wilson

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

PCR Services

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 168 of

**Resource Name or #** (Assigned by recorder) 2935 WHITTIER Boulevard

**Recorded by** Jon Wilson

**Date** 9/1/2007 ☐ Continuation ☐ Update

### B10 Significance (Continued)

*Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 3443 East WHITTIER Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3443 East WHITTIER Boulevard City Los Angeles Zip 90023

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Primary elevation oriented south, southwest onto Whittier Blvd.

Parcel No. 5188004040

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; commercial and residential Art-Deco building; flat roof with a parapet; painted plaster exterior walls; brick perimeter walls with wood frame interior walls; concrete foundations; wide pilasters topped with a raised Moderne pattern with recessed chevron panels between the pilasters; casement windows on west side of second story; aluminum sliders on the east side of the second story (alteration).

**P3b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

South Elevation, Lkg N, Sept 2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1930 c.

**P7. Owner Address:**

RAYA, RICHARD  
713 E AZALEA DR  
MONTEBELLO CA, CA 90640

**P8. Recorded by:**

(Name, affiliation, and address)

Jon Wilson  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/1/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5S3

Resource Name or # (Assigned by recorder) 3443 East WHITTIER Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

B5. Architectural Style: Art Deco

B6. Construction History: (Construction date, alterations, and date of alterations)

1930: Residential and commercial building constructed for owner Dr. L.A. Pindler and Fannie Pindler, contractor Harry Falk and Morris Falk, for \$14,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: Harry Falk and Morris Falk

B10. Significance: Theme: See Below

Area

Period of Significance: 1913-1945

Property Type Residential

Applicable Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Commercial Development Related to Street Railway Transportation, 1913-1934; Zig Zag Sophistication, 1920s

Multifamily Rental Properties, Live/Work Properties/ Business Commercial Properties

3443 Whittier Boulevard is significant for its association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. It represents the impact of transportation technology on the growth patterns of Los Angeles.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

LA County Building Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

9/1/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 4360 WORTH ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 4360 \_\_\_\_\_ **WORTH ST** **City** Los Angeles **Zip** 90063

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5224005001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This sizeable property contains two main buildings: an east industrial building with offices facing Worth Street and a much larger all-industrial building to the west. Both one-story buildings are of brick masonry construction capped by steel truss roofs with stepped or rounded parapets. Of particular note is the quality of the surface materials along the primary (north) elevation of both buildings, which consists of high-fired bricks of varying shades punctuated by glazed white squares that decorate the tops of pilasters and parapets. Fenestration consists primarily of steel-framed, multi-pane casements. The main entrance, however, has been modified with metal-framed glazing flanked by non-original sconces and sheltered by a canvas awning. Landscaping consists of clipped hedges and low shrubs that front the north façade. The west building is a much larger structure with minimal north-facing fenestration and a modest entrance. Skylights illuminate its side gabled roof. Both buildings exhibit a moderate to high level of physical integrity.*

**P3b. Resource Attributes:** (List attributes and codes)

HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

North elev, lkg SW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1925, Building permit

**P7. Owner Address:**

ROSCOE MOSS MANUFACTURING

4360 WORTH ST

LOS ANGELES CA, CA 90063

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 4360 WORTH ST

B1. Historic Name: Roscoe Moss Co.

B2. Common Name Roscoe Moss Co.

B3. Original Use: Industrial

B4. Present Use: Industrial

B5. Architectural Style: Med. Rev. influences

B6. Construction History: (Construction date, alterations, and date of alterations)

Warehouse constructed 1925 for Roscoe Moss Co., no arch, contractor R Wentcott Co., \$2000 cost.

1967: addition of 1500 sf of office space on west side of building for owner Roscoe Moss, contractor WM Smith, \$2500 cost.

1988: Damage repair to upper 8" of exterior wall approximately 63' long for owner Roscoe Moss Co., engineer Mackintosh and Mackintosh SE, \$5200 cost.

Plans included

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: None

B9b. Builder: R Wentcott Co.

B10. Significance: Theme: Industrial architecture

Area Boyle Heights

Period of Significance: 1934-1945

Property Type Industrial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: Industrial Buildings and Complexes into the Modern Era, 1913-1945, Architecturally Distinctive Examples of Industrial Properties in Boyle Heights erected between 1913-1945; Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945

The Roscoe Moss Company, a manufacturer of water well casings that constructed its first building at this location in 1925, continues to occupy its original property over 80 years later. This property represents a good early example of a brick masonry vernacular industrial building in this part of Los Angeles. In addition, its association with the railroad renders this property highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is a contributor to the potential "Worth Street Industrial District" that is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region in the two decades before WWII. This was a time when the Valley Boulevard/Alhambra Avenue industrial corridor was being improved with factories and warehouses associated with the development of the vast City Industrial Tract along the Southern Pacific Railroad's main line in Boyle Heights. In particular, the years 1924-1936 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Each of the district's contributors is representative of the industrial architecture and urban history of the two decades prior to WWII in Los Angeles. Together these properties constitute a significant concentration of associated historical resources. As a result, this property appears eligible for listing in the California Register through survey evaluation as a contributor to a "Worth Street Industrial District" under Criteria 1 and 3; it also appears individually eligible for listing in the

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

B12. References:

LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."

B13. Remarks:

B14. Evaluator: Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 4366 WORTH ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 4366 \_\_\_\_\_ **WORTH ST** **City** Los Angeles **Zip** 90063

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_\_\_\_ ; **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5224005002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*Of brick masonry construction, this one-story utilitarian industrial building features a steel truss roof with stepped parapet that is almost entirely obscured by a large horizontal wood sign. Non-original metal security bars front the building's main entrance and fenestration. Of particular note are the various bond patterns of the brick veneer that enhance the primary (north) façade. The building exhibits a high level of integrity.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



**P5b Description of Photo:**

(View, date, accession #)

North elev, lkg SW, 9/2007

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1928, Building permit

**P7. Owner Address:**

CHIERICO, LUCILLE A  
12405 VENICE BLVD NO 215  
LOS ANGELES CA, CA 90066

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi

PCR Services

233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 4366 WORTH ST

B1. Historic Name:

B2. Common Name *U.S. Caster Inc.*

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian Industrial*

B6. Construction History: (Construction date, alterations, and date of alterations)

1928: Winding and dyeing rayon silk factory and office constructed for owner Arthur Bone, architect/contractor WH Barry, \$9000 cost.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *WH Barry*

B9b. Builder: *WH Barry*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1924-1936*

Property Type *Industrial*

Applicable Criteria *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: *Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*Erected in 1928, this property represents a good example of a brick masonry vernacular industrial building in this part of Los Angeles. In addition, the property exhibits a high level of physical integrity despite its parapet being hidden by a horizontal sign and the application of metal security bars to its entrance and windows. Along with its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." It is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region in the two decades before WWII. This was a time when the Valley Boulevard/Alhambra Avenue industrial corridor was being improved with factories and warehouses associated with the development of the vast City Industrial Tract along the Southern Pacific Railroad's main line in Boyle Heights. In particular, the years 1924-1936 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS, 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 4370 WORTH ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 4370 WORTH ST City Los Angeles Zip 90063

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5224005013

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one-story utilitarian industrial building is of brick masonry construction and capped by a flat roof with parapet. Unfortunately, a thick layer of ivy hides the primary (north) elevation from view. Secondary elevations, however, feature steel-framed, multi-pane windows and loading docks. Sanborn maps and tax assessor records indicate that there are additional buildings located on the property that are not visible from the public right-of-way.*

**P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

East & north elev, lkg SW, 9/14/07

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1924, 1934, 1936 Tax Assessor

**P7. Owner Address:**

BERG,STEPHEN TR  
1401 N BEVERLY DR  
BEVERLY HILLS CA, CA 90210

**P8. Recorded by:**

(Name, affiliation, and address)

Peter Moruzzi  
PCR Services  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401

**P9. Date Recorded:** 9/25/2007

**P10. Survey Type:** (Describe)

Intensive Level Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

**Attachments:** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3CS, 5S3

Resource Name or # (Assigned by recorder) 4370 WORTH ST

B1. Historic Name: *Worth Brothers, Inc.*

B2. Common Name

B3. Original Use: *Industrial*

B4. Present Use: *Industrial*

B5. Architectural Style: *Utilitarian Industrial*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1936.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

B9b. Builder: *Unknown*

B10. Significance: Theme: *Industrial architecture*

Area *Boyle Heights*

Period of Significance: *1924-1936*

Property Type *Industrial*

Applicable Criteria *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Theme: Transportation Improvements and industrial Growth in Boyle Heights, 1913-1945*

*This property was the original home of Worth Worsted Mills (yarn spinners and dyers) that built the first of three units of its extensive plant on the parcel in 1924. With the construction of a adjacent silk winding and dyeing factory in 1928 and the massive 8 3/4 acre Los Angeles Cotton Mills facility nearby on Worth Street circa 1925, a de facto "textile center" had been established in the area by the late 1920s. This property represents a good example of a brick masonry vernacular industrial building in this part of Los Angeles. In addition, the property exhibits a moderate to high level of physical integrity (although its primary elevation is covered with ivy). For these reasons and for its association with the railroad, this property is highly reflective of the theme "Transportation Improvements and Industrial Growth in Boyle Heights." As a result, it is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region in the two decades before WWII. This was a time when the Valley Boulevard/Alhambra Avenue industrial corridor was being improved with factories and warehouses associated with the development of the vast City Industrial Tract along the Southern Pacific Railroad's main line in Boyle Heights. In particular, the years 1924-1936 represent the period when this area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected.*

B11. Additional Resource Attributes: (List attributes and codes)

HP8. Industrial Building

**B12. References:**

*LA City Bldg Permits, LA County Tax Assessor, Sanborn Maps, LA Public Library California Index, Los Angeles Times, William Deverell "Los Angeles in the Making," David Gebhard & Robert Winter "Architecture in Los Angeles," Greg Hise "Magnetic Los Angeles: Planning the 20th Century Metropolis," Marcus Whiffen "American Architecture Since 1780: A Guide to the Styles."*

B13. Remarks:

B14. Evaluator: *Peter Moruzzi*

PCR Services

*233 Wilshire Boulevard, Suite 130  
Santa Monica, CA 90401*

Date of Evaluation:

9/25/2007

(This space reserved for official comments.)

