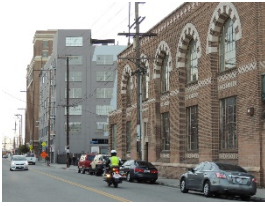


Name: Downtown Los Angeles Industrial Historic District

Description:

The Downtown Los Angeles Industrial Historic District is an industrial area situated between the Alameda Street corridor and the Los Angeles River, just east of downtown Los Angeles. The district occupies flat terrain generally bounded by E. 1st Street on the north, Santa Fe Avenue and Mateo Street on the east, E. 7th Street on the south, and S. Alameda Street on the west. Interior streets are arranged in a generally orthogonal grid, with 4th Street traversing the district diagonally from the northwest to the southeast. Development in the district is almost exclusively industrial in nature, with a handful of commercial and institutional uses. Properties within the district vary widely in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings were constructed primarily from 1900 to 1940 and are predominantly vernacular or utilitarian in design. Today, these early buildings share the block with more recent construction.

The district contains 196 individual buildings. Of these, 104 have been evaluated as district contributors, or approximately 53 percent; 92 properties have been evaluated as non-contributors due to alterations or construction outside the period of significance. Additional distinguishing features of the district include its location in relation to the Alameda Street industrial corridor and the Los Angeles River; the interior circulation pattern (including streets, alleys, and rail spur rights-of-way); the nearly exclusive industrial use; extensive surface parking areas, often designed to accommodate large trucks; the absence of sidewalks and street lighting in some areas; the absence of landscaping throughout the district; evidence of former rail lines (such as remnant tracks, and a rail stop); and remnant granite infrastructure (including curbs, swales, and rail beds).

Significance:

The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial history and development of Los Angeles. The district as a whole served as the city's primary industrial district from the late-19th century through World War II. The district's period of significance is 1900 to 1940, when most of the original buildings in the district were constructed. Contributors not only represent important industries and industrial building typologies, but also reflect significant examples of architectural styles of the day applied to industrial buildings and were often the work of noted architects and designers. Buildings in the district are also associated with the ethnic/cultural and labor histories of the area. Some contributors within the district have also been evaluated for individual significance.

The land comprising the district was first improved as part of a vineyard operated by Jean-Louis Vignes, who arrived in Los Angeles from France in 1831. Attracted by the area's Mediterranean climate, Vignes acquired land adjacent to the Los Angeles River and began planting grapes in 1833. By 1847 his vineyard, "El Aliso," was the largest producer of wine in California. Other vintners and citrus growers soon followed Vignes' lead, and oranges and grapefruit quickly overtook grapes as the area's primary crops. Los Angeles' citrus industry flourished during this period and, as a result, the district remained predominantly agricultural until 1871, when the northern portion was subdivided as the Johnston Tract and subsequently developed with single-family residences. However, the landscape of the district evolved during the last decades of the 19th century as rail lines and manufacturing plants emerged to serve the citrus industry's shipping needs. Soon the character of the district would be redefined by the presence of the railroad.

Until the 1870s, only local rail lines ran through Los Angeles. But in 1876, the opening of the Southern Pacific Railroad line from San Francisco linked the city with the transcontinental railroad. A depot for the Southern Pacific line was constructed at the southwest corner of Alameda and 5th streets, immediately adjacent to the district. The Atchison, Topeka, and Santa Fe Railroad (AT&SF) constructed a depot and freight yards south of 1st Street in 1885, on the northern edge of the district. In 1893, the company also constructed the distinctive Moorish Revival-style La Grande Station at 2nd and Santa Fe streets, in the northeastern part of the district. The Atchison, Topeka & Santa Fe Railway Outbound Freight House (known as the Santa Fe Freight Depot) was constructed in 1906 to accommodate the majority of goods shipped out of Los Angeles on rail by the AT&SF. Located on the eastern edge of the district, the building is now occupied by the Southern California Institute of Architecture (SCI-Arc) and is a Los Angeles Historic-Cultural Monument (HCM No. 795). It was originally paired with the AT&SF Railway Inbound Freight House directly across Santa Fe Avenue. Today, the AT&SF Outbound Freight House stands as

the last remaining historic reference to the Atchison, Topeka, and Santa Fe Railroad along Santa Fe Avenue in Los Angeles. While most of these early railroad buildings have been lost, their locations and relative proximity to one another motivated the development of the surrounding area as an industrial district. Within a few years, businesses had begun to capitalize on the convenience of locating their operations near the rail lines, and a small concentration of manufacturing and warehouse facilities had sprung up in the area between Alameda Street and Santa Fe Avenue.

By the turn of the 20th century, a range of manufacturers and processing companies had established themselves in the area. A 1909 map of the area notes a number of warehouses and storage facilities, as well as a wide variety of processing and manufacturing operations – including lumber yards, freight yards, ice and cold storage, slaughterhouses and meatpackers, produce companies and canneries, and blacksmiths, among others. As the railroads increased mobility, Los Angeles ceased to be simply a market for manufactured goods produced in San Francisco and the East, but began to support local industries as well. Similarly, as agricultural activities in other areas of the city supplanted those near the city center, the district evolved from simply a shipping hub to a processing and manufacturing center in its own right. In particular, businesses related to the building trades had expanded rapidly beginning in the 1880s when the first regional real estate boom spurred residential and commercial construction; as a result, the district saw the opening of a number of lumber, construction, and even furniture trades.

In the early decades of the 20th century, many of the district's industrial buildings were one of two types: manufacturing or processing facilities, and warehouses. Many of the area's industrial buildings were constructed directly on a rail spur; these buildings often display curved facades that follow the tracks, with docks and large bay doors set several feet above the ground (to the height of a boxcar), to facilitate the loading and unloading of goods. Warehouses were built either as general storage facilities – with space that could be rented by a variety of companies or operators – or were purpose-built facilities associated with a particular company. Examples of general warehouses include the Pacific Commercial Warehouse (1910); the Bekins Van & Storage Co. warehouse (1923); and the Metropolitan Warehouse Company (1924). Purpose-built warehouses constructed during this period include those built for J. R. Newberry & Co. (1900); Barker Bros. Furniture (1920 and 1923); Cheek Neal Coffee Co. (1924); and Hills Bros. Coffee Co. (1929).

As local industries continued to establish themselves, processing and manufacturing operations within the district continued to expand. Two industries in particular flourished during this period: ice and cold storage, and food processing and packaging. Cold storage emerged in response to the demand for fresh products in urban areas, and provided a critical link between agricultural goods from farms, fisheries, and ranches and their distribution to fresh produce markets and food processors. Construction of cold storage warehouses was initially integrally linked with that of ice-making plants, with both frequently located within the same facility. Several cold storage operations opened within the district including the Los Angeles Ice & Cold Storage Co. (1905, now Rancho Cold Storage), the Union Ice Co. (1907, now Union Central Cold Storage), and the Merchants' Ice Co. (1910).

Food processing industries represented some of the earliest industrial development in Los Angeles, and exploded in operation during the 1910s and 1920s as companies began to fully embrace mechanization in order to meet the demands of new chain stores. Food processing eventually became one of the dominant industries within the district. Among the most prominent in the area were Globe Mills (trade name of Pillsbury Flour Mills Co., 1902); California Walnut Growers Association (1921, later Diamond Walnut Co.); Poultry Producers of Southern California (1923, now Commercial Meat Co.); Cheek Neal Coffee Co. (1924, later Maxwell House Coffee Co.); the National Biscuit Company (1925, now the Nabisco Lofts); Sperry Flour Co. (1926); Challenge Cream & Butter (1926); and Hills Bros. Coffee Co. (1929).

In addition to processing operations, manufacturing facilities expanded as well, with many companies constructing daylight factories to increase productivity. At a time when electricity was expensive and not always reliable, daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. A number of daylight factories were constructed within the district.

While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to design their facilities, including John M. Copper (Globe Mills, 1916); Hudson & Munsell (John A. Roebing's Sons Co., now Angel City Brewery, 1913); and Eckel & Aldrich (National Biscuit Company, 1925). In a few cases, a business engaged a company architect from its home city. For example, the Coca-Cola Syrup Manufacturing Plant, originally constructed in 1915, was substantially expanded and redesigned in the Late Moderne style in 1939 by Atlanta-based architect Jesse M. Shelton. Shelton designed a number of factories for the Coca-Cola Company during the 1930s and the 1940s, including those in Baltimore, New Orleans, and Boston, all of which strongly resemble the design of the Los Angeles

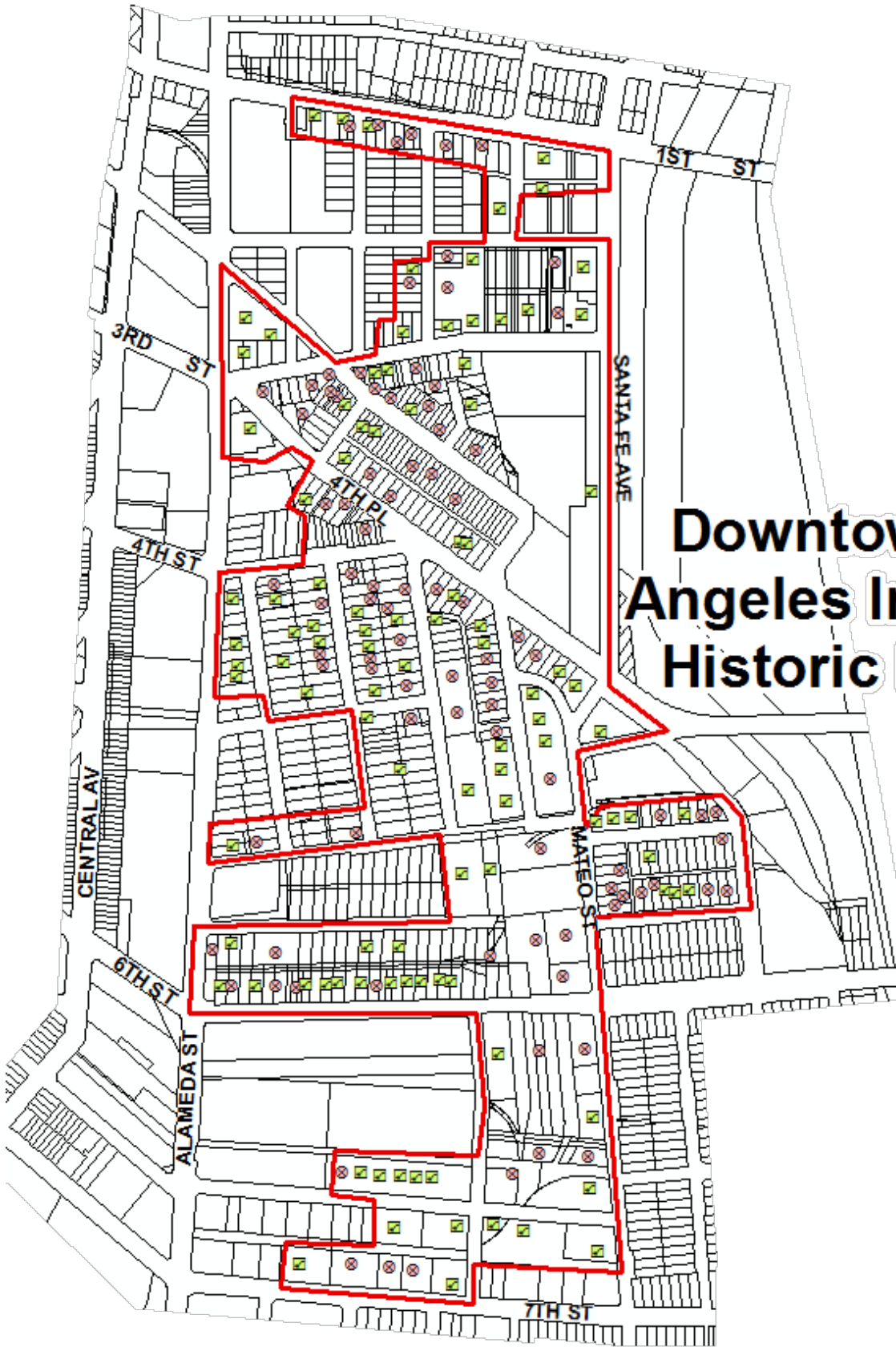
building. Similarly, the Hills Bros. Coffee Co. retained San Francisco-based architect George W. Kelham to design their Los Angeles office building in 1929. Best known in Los Angeles for the original buildings on the campus of UCLA, Kelham had previously designed Hills Bros.' flagship building situated along the Embarcadero in San Francisco.

In addition to industrial uses, the district includes commercial operations, many notable for their associations with the Japanese and African American populations in the area (more may be identified with additional intensive-level research). Small hotels that housed workers in the area include the Canadian Hotel (now the American Hotel). Constructed in 1906 and designed by Morgan & Walls, this four-story brick building was built as a first-class hotel for African-Americans, many of whom worked as Pullman car porters. Mixed-use commercial buildings include 606 E 1st Street (1913) designed by Morgan & Walls. It had a series of European American owners who leased space to Japanese American residential and commercial tenants (people born in Japan were legally prohibited from owning property at that time). The building housed the Nankaiya Hotel on its second story for at least 20 years, providing furnished rooms to Japanese American single male lodgers as well as family households. The buildings' first floor storefronts contained retail operations predominantly run by Japanese Americans, and its occupants between 1913 and 1940 included barbershops, restaurants, a secondhand goods store, a plumbing business, a grocery store, and a liquor store. Another notable example is 620 E 1st Street (1911) designed by architect J.E. Lacey. Originally constructed as a one-story store building, in 1913, owner Charles German had a residential second story (designed by E.B. Hogan Jr.) added. The building's second story provided furnished rooms to Japanese Americans and its first story had Japanese-run businesses including a noodle manufacturer, barbershops, a tailor, a beverage shop, and a restaurant. Institutional uses in the area include utility outposts such as the Edison electrical substation (1911), and a Department of Water & Power distributing station (1923).

By the 1920s, the area now comprising the historic district was fully established as an industrial hub. This was aided in part by the pattern of development occurring outside the central city. As the City of Los Angeles continued to annex existing communities as well as available land in the San Fernando Valley, zoning was amended to eliminate residential housing in the downtown area. By 1922, the City had officially re-zoned the downtown area to accommodate the construction of more offices, retail, and manufacturing facilities. By the 1950s, the area was home to automotive manufacturing, trucking and transport, furniture manufacturing and storage, paint and chemical manufacturing, and paper and plastic production – as well as historically dominant industries such as food processing and lumber and woodworking operations. While industries evolved over time, the district maintained its character as an industrial center, with one processing or manufacturing operations simply replacing another. Over the course of the 20th century a single manufacturing facility might house the production of everything from dog food to pie.

By the 1960s, however, the character of the area within the district was evolving away from that of an industrial center. Industry on the whole struggled to adapt to the postwar challenges of containerization and new technologies in manufacturing and transport. Railroads had given way to the trucking industry, and businesses within the district were constrained by the physical demands such methods placed on their operations. Furthermore, outlying fledgling industrial centers such as Vernon and the City of Commerce were comparatively undeveloped and offered plentiful land at lower prices, presenting many companies with an opportunity to relocate and construct newer and more efficient facilities. As a result, by the 1970s many buildings within the district were vacant. However, the area found new life as artists and other creative types began to congregate amidst the vacant buildings and empty lots. Priced out of established artists' colonies in neighborhoods such as Venice and Hollywood, Los Angeles' industrial district provided many with an opportunity to live and work inexpensively in the vast and vacant warehouse buildings. Soon, the area was home to a number of avant-garde art galleries, giving rise to the group of early artists now called the "Young Turks." Many of the area's most prominent industrial buildings found new life as gallery space and underground hangouts for a burgeoning art scene as well as the punk-rock music scene. In 1981, the City of Los Angeles implemented the Artist-in-Residence Program, which legalized the residential use of formerly industrial buildings for artists, legitimizing their efforts. In the mid-1990s, the area was officially designated as the Arts District. A subsequent wave of development began in 1999 with the passing of the Adaptive Reuse Ordinance which relaxed zoning codes and allowed for the conversion of pre-1974 commercial and industrial buildings into residences for artists and non-artists alike. Today, the area continues to attract new commercial and residential development, and existing facilities are adapted to meet the needs of the growing community.

Due to the inherent flexibility of their design, industrial buildings are often subject to a greater degree of modification over time. However, the district as a whole retains its distinctive character as an early-20th century industrial center. The industrial buildings, along with the district's other features – including its location, interior circulation pattern, industrial use, absence of landscaping, and evidence of former rail lines – all contribute to a strong sense of time and place. The Downtown Los Angeles Industrial Historic District is a singular resource which continues to convey its historic significance, telling the story of early industrial development in Los Angeles.



Downtown Los Angeles Industrial Historic District

Context 1:

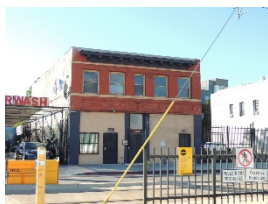
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II.

Contributors/Non-Contributors:



Primary Address: 602 E 1ST ST
 Other Address: 600 E 1ST ST
 604 E 1ST ST
 606 E 1ST ST
 608 E 1ST ST
 610 E 1ST ST
 612 E 1ST ST
 614 E 1ST ST
 106 S ROSE ST
 112 S ROSE ST

Type: Contributor
 Year built: 1913
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular

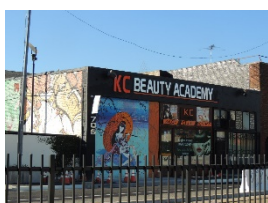


Primary Address: 620 E 1ST ST
 Other Address: 618 E 1ST ST
 618 1/2 E 1ST ST

Type: Contributor
 Year built: 1913
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 622 E 1ST ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Commercial-Auto Related; Auto Body/Repair
 Architectural style: No style



Primary Address: 700 E 1ST ST

Other Address: 702 E 1ST ST
704 E 1ST ST
706 E 1ST ST
106 S HEWITT ST
112 S HEWITT ST

Type: Non-Contributor

Year built: 1909

Property type/sub type: Commercial-Retail; Retail Store

Architectural style: Commercial, Vernacular



Primary Address: 700 E 1ST ST

Other Address: 702 E 1ST ST
704 E 1ST ST
706 E 1ST ST
106 S HEWITT ST
112 S HEWITT ST

Type: Contributor

Year built: 1909

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 712 E 1ST ST

Type: Non-Contributor

Year built: 1979

Property type/sub type: Commercial-Office; Low Rise

Architectural style: Other



Primary Address: 716 E 1ST ST

Other Address: 720 E 1ST ST
724 E 1ST ST
111 S GAREY ST

Type: Non-Contributor

Year built: 1990

Property type/sub type: Commercial-Office; Low Rise

Architectural style: Other



Primary Address: 806 E 1ST ST
 Other Address: 810 E 1ST ST
 Type: Non-Contributor
 Year built: 1990
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: No style



Primary Address: 830 E 1ST ST
 Other Address: 808 E 1ST ST
 880 E 1ST ST
 Type: Non-Contributor
 Year built: 2002
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: Other



Primary Address: 900 E 1ST ST
 Type: Contributor
 Year built: 1900
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 720 E 2ND ST
 Other Address: 205 S GAREY ST
 213 S GAREY ST
 215 S GAREY ST
 204 S HEWITT ST
 206 S HEWITT ST
 208 S HEWITT ST
 212 S HEWITT ST
 218 S HEWITT ST
 226 S HEWITT ST
 230 S HEWITT ST
 Type: Non-Contributor
 Year built: 1955
 Property type/sub type: Institutional-Religious/Spiritual; Religious School
 Architectural style: Modern, Mid-Century



Primary Address: 924 E 2ND ST
 Other Address: 923 E 3RD ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 929 E 2ND ST
 Other Address: 939 E 2ND ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Industrial-Food Processing; Creamery
 Architectural style: Industrial, Utilitarian



Primary Address: 938 E 2ND ST
 Other Address: 940 E 2ND ST
 939 E 3RD ST
 941 E 3RD ST
 Type: Contributor
 Year built: 1906
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 948 E 2ND ST
 Type: Non-Contributor
 Year built: 1997
 Property type/sub type: Industrial; Other
 Architectural style: Other



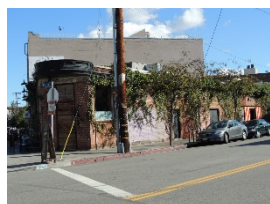
Primary Address: 701 E 3RD ST
 Other Address: 244 S ALAMEDA ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 730 E 3RD ST
 Other Address: 722 E 3RD ST
 726 E 3RD ST
 727 E 4TH PL
 321 S HEWITT ST
 325 S HEWITT ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Commercial-Auto Related; Parking Structure
 Architectural style: No style



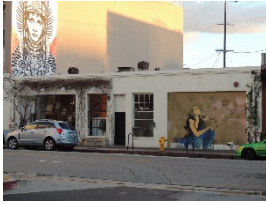
Primary Address: 734 E 3RD ST
 Other Address: 738 E 3RD ST
 740 E 3RD ST
 742 E 3RD ST
 744 E 3RD ST
 702 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 804 E 3RD ST
 Other Address: 800 E 3RD ST
 Type: Non-Contributor
 Year built: 1934
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 806 E 3RD ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 806 E 3RD ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Vernacular



Primary Address: 812 E 3RD ST
 Other Address: 810 E 3RD ST
 818 E 3RD ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



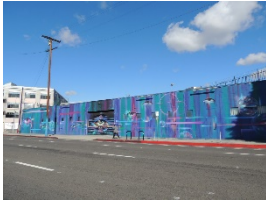
Primary Address: 826 E 3RD ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 912 E 3RD ST
 Other Address: 906 E 3RD ST
 908 E 3RD ST
 910 E 3RD ST
 918 E 3RD ST
 Type: Contributor
 Year built: 1908
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 953 E 3RD ST
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 707 E 4TH PL
 Other Address: 718 E 3RD ST
 Type: Non-Contributor
 Year built: 1991
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 800 E 4TH PL
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 801 E 4TH PL
 Other Address: 326 S HEWITT ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



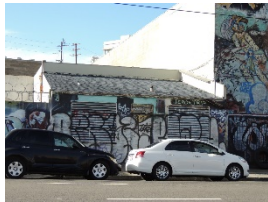
Primary Address: 808 E 4TH PL
 Other Address: 810 E 4TH PL
 814 E 4TH PL
 839 E 4TH ST
 841 E 4TH ST
 843 E 4TH ST
 847 E 4TH ST
 901 E 4TH ST
 903 E 4TH ST
 Type: Non-Contributor
 Year built: 1989
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 813 E 4TH PL
 Other Address: 817 E 4TH PL
 821 E 4TH PL
 827 E 4TH PL
 829 E 4TH PL
 831 E 4TH PL
 833 E 4TH PL
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Institutional-Government; Other
 Architectural style: Modern, Mid-Century



Primary Address: 813 E 4TH PL
 Other Address: 817 E 4TH PL
 821 E 4TH PL
 827 E 4TH PL
 829 E 4TH PL
 831 E 4TH PL
 833 E 4TH PL
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Institutional-Government; Social Services/Welfare
 Architectural style: Vernacular



Primary Address: 816 E 4TH PL
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian

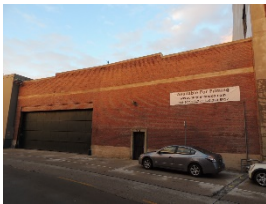


Primary Address: 822 E 4TH PL
 Other Address: 824 E 4TH PL
 907 E 4TH ST
 909 E 4TH ST
 911 E 4TH ST
 913 E 4TH ST
 915 E 4TH ST
 917 E 4TH ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1003 E 4TH PL
Other Address: 1007 E 4TH PL
1011 E 4TH PL
1028 E 4TH ST
1032 E 4TH ST
1036 E 4TH ST
1040 E 4TH ST
424 S MOLINO ST

Type: Non-Contributor
Year built: 1968
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1019 E 4TH PL
Other Address: 1015 E 4TH PL
1046 E 4TH ST
1050 E 4TH ST

Type: Contributor
Year built: 1937
Property type/sub type: Industrial-Storage; Warehouse
Architectural style: Industrial, Utilitarian



Primary Address: 900 E 4TH ST
Other Address: 902 E 4TH ST
904 E 4TH ST
406 S COLYTON ST
408 S COLYTON ST

Type: Non-Contributor
Year built: 1952
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 940 E 4TH ST
 Other Address: 942 E 4TH ST
 944 E 4TH ST
 946 E 4TH ST
 948 E 4TH ST
 956 E 4TH ST
 410 S HEWITT ST
 416 S HEWITT ST
 420 S HEWITT ST
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



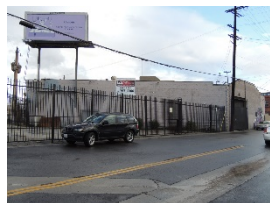
Primary Address: 947 E 4TH ST
 Other Address: 953 E 4TH ST
 957 E 4TH ST
 Type: Contributor
 Year built: 1915
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Moderne, Late



Primary Address: 962 E 4TH ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 966 E 4TH ST
 Other Address: 970 E 4TH ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1016 E 4TH ST
 Other Address: 1022 E 4TH ST
 418 S MOLINO ST
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1101 E 5TH ST
 Other Address: 445 S COLYTON ST
 451 S COLYTON ST
 457 S COLYTON ST
 450 S SEATON ST
 454 S SEATON ST
 Type: Contributor
 Year built: 1915
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1200 E 5TH ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1209 E 6TH ST
 Other Address: 1205 E 6TH ST
 1207 E 6TH ST
 1211 E 6TH ST
 Type: Contributor
 Year built: 1912
 Property type/sub type: Commercial-Lodging; Hotel
 Architectural style: Renaissance Revival



Primary Address: 1217 E 6TH ST
 Other Address: 1219 E 6TH ST
 1221 E 6TH ST
 Type: Non-Contributor
 Year built: 1921
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1235 E 6TH ST
 Type: Contributor
 Year built: 1901
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1247 E 6TH ST
 Other Address: 1249 E 6TH ST
 1253 E 6TH ST
 1255 E 6TH ST
 1259 E 6TH ST
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1261 E 6TH ST
 Type: Non-Contributor
 Year built: 1909
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 1269 E 6TH ST
 Type: Contributor
 Year built: 1906
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1275 E 6TH ST
 Type: Contributor
 Year built: 1911
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1281 E 6TH ST
 Other Address: 1285 E 6TH ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1291 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1301 E 6TH ST
 Type: Non-Contributor
 Year built: 2009
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1309 E 6TH ST
 Other Address: 1311 E 6TH ST
 1313 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1309 E 6TH ST
 Other Address: 1311 E 6TH ST
 1313 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 1309 E 6TH ST
 Other Address: 1311 E 6TH ST
 1313 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1309 E 6TH ST
 Other Address: 1311 E 6TH ST
 1313 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1313 E 6TH ST
 Other Address: 1309 E 6TH ST
 1311 E 6TH ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1340 E 6TH ST
 Other Address: 1350 E 6TH ST
 1356 E 6TH ST
 610 S MILL ST
 630 S MILL ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Industrial, Utilitarian



Primary Address: 1362 E 6TH ST
 Other Address: 1366 E 6TH ST
 1370 E 6TH ST
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1379 E 6TH ST
 Other Address: 1356 E FACTORY PL
 1362 E FACTORY PL
 1366 E FACTORY PL
 Type: Non-Contributor
 Year built: 1988
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1380 E 6TH ST
 Other Address: 1388 E 6TH ST
 611 S MATEO ST
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1381 E 6TH ST
 Other Address: 595 S MATEO ST
 Type: Non-Contributor
 Year built: 1979
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1725 E 7th St
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 1617 E 7TH ST
 Other Address: 1619 E 7TH ST
 1621 E 7TH ST
 Type: Contributor
 Year built: 1900
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 1701 E 7TH ST
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Industrial; Other
 Architectural style: No style



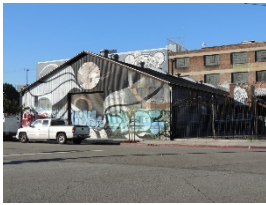
Primary Address: 1717 E 7TH ST
 Other Address: 1725 E 7TH ST
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1745 E 7TH ST
 Other Address: 1737 E 7TH ST
 Type: Contributor
 Year built: 1921
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Vernacular



Primary Address: 216 S ALAMEDA ST
 Other Address: 237 S ROSE ST
 524 E TRACTION AVE
 Type: Contributor
 Year built: 1913
 Property type/sub type: Industrial-Manufacturing; Factory
 Architectural style: Vernacular



Primary Address: 216 S ALAMEDA ST
 Other Address: 237 S ROSE ST
 524 E TRACTION AVE
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 312 S ALAMEDA ST
 Other Address: 710 E 4TH PL
 722 E 4TH PL
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 400 S ALAMEDA ST
 Other Address: 408 S ALAMEDA ST
 412 S ALAMEDA ST
 416 S ALAMEDA ST
 407 S SEATON ST
 411 S SEATON ST
 417 S SEATON ST

Type: Contributor
 Year built: 1908
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 426 S ALAMEDA ST
 Other Address: 427 S SEATON ST
 Type: Contributor
 Year built: 1921
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 436 S ALAMEDA ST
 Other Address: 438 S ALAMEDA ST
 437 S SEATON ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 440 S ALAMEDA ST
 Other Address: 441 S SEATON ST
 Type: Contributor
 Year built: 1921
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 542 S ALAMEDA ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Infrastructure-Water & Power; Utility Building (Water, Electrical Power, Natural Gas)
 Architectural style: Industrial, Utilitarian



Primary Address: 580 S ALAMEDA ST
 Other Address: 586 S ALAMEDA ST
 590 S ALAMEDA ST
 Type: Non-Contributor
 Year built: 1968
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 300 S AVERY ST
 Other Address: 308 S AVERY ST
 314 S AVERY ST
 318 S AVERY ST
 322 S AVERY ST
 326 S AVERY ST
 Type: Contributor
 Year built: 1911
 Property type/sub type: Industrial-Storage; Public Storage
 Architectural style: Industrial, Utilitarian



Primary Address: 311 S AVERY ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 315 S AVERY ST
 Other Address: 319 S AVERY ST
 323 S AVERY ST
 331 S AVERY ST
 821 E TRACTION AVE
 823 E TRACTION AVE
 827 E TRACTION AVE
 829 E TRACTION AVE
 833 E TRACTION AVE
 835 E TRACTION AVE

Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 407 S COLYTON ST
 Other Address: 828 E 4TH ST
 411 S COLYTON ST
 417 S COLYTON ST
 417 1/2 S COLYTON ST

Type: Contributor
 Year built: 1932
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 414 S COLYTON ST
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 417 S COLYTON ST
 Other Address: 828 E 4TH ST
 407 S COLYTON ST
 411 S COLYTON ST
 417 1/2 S COLYTON ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 418 S COLYTON ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 421 S COLYTON ST
 Other Address: 427 S COLYTON ST
 Type: Contributor
 Year built: 1909
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 424 S COLYTON ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 428 S COLYTON ST
 Other Address: 430 S COLYTON ST
 432 S COLYTON ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular; Art Deco



Primary Address: 431 S COLYTON ST
 Other Address: 433 S COLYTON ST
 439 S COLYTON ST
 441 S COLYTON ST
 432 S SEATON ST
 436 S SEATON ST
 440 S SEATON ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 433 S COLYTON ST
 Other Address: 431 S COLYTON ST
 439 S COLYTON ST
 441 S COLYTON ST
 432 S SEATON ST
 436 S SEATON ST
 440 S SEATON ST

Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 436 S COLYTON ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular; Art Deco



Primary Address: 441 S COLYTON ST
 Other Address: 431 S COLYTON ST
 433 S COLYTON ST
 439 S COLYTON ST
 432 S SEATON ST
 436 S SEATON ST
 440 S SEATON ST

Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 442 S COLYTON ST
 Other Address: 444 S COLYTON ST
 Type: Non-Contributor
 Year built: 1928
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 450 S COLYTON ST
 Other Address: 1201 E 5TH ST
 Type: Contributor
 Year built: 1927
 Property type/sub type: Industrial; Other
 Architectural style: Unknown/not visible



Primary Address: 524 S COLYTON ST
 Other Address: 518 S COLYTON ST
 520 S COLYTON ST
 522 S COLYTON ST
 519 S HEWITT ST
 521 S HEWITT ST
 523 S HEWITT ST
 525 S HEWITT ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 527 S COLYTON ST
 Other Address: 529 S COLYTON ST
 533 S COLYTON ST
 543 S COLYTON ST
 547 S COLYTON ST
 Type: Non-Contributor
 Year built: 2015
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 1206 E FACTORY PL
 Other Address: 1212 E FACTORY PL
 1218 E FACTORY PL
 Type: Contributor
 Year built: 1923
 Property type/sub type: Infrastructure-Water & Power; Utility Building (Water, Electrical Power, Natural Gas)
 Architectural style: Vernacular



Primary Address: 1222 E FACTORY PL
 Other Address: 1220 E FACTORY PL
 1226 E FACTORY PL
 1232 E FACTORY PL
 1234 E FACTORY PL
 1236 E FACTORY PL
 Type: Non-Contributor
 Year built: 1982
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1300 E FACTORY PL
 Other Address: 1286 E FACTORY PL
 1294 E FACTORY PL
 Type: Contributor
 Year built: 1926
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 1308 E FACTORY PL
 Other Address: 1314 E FACTORY PL
 1322 E FACTORY PL
 1330 E FACTORY PL
 1338 E FACTORY PL
 1344 E FACTORY PL
 1350 E FACTORY PL
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular; Spanish Colonial Revival



Primary Address: 1366 E FACTORY PL
 Other Address: 1379 E 6TH ST
 1356 E FACTORY PL
 1362 E FACTORY PL
 Type: Non-Contributor
 Year built: 1988
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 209 S GAREY ST
 Other Address: 211 S GAREY ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial; Other
 Architectural style: Art Deco; Vernacular



Primary Address: 210 S GAREY ST
 Other Address: 900 E 2ND ST
 918 E 2ND ST
 919 E 3RD ST
 204 S GAREY ST
 Type: Non-Contributor
 Year built: 1945
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 210 S GAREY ST
 Other Address: 900 E 2ND ST
 918 E 2ND ST
 919 E 3RD ST
 204 S GAREY ST
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 210 S GAREY ST
 Other Address: 900 E 2ND ST
 918 E 2ND ST
 919 E 3RD ST
 204 S GAREY ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 221 S GAREY ST
 Other Address: 823 E 3RD ST
 827 E 3RD ST
 829 E 3RD ST
 831 E 3RD ST
 833 E 3RD ST
 835 E 3RD ST
 227 S GAREY ST
 231 S GAREY ST

Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial; Other
 Architectural style: Art Deco; Industrial, Utilitarian



Primary Address: 232 S GAREY ST
 Other Address: 907 E 3RD ST
 238 S GAREY ST

Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial-Food Processing; Flour Mill
 Architectural style: Neoclassical



Primary Address: 303 S HEWITT ST
 Other Address: 305 S HEWITT ST
 712 E TRACTION AVE
 714 E TRACTION AVE
 716 E TRACTION AVE

Type: Contributor
 Year built: 1906
 Property type/sub type: Commercial-Lodging; Hotel
 Architectural style: Vernacular



Primary Address: 407 S HEWITT ST
 Other Address: 411 S HEWITT ST
 417 S HEWITT ST
 423 S HEWITT ST

Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 407 S HEWITT ST
 Other Address: 411 S HEWITT ST
 417 S HEWITT ST
 423 S HEWITT ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 427 S HEWITT ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 428 S HEWITT ST
 Other Address: 432 S HEWITT ST
 Type: Contributor
 Year built: 1904
 Property type/sub type: Industrial-Manufacturing; Factory
 Architectural style: Vernacular



Primary Address: 435 S HEWITT ST
 Type: Non-Contributor
 Year built: 1990
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 441 S HEWITT ST
 Other Address: 440 S COLYTON ST
 Type: Non-Contributor
 Year built: 1980
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 447 S HEWITT ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial-Automotive; Other
 Architectural style: Vernacular



Primary Address: 451 S HEWITT ST
 Other Address: 459 S HEWITT ST
 Type: Non-Contributor
 Year built: 1928
 Property type/sub type: Industrial; Other
 Architectural style: Other



Primary Address: 501 S HEWITT ST
 Other Address: 1216 E 5TH ST
 1220 E 5TH ST
 1224 E 5TH ST
 509 S HEWITT ST
 509 1/2 S HEWITT ST
 515 S HEWITT ST
 517 S HEWITT ST
 519 S HEWITT ST
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 510 S HEWITT ST
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Commercial-Auto Related; Parking Structure
 Architectural style: No style



Primary Address: 510 S HEWITT ST
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Other



Primary Address: 530 S HEWITT ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1555 E INDUSTRIAL ST
 Other Address: 1581 E INDUSTRIAL ST
 1601 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1717 E INDUSTRIAL ST
 1719 E INDUSTRIAL ST
 Type: Non-Contributor
 Year built: 1971
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1555 E INDUSTRIAL ST
 Other Address: 1581 E INDUSTRIAL ST
 1601 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1717 E INDUSTRIAL ST
 1719 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1914
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular; Neoclassical



Primary Address: 1580 E INDUSTRIAL ST
 Other Address: 1590 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1581 E INDUSTRIAL ST
 Other Address: 1555 E INDUSTRIAL ST
 1601 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1717 E INDUSTRIAL ST
 1719 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1919
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular; Neoclassical



Primary Address: 1601 E INDUSTRIAL ST
 Other Address: 1555 E INDUSTRIAL ST
 1581 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1717 E INDUSTRIAL ST
 1719 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1905
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Neoclassical



Primary Address: 1717 E INDUSTRIAL ST
 Other Address: 1555 E INDUSTRIAL ST
 1581 E INDUSTRIAL ST
 1601 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1719 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1913
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Neoclassical



Primary Address: 1719 E INDUSTRIAL ST
 Other Address: 1555 E INDUSTRIAL ST
 1581 E INDUSTRIAL ST
 1601 E INDUSTRIAL ST
 1701 E INDUSTRIAL ST
 1717 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1906
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Neoclassical



Primary Address: 1738 E INDUSTRIAL ST
 Other Address: 1734 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Vernacular



Primary Address: 1800 E INDUSTRIAL ST
 Other Address: 1804 E INDUSTRIAL ST
 670 S MILL ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1805 E INDUSTRIAL ST
 Other Address: 1809 E INDUSTRIAL ST
 660 S MILL ST
 Type: Non-Contributor
 Year built: 1967
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1820 E INDUSTRIAL ST
 Other Address: 1830 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial-Food Processing; Bakery
 Architectural style: Beaux Arts Classicism



Primary Address: 1820 E INDUSTRIAL ST
 Other Address: 1830 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1906
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1828 E INDUSTRIAL ST
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1855 E INDUSTRIAL ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular; Neoclassical



Primary Address: 405 S MATEO ST
 Other Address: 1025 E 4TH PL
 1056 E 4TH ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 500 S MATEO ST
 Other Address: 1311 E 4TH PL
 1321 E 4TH PL
 Type: Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



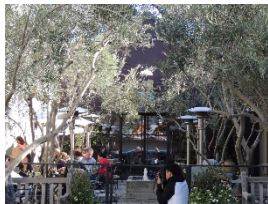
Primary Address: 544 S MATEO ST
 Other Address: 534 S MATEO ST
 1305 E PALMETTO ST
 1313 E PALMETTO ST
 1315 E PALMETTO ST
 1317 E PALMETTO ST
 Type: Contributor
 Year built: 1908
 Property type/sub type: Industrial-Building and Construction; Other
 Architectural style: Vernacular



Primary Address: 564 S MATEO ST
 Other Address: 554 S MATEO ST
 560 S MATEO ST
 570 S MATEO ST
 Type: Non-Contributor
 Year built: 1970
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 564 S MATEO ST
 Other Address: 554 S MATEO ST
 560 S MATEO ST
 570 S MATEO ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 576 S MATEO ST
 Other Address: 580 S MATEO ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 576 S MATEO ST
 Other Address: 580 S MATEO ST
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 581 S MATEO ST
 Other Address: 555 S MATEO ST
 1248 E PALMETTO ST
 1262 E PALMETTO ST
 Type: Non-Contributor
 Year built: 1970
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 581 S MATEO ST
 Other Address: 555 S MATEO ST
 1248 E PALMETTO ST
 1262 E PALMETTO ST
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 635 S MATEO ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: Romanesque Revival; Gothic Revival



Primary Address: 647 S MATEO ST
 Type: Non-Contributor
 Year built: 2000
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 511-513 S Molina St
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 407 S MOLINO ST
 Other Address: 405 S MOLINO ST
 409 S MOLINO ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 415 S MOLINO ST
 Other Address: 417 S MOLINO ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 423 S MOLINO ST
 Type: Non-Contributor
 Year built: 1990
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 435 S MOLINO ST
 Other Address: 429 S MOLINO ST
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 437 S MOLINO ST
 Type: Non-Contributor
 Year built: 2006
 Property type/sub type: Commercial-Auto Related; Parking Structure
 Architectural style: No style



Primary Address: 500 S MOLINO ST
 Other Address: 530 S MOLINO ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 500 S MOLINO ST
 Other Address: 530 S MOLINO ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 500 S MOLINO ST
 Other Address: 530 S MOLINO ST
 Type: Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 500 S MOLINO ST
 Other Address: 530 S MOLINO ST
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 515 S MOLINO ST
 Other Address: 527 S MOLINO ST
 549 S MOLINO ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 515 S MOLINO ST
 Other Address: 527 S MOLINO ST
 549 S MOLINO ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial-Manufacturing; Factory
 Architectural style: Vernacular



Primary Address: 527 S MOLINO ST
 Other Address: 515 S MOLINO ST
 549 S MOLINO ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1347 E Palmetto St
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1238 E PALMETTO ST
 Other Address: 1226 E PALMETTO ST
 1234 E PALMETTO ST
 1236 E PALMETTO ST
 1240 E PALMETTO ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1248 E PALMETTO ST
 Other Address: 1262 E PALMETTO ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1313 E PALMETTO ST
 Other Address: 534 S MATEO ST
 544 S MATEO ST
 1305 E PALMETTO ST
 1315 E PALMETTO ST
 1317 E PALMETTO ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1317 E PALMETTO ST
 Other Address: 534 S MATEO ST
 544 S MATEO ST
 1305 E PALMETTO ST
 1313 E PALMETTO ST
 1315 E PALMETTO ST
 Type: Contributor
 Year built: 1910
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1321 E PALMETTO ST
 Other Address: 1323 E PALMETTO ST
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1324 E PALMETTO ST
 Other Address: 1316 E PALMETTO ST
 1320 E PALMETTO ST
 1328 E PALMETTO ST
 Type: Contributor
 Year built: 1930
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1327 E PALMETTO ST
 Other Address: 1325 E PALMETTO ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1329 E PALMETTO ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1356 E PALMETTO ST
 Other Address: 1344 E PALMETTO ST
 1348 E PALMETTO ST
 1352 E PALMETTO ST
 Type: Non-Contributor
 Year built: 1960
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 201 S SANTA FE AVE
 Other Address: 956 E 2ND ST
 960 E 2ND ST
 Type: Contributor
 Year built: 1934
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Art Deco



Primary Address: 255 S SANTA FE AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 355 S SANTA FE AVE
 Type: Contributor
 Year built: 1907
 Property type/sub type: Infrastructure-Transportation-Rail; Railroad/Streetcar Building-Depot
 Architectural style: Beaux Arts Classicism



Primary Address: 406 S SEATON ST
 Other Address: 800 E 4TH ST
 402 S SEATON ST
 Type: Non-Contributor
 Year built: 1974
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 412 S SEATON ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 426 S SEATON ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 440 S SEATON ST
 Other Address: 431 S COLYTON ST
 433 S COLYTON ST
 439 S COLYTON ST
 441 S COLYTON ST
 432 S SEATON ST
 436 S SEATON ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 547 S SEATON ST
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 702 E TRACTION AVE
 Other Address: 734 E 3RD ST
 738 E 3RD ST
 740 E 3RD ST
 742 E 3RD ST
 744 E 3RD ST
 Type: Non-Contributor
 Year built: 1946
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Vernacular



Primary Address: 704 E TRACTION AVE
 Other Address: 704 1/2 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 708 E TRACTION AVE
 Other Address: 706 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 800 E TRACTION AVE
 Other Address: 310 S HEWITT ST
 Type: Contributor
 Year built: 1917
 Property type/sub type: Industrial-Food Processing; Other
 Architectural style: Vernacular



Primary Address: 805 E TRACTION AVE
 Other Address: 801 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1973
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 810 E TRACTION AVE
 Other Address: 812 E TRACTION AVE
 Type: Contributor
 Year built: 1908
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 811 E TRACTION AVE
 Other Address: 815 E TRACTION AVE
 819 E TRACTION AVE
 Type: Contributor
 Year built: 1916
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 821 E TRACTION AVE
 Other Address: 315 S AVERY ST
 319 S AVERY ST
 323 S AVERY ST
 331 S AVERY ST
 823 E TRACTION AVE
 827 E TRACTION AVE
 829 E TRACTION AVE
 833 E TRACTION AVE
 835 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1990
 Property type/sub type: Industrial; Other
 Architectural style: No style



Primary Address: 828 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: No style



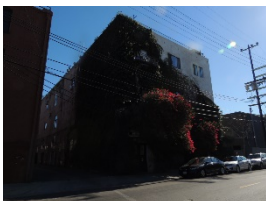
Primary Address: 836 E TRACTION AVE
 Other Address: 840 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 847 E TRACTION AVE
 Other Address: 843 E TRACTION AVE
 845 E TRACTION AVE
 847 1/2 E TRACTION AVE
 849 E TRACTION AVE
 853 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1906
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: No style



Primary Address: 850 E TRACTION AVE
 Other Address: 852 E TRACTION AVE
 856 E TRACTION AVE
 858 E TRACTION AVE
 862 E TRACTION AVE
 Type: Non-Contributor
 Year built: 1972
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 120 S VIGNES ST
 Type: Contributor
 Year built: 1915
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1317 E WILLOW ST
 Type: Non-Contributor
 Year built: 1902
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1323 E WILLOW ST
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1327 E WILLOW ST
 Other Address: 1329 E WILLOW ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Industrial-Storage; Warehouse
 Architectural style: Vernacular



Primary Address: 1333 E WILLOW ST
 Other Address: 1335 E WILLOW ST
 1341 E WILLOW ST
 1345 E WILLOW ST
 1349 E WILLOW ST
 1359 E WILLOW ST
 Type: Contributor
 Year built: 1920
 Property type/sub type: Industrial; Other
 Architectural style: Industrial, Utilitarian



Primary Address: 1335 E WILLOW ST
 Other Address: 1333 E WILLOW ST
 1341 E WILLOW ST
 1345 E WILLOW ST
 1349 E WILLOW ST
 1359 E WILLOW ST
 Type: Contributor
 Year built: 1925
 Property type/sub type: Industrial; Other
 Architectural style: Vernacular



Primary Address: 1345 E WILLOW ST
Other Address: 1333 E WILLOW ST
1335 E WILLOW ST
1341 E WILLOW ST
1349 E WILLOW ST
1359 E WILLOW ST
Type: Non-Contributor
Year built: 1949
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1359 E WILLOW ST
Other Address: 1333 E WILLOW ST
1335 E WILLOW ST
1341 E WILLOW ST
1345 E WILLOW ST
1349 E WILLOW ST
Type: Non-Contributor
Year built: 1955
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian

Name: Greater Chinatown Historic District

Description:

The Greater Chinatown Historic District is a commercial development located north of downtown, in the Chinatown area of Los Angeles. The district occupies a portion of a flat city block on the west side of Hill Street, north of College Street. It is organized around two intersecting paved pedestrian-oriented streets: Chung King Road (also known as Chiang Kai-Shek Road) running north-south, and Chung King Court (also known as Chung King Road) running east-west. A central paved plaza, known as Chungking Plaza or West Plaza, is situated at the intersection of the two pedestrian streets, and serves as the main gathering space for the development.

Primarily Asian Eclectic in style, the district is composed of nine two-story buildings, all of which are contributors to the district. The three buildings oriented around the plaza are more elaborate in design, displaying hipped rooflines with clay tiles, flared eaves with carved brackets and upturned rafter tails, decorative window surrounds, and the use of bright colors. The other buildings are more restrained, with flat roofs and swooping clay tile parapets, simple stringcourses at the roofline and between stories, and decorative friezes and pilasters. Building features common among both types include stucco cladding, one-over-one wood double-hung windows, cut-out corner entrances, and wood-frame storefronts with wood fully-glazed double doors. Many of the original windows, doors and storefronts have been altered or replaced over time. Some storefronts oriented onto Chung King Road also feature second-story projecting balconies. Rear facades display back entrances and wooden staircases to upper units. Chungking Plaza is anchored by a central water feature with a pond, waterfalls, a bonsai tree, a decorative metal balustrade with corner light standards, and a built-in concrete bench. Other features of the development include ornamental streetlights, colorful hanging lanterns, and wooden benches. Surface parking lots bound the development on the north and south ends.

The development's ground-floor spaces are occupied by a variety of commercial retail uses with residential units above. Commercial tenants include jewelry stores, import/export shops, bars and restaurants, markets, art and gift stores, souvenirs shops, a bookstore, a fortune teller/psychic reader, and more recently, a number of art galleries. All nine of the development's buildings have been evaluated as district contributors. Among these, two units have also been evaluated individually as long-standing neighborhood businesses and institutions. Additional design elements – including Chungking Plaza, the water feature, and decorative lighting and benches – also contribute to the overall character of the historic district.

Significance:

The Greater Chinatown Historic District is significant as an important mixed-use development owned and operated by Chinese American merchants following their relocation to this area north of downtown Los Angeles in 1938, and as an excellent and unique collection of intact Asian Eclectic commercial architecture. The period of significance extends from 1947 to 1950, reflecting the timeframe during which the district was constructed.

The Greater Chinatown Historic District was commissioned by the Los Angeles Chinatown Corporation (LACC) in 1947. The LACC was established a decade prior, following the demolition of Los Angeles' original Chinatown to make room for the construction of Union Station. In response to the displacement of the occupants of "Old Chinatown," businessman and community leader Peter Soo Hoo Sr. joined with other Chinese business owners to create the Los Angeles Chinatown Project Association (later renamed the Los Angeles Chinatown Corporation). The association gathered their own personal finances to purchase land for a new Chinatown north of downtown. The New Chinatown development between Hill Street and Broadway was conceptualized by Chinese American civic leaders who sought to counter common perceptions of Chinatowns as dangerous neighborhoods of unpaved, crime-filled alleyways. By incorporating romantic stereotypes associated with China, the development was unique in that Chinese Americans controlled and distributed these images to visitors with the goal of establishing New Chinatown as an important tourist destination and integral economic force in Los Angeles.

Hoping to recreate the success of New Chinatown, in the late 1940s the association sought to expand across Hill Street with a new mixed-use development called "Greater Chinatown." Utilizing a similar development strategy, Chinese American civic

leaders and business owners collaborated with the Chinese Development Company to develop a plan for a pedestrian commercial center. The development's design was recorded on February 10, 1942, and was composed of nine two-story buildings containing a total of fifty-five units to be leased to Chinese American business owners. The buildings were composed of multiple two-story units, each with a commercial storefront on the ground story and residential above. Some of the units featured projecting balconies overlooking the pedestrian streets below. The development is oriented around a paved central plaza, known as Chungking Plaza or West Plaza, anchored by a landscaped water feature. The plaza was the first portion of the development to be completed, intended to commemorate China's struggle during the war. Stylistically, Greater Chinatown references the Asian Eclectic vocabulary of New Chinatown, but in a much more simplified manner. The streets were named for the southwestern Chinese city, likely due to its important role in World War II.

The Greater Chinatown development was completed in 1950, and was soon occupied by a range of neighborhood-serving businesses, many of them family-owned. As with New Chinatown, Greater Chinatown was owned and developed by Chinese Americans. A number of business and organizations that had been displaced from Old Chinatown made the move to the new development. Notable among these were the F. See On Company, one of the oldest family-owned Asian art stores in Los Angeles. The business was originally established in Sacramento in 1872 and moved to Los Angeles in 1881; it has been in its current location in Greater Chinatown since 1947 and is still run by the Fong family. The Hoy Sun Ning Yung Benevolent Association was originally established in San Francisco in 1892. It is unclear when the Los Angeles chapter was founded, but it has been located in Greater Chinatown since 1950. Greater Chinatown continues to serve as an important gathering place for Los Angeles' Chinese American community today.

In 1982-1983, this area was surveyed by the Los Angeles Community Redevelopment Agency (CRA) as part of a Federal Section 106 Review process. The West of Hill Street Chinatown District (as it was called by the CRA survey) was formally determined eligible for listing in the National Register of Historic Places in 1986. This district has the same boundaries as the Greater Chinatown Historic District. Documentation related to the CRA survey, including the associated California Department of Parks and Recreation (DPR) survey forms, is available as part of the public record for the corresponding Section 106 review.



Greater Chinatown Historic District

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Asian Eclectic, 1938-1980
Property type:	Commercial - District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Greater Chinatown Historic District is significant as an excellent and unique collection of intact Asian Eclectic commercial architecture in Los Angeles.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Historic District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Greater Chinatown Historic District is significant as an important mixed-use development owned and operated by Chinese American merchants following their relocation to this area north of downtown Los Angeles in 1938.

Contributors/Non-Contributors:



Primary Address: 937 N CHIANG KAI-SHEK ROAD
 Type: Contributor
 Year built: 1949
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic



Primary Address: 955 N CHIANG KAI-SHEK ROAD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 969 N CHIANG KAI-SHEK ROAD
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic



Primary Address: 970 N CHIANG KAI-SHEK ROAD
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic



Primary Address: 940 N CHUNG KING ROAD
 Other Address: 938 N CHIANG KAI-SHEK ROAD
 Type: Contributor
 Year built: 1949
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic



Primary Address: 504 W CHUNGKING ROAD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 505 W CHUNGKING ROAD
 Other Address: 503 W CHUNGKING ROAD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 939 N HILL ST
 Type: Contributor
 Year built: 1949
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic



Primary Address: 969 N HILL ST
 Other Address: 969 1/2 N HILL ST
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Vernacular; Asian Eclectic

Name: New Chinatown Historic District

Description:

The New Chinatown Historic District is a commercial development located north of downtown, in the Chinatown area of Los Angeles. The district occupies a portion of a flat city block north of College Street, bounded by Hill Street on the west and Broadway on the east. It is organized around five intersecting paved pedestrian-oriented streets, including Gin Ling Way, Jung Jing Way, and Lei Ming Way running east-west; and Mei Ling Way and Sun Mun Way running north-south. Primarily Asian Eclectic in style, the district contains one- and two-story buildings displaying complex rooflines with colorful tiles; flared eaves with decoratively carved roof beams; geometric window screens; and representation of various animals, including dragons, lions, and fish. The most elaborate designs are trimmed in colored neon.

The district is marked by two monumental gateways situated at either end of Gin Ling Way. Highly elaborate in design, the East Gate (at Broadway) and West Gate (at Hill Street) are designated Los Angeles Historic-Cultural Monuments (HCMs #825 and #826, respectively). A paved Central Plaza at the intersection of Gin Ling Way and Sun Mun Way serves as the main gathering space for the development. Other features include ornamental streetlights, colorful hanging lanterns, decorative metal balustrades, a wishing well, a fish pool, and two smaller gateways at either end of Lei Min Way. The district also incorporates several examples of public art, including painted and mosaic murals; a statue of Dr. Sun Yat-Sen, founding father of the Republic of China; and a monument to Peter Soo Hoo and Herbert Lapham, developers of New Chinatown. The district contains two surface parking lots and one vacant lot.

Primarily commercial in use, the district is occupied by a variety of neighborhood and tourist-serving retail and office uses, including restaurants and bars, gift and import shops, clothing outlets, souvenir stands, a bank, a jewelry store, a bakery, a hair salon, a travel agency, a jazz club, and two Chinese benevolent associations. Of the historic district's 29 buildings, 26 have been evaluated as district contributors. Among these, several properties have also been evaluated individually, including outstanding architectural examples, long-standing businesses and institutions, and properties associated with important persons. Additional design elements – including the gateways, the Central Plaza, water features, and art and commemorative pieces – also contribute to the overall character of the historic district.

Significance:

The New Chinatown Historic District is significant as the commercial focal point of the Chinese American community in Los Angeles since its relocation to this area north of downtown Los Angeles in 1938, and as an excellent and unique collection of intact Asian Eclectic commercial architecture. The period of significance extends from 1938 to 1960, reflecting the timeframe during which the majority of the district was developed and built out.

Beginning in 1932, portions of Los Angeles' original Chinatown – located east of Alameda Street and south of what is now Cesar Chavez Avenue – were being demolished to make room for the construction of Union Station. In response to the displacement of the occupants of "Old Chinatown," businessman and community leader Peter Soo Hoo Sr. joined with other Chinese business owners to create the Los Angeles Chinatown Project Association (later renamed the Los Angeles Chinatown Corporation) in 1937. The association gathered their own personal finances to purchase land for a new Chinatown. Acting on behalf of the association, Soo Hoo worked with Santa Fe Railway land agent Hebert Lapham to purchase a plot of land north of Old Chinatown, between Buena Vista Avenue (now North Broadway) and Hill Street, from the Atchison, Topeka & Santa Fe Railway.

The New Chinatown development was conceptualized by Chinese American civic leaders who sought to counter common perceptions of Chinatowns as dangerous neighborhoods of unpaved, crime-filled alleyways. By incorporating romantic stereotypes associated with China, the development was unique in that Chinese Americans controlled and distributed these images to visitors with the goal of establishing New Chinatown as an important tourist destination and integral economic force in Los Angeles. To this end, the association engaged architects Erle Webster and Adrian Wilson to create a master plan for a pedestrian village, and to design a number of individual buildings and features. Webster & Wilson drafted a plan for a low-scale commercial center oriented around a system of interior pedestrian streets and a central plaza. Streets were given names that were meaningful to Los Angeles' Chinese population of the 1930s, including Gin Ling Way (for the famous "Street

of Golden Treasures” in Old Beijing), Sun Mun Way (for Dr. Sun Yat-Sen, first president of the Republic of China), Jung Jing Rd (referencing one of the honorific titles of Chiang Kai-Shek), and Mei Ling Way (for Chiang Kai-Shek’s wife).

Webster & Wilson also designed some of the most elaborate buildings on the plaza, enthusiastically embracing many of the architectural details of East Asian architecture. Building designs incorporated complex, sweeping rooflines with flared eaves and upturned rafter tails, decoratively carved brackets and roof beams, as well as neon accents which highlighted these features. Buildings were painted in bright colors and topped with clay tile roofs. Two “pailou,” or gateways at Hill Street and Broadway, were erected in 1938 and 1939, respectively, not only to anchor the entrances to the development, but also to establish its overall aesthetic. Other features of the development included a wishing well near West Gate designed to resemble the Sacred Seven Star Cavern in China, and a landscaped fish pool near East Gate, both designed by Liu Hong Kay.

The new development opened to the public on June 25, 1938 as “Los Angeles Chinatown.” Unlike the previous centers of Chinese residency in Los Angeles, this development would be owned by Chinese businessmen, making it the first Chinese enclave to be owned and developed by Chinese Americans. A number of businesses and organizations that had been displaced from Old Chinatown made the move to the new development. Notable among these were the Hop Sing Tong, one of the oldest Chinese fraternal organizations in Los Angeles, and the Los Angeles branch of the Kong Chow Benevolent Association which was founded in Old Chinatown in 1891. K.G. Louie Company, an art and gift store, moved to New Chinatown in 1938 from downtown Los Angeles.

Other long-time establishments in New Chinatown include The Golden Pagoda (later Hop Louie's Jade Pagoda), in business since 1940, and the Grand Star Jazz Club, owned and managed by the Quon family since 1946. The Hong Building on the Central Plaza is notable for its association with You Chung Hong, the first Chinese American to pass the California State Bar and practice law in Los Angeles. Hong became a prominent lawyer as well as a major property owner in New Chinatown, and ran his law practice from the second floor of the Hong Building overlooking Central Plaza. New Chinatown was also the site of Madame Wong’s, a renowned live music venue that played a pivotal role in Los Angeles’ punk rock and new wave scenes of the 1970s and 80s. So significant was the night club that proprietor Esther Wong was nicknamed “the Godmother of Punk.”

New Chinatown, sometimes referred to as “Chinatown Central Plaza,” continues to serve as the cultural heart and primary gathering place for Los Angeles’ Chinese American community today, and remains a popular destination for tourists. Additional commemorative pieces have been added to the development over time, including a statue of Dr. Sun Yat-Sen, founding father of the Republic of China; a monument to Peter Soo Hoo and Herbert Lapham, developers of New Chinatown; a statue of film star Bruce Lee; and the handprints of actor Chow Yun-Fat.

In 1982-1983, this area was surveyed by the Los Angeles Community Redevelopment Agency (CRA) as part of a Federal Section 106 Review process. The East of Hill Street Chinatown District (as it was called by the CRA survey) was formally determined eligible for listing in the National Register of Historic Places in 1986. The East of Hill Street Chinatown District has slightly different boundaries than the New Chinatown Historic District (which more accurately reflects the historic boundaries of the New Chinatown Development); the northern boundary extends to Bamboo Lane and the southern boundary jogs to include the adjacent Chinese Consolidated Benevolent Association. Documentation related to the CRA survey, including the associated California Department of Parks and Recreation (DPR) survey forms, is available as part of the public record for the corresponding Section 106 review.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Historic District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The New Chinatown Historic District is significant as the commercial focal point of the Chinese American community in Los Angeles since its relocation in 1938, and as the first Chinese enclave in Los Angeles to be owned and developed by Chinese Americans.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Asian Eclectic, 1938-1980
Property type:	Commercial - District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The New Chinatown Historic District is significant as an excellent and unique collection of Asian Eclectic commercial architecture in Los Angeles.

Contributors/Non-Contributors:



Primary Address: Between 943 Broadway and 933 Broadway
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Parking Lot
 Architectural style: Not Applicable



Primary Address: 425 W GIN LING WAY
 Other Address: 951 N BROADWAY
 405 W GIN LING WAY
 407 W GIN LING WAY
 409 W GIN LING WAY
 951 N NORTH BROADWAY
 Type: Contributor
 Year built: 1939
 Property type/sub type: Public Places; Other
 Architectural style: Asian Eclectic



Primary Address: 425 W GIN LING WAY
 Other Address: 951 N BROADWAY
 405 W GIN LING WAY
 407 W GIN LING WAY
 409 W GIN LING WAY
 951 N NORTH BROADWAY
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 428 W GIN LING WAY
Type: Contributor
Year built: 1940
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Asian Eclectic



Primary Address: 436 W GIN LING WAY
Other Address: 432 W GIN LING WAY
452 W GIN LING WAY
454 W GIN LING WAY
456 W GIN LING WAY
954 N MEI LING WAY
Type: Contributor
Year built: 1938
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Asian Eclectic



Primary Address: 445 W GIN LING WAY
Other Address: 437 W GIN LING WAY
441 W GIN LING WAY
451 W GIN LING WAY
Type: Contributor
Year built: 1938
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Asian Eclectic



Primary Address: 475 W GIN LING WAY
Other Address: 473 W GIN LING WAY
Type: Contributor
Year built: 1938
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
Architectural style: Asian Eclectic



Primary Address: 938 N HILL ST
 Other Address: 930 N HILL ST
 932 N HILL ST
 936 N HILL ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Minimal Traditional; Asian Eclectic



Primary Address: 944 N HILL ST
 Other Address: 951 N MEI LING WAY
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 952 N HILL ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic; Modern, Mid-Century



Primary Address: 954 N HILL ST
 Type: Contributor
 Year built: 1948
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 954 N HILL ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Public Places; Other
 Architectural style: Asian Eclectic



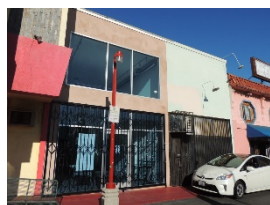
Primary Address: 954 N HILL ST
 Type: Contributor
 Year built: 1960
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Vernacular; Asian Eclectic



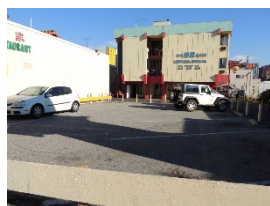
Primary Address: 454 W JUNG JING ROAD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Asian Eclectic; Other



Primary Address: 454 W JUNG JING ROAD
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic; Modern, Mid-Century



Primary Address: 443 W LEI MIN WAY
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: No style



Primary Address: Lei Min Way at Broadway
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Parking Lot
 Architectural style: Not Applicable



Primary Address: Lei Min Way at Broadway
 Type: Contributor
 Year built: 1950
 Property type/sub type: Public Places; Other
 Architectural style: Asian Eclectic



Primary Address: Lei Min Way at Hill
 Type: Contributor
 Year built: 1950
 Property type/sub type: Public Places; Other
 Architectural style: Asian Eclectic



Primary Address: 934 N MEI LING WAY
 Other Address: 445 W LEI MIN WAY
 930 N MEI LING WAY
 932 N MEI LING WAY
 Type: Non-Contributor
 Year built: 1968
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 940 N MEI LING WAY
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Asian Eclectic



Primary Address: 946 N MEI LING WAY
 Other Address: 950 N MEI LING WAY
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



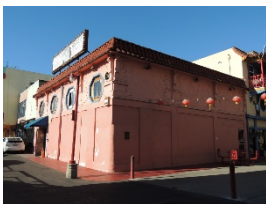
Primary Address: 931 N NORTH BROADWAY
 Other Address: 931 N BROADWAY
 933 N BROADWAY
 933 N NORTH BROADWAY
 Type: Contributor
 Year built: 1960
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 943 N NORTH BROADWAY
 Other Address: 943 N BROADWAY
 Type: Non-Contributor
 Year built: 1973
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Modern, Late



Primary Address: 951 N NORTH BROADWAY
 Other Address: 951 N BROADWAY
 405 W GIN LING WAY
 407 W GIN LING WAY
 409 W GIN LING WAY
 425 W GIN LING WAY
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 931-935 Sun Mun Way
 Type: Contributor
 Year built: 1940
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 939 N SUN MUN WAY
 Other Address: 937 N SUN MUN WAY
 Type: Contributor
 Year built: 1941
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Asian Eclectic



Primary Address: 943 N SUN MUN WAY
 Type: Contributor
 Year built: 1942
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 951 N SUN MUN WAY

Other Address: 945 N SUN MUN WAY
947 N SUN MUN WAY
949 N SUN MUN WAY

Type: Contributor

Year built: 1940

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Asian Eclectic

Name: C.B. Van Vorst Co. Manufacturing Plant

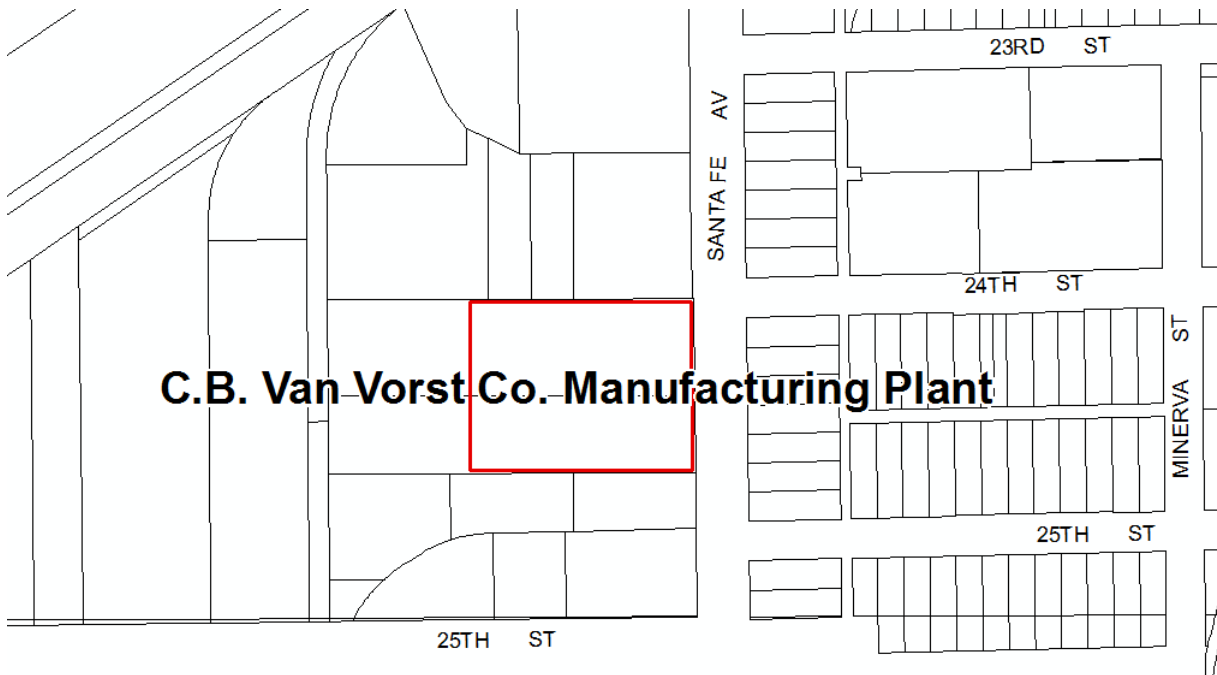


Description:

The property located at 2349-2421 S. Santa Fe Avenue is a manufacturing plant consisting of four buildings spanning two industrial parcels. Two buildings front Santa Fe Avenue: the northernmost is a two-story brick factory building; south of the factory building is a storage/showroom building. Both of these buildings are vernacular in style and feature brick cladding, flat roofs with stepped parapets, and tripartite wood and industrial steel sash windows. The factory building also displays an elaborate main entrance and decorative tile on the facade. Alterations include an infilled bay, door replacements, and replacement of some windows. To the rear of the factory building is a mill building, with a gabled roof with stepped parapet, board-and-batten wood siding, and industrial steel sash windows. Behind the storage/showroom building is an assembly building, with a flat roof and parapet, brick cladding, and industrial steel sash windows. The rear buildings are not fully visible from the public right-of-way.

Significance:

Excellent and rare example of an early-20th century manufacturing plant in Los Angeles' primary industrial district. This plant was established by the C.B. Van Vorst Co. as a furniture and mattress manufacturing company. The property consists of three industrial buildings – a factory, a mill, and a storage/showroom building – constructed in 1916; an assembly building was added in 1924. The factory building was designed by John M. Cooper, who specialized in industrial architecture in the Los Angeles area, notably Globe Mills. Research suggests the Van Vorst Co. remained at the property into the 1950s. This property is now occupied by the Santa Fe Art Colony.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of an early-20th century manufacturing plant in Los Angeles' primary industrial district. It is unknown when the Van Vorst Co. vacated this property; more research is needed to determine the period of significance.

Context 2:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Design and Engineering, 1887-1965
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Daylight Factory
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1916 daylight factory building in Los Angeles' primary industrial district. Daylight factories were designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light.

Name: East of Hill Street Chinatown District**Description:**

The East of Hill Street Chinatown District is bounded by the west side of Broadway to the east, the south side of Bamboo Lane to the north, the east side of Hill Street to the west, and Lei Min Way to the south.

Significance:

This area is within the Chinatown Redevelopment Project Area. It was surveyed in 1982 by the City's Community Redevelopment Agency (CRA) and formally determined eligible for listing in the National Register (NR) of Historic Places through the Federal Section 106 review process. The district was determined eligible under NR Criteria A and C as the predominant, remaining Los Angeles area example of a commercial district developed, owned, and operated by Chinese Americans. Documentation related to this evaluation, including the associated California Department of Parks and Recreation (DPR) survey forms, is available as part of the public record for the corresponding Section 106 review. This area was resurveyed for SurveyLA and called "New Chinatown" as indicated on historic Sanborn Maps. The boundaries of the New Chinatown Historic District modify those of the CRA-identified Chinatown District to omit properties on the south side of Bamboo Lane.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Asian Eclectic, 1938-1980
Property type:	Commercial - District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	This area was surveyed in 1982 by the Los Angeles Community Redevelopment Agency (CRA) and was formally determined eligible for listing in the National Register of Historic Places through the Section 106 review process.

Name: Hills Bros. Office and Warehouse**Description:**

The property contains a two-story office building at 635 S Mateo Street, and a large warehouse building at 1380 E 6th Street. The office building is designed in the Romanesque Revival style with Gothic influences. Features include patterned brick cladding; industrial steel sash windows, some set within pointed arches; tile and cast stone detailing; an elaborated main entrance; and a loading dock with a metal awning. The warehouse is a utilitarian building sheathed in corrugated metal, with a gable roof, and steel sash windows. The property is secured by a decorative brick wall with wrought iron gate, and chain-link fencing.

Significance:

Excellent example of early-20th century industrial development in Los Angeles' primary industrial district. Developed by Hills Bros. Coffee Co., the office building was constructed in 1929 by San Francisco-based architect George W. Kelham. Kelham designed multiple buildings for Hills Bros. Coffee, including their flagship building situated along the Embarcadero in San Francisco. Hills Bros. Coffee Co. was established in 1882, and was best known for their use of vacuum-sealed tins and jars which made coffee readily available for retail use. The warehouse was added in 1948 and was used to store coffee. The warehouse building was designed by noted local architect Rowland H. Crawford, although this building is not typical of his work.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of early-20th century industrial development in Los Angeles' primary industrial district, including a 1929 office building and a 1948 warehouse, developed by Hills Bros. Coffee Co. It is unknown when Hills Bros. Coffee vacated this property; more research is needed to determine the period of significance.

Name: 1575-1719 E Industrial St

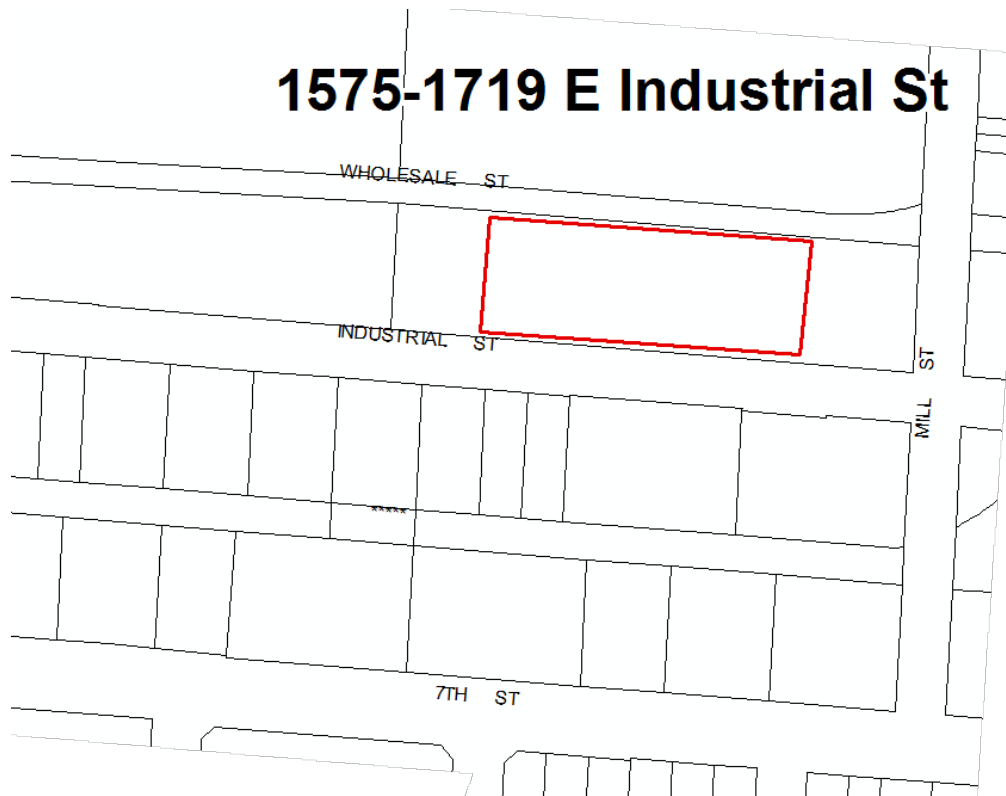


Description:

This property is composed of five attached industrial buildings, set at the sidewalk and lining the north side of Industrial Street. Building features include brick construction; brick and cast stone cladding; flat roofs with flat or stepped parapets; industrial bays with roll-up metal doors; and Classical detailing. The primary building, located at 1701, displays the most elaborate detailing, including segmental arches with keystones, and a date marker that reads "1905." The other buildings feature more restrained decoration, such as pilasters, cornices, decorative brickwork.

Significance:

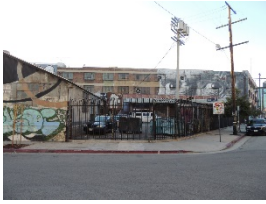
Excellent and rare collection of early-20th century industrial development in Los Angeles' primary industrial area. All of these buildings were developed for C. Leonardt, a contracting company, as general warehouses and storage. The buildings were constructed over time between 1905 and 1929: building at 1701 (1905); building at 1719 (1906); building at 1717 (1913); building at 1575 (1914); and building at 1581 (1919), with an addition to the building at 1757 (1929).



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare collection of early-20th century industrial development in Los Angeles' primary industrial area.

Name: John A. Roebling's Sons Company Factory and Warehouse

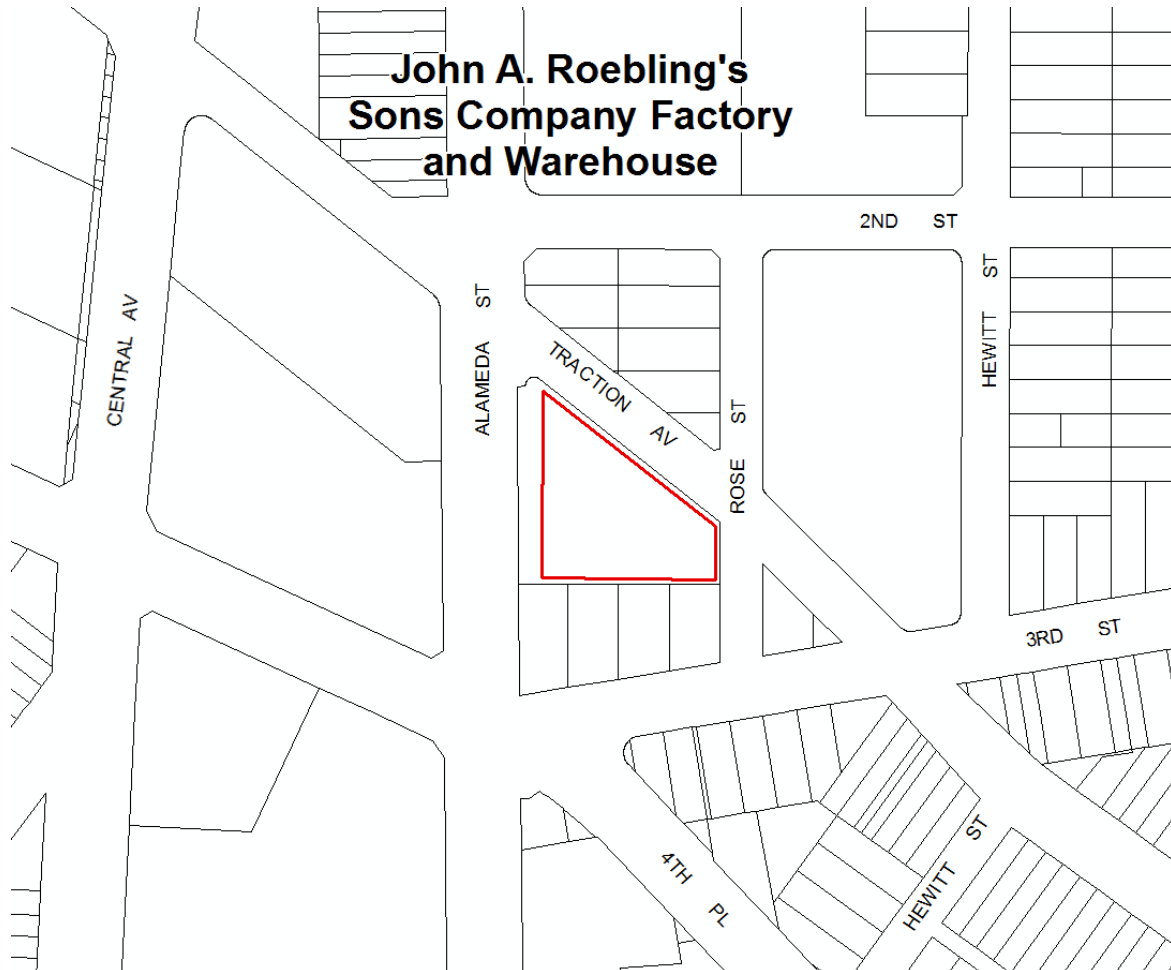


Description:

The property at 216 S. Alameda Street contains a three-story brick factory building, and a one-story metal storage building. The factory building features brick cladding with decorative patterned brick on the facade, large industrial steel sash windows, and a corner entrance with an elaborated surround. The storage building is a large metal shed with a gable roof, corrugated metal siding, and large industrial windows.

Significance:

Excellent example of an early-20th century factory building and warehouse in Los Angeles' primary industrial district. This factory was built in 1913 for John A. Roebling's Sons Company, a Trenton, New Jersey-based company specializing in manufacturing wire rope and other steel products. The warehouse was added in 1924 and served as a storage building. Roebling's Sons Company was responsible for the steel suspension cables for the Brooklyn Bridge, and for the popular toy, The Slinky. It is unknown when the John A. Roebling's Sons Company left this building; more research is needed to determine the period of significance.



Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Factory
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early-20th century factory building and warehouse in Los Angeles' primary industrial district. It is unknown when the John A. Roebling's Sons Company left this building; more research is needed to determine the period of significance.

Name: Metropolitan Water District Complex

Description:

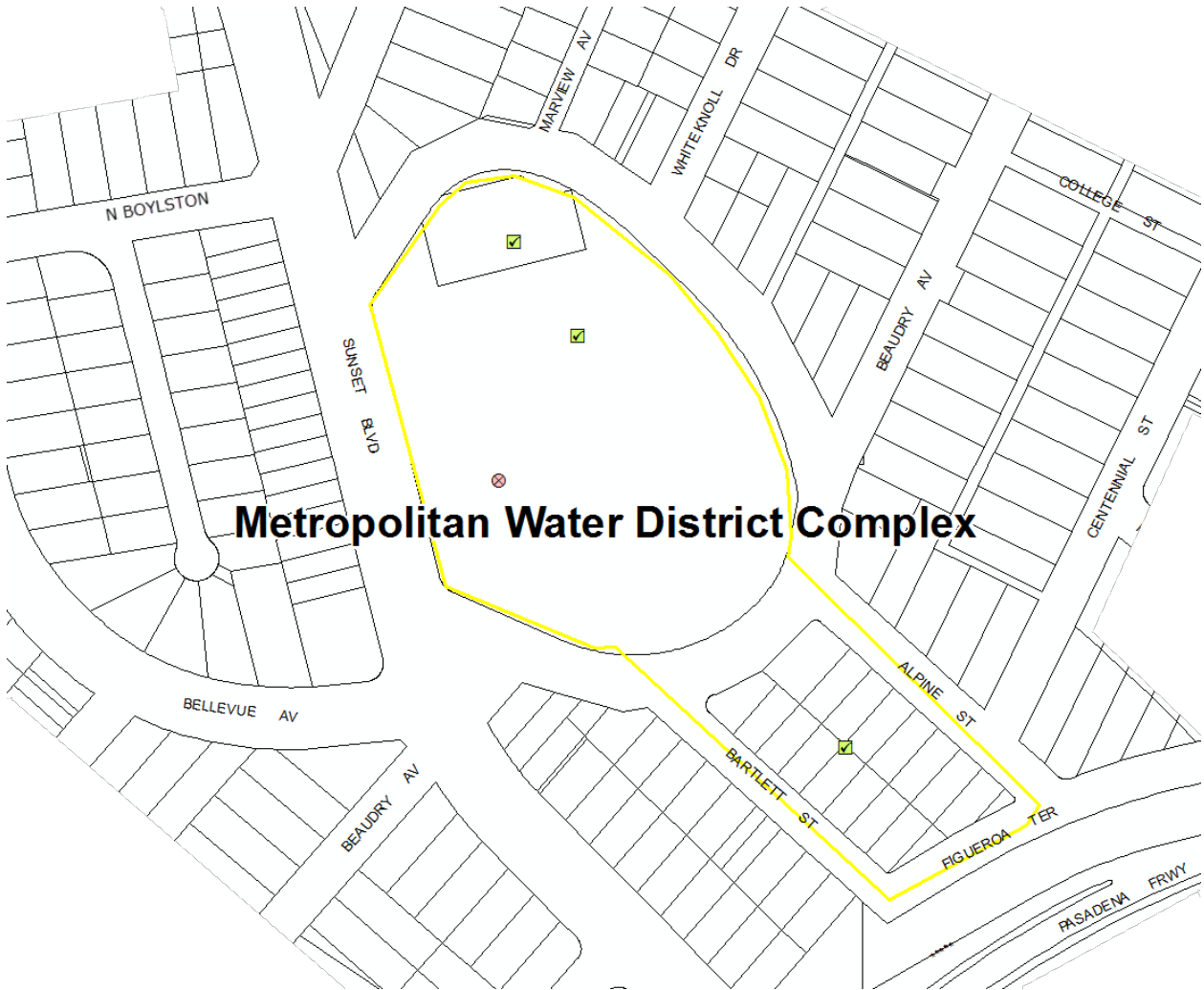
The property at 1111 W. Sunset Boulevard contains a complex of buildings set on an oval-shaped hillside lot, along with an additional building on a neighboring parcel to the southeast, across N. Beaudry Avenue. The main parcel contains a low-rise building (1962), an office tower (1972), a church building (1998), and extensive landscaping and hardscaping. The original building is composed of three interconnected structures linked by covered walkways. Designed in the Mid-Century Modern style, the building is characterized by a series of slender concrete piers which extend above the roofline, a feature typical of other Pereira designs. Other features include concrete post-and-beam construction, extended floor plates, and ribbons of aluminum-frame windows. The distinctive brise-soleil – composed of continuous perforated metal screens – has been removed. The eight-story office tower mimics the design of the earlier structure. However, it has been renovated into live-work housing, adding a penthouse level, as well as balconies throughout. A prominent church sanctuary has been inserted among portions of the original building, projecting southward to overlook Sunset Boulevard. The sloping site is extensively landscaped, including mature pine and palm trees, terracing with concrete brick retaining walls, metal balustrades, chain-link fencing, and concrete stairways and walkways. Two surface parking areas are accessed via a turn-around drive which encircles a planter bed with three flag poles. An associated two-level parking structure, with concrete framing and metal screens, occupies a neighboring parcel at 1040 W. Alpine St.

Significance:

This property is significant as a rare complex of 1960s-1970s institutional development associated with the growth and consolidation of the Metropolitan Water District of Southern California (MWD); the property is also significant as the work of master architect William L. Pereira. This complex was designed in the Mid-Century Modern style by renowned Los Angeles architect William Pereira in 1961 as the first permanent location for the Metropolitan Water District. The low-rise building--composed of three two-story structures connected by covered walkways--was constructed in 1962-63. Concurrently, an associated parking structure rendered in a similar vein was completed on an adjacent parcel. The eight-story office tower was added to the site in 1972-73. The MWD complex was designated an "essential building" under City Planning Guidelines; its concrete and steel construction were engineered to exceed the most stringent building code requirements. The site's landscape was designed by Robert Herrick Carter, who was the landscape architect for many of Pereira's projects, including the Los Angeles County Museum of Art. This complex served as the headquarters for the MWD until 1993, when they relocated to a new site. In the 1990s, the property was acquired by Holy Hill Community Church, and a new sanctuary building was constructed in 1998, inserted between components of the 1962 building. In 2011, the office tower was purchased by Linear City Development, who converted the 1972 building into residential units; it is now known as The Elysian.

The property has undergone substantial modifications over time, most notably the addition of the church sanctuary; removal of the brise-soleil from the 1962 building; renovation of the office tower which added a penthouse level and extensive balconies; the removal of original landscape features; and the removal of MWD signage. Due to these alterations, more research is needed to determine if the property retains sufficient integrity to convey its significance as the longtime headquarters for the Metropolitan Water District, and/or as an important example of architectural design and site planning by William Pereira. Therefore, the evaluation could not be completed.

A Historic-Cultural Monument application was under consideration at the time of the survey and was subsequently denied.



Metropolitan Water District Complex

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	QQQ
Reason:	This property is significant as the work of master architect William L. Pereira, designed in 1961 in the Mid-Century Modern style. The property has undergone substantial modifications over time. Due to these alterations, more research is needed to determine if the property retains sufficient integrity to convey its significance as an important example of architectural design and site planning by William Pereira. Therefore, the evaluation could not be completed.

Context 2:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Office and Administration Buildings 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Administration Building
Criteria:	A/1/1
Status code:	QQQ
Reason:	This property is significant as a rare complex of 1960s-1970s institutional development associated with the growth and consolidation of the Metropolitan Water District of Southern California (MWD). The property has undergone substantial modifications over time. Due to these alterations, more research is needed to determine if the property retains sufficient integrity to convey its significance as the longtime headquarters for the Metropolitan Water District. Therefore, the evaluation could not be completed.

Contributors/Non-Contributors:



Primary Address: 1040 W ALPINE ST
 Other Address: 1047 W BARTLETT ST
 610 N FIGUEROA TER
 Type: Contributor
 Year built: 1961
 Property type/sub type: Commercial-Auto Related; Parking Structure
 Architectural style: Modern, Mid-Century



Primary Address: 1111 W SUNSET BLVD
 Type: Contributor
 Year built: 1962
 Property type/sub type: Institutional-Government; Other
 Architectural style: Modern, Mid-Century



Primary Address: 1111 W SUNSET BLVD
 Type: Non-Contributor
 Year built: 1998
 Property type/sub type: Institutional-Religious/Spiritual; Church
 Architectural style: Other



Primary Address: 1115 W. Sunset Boulevard
Type: Contributor
Year built: 1972
Property type/sub type: Institutional-Government; Other
Architectural style: Modern, Mid-Century

Name: National Cold Storage



Description:

Cold storage plant located at 210 N Center St. The plant was constructed in phases over time, and today comprises multiple attached volumes dating from various periods. The plant includes a five-story concrete volume, and multiple additional volumes in brick and metal. Features include steel-frame windows, metal doors, and a large loading dock sheltered by a corrugated metal awning. At the time of the survey, the property appeared to be vacant.

Significance:

Excellent and rare example of an early-20th century cold storage building in Los Angeles' primary industrial district. National Ice & Cold Storage Co. was established on this site in 1892, and expanded their original location in 1909, adding a large five-story concrete building to the existing plant. With the expansion, the plant covered an entire block along the railroad trackage of the Los Angeles River. The new building was state of the art and used the latest cold storage technology. The plant provided 700,000 cubic feet of floor space, making it one of the largest of its kind in the West.



Context 1:

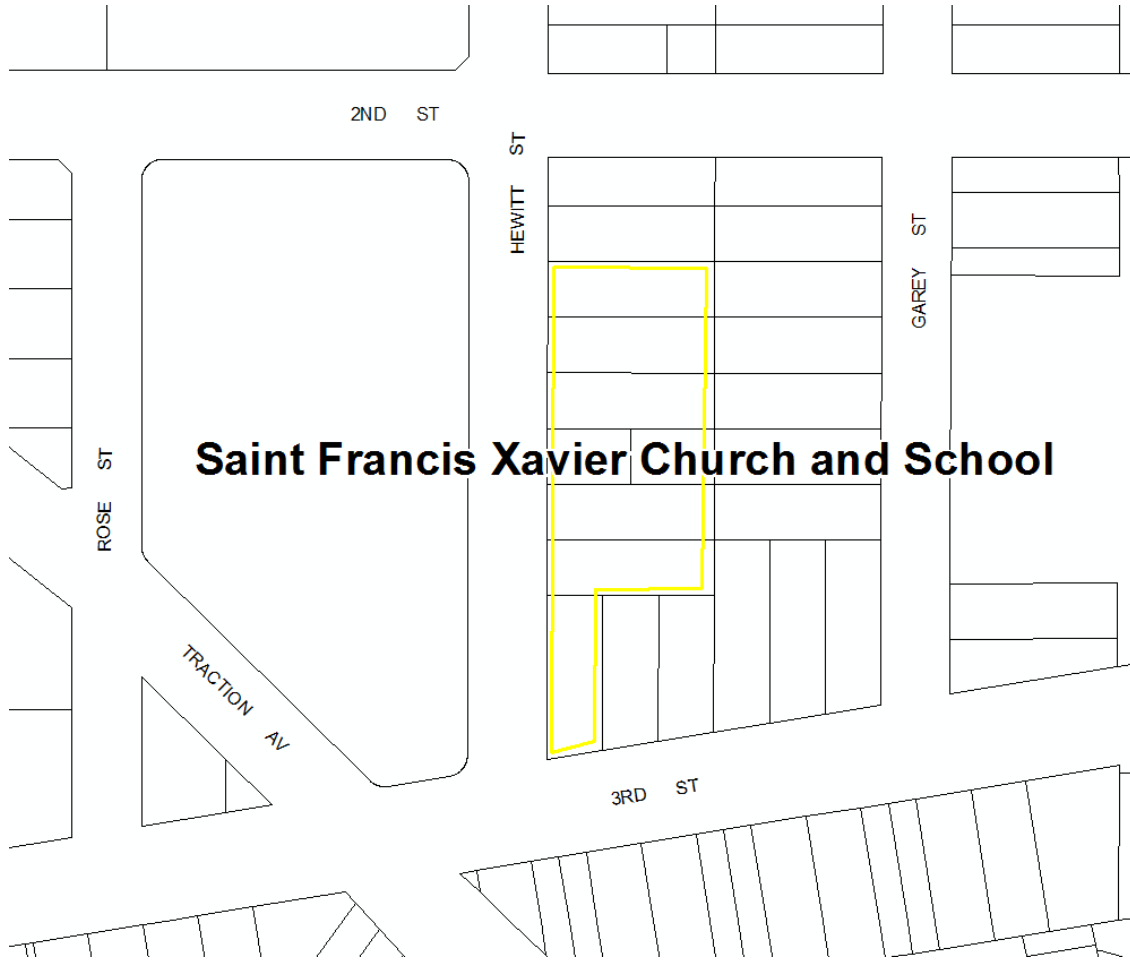
Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Agricultural Roots, 1850-1965
Sub theme:	From Farm to Market, 1900-1960
Property type:	Industrial
Property sub type:	Cold Storage Warehouse
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of an early-20th century cold storage building in Los Angeles' primary industrial district.

Name: Saint Francis Xavier Church and School**Description:**

The property at 222-232 S. Hewitt Street contains a 1921 school building, with rectory and auditorium additions from the late 1930s, and a 1939 Catholic church building. Both buildings display a mix of Spanish Colonial Revival and Asian Eclectic influences. Shared features include smooth stucco and concrete brick cladding, and gabled roofs with red clay tiles and flared eaves. The school building features divided-light steel sash windows with some vinyl replacements, and Streamline detailing around the auditorium entrance. The church was designed by George J. Adams, and features round and arched openings with leaded stained glass, steel divided-light, and louvre windows.

Significance:

Excellent and rare example of a 1920s school building and 1930s Catholic church near Little Tokyo; associated with the Japanese-American community that historically resided in this area of the city. The Saint Francis Xavier parish was originally established in 1912, making it the first Catholic mission dedicated to Japanese in America. Kumataro Hatakeyama, a Russo-Japanese war veteran living in Los Angeles who spoke only Japanese, did not have a local priest who could converse with him, so he wrote to Bishop Alexander Berlioz in Japan requesting permission to confess by registered mail. The request was denied, but the bishop promised to send a Japanese-speaking priest. Thus, French-born Father Albert Breton arrived in Los Angeles that October and celebrated the first mass in Japanese on Christmas Day in 1912 on nearby Jackson St. Father Benton named the mission in honor of Saint Francis Xavier, the first to bring Christianity to Japan in 1549. In 1920, the Maryknoll Sisters and Father arrived, assuming responsibility for the mission. Saint Francis Xavier School began a block away at 133 S Hewitt Street, moving to this site in 1921, where a concrete building was dedicated as The Maryknoll School. By 1922, there were 200 children enrolled. The ground floor served as a classroom during the week and as a chapel on Sundays. The corner site of the present church was purchased in 1930, and the new building was dedicated in 1939. The rectory and auditorium were added to the original school building in the late 1930s. During the Japanese internment of World War II, the Maryknoll fathers and sisters allowed evacuees to store their belongings in the school building. Also during this period, the otherwise vacant school building served as a junior high for Mexican-American students from nearby St. Vibiana School.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	A/1/1
Status code:	3CS;553
Reason:	Excellent and rare example of a 1920s school building and 1930s Catholic church near Little Tokyo; associated with the Japanese-American community that historically resided in this area of the city. The Saint Francis Xavier parish has been serving the Japanese-American community from this location since 1921.

Name: Southern California Gas Company Complex

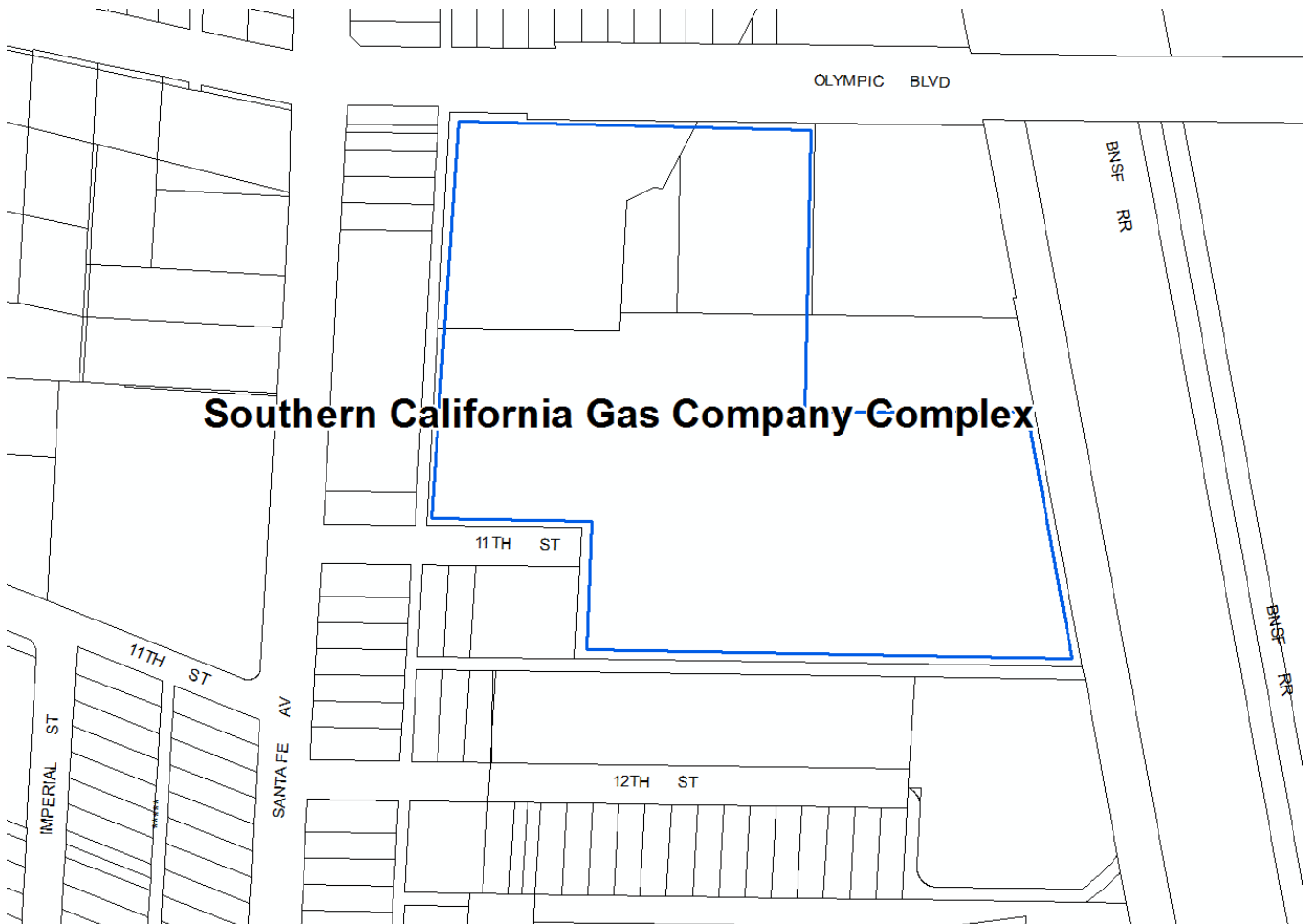


Description:

The property is a large industrial site containing multiple buildings, mechanical equipment, and surface parking areas. Among the buildings on the site are a one-story concrete structure near the entrance gate, a two-story concrete and brick factory building, and a series of three large metal sheds. Much of the site is not visible from the public right-of-way. The property is now occupied by WM Waste Management.

Significance:

Appears to be an excellent and rare example of a gas company complex in Los Angeles' primary industrial district. The property appears to contain a number of buildings, equipment, and other features constructed over time. The first gas company permit for this site dates to 1915, and there appear to be several early-20th century buildings on the site today, although their exact dates and uses are not known. The property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed. Two additional SoCal Gas Co. buildings located at the end of the block – a building at 1600 S. Santa Fe, and the Gas Co. Administration Building at 1700 S. Santa Fe – have previously been determined eligible for listing in the National Register.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Appears to be an excellent and rare example of a gas company complex in Los Angeles' primary industrial district. The property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

Name: St. Peter's Italian Catholic Church

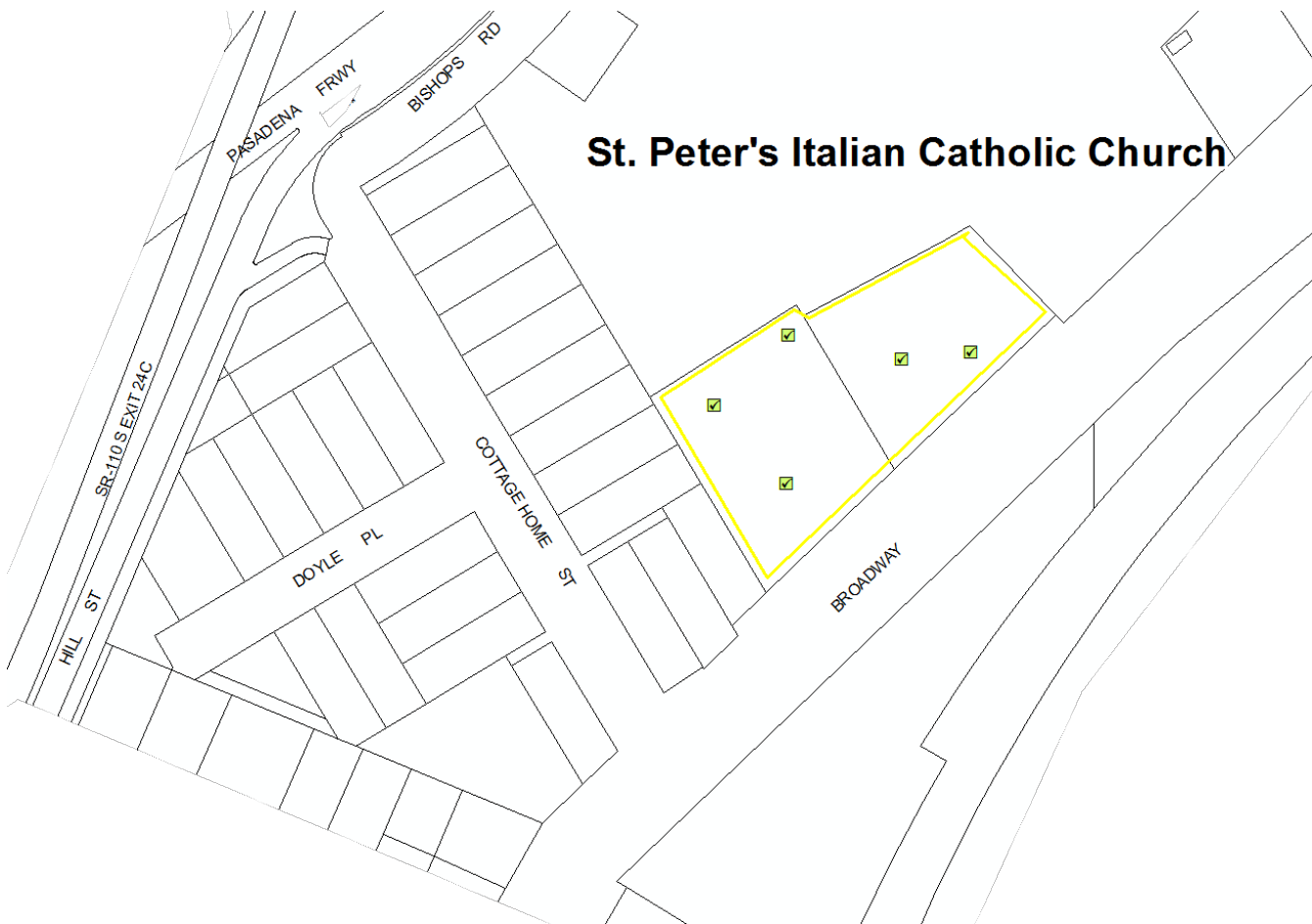


Description:

The St. Peter's Catholic Church compound, located at 1039 N. Broadway, is composed of the church and the parish hall named "Casa Italiana." The parcels occupy the southern end of the city block bounded by North Broadway to the east, Cottage Home Street to the south, and Bishop Road to the west and north. The buildings are separated by an asphalt-paved parking lot with a second parking lot located south of the church.

Significance:

St. Peter's Italian Catholic Church is significant for its association with the Italian community in Central City North. The period of significance dates from 1946 to 1972 reflecting the dates of construction for each building. St. Peter's Italian Catholic Church has been serving the Italian community in Central City North since 1904 and in its present church since 1946. A great influx of Italian immigrants came to the United States between 1890 and 1910 with many settling in the Los Angeles area. The church served as a gathering place for Italians not only residing in Little Italy, but the greater Los Angeles area as well. The construction of the parish hall, named Casa Italiana, in 1972 was to serve as a social and cultural center for the Italian community and is symbolic of the growth of the parish community and their success in the community.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Associated with the Italian community in Central City North.

Contributors/Non-Contributors:



Primary Address: Beneath porch of the entrance to Casa Italiana
 Type: Contributor
 Year built: 1930
 Property type/sub type: Institutional-Visual & Performing Arts; Public Art
 Architectural style: Not Applicable



Primary Address: 1051 N Broadway
 Type: Contributor
 Year built: 1972
 Property type/sub type: Institutional-Religious/Spiritual; Other
 Architectural style: Other



Primary Address: 1041 N NORTH BROADWAY
 Other Address: 1041 N BROADWAY
 Type: Contributor
 Year built: 1946
 Property type/sub type: Institutional-Religious/Spiritual; Church
 Architectural style: Mediterranean Revival



Primary Address: 1041 N NORTH BROADWAY
 Other Address: 1041 N BROADWAY
 Type: Contributor
 Year built: 1972
 Property type/sub type: Institutional-Visual & Performing Arts; Public Art
 Architectural style: Not Applicable



Primary Address: 1041 N NORTH BROADWAY
Other Address: 1041 N BROADWAY
Type: Contributor
Year built: 1972
Property type/sub type: Institutional-Religious/Spiritual; Religious Headquarters
Architectural style: Other