

**HISTORIC RESOURCES SURVEY**

**CORNFIELD ARROYO SECO SPECIFIC PLAN AREA  
CITY OF LOS ANGELES  
LOS ANGELES COUNTY, CALIFORNIA**

LSA

June 3, 2011



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**LOS ANGELES COUNTY, CALIFORNIA**

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LSA Project No. ARU1001

**LSA**

June 3, 2011



## EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) is under contract to Arup, who is the prime consultant under contract to the City of Los Angeles Department of City Planning (DCP), to conduct a historic resources survey of the Cornfield Arroyo Seco Specific Plan (CASP) Area. The CASP survey area comprises 660 acres and roughly 1,600 assessor's parcels in an area northeast of downtown just east of Chinatown and comprising portions of Lincoln Heights.

The purpose of the survey, completed in cooperation with the City Office of Historic Resources (OHR), was to identify, document, and evaluate, at the intensive level, selected properties for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. The survey largely followed methodology currently in use for SurveyLA, the City's first-ever comprehensive historic resources survey.

In February 2011, the survey team conducted windshield surveys and limited archival research to identify potentially significant properties, using the contexts, themes, and property types developed for SurveyLA. In March 2011, the survey team conducted an intensive-level survey of the potentially significant properties, using the Field Guide Survey System (FiGSS) developed for SurveyLA as well as the Historic Architecture Inventory (HAI) developed by LSA for field data collection. The FIGSS enabled the survey team to use SurveyLA's contexts, themes, and property types in the field, while HAI provided the team with the ability to create architectural descriptions and to print Department of Parks and Recreation (DPR 523) forms.

The initial windshield surveys resulted in the identification of 50 properties to survey using the FIGSS, including two potential "conservation areas" containing both eligible and ineligible properties related by an overarching theme. Of the 50 properties, 23 met one or more eligibility standards in the FIGSS and were documented on DPR 523 forms and attached to the report. The remaining 27 properties did not ultimately meet any eligibility standards and/or did not retain sufficient integrity. These properties were assigned a 6Z status code and are included in a table in the Results section of this report. The two 6LQ planning areas include the "River Station Historic Landscape" and the "Albion Street Community Planning Area." Although neither constitutes an eligible historic district, there is distinctive character in each area that warrants consideration in future design and planning processes.

All properties assigned a status code of 1–5 are considered to be "historical resources" for CEQA compliance purposes and City's Cultural Heritage Ordinance. Those properties assigned a status code of 6DQ, 6Z, or 6L do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations. Properties that were not identified for intensive-level survey were assigned a "7RQ" meaning they were identified in a SurveyLA survey, but not evaluated. These properties did not appear to warrant intensive level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

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## **INTRODUCTION**

LSA Associates, Inc. (LSA) is under contract to Arup, who is the prime consultant under contract to the City of Los Angeles Department of City Planning (DCP), to conduct an historic resources survey of the Cornfield Arroyo Seco Specific Plan (CASP) Area.

### **PROJECT TEAM**

The Historic Resources Survey was completed by Tanya Sorrell, M.A. of LSA, Kathryn McGee of Chattel Architecture, Planning & Preservation, Inc. (Chattel), and Shane Swerdlow of Chattel. Ms. Sorrell acted as project manager, leading the reconnaissance survey of the CASP area, preparing the Survey Report, and coordinating with the City Office of Historic Resources (OHR) to identify and apply the relevant contexts developed by SurveyLA. Ms. McGee acted as lead surveyor for the team, participating in reconnaissance surveys, conducting intensive-level surveys on properties identified in the reconnaissance survey, and entering data into the FiGSS and HAI. Mr. Swerdlow acted as survey and research assistant, participating in intensive-level surveys and conducting property-specific research. Ms. Sorrell and Ms. McGee both meet the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

### **DESCRIPTION OF THE SURVEY AREA**

The CASP survey area comprises 660 acres and roughly 1,600 assessor's parcels in an area northeast of downtown just east of Chinatown and comprising portions of Lincoln Heights. Spring Street/Broadway, Main Street, San Fernando Road, Avenue 26, and Figueroa Street are arterial streets that traverse the area (Figure 1). The survey area is divided into four sections by Interstate 5 (I-5), Arroyo Seco Parkway (which follows Arroyo Seco Wash), and the Los Angeles River.

#### **Western Section**

The section west of the Los Angeles River is characterized by blocks of industrial buildings constructed throughout the 20<sup>th</sup> century. The section along Spring Street historically surrounded the Southern Pacific River Station (HCM #82), which is now Los Angeles State Historic Park. In 2005, the State Park was the site of an art project by Lauren Bon called "Not a Cornfield," which is where the Cornfield Arroyo Seco Specific Plan gets part of its name. One of the more notable industrial buildings in the section is the Raphael Junction Block/NY Suspenders Factory (HCM #872), a flatiron-shaped building adjacent to the State Park. The western section also includes Los Angeles Department of Water and Power (LADWP) generating and maintenance facilities and William Mead Homes Public Housing. A rare extant section of the Zanja Madre, the main irrigation ditch that fed the early Pueblo de Los Angeles, is located just north of the State Park along the Metro Gold Line alignment.



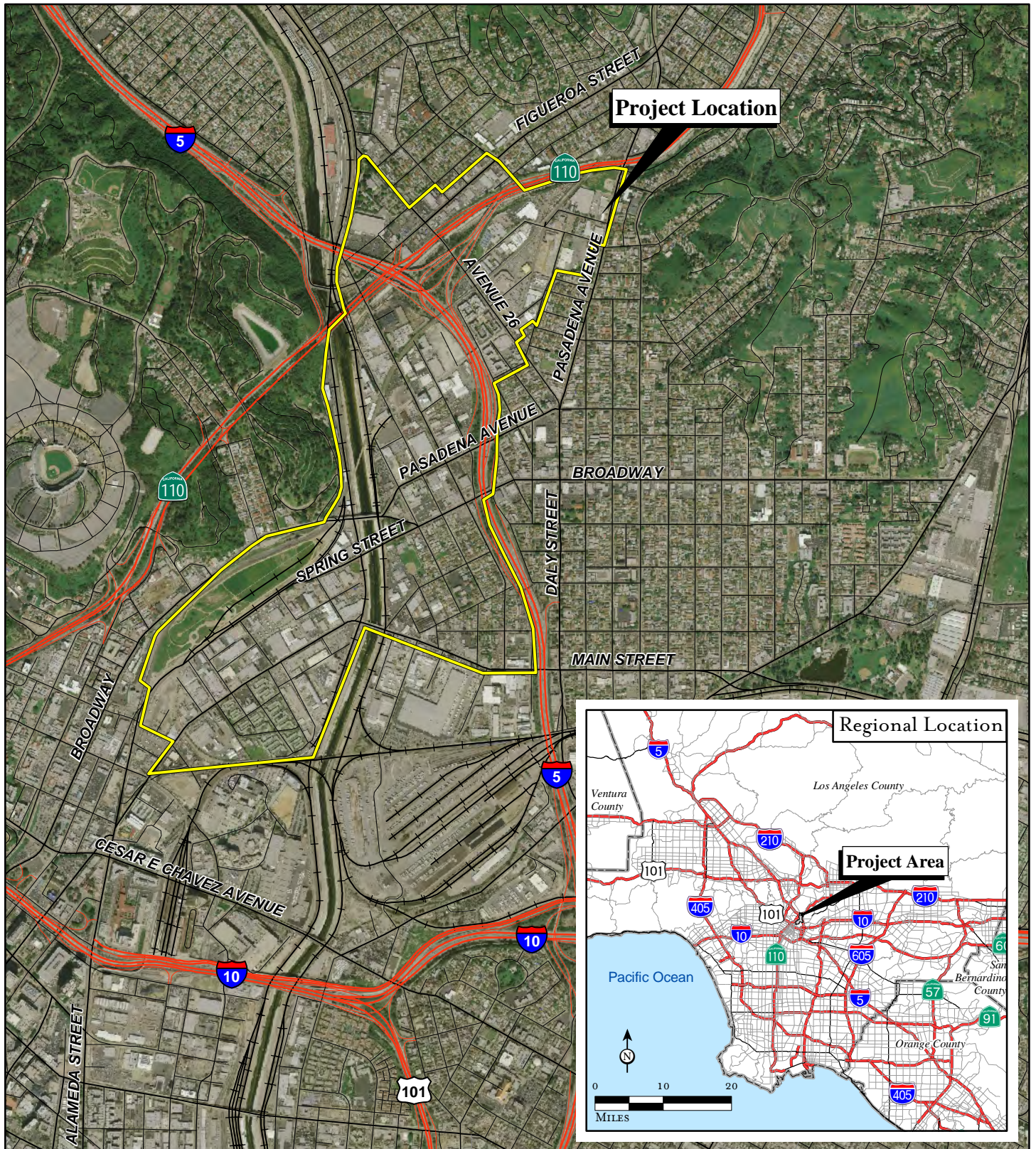
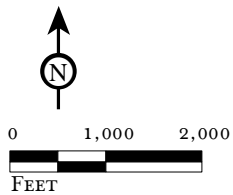


FIGURE 1

LSA



SOURCE: AirPhotoUSA, 2008; Thomas Bros., 2009

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*The Cornfield Arroyo Seco Specific Plan Area  
Historic Resources Survey*

**Regional and Project Location**



## Central Section

The section between the Los Angeles River and I-5, south of Arroyo Seco is mixed in character, containing residential, commercial, and industrial uses, often adjacent to each other. Five or six blocks on the south side of Broadway contain a concentration of late 19<sup>th</sup> and early 20<sup>th</sup> century residences, as well as the Albion Elementary School. Albion Cottages and Milagro Market (HCM #442) are located in this small residential area. Broadway and Pasadena Avenue act as commercial corridors through the area. Industrial properties are interspersed throughout the section, but the north half of the section is particularly industrial in character. The Lincoln Heights Jail (HCM #587) is located in this section, as is the old Fuller Paint Company (remodeled into loft housing), and Goodwill Industries. The Brewery Art Colony, housed in the old Pabst Brewery and Edison Steam Power Plant (HCM #388), is just outside the CASP boundaries on the south side of Main Street.

## Eastern Section

Located east of I-5 and south of Arroyo Seco, this section is largely industrial, with the exception of a few old homes left over from the original residential tract that existed before industry expanded into it. The Lincoln Heights Gold Line stop is located in this section, which has spurred apartment and condominium development in recent years. Lacy Street is defined by a mix of historic and new buildings, including the old Columbia Mills (now Lacy Street Studios), Lacy Street Neighborhood Park, the North Central Animal Care Center, and former offices of the Cannon Electric Development Company. Other industries in the area were historically involved in metal work, from the manufacture of brass to general fabrication of metal objects and building materials.

## Northern Section

The section north of Arroyo Seco comprises mainly the properties facing Figueroa Street and Avenue 26, which are largely commercial in character. Properties along Figueroa Street have seen extensive redevelopment and remodeling over the last half of the 20<sup>th</sup> century, leading to a mix of older one-story commercial buildings, a neighborhood movie theater (converted to a store), gas stations, and a Googie-style IHOP restaurant. The former Los Angeles Railway Huron Substation is located in this section (HCM #404), as is the former Lawry's California Center (now the Los Angeles River Center and Gardens).

## PROJECT METHODOLOGY

The purpose of the survey, completed in cooperation with the OHR, was to identify, document, and evaluate, at the intensive level, selected properties for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. The survey largely followed methodology currently in use for SurveyLA, the City's first-ever comprehensive historic resources survey.

The CASP survey area is the home of several designated HCMs and, because the historic importance of these resources has already been recognized by the City, these properties were not resurveyed. Properties that were previously surveyed and determined eligible were included in the survey, but

research and documentation were limited to providing updates on the current conditions of the resources.

To streamline survey activities and eliminate redundant efforts with the OHR, the survey team adapted SurveyLA methodology to the extent feasible for compliance with the California Environmental Quality Act (CEQA). The methodology involved the review of contexts and eligibility standards prepared for SurveyLA, developing eligibility standards for the industrial development context (which had not yet been prepared for SurveyLA, but is in preparation by LSA under a separate contract with the City), and application of these eligibility standards in the field using reconnaissance surveys and property-specific research. Properties identified as potentially eligible through review of SurveyLA contexts and themes were then surveyed at the intensive level, with data entered into the OHR's Field Guide Survey System (FiGSS) and LSA's custom-designed Historic Architecture Inventory (HAI). Department of Parks and Recreation (DPR 523) forms were generated using HAI for eligible properties. Survey results were summarized in this Survey Report, with recommendations for the treatment of identified properties and future surveys. Specific tasks within the overall project methodology are described in more detail below.

## **Field Surveys**

The LSA survey team conducted several reconnaissance-level surveys of the CASP to identify properties that could potentially meet eligibility standards created for SurveyLA. Reconnaissance surveys were conducted on foot and driving. In addition to physically surveying the area, the survey team inspected current aerial photographs overlaid with historic Sanborn Fire Insurance Maps to identify historic uses and determine whether properties possessed a basic level of historic integrity. This pre-survey investigation helped the survey team to focus its efforts on properties that had the greatest likelihood of meeting SurveyLA eligibility standards.

Following the reconnaissance surveys, LSA prepared a list of properties for intensive survey. The intensive surveys were conducted by the lead surveyor and survey assistant from Chattel, and involved the preparation of a detailed physical description of each property and making an evaluation using SurveyLA eligibility standards.

## **Field Guide Survey System<sup>1</sup>**

The Historic Context Statement (HCS) framework has been used as the basis for developing the FiGSS, a custom mobile application designed for use in the field on tablet PCs. The FiGSS uses Geographic Information System (GIS) mapping software and is preloaded with maps and aerial photographs of survey areas, context statement eligibility standards, and information relating to designated, previously surveyed and potentially significant historic resources.

The FiGSS is unique in that it “translates” the components of the Historic Context Statement into data fields so that surveyors can readily place a property within the appropriate context and theme by selecting from drop-down lists. For example, when surveying a neighborhood school (such as the Albion Street School in the survey area), a field surveyor may select the context “Institutional

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<sup>1</sup> This summary of FiGSS is adapted from a description developed by the OHR for a cover letter that explains SurveyLA methodology. The entire cover letter is attached to this report as Appendix A.

Development” and then the theme “Education” and the sub-theme “Education and Ethnic-Cultural Associations.” A set of eligibility standards associated with this context/theme selection is then presented as a list of check boxes that the surveyors will select from as appropriate to determine if the property retains the physical and associative qualities needed to be an important example of its type. The FiGSS also allows surveyors to “flag” properties that require additional research or follow up.

The overall concept behind the FiGSS is to provide surveyors with the information they need in the field to identify and evaluate resources according to defined contexts and themes and in an efficient and consistent manner. The FiGSS is garnering attention from local, state, and federal agencies and organizations for its potential to change the way historic resources surveys are completed.

### **Historic Architecture Inventory**

LSA developed the HAI in 2008 to increase staff’s efficiency in conducting large scale historic resources surveys. The HAI is a Microsoft Visual Basic field application and Access/ArcReader database that organizes records using the Assessor’s Parcel Number (APN). The HAI enables surveyors to select each parcel in the field, create a physical description using pre-programmed descriptors, incorporate property-specific research/evaluation criteria, and link photographs. The survey data entered into the HAI allow the survey team to create DPR Primary and BSO records efficiently and to use the data gathered for secondary analysis.

### **Property-Specific Research**

The survey team researched properties that were included in the intensive-level survey in order to develop a complete understanding of their historic associations and development history. In some cases, research was done prior to the intensive-level survey, and in others, research was done as a follow-up to the survey. Some of the sources consulted as part of the property-specific research are listed below. A complete list of references is provided in footnotes and at the end of this report.

- Historic maps, including Sanborn Fire Insurance Maps and United States Geological Survey (USGS) maps;
- Aerial photographs of the survey area 1948–2010;
- Original subdivision and survey maps 1849–2008;
- Newspaper articles (primarily the *Los Angeles Times* via Proquest);
- Electronic and physical databases of the Los Angeles Public Library (including the Photographic Collection and the California Index); and
- Los Angeles City Directories

## **SIGNIFICANCE CRITERIA**

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

### **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. According to National Register Bulletin 15, in order to qualify for the National Register, a resource must meet the criteria for evaluation. Properties are significant under the following criteria:

- a) They are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) They are associated with the lives of persons significant in our past; or
- c) They embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) They have yielded, or may be likely to yield, information important in prehistory or history.

### **Criteria Considerations**

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

- d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

### **Integrity**

Integrity is the ability of a property to convey its significance. To be listed in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects is most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are locations, design, setting, materials, workmanship, feeling, and association, defined as follows:

- a) Location is the place where the historic property was constructed or the place where the historic event occurred.
- b) Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- c) Setting is the physical environment of a historic property.
- d) Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- e) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- f) Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- g) Association is the direct link between an important historic event or person and a historic property.

### **CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for

State and local planning purposes, determines eligibility for State Historic Preservation grant funding, and affords certain protections under CEQA. According to Technical Assistance Bulletin #3, to become a historic resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

## **CITY OF LOS ANGELES HISTORIC CULTURAL MONUMENT (HCM)**

### **Section 22.171.8: Monument Designation Criteria**

A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it:

A) Meets at least one of the following criteria:

- 1) Is identified with important events in the main currents of national, State, or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
- 2) Is associated with the lives of historic personages important to national, State, City, or local history; or
- 3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, State, City, or community; or
- 5) Reflects or exemplifies the diversity of Los Angeles, including, but not limited to, the significant contributions of people of color, women, and workers; or stimulates and promotes a greater understanding of diversity, democracy, and freedom; and



- B) Retains Integrity from its Period of Significance. Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of integrity.

## **CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE**

A Historic Preservation Overlay Zone (HPOZ) is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

- 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- 2) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- 3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

## **CALIFORNIA HISTORICAL RESOURCE (CHR) STATUS CODES**

To be significant, a resource must meet at least one of the above-listed criteria and also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or California Register.
3. Properties that appear eligible for National Register or California Register through survey evaluation.
4. Properties that appear eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Properties not eligible for listing or designation as specified.
7. Properties not evaluated for National Register or California Register or that need re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District. Relevant codes for the CASP historic resources survey are described further in the Results section.

## SUMMARY OF FINDINGS

### HISTORICAL OVERVIEW<sup>2</sup>

The CASP Survey area contains some of the oldest developed areas of Los Angeles. The site where Gaspar de Portola's 1769 expedition camped in Los Angeles is believed to be along the Los Angeles River just south of where it is joined by the Arroyo Seco Wash. In 1781, settlers from Spain and Mexico founded the Pueblo de Los Angeles about a mile south of the survey area along the river. Agriculture provided the main source of industry for the nascent Pueblo, which grew slowly along the river during most of the 19<sup>th</sup> century. By 1820, the Pueblo was home to 650 Californio residents. In 1847, the U.S. gained possession of the Pueblo during the Mexican-American War. Under U.S. control, the riverfront began to industrialize. The Southern Pacific Railroad/River Station was completed in the 1870s and triggered a large wave of European and Chinese immigrants. The River Station became a major industrial and commercial center, connecting Los Angeles to major U.S. cities and the East. Much of the early growth of Los Angeles can be attributed to the development of the riverfront industrial center.

In the early 20<sup>th</sup> century, Los Angeles expanded across the river east into Lincoln Heights. In 1910, Henry G. Parker and Hugo Eckardt constructed the first monumental bridge across the Los Angeles River. The classically-styled North Main Street Bridge connected East Los Angeles to Downtown. One year later, in 1911, the Buena Vista Viaduct (now called the North Broadway-Buena Vista Bridge) was completed. At the time, this bridge was the longest and widest concrete arch bridge in California. Designers Homer Hamlin and Alfred P. Rosenheim incorporated Ionic arches and balustrades to complement the North Main Street Bridge. Eighteen years later, the North Spring Street Viaduct was completed. John C. Shaw designed the North Spring Street Viaduct to relieve traffic on the North Broadway Bridge. Shaw's design continued the classical style of the two earlier bridges, linking the three bridges as a thematic sub-group that connects Lincoln Heights to Downtown. All three bridges were designated as City Historic Cultural Monuments in 2008.

Some of the original industrial and commercial buildings still exist along the riverfront. The Standard Oil Company of California buildings on North Spring Street served as sales department and provided industrial facilities for one of the most powerful corporations in the world. Rockefeller's Standard Oil of California was one of the "seven sisters" that ran the oil industry during the 20<sup>th</sup> century and later became Chevron Corporation. The Baker Iron Works Site, on North Broadway, was an influential industrial pioneer in Los Angeles. Baker played a major role in stimulating growth in California, particularly through the production of streetcars, water distribution systems, and oil drilling products. In the following years, the area surrounding Baker became the premier steel and iron manufacturing center in California. In addition, Baker was a major supplier to the United States military during World Wars I and II. Located on North Spring Street, Capitol Milling Company was one of Los Angeles' leading enterprises, specializing in milling grains to produce flour, cereal, and food. The nearby Southern Pacific Railroad allowed Capitol Milling to transport products nationwide. Today,

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<sup>2</sup> This section is largely adapted from the Background History section of the Cornfield Arroyo Seco Specific Plan, draft 3/9/2010.

these buildings provide a window to Los Angeles' past and serve as symbols of the industries that allowed the city to grow.

The concentration of industry near the river fostered the growth of new immigrant communities, including vibrant Italian, Mexican, and Chinese districts. These communities introduced new cultural elements and helped to establish Los Angeles as a global city. In 1917, Santo Cambianica, an Italian immigrant, opened the San Antonio Winery near the Los Angeles River. San Antonio remains the last producing winery in Los Angeles.

### **Lincoln Heights**

As commercial and industrial activity grew downtown in the late 19<sup>th</sup> century, new arrivals to Los Angeles looked to adjacent land surrounding downtown as the setting for the City's first suburbs. Similar subdivisions were recorded concurrently in areas east, south, and north of Downtown. The community of Lincoln Heights was built on the higher plain southeast of the confluence of the river and Arroyo Seco, subdividing the former farmlands. This new community was linked to downtown Los Angeles along Downey Avenue and served by horse-drawn streetcars. The main north-south road, San Fernando Road/Avenue 20, passed through Lincoln Heights and connected it to northern and southern California. Into the 20<sup>th</sup> century, Lincoln Heights grew into a small town with a classic mix of residential neighborhoods around a small downtown located between Broadway and Five Points. At the same time, owing to its location as the mouth of a pass to the north, the first rail lines linking northern and southern California were built, paralleling the Los Angeles River. Along with the railroads came the first industrial uses, some directly rail-related in the form of rail yards, such as the Cornfield site, and some uses that were served by the rail. The residential small town character of Lincoln Heights began to erode.

By the end of World War II, Lincoln Heights transformed into a predominantly working class neighborhood. This transformation accelerated with the construction of the Golden State Freeway (I-5) in the 1950s, replacing the historic north-south Route 99 that used San Fernando Road and Avenue 20, split Lincoln Heights in half at its core and destroyed the neighborhood's important relationship with downtown, the river, and the historic origins of Los Angeles.

### **Railroads and Industry**

After the rapid development of the 1920s, more and more industry began to locate in Lincoln Heights along the river banks following the railroad. Early land use districting ordinances had already established industrial use areas along the rail and river corridor, which were hardened further into discrete zones around 1920. The mixed-use character of Lincoln Heights with its residential neighborhoods was "pushed" to the east, with older neighborhoods nearer the river displaced by industrial lands.

Meanwhile, plagued by the river's unpredictability and constant flooding, the U.S. Army Corps of Engineers began to channelize the river in the 1930s. Ever since, the once natural resource has served as a flood control system and carried storm water and other runoff south to San Pedro and the harbor. Only recently has the city begun to return to the concept of transforming the Los Angeles River into an environmental and open space resource.

In 1996, one of the largest undeveloped parcels within the area was proposed to be developed as an industrial park but the surrounding neighborhoods resoundingly rejected the concept and instead demanded that the parcel, which was known as “the Cornfield,” be set aside as a park. With the assistance of the Trust for Public Land, the State of California purchased the 33-acre property and is today developing conceptual plans to develop the Los Angeles State Historic Park. With the introduction of the Gold Line only a few short years later, in 2002, and subsequently the interest in the revitalization of the River and the Arroyo Seco, the stage was set for developer speculation and the pressure for residential conversion began.

Currently, the area is home to 4,600 residents and approximately 6,000 employees visit the area each weekday to make their livelihood in the light industrial employment sectors, which include everything from the manufacturing of furniture to carpet warehousing and logistics. Six hundred new units have been built in the last three years, which have provided critical affordable housing for low and moderate income seniors and families. Two hundred moderately priced condominiums have been built, 102 units are currently in construction, and another 350 units have been entitled. A 20 unit live-work rental project recently opened to round out the residential offerings.

## **SUMMARY OF RELEVANT HISTORIC CONTEXTS AND THEMES<sup>3</sup>**

The following HCS Context/Theme summaries are provided to place the resources of the CASP survey area into the framework established by SurveyLA. The Contexts and Themes included here represent potentially relevant themes for the CASP survey area, but the survey team did not ultimately find potentially eligible properties for every theme listed.

### **3.0 Context: Residential Development and Suburbanization**

Much of the central portion of the CASP area was once part of the City’s oldest suburbs. The Lincoln Heights HPOZ is adjacent to the eastern boundary of CASP, and the residential block in CASP appears to have the same general historical association and architectural character, though the level of historic integrity is not as high and I-5 physically separates it from the Lincoln Heights HPOZ.

#### ***Sub-Context/Theme: Multifamily Residential Development***

##### ***Sub-Theme: Public and Defense Housing***

In the CASP area, this subtheme is represented entirely by William Mead Homes, a public housing project that was constructed in 1942 and designed by architects T.A. Elisen, A.R. Walker, Armand Monaco, Marsh Smith & Powell. It has been previously determined eligible for the National Register under Criteria A and C.

### **4.0 Context: Commercial Development**

#### ***Theme: Neighborhood Theaters, Pre-WWII, 1915–1942***

A pre-WWII neighborhood theater is extant at 3232 North Figueroa Street. It was constructed in 1928 and retains some of its historical appearance. Affiliated with Fox West Coast Theaters, this building

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<sup>3</sup> This outline consists of selections from the SurveyLA Context Outline and has retained that outline’s numbering for easier cross-reference.

was called the Arroyo Theater. A *Los Angeles Times* 1936 movie listing includes the theater located at 3232 N Figueroa Street. The theater was used until at least 1956, according to 1956 City Directory.

***Theme: Restaurants, 1880–1980***

The former Lawry's California Center (now the Los Angeles River Center and Gardens) is located in the northernmost section of the CASP survey area. It was originally constructed in 1952 by the Frank and Van De Kamp families as an early example of the "corporate campus," a collection of commercial office, restaurants, bars, and manufacturing buildings organized around promoting the Lawry's brand of seasonings. By 1987, the California Center accommodated 600,000 visitors a year. It was determined that while architecturally interesting and generally retaining integrity from 1979, it is not clear that the site rises to the exceptional level of significance necessary for listing. Lawry's had on-site facilities for manufacturing signature spices at this location as early as the 1950s, as well as a gift shop and restaurant. A portion of a 1950s industrial building may be intact. The rest of the site was designed in 1979 by Calvin Straub of Scottsdale, Arizona as a 150-seat restaurant, garden, courtyard and art exhibition, constructed at a cost of \$1.5 million. While a unique property, sufficient time has not passed to gain a historical perspective on the significance of the largely 32-year old campus.

## **5.0 Context: Institutional Development**

***Sub-Context: Education***

***Theme: Public Schools and the LAUSD, 1876–1980***

***Sub-Theme: Post-1933 Long Beach Earthquake, 1933–1945***

Albion Street School is an excellent example of an elementary school built after the 1933 Long Beach Earthquake, a period in which the widespread quake-caused destruction of unreinforced schools led to the development of stricter standards for school construction. This pressure to rebuild schools coupled with the infusion of federal funding from the Works Progress Administration (WPA) produced an extensive collection of Art Deco, Streamline Moderne, and PWA Moderne schools in the Los Angeles Basin. Albion Street School has retained several key buildings from the 1937 Moderne-styled campus.

***Sub-Context: Government Infrastructure and Services***

***Theme: Municipal Water and Power***

***Sub-Theme: Distributing and Receiving Stations***

The Department of Water and Power Main Street Station is a major distributing and receiving station within the Los Angeles power grid. It was previously determined eligible for the National Register.

***Theme: Public Works***

***Sub-Theme: Bridges***

The CASP area is home to three landmark bridges across the Los Angeles River: the Main Street Bridge, the North Spring Street Bridge, and the North Broadway Bridge. These three bridges have all been recently designated Los Angeles HCMs.

***Sub-Context: Civil Rights Movement – Ethnic and Gender Equality, 1942–1980***

***Theme: Women's Rights Movements***

The Woman's Building and Women's Graphic Center (Woman's Building) was an art gallery and communal space developed by artists within the feminist movement. These women started the

Feminist Studio Workshop in 1973 in reaction to the lack of access or exposure afforded them and all women by mainstream galleries and art museums. The original Woman's Building was opened at the former Chouinard Institute near MacArthur Park, but in 1975, Chouinard was closed and the Woman's Building moved to 1727 North Spring Street in the old Standard Oil Company office and warehouse near the Spring Street Bridge. The Woman's Building became an internationally recognized icon for women's creative expression in the 1970s and 1980s. It closed in 1991. The building has retained its historical appearance from the period of significance for the Woman's Building.

## **6.0 Context: Architecture and Engineering**

***Theme: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Architecture, 1865–1950***

***Theme: Arts and Crafts Movement, 1895–1930***

***Theme: Mediterranean Revival, 1887–1952***

***Theme: American Colonial Revival, 1895–1960***

***Sub-Themes: Folk Victorian, Neoclassical, Craftsman, Spanish Colonial Revival, and Early American Colonial Revival Styles***

Due to the age of residential development in the CASP area, there are examples of late 19<sup>th</sup> early 20<sup>th</sup> century architectural styles, including Folk Victorian, Colonial Revival, Spanish Colonial Revival, Neoclassical, and Craftsman.

***Theme: Postwar Modernism, 1946–1976***

***Sub-Theme: Googie 1935–1969***

The former Prebles Restaurant (now the International House of Pancakes) at 2227 North Figueroa is a good representative example of the Googie style of architecture, a whimsical and visually arresting style applied to retail buildings in the post-World War II era. It was designed by Armet and Davis, an architecture firm responsible for design of many prominent Googie restaurants throughout Southern California. Googie buildings were designed to attract passing motorists and create a memorable brand for the store, and it was common for casual restaurants and coffee shops in the 1950s and 1960s.

## **8.0 Context: Cultural Landscapes, 1850–1980**

***Theme: Historic Vernacular Landscapes***

Because the CASP survey area contains some of the earliest-developed areas in the City, the survey team investigated the potential for historic vernacular landscapes. Specific areas of focus included the River Station area, where early industry and freight activity left related buildings, street improvements, and spatial relationships from the early 20<sup>th</sup> century. The residential area surrounding Albion Street School was also investigated due to its Italian heritage.

## **9.0 Context: Industrial Development, 1850–1980**

***Theme: Building the City, 1876–1965***

The building industry emerged to support the exponential residential and commercial growth in Los Angeles in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, providing the raw materials, carpentry, and furnishings needed to create the City's extensive built environment. Very few, if any properties are extant that represent this critical component of Los Angeles community development. The CASP

Area is unique in the City because it contains a concentration of metal shops from the early 20<sup>th</sup> century, including the former Price Pfister Brass Manufacturing Company, the California Steel and Cornice Company, and smaller steel and metal shops on Avenue 33 and on Naud Street.

***Theme: Oil and Other Petroleum Products, 1892–1950***

Oil exploration and processing is a theme that has had a significant impact on the City, from fueling emerging industries in the early 20<sup>th</sup> century to financing the construction of fantastic residential and commercial architecture. Unfortunately, there are very few industrial properties citywide that strongly represent this theme. There are a few examples in the CASP area, including 1727 North Spring Street, a former Standard Oil Company office and warehouse and the Standard Oil maintenance facilities across the street.

***Theme: Freight Transportation, 1876–1920***

The River Station area owes its configuration and land use history to the proximity of the Union Pacific rail yard, which is now the site of the Los Angeles SHP. The park contains the partially excavated remains of a roundhouse. While there are no individual resources in the area (besides the SHP) that represent this theme, there are features of industrial buildings in the River Station area that are related to freight transportation, including rail sidings and spurs (see 8.0: Cultural Landscapes Context).

***Theme: Manufacturing for the Masses, 1887–1980***

***Sub-Theme: Food Processing, 1831–1945***

Food processing facilities such as mills, bakeries, and bottling plants represent the City's oldest industrial endeavors. They are associated with the City's once-prosperous agricultural sector and represent a significant shift in social history toward purchasing more pre-processed, manufactured food instead of preparing raw ingredients from home. Some food processing plants, like mills and bakeries, are distinctive property types that can be identified by their exterior features.

***Theme: Industrial Engineering and Design***

***Sub-Theme: Daylight Factory, 1887–1940***

Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior. The former Columbia Mills on Lacy Street is an excellent example of a daylight factory, with multiple daylight features including expansive industrial sash and sawtooth rooflines.

***Sub-Theme: Industrial Loft, 1900–1940***

Industrial lofts were a distinctive early industrial building type designed to accommodate a vertical manufacturing process in a fire-resistant timber or reinforced concrete building. Heavy machinery was generally set on the lower floors and toward the middle of the building, while lighter manufacturing processes and handwork occurred on the perimeters where daylight could illuminate detailed tasks. Offices were located on the upper stories. The structural materials were dense in character, designed to absorb vibration from heavy equipment and keep accidental fires slow-burning and confined as much as possible. Industrial lofts were commonly built in the late 19<sup>th</sup> and early 20<sup>th</sup> century in large built-up cities where land area was a premium. Industrial lofts are not common in Los Angeles, due mainly to the timing of industrial development in relation to the City's supply of



available land. Because space was available and relatively inexpensive, manufacturers tended to set up a horizontal process in and around Los Angeles, which was easier to expand and reorganize to suit changing technology. The exception in Los Angeles is the garment industry, where the vertical process provided the most efficient workflow for manufacturers and proximity to markets downtown was essential. The KeLite Products plant, located at 1250 N Main, includes a three-story industrial loft building.

***Sub-Theme: Quonset Hut, 1941–1950***

The Quonset hut is a variant of the c. 1916, British-designed Nissen hut. It was named for the Naval Air Station at Quonset Point, Rhode Island, where it was first designed for large-scale production in the United States in 1941. Built to serve as temporary, flexible military facilities for World War II, the Quonset hut bears a distinctive form: a simple half-cylinder typically constructed of a wood or steel rib-framing system with corrugated metal sheathing. It was ideal for wartime because it was both inexpensive and efficient to build, and could be easily moved to accommodate a variety of uses.

Following the end of World War II in 1945, there was a nationwide housing shortage as veterans returned from war in large numbers; Quonset huts served as one answer to accommodate the population. Given their flexible interior layout and the low cost to move and erect, it was not uncommon for individual Quonset huts to be purchased and appropriated for a variety of uses, including industrial and commercial facilities. Not all Quonset huts were designed for military activities and then reused; some companies advertised their effectiveness as an efficient, flexible space for a wide variety of home, warehouse, commercial, and other uses, and sold them for those purposes. An important symbol of both the wartime and immediate post-World War II eras, the Quonset hut is a rapidly disappearing property type.

## RESOURCES IDENTIFIED

Of the approximately 1,600 unique parcels within the survey area, 50 were digitally photographed and entered into the FiGSS database. Each of the surveyed properties was assigned a California Historical Resources status code according to level of significance. Of this number, 23 properties appeared to meet SurveyLA eligibility criteria under one or more themes, and were recorded on the appropriate DPR forms. One or more of the following status codes were assigned to resources in the CASP survey area:

- **3S:** *Appears to be eligible for the National Register as an individual property through survey evaluation.* These properties met one or more eligibility standards included in the SurveyLA HCS and have retained the highest degree of integrity. **Resources with this code are considered historical resources for the purposes of CEQA.**
- **3CS:** *Appears to be eligible for California Register as an individual property through survey evaluation.* This code includes all properties assigned a 3S status code, plus properties that met one or more eligibility standards included in the SurveyLA HCS, but have lost a critical aspect of integrity that precludes eligibility for the National Register. **Resources with this code are considered historical resources for the purposes of CEQA.**
- **5S3:** *Appears to be eligible for local listing or designation through survey evaluation.* In the CASP survey, this code includes all 3S and 3CS properties. No properties were assigned only a 5S3 code in conjunction with this survey. **Resources with this code are considered historical resources for the purposes of CEQA.**
- **6L/6LQ:** *Determined ineligible for local listing or designation through a survey process, but may warrant special consideration for local planning.* **These resources do not constitute historic resources for the purposes of CEQA.** They are identified because, though ineligible, they possess a distinctive character that planning staff may want to take into consideration during the design phase of future projects in the area.
- **6Z:** *Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.* This group comprises the 37 properties that were identified in the reconnaissance surveys but when surveyed using FiGSS did not ultimately meet any of the eligibility standards. **These resources do not constitute historic resources for the purposes of CEQA.**
- **7RQ:** *Individual Property identified in a SurveyLA Survey; not evaluated.* This status code will be assigned to all properties that were not identified for intensive-level survey. **These resources do not constitute historic resources for the purposes of CEQA.** They did not appear to warrant intensive-level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

**HISTORICAL RESOURCES (3S, 3CS, 5S3)**

Nearly all of the properties that the survey found eligible (19 of 21) warranted all three status codes. One property was assigned a 3CS and 5S3 status code because it did not retain sufficient integrity to be eligible for the National Register. One property was assigned a 5S3 status code only because it did not retain integrity sufficient for the National or California Registers, but represented a rare neighborhood property type (1920s Movie Theater). Each of the 21 properties was documented on DPR 523 Primary and Building, Structure, Object (BSO) forms, which are attached to the survey report as Appendix C. Table A provides a brief summary of eligible properties.

**Table A: Historical Resources in the CASP Area (not including HCMs)**

Address	Name	Historical Property Type	Year Built	Status Code	Notes
147 N. Avenue 18	—	Quonset Hut	1946	3S; 3CS; 5S3	Noted on Sanborn maps as a sheet metal shop.
271 Avenue 18	—	Residence	1885	3CS, 5S3	Folk Victorian, vinyl windows (original openings)
267 Avenue 18	—	Residence	1885	3S, 3CS, 5S3	Early Hipped-Roof Vernacular residence.
322 S. Avenue 18	Albion Street School, Hayes Street School, 19 <sup>th</sup> Street School	School	1937	3S; 3CS; 5S3	Post-1933 earthquake Moderne School, also identified with the Italian and Mexican immigrant communities.
227, 229, and 231 Avenue 19	—	Multifamily Property	1905	3S; 3CS; 5S3	Trio of identical Folk Victorian residences on one lot.
420 W. Avenue 33	Cannon Electric Development Co., Plant #1	Office (related factory demolished)	1926	3S; 3CS; 5S3	Office building for what was once a key factory producing “Cannon Plugs.” Cannon was known as an early innovator and 20 <sup>th</sup> century leader in electronic connections, with applications in civic infrastructure, entertainment, and aviation/aerospace industries.
1300 N. Cardinal Street	William Mead Homes; Ann Street Project	Public Housing Project	1942	2S2;	Already formally determined eligible; boundaries updated.
1805 Darwin	—	Residence	1910	3S; 3CS; 5S3	Folk Victorian
1837 Darwin	—	Residence	1895	3S; 3CS; 5S3	Folk Victorian

**Table A: Historical Resources in the CASP Area (not including HCMs)**

Address	Name	Historical Property Type	Year Built	Status Code	Notes
2227 N. Figueroa Street	Prebles Restaurant	Restaurant	1968	3S; 3CS; 5S3	Googie Architecture, now an IHOP
3232 N. Figueroa Street	Arroyo Theater	Movie Theater	1928	5S3	Affiliated with Fox West Coast Theatres. Extensive alterations.
3005 N. Humboldt	Price Pfister Brass Mfg Co.	Metal Shop	1914–1951	3S; 3CS; 5S3	Associated with industrialist, philanthropist, and Jewish leader Isadore Familian and key factory for Price Pfister, an internationally recognized plumbing/fixture brand.
2630 Lacy Street	Columbia Mills; Talbert-Whitmore Co	Factory	1885–ca. 1945	3S; 3CS; 5S3	Excellent example of Daylight Factory.
1250 N. Main Street	Kelite	Industrial Loft	1924–1954	3S; 3CS; 5S3	Industrial Loft, former Kelite Chemical Factory
1630 N. Main Street	DWP Facility	Municipal Power Plant	1946–2000	2S2	Already formally determined eligible; boundaries updated.
510 Avenue 17; 1801 N. Main Street	Lanza Bros. Market	residence/deli	1898–1926	3S; 3CS; 5S3	Italian Deli and residences historically associated with historical Italian community near Albion Street, Deli run by Italian immigrant family from 1926 through 2000s.
1811 N. Main Street	—	Residence	1898	3S; 3CS; 5S3	Folk Victorian
1611 Naud Street	California Steel and Cornice Co.	Metal Shop	1945	3S; 3CS; 5S3	Produced steel for the Case Study Houses, also for Standard Oil
1640 N. Spring Street	—	Factory	1925	3S; 3CS; 5S3	Daylight Factory, manufactured paper
1726–1756 N. Spring Street	Standard Oil Maintenance	Maintenance Facilities	1920–1960	3S; 3CS; 5S3	Early office and auto repair/machine shop for Standard Oil.
1727 N. Spring Street	Standard Oil Company; Woman's Building	Oil Co. Office	1914	3S; 3CS; 5S3	Originally served as Standard Oil sales office, it was the 1973–1991 home of the Woman's Building, a key institution in Feminist History.

## INELIGIBLE PROPERTIES

The other 30 properties identified in the reconnaissance survey were surveyed but did not ultimately meet the eligibility requirements of any particular SurveyLA theme, either for a lack of significance or extensive alterations. Most of these properties (26 of 30) were assigned a “6Z” status code in the FiGSS and were not documented on DPR 523 forms. These are not considered historical resources for the purposes of CEQA. Table B lists these surveyed but ineligible properties.

**Table B: Ineligible Properties (6Z)**

Address	Historical Names	Historical Property Type	Year Built	Notes
1750 Albion Street	Grogan Olive Co.	food processing	ca 1930	Company does not appear notable and does not visually convey historical use.
351 S. Avenue 17	Certified Chrome Furniture Co; Goldenberg Plywood and Lumber Co.	carpentry/metal shop	1926–1967	Oldest buildings have not retained integrity; associated companies do not appear to be notable.
214 S. Avenue 18	—	multifamily	ca 1925	Not a significant example of multifamily housing.
216 Avenue 18	—	multifamily	ca 1925	Too altered for listing.
440 Avenue 19; 405–427 San Fernando Road	Log Cabin Bakery Bread Co	bakery	1916–1944	Too altered for listing.
540 W. Avenue 26	—	residence	1908	Intact craftsman bungalow identified in the reconnaissance survey, but did not meet eligibility standards.
220 W. Avenue 33	—	duplex	1922	Told by resident that these properties were associated with Lacy Estate or tract, but no associations were found in research.
214 W. Avenue 33	—	duplex	1922	
153 W. Avenue 34	—	metal shop	1929	Does not appear to have significant historical associations.
130 W. Avenue 34	—	residence	1924	Not a significant example of type or style; no historical associations.
140½ Avenue 34	—	residence	ca. 1925	Not a significant example of type or style; no historical associations.
1134 College	Lacy Manufacturing Company	metal shop	1891–1960	Too altered for listing.

**Table B: Ineligible Properties (6Z)**

Address	Historical Names	Historical Property Type	Year Built	Notes
1812 Darwin	—	residence	1924	Not a significant example of type or style; no historical associations.
1902 Darwin	—	residence	1910	Not a significant example of type or style; no historical associations.
2200 N. Humboldt	Fuller & Co Lacquer Paint	Factory	1937	Not a key facility for Fuller Paint Company.
2684 Lacy Street	National Battery Company	factory	1911–1970	Too altered for listing.
1100 N. Main Street	former neon sign factory	factory	1924–1955	Too altered for listing.
1667 and 1650 N Main Street (corner of Naud Street and Wilhardt)	—	machine shop/factory	1911–1953	No significant historical associations, not sufficiently intact or distinctive example of Daylight Factory.
1718 Albion Street; 1745–55 N. Main Street; 325 Avenue 16	—	trailer manufacturing	1912–1937	Too altered overall for listing, does not appear to have significant historical associations.
1615–1625 Naud Street	—	metal shop	1942–1949	Too altered for listing, does not appear to have significant historical associations.
1200–1220 N. Spring Street	Allison Coffee Co.	food processing plant	1910–1920	Company does not appear notable, no other historical associations.
1400–1426 N. Spring Street	JW MacMillan Electrical Lighting Supply	factory	1910	Too altered for listing.
136 N. San Fernando Road	National Wire and Cable Co.	metal shop	1951	Not a significant example of type or style; no historical associations.
154–162 N. San Fernando Road	—	residence and commercial	1915	Not a significant example of type or style; no historical associations.
208 San Fernando Road	Fuller Paint Co.	warehouse	1925	Now Alta Lofts. Too altered for listing.
221 San Fernando Road	—	commercial	1915	Too altered for listing.

Four of the 30 ineligible properties were assigned a 6L status code to recognize that, although they are not eligible for designation, they warrant consideration in the planning process (see Table C). In

three of the four cases, restoration to the period of significance may render these properties eligible for designation. In the case of Lawry's California Center (now LA River Center and Gardens) sufficient scholarly perspective may develop in the future in support of its eligibility.

**Table C: Ineligible Properties that Warrant Consideration in the Planning Process (6L)**

Address	Historical Names	Historical Property Type	Year Built	Notes
308 Avenue 17	Four Square Gospel, Inc. Mexican Church	church	1938	Has been a Mexican Foursquare church for over 50 years, but significantly altered.
570 W. Avenue 26	Lawry's CA Center	mixed use commercial/ industrial park	1954–1979	Remodeled in 1979, not enough time has passed to evaluate.
404 S. Avenue 20	First Baptist Italian Mission	church	1895–1924	Too altered for listing, but associated with the Italian immigrant community.
1711–1719 N. Spring Street	Carnation Co.	warehouse	1910–1916	Too altered for listing, not a key facility for Carnation. Part of the River Station Historic Landscape.

## NON-ELIGIBLE PLANNING AREAS (6LQ)

The survey team identified two non-eligible conservation areas: the River Station Historic Landscape and the Albion Street Community Conservation Area. These areas are each composed of properties and non-parcel features that, when taken together, represent the historical land use and cultural values of the people that lived and worked there. While neither area has retained sufficient integrity to be eligible as a historic district or cultural landscape, the remaining features, spatial relationships, and community character warrant consideration in the planning process for any future projects in the area.

### River Station Historic Vernacular Landscape

This landscape contains remnants of industrial development that followed the establishment of the historic Southern Pacific River Station in 1876. Its centerpiece is Los Angeles SHP (HCM #82). It includes several industrial buildings, including the Raphael Junction Block Building (HCM #872, includes related rail siding), the Standard Oil Company Sales and Maintenance Buildings, the Paper Company Factory on North Spring, and the Carnation Company Warehouse. Non-parcel resources that are part of this landscape include the hoof and wagon wheel imprints in front of 1418 North Spring Street, a granite swale in the median of Naud Street (east of Wilhardt), and a railroad spur alignment that runs behind the buildings facing Naud and Main Streets, opening to Wilhardt. Outside of the CASP survey area, the Capitol Milling Company and the section of the Zanja Madre north of the Cornfields are associated with this landscape as well.

### **Albion Street Community Planning Area**

The Albion Street Community Conservation Area is part of the core area that historically represented the Italian immigrant community in Los Angeles. This area is a small part of a larger section of Los Angeles which extends to the Plaza, the area now known as Chinatown, and Lincoln Heights formed a nucleus where Italian families settled from the earliest days of the Pueblo through much of the 20<sup>th</sup> century. Italian and Mexican families worked in nearby rail yards and factories, lived in the residential blocks, and attended neighborhood schools like Albion Street School. The conservation area consists of the Chavez tract and neighboring residential blocks, neighborhood markets such as the Lanza Brothers Market and Garcia Brothers Market, churches such as the First Italian Baptist Church (now Centro Cristiano Internacional) and the Mexican Four Square Gospel (now Gethsemane Iglesia Cristiana Pentecostes), and the Albion Street School. The Albion Cottages and Milagro Market (HCM #442) are also part of this conservation area. The Albion Street Community Conservation Area was considered for inclusion with the Lincoln Heights HPOZ, but the survey team concluded that the physical separation presented by I-5 diminishes the neighborhood's sense of continuity with Lincoln Heights, and does not on its own represent significant themes in the Residential Development and Suburbanization Context.



## RECOMMENDATIONS

All properties assigned a status code of 1–5 are considered to be “historical resources” for CEQA compliance purposes and City’s Cultural Heritage Ordinance. Those properties assigned a status code of 6DQ, 6Z, or 6L do not constitute “historic properties” (Section 106) or “historical resources” (CEQA) and require no further cultural resources considerations. Properties that were not identified for intensive-level survey were assigned a “7RQ” meaning they were identified in a SurveyLA Survey, but not evaluated. These properties did not appear to warrant intensive-level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

Planning documents such as the CASP should guide future development toward preserving the area’s historic character through the preservation and/or rehabilitation of eligible resources. The CASP should also promote compatible infill construction that celebrates the historical themes prevalent in the CASP survey area, particularly the industrial character of the River Station and the Italian and Mexican heritage in the Albion Street Community.

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## **APPENDIX A**

### **SUMMARY OF FIGGS**

## **I. INTRODUCTION TO SURVEYLA**

In 2005, the City of Los Angeles entered into a multi-year grant agreement with the J. Paul Getty Trust to complete a citywide historic resources survey, a process of systematically identifying and gathering information on properties and neighborhoods that reflect Los Angeles' architectural, social and cultural history. The project managed by the staff of the Office of Historic Resources (OHR) within the Department of City Planning (DCP), which named this project SurveyLA ([www.SurveyLA.com](http://www.SurveyLA.com)).

SurveyLA is first and foremost a planning tool. The information gathered during the surveys help shape decisions by policymakers, developers, urban planners, community organizations, and property owners. Survey findings also provide vast opportunities for public engagement and education in areas relating to curriculum development, heritage tourism, economic development, and marketing historic neighborhoods and properties.

The surveys identify and evaluate properties according to standardized criteria for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as Historic Cultural Monuments and Historic Preservation Overlay Zones. However, no actual designation results directly from survey activity. Designation by the City of Los Angeles and nominations to the California or National Registers are separate processes which include property owner notification and public hearings.

SurveyLA gathers various types of information on potential historic resources throughout Los Angeles including construction and ownership history, architectural styles, reasons for significance, relevant evaluation criteria, and photographs. This information will be organized in a searchable database and made readily accessible to the public via the DCP's SurveyLA and ZIMAS websites. Once the database is launched it will be possible, for example, to search for all buildings designed by a particular architect or all properties associated with an ethnic group in a specific geographic area of Los Angeles.

During the Initiation Phase of SurveyLA (2006-2009), the OHR worked with the DCP's Systems and GIS Division, consultant teams, and staff of the California Office of Historic Preservation to develop and test survey tools and methods. SurveyLA methodology meets all accepted federal and state survey guidelines and standards and provides streamlined, cutting-edge approaches to identifying and evaluating historic resources. For these reasons, SurveyLA has gained national attention and is changing the way...

## **II. SURVEYLA FIELD SURVEY PHASING PLAN**

The field survey phase of SurveyLA, the Implementation Phase, began in July 2010. The OHR developed a three-year plan for this phase, which was approved by SurveyLA's Advisory Committee in January 2009 and by the Cultural Heritage Commission in February 2009. As indicated in the plan (see pages 4-5), the field surveys parallel the DCP's New Community Plan program, to the extent possible. The 35 Community Plans serve as the Land Use Element of the City's General Plan, and guide and focus new development and investment in all Los Angeles communities. Coordinating SurveyLA with the New Community Plan program helps promote the OHR's key goal to integrate historic preservation more fully into the City's planning processes. It also offers key

opportunities to coordinate the SurveyLA public outreach and participation programs with New Community Plan outreach activities. SurveyLA's outreach to Certified Neighborhood Councils, historical societies, business groups and local residents may often proceed in tandem with the Department of City Planning's outreach to these same organizations. SurveyLA and public discussions of potential historic resources may be incorporated, wherever feasible, into focus groups and public workshops held in each Community Plan Area.

Completing the field surveys within three years requires that SurveyLA cover approximately one-third of Los Angeles each year. The Phasing Plan is designed to schedule the survey work to ensure a balanced and manageable workload for each year. The plan also maintains a balance of neighborhoods expected to have a high concentration of historic resources with neighborhoods expected to yield fewer potential resources.

### **SURVEYLA PHASING PLAN By Community Plan Area**

Approximate parcel counts in each Community Plan area in parentheses

#### **Year 1 Total Parcels in Year 1: 282,006**

Palms-Mar Vista-Del Rey (22,015)  
Harbor Gateway (7,790)  
Wilmington-Harbor City (13,628)  
South Los Angeles (50,722)  
Southeast Los Angeles (46,198)  
Central City North (2,920)  
West Los Angeles (16,107)  
Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon (23,945)  
West Adams-Baldwin Hills-Leimert Park (because other surveys are concentrated in South LA) (37,509)  
San Pedro (because other surveys are concentrated in Harbor) (17,803)  
Hollywood (due to significant development pressure and concentration of historic resources) (43,369)

#### **Year 2 Total Parcels in Year 2: 237,510**

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass (26,906)  
North Hollywood-Valley Village (24,560)  
Mission Hills-Panorama City-North Hills (20,285)  
Arleta-Pacoima (17,152)  
Canoga Park-West Hills-Winnetka-Woodland Hills (45,402)  
Encino-Tarzana (20,822)  
Brentwood-Pacific Palisades (21,298)  
Bel Air-Beverly Crest (18,271)  
Westchester-Playa del Rey (14,270)  
Silver Lake-Echo Park-Elysian Valley (19,192)  
Westlake (9,352)

**Year 3 Total Parcels in Year 3: 302,515**

Venice (11,333)  
Sun Valley-La Tuna Canyon (17,841)  
Van Nuys-North Sherman Oaks (26,063)  
Chatsworth-Porter Ranch (22,853)  
Northridge (14,166)  
Northeast Los Angeles (65,578)  
Westwood (5,279)  
Reseda-West Van Nuys (22,719)  
Granada Hills-Knollwood (18,061)  
Sylmar (14,291)  
Wilshire (38,056)  
All Industrial Properties in all Community Plan Areas (46,006)  
LAX (separate Community Plan – with LAWA) (269)

### **III. SURVEYLA TOOLS**

SurveyLA tools include a citywide Historic Context Statement and customized mobile Field Guide Survey System. These tools, and the methodology developed for their use, are described briefly below.

#### **A. SurveyLA Historic Context Statement (HCS)**

A historic context statement is a narrative, technical document that provides a framework for completing historic resources surveys. The SurveyLA HCS uses the Multiple Property Documentation approach developed by the National Park Service. This approach organizes the themes, trends and patterns of history shared by properties into historic contexts, identifies and describes historic resources, or property types that represent the contexts, and provides specific standards to guide the evaluation of significance.

The SurveyLA HCS consists of nine broad contexts which cover the period from about 1850 to 1980 and are specific to the City of Los Angeles:

- Spanish and Mexican Colonial Era Settlement
- Pre-Annexation Communities of Los Angeles
- Residential Development & Suburbanization
- Commercial Development
- Industrial Development
- Institutional Development: Government & Private
- Architecture and Engineering
- The Entertainment Industry
- Cultural Landscapes

Each of the nine contexts is comprised of a number of themes and sub-themes which not only address important movements in Los Angeles architecture or distinct property types, but also focus on important topics in ethnic, social, and cultural history. For example, Institutional Development includes government

buildings as well as resources relating to social, cultural, political, and religious history and movements. The Entertainment Industry includes resources associated with the motion picture, recording, television and radio industries in addition to those associated with entertainment culture such as night clubs and restaurants. Within Residential Development and Suburbanization, the theme-relating to Multi-Family Residential Development deals with resources ranging from elegant high-rise apartments of the 1920s and 30s to the apartment types of the post-World War II era. Los Angeles' diverse ethnic and cultural history is reflected throughout the HCS and addresses topics such as the Civil Rights Movement, Deed Restriction and Segregation, and LGBT history.

The HCS not only identifies contexts and themes within which a property may be significant, but also includes "Eligibility Standards," which are specific physical and associative characteristics a property must have to convey its significance. For example, a property that is an excellent example of a Craftsman house must embody the physical characteristics of the Craftsman style. A residence associated with an important writer in Los Angeles, may not be significant architecturally, but must be directly associated with the persons productive career and retain the physical characteristics present during that time.

Developing a comprehensive HCS for a city as large, diverse, and complex as Los Angeles is an extreme challenge. Throughout the initiation phase, consultant teams and the OHR have worked together to develop the format and structure for the HCS. Using this framework, a team of over 40 historic preservation professionals, volunteers, and student interns have completed numerous themes, but others are still in development. And while context statements help guide survey work, they are also informed by the results of field work. The OHR, therefore, anticipates that the HCS will remain a "work in progress" as the field surveys progress over the next few years.

## **B. Field Guide Survey System (FiGSS)**

The HCS framework has been used as the basis for developing the FiGSS, a custom mobile application designed for use in the field on tablet PCs. The FiGSS uses Geographic Information System (GIS) mapping software and is preloaded with maps and aerial photographs of survey areas, context statement eligibility standards, and information relating to designated, previously surveyed and potentially significant historic resources.

The FiGSS is unique in that it "translates" the components of the HCS into data fields so that surveyors can readily place a property within the appropriate context and theme by selecting from drop down lists. For example, when surveying a neighborhood school, a field surveyor may select the context "Institutional Development" and then the theme "Education" and the sub-theme "Education and Ethnic-Cultural Associations." A set of eligibility standards associated with this context/theme selection are then presented as a list of check boxes which the surveyors will select from as appropriate to determine if the property retains the physical and associative qualities needed to be an important example of its type. The FiGSS also allows surveyors to "flag" properties that require additional research or follow up.



The overall concept behind the FiGSS is to provide surveyors with the information they need in the field to identify and evaluate resources according to defined contexts and themes and in an efficient and consistent manner. The FiGSS is garnering attention from local, state and federal agencies and organizations for its potential to change the way historic resources surveys are completed.

#### **IV. SURVEYLA METHODOLOGY**

##### **A. Survey Teams**

The DCP is contracting with pre-qualified consultant firms specializing in historic preservation to complete SurveyLA.

- Consultants are deployed in the field in teams of two and multiple teams may be working in survey areas at any one time.
- At least one surveyor from each team of two must meet or exceed professional qualification standards in the field of historic preservation. Consultants meeting these professional standards are responsible for making historic resource evaluations.
- Consultants may enlist students and other volunteers with training and interest in the field of historic preservation, or specialized knowledge of geographic areas and contexts, to assist them with the field survey work.
- All consultants and volunteers receive classroom and field training from the DCP in the use of the FiGSS and SurveyLA methodology.

##### **B. Field Survey Methods Summary**

- SurveyLA identifies and evaluates properties and districts that are significant within the contexts developed for the HCS.
- Properties are evaluated in the field using the HCS in accordance with National Register of Historic Places and California Register of Historical Resources criteria as well as for local eligibility as potential City Historic-Cultural Monuments and Historic Preservation Overlay Zones.
- Surveys focus on identifying resources dating from 1850 to 1980.
- Information relating to properties of historic, social and cultural significance is pre-loaded in the FiGSS based on research completed for development of the HCS, pre-field research provided by interns and volunteers, and community input from SurveyLA's public participation program. This information appears as a GIS data layer on the FiGSS application.

- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are be taken of all surveyed properties.
- Field Surveys do not include:
  - Individual resources and historic districts (including HPOZs) that are already designated (federal, state, local). For individual resources, there may be some verification (updating) of existing conditions in the field where appropriate
  - Community Redevelopment Area (CRA) surveys conducted within the last five years
  - Historic Preservation Overlay Zone (HPOZ) surveys completed within the last five years (submitted to OHR as complete but not designated)

## **V. CRITERIA FOR EVALUATION**

Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts. A discussion of the criteria for each of these programs is summarized below.

### **A. National Register of Historic Places (NR)**

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. According to *National Register Bulletin 15*, in order to qualify for the register, a resource must meet the criteria for evaluation, which are:

#### ***CRITERIA FOR EVALUATION:***

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

- a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) That are associated with the lives of persons significant in our past; or
- c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) That have yielded, or may be likely to yield, information important in prehistory or history.

**CRITERIA CONSIDERATIONS:**

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

**INTEGRITY:**

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following

sections define the seven aspects and explain how they combine to produce integrity.

The Seven Aspects of Integrity:

- 1) **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- 2) **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- 3) **Setting** is the physical environment of a historic property.
- 4) **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- 5) **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- 6) **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- 7) **Association** is the direct link between an important historic event or person and a historic property.

## **B. California Register of Historical Resources (CR)**

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. According to the California Office of Historic Preservation's *Technical Assistance Bulletin #3*, to become a historic resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2) It is associated with the lives of persons important to local, California, or national history; or
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

## **C. City of Los Angeles Historic Cultural Monument (HCM)**

### **Sec. 22.171.8. Monument Designation Criteria**

A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it:

#### **(A) Meets at least one of the following criteria:**

- 1) Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
- 2) Is associated with the lives of Historic Personages important to national, state, city, or local history; or
- 3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community; or
- 5) Reflects or exemplifies the diversity of Los Angeles, including, but not limited to, the significant contributions of people of color, women, and workers; or stimulates and promotes a greater understanding of diversity, democracy, and freedom.

and

**(B) Retains Integrity from its Period of Significance.** Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

#### **D. Historic Preservation Overlay Zone (HPOZ)**

A Historic Preservation Overlay Zone (HPOZ) is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

- 1) Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- 2) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- 3) Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

## **E. SurveyLA Evaluations**

The California State Office of Historic Preservation has developed California Register Status Codes as a standardized system for classifying historical resources in the State's Historic Resources Inventory. These Status Codes are used statewide and are assigned to properties and districts by field surveyors as part of the survey process.

Field surveyors will apply the following CHR Status Codes when evaluating properties for SurveyLA. A property may have more than one Status Code:

3S – Appears eligible for National Register as an individual property through survey evaluation

3CS – Appears eligible for California Register as an individual property through survey evaluation

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation

6L – Property identified through the SurveyLA process as ineligible for National Register, California Register or local designation; may warrant special consideration for local planning

6LQ – Determined ineligible for local listing or designation as a historic district through a survey process; neighborhood or area may warrant special consideration for local planning.

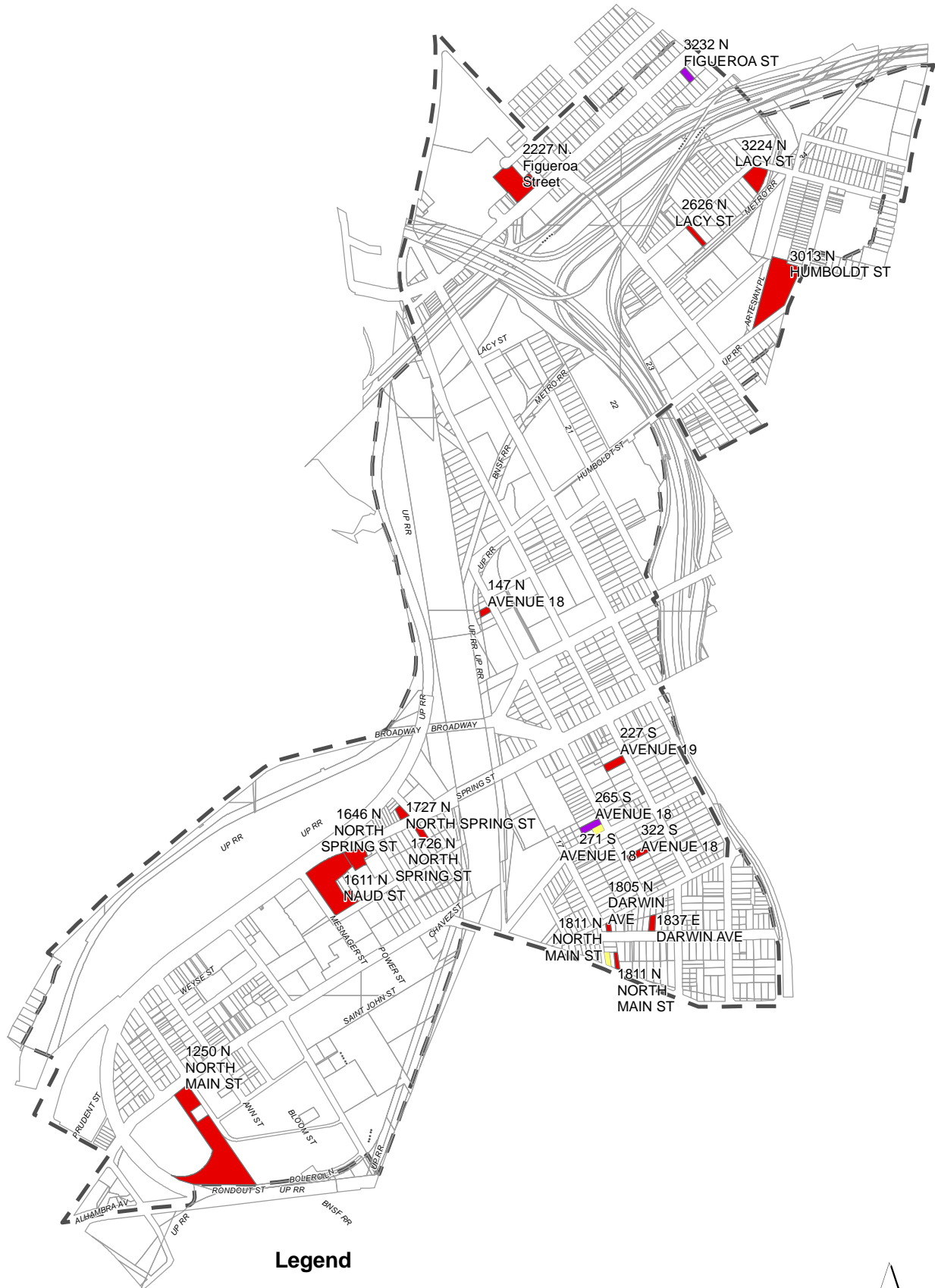
6Z – Found ineligible for National Register, California Register or local designation through survey evaluation

7RQ – Individual property identified in a SurveyLA Survey – Not evaluated

7SQ – Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.



# CASP Survey Area



## Legend

### SurveyLA Resources - Eligible

- National Register, California Register, HCM (3S,3CS,5S3)
- California Register, HCM (3CS,5S3)
- HCM (5S3)



1,000

Feet



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## **APPENDIX C**

### **DEPARTMENT OF PARKS AND RECREATION (DPR 523) FORMS**

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 147 Ave 18

P1. Other Identifier: City Wide Towing, Inc.

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 147 Ave 18 City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447019002

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian  
Siding/Sheathing: metal, all visible sides  
Fenestration: metal, hopper, arranged in pairs  
Primary Entrance: front, Roll-up door

Plan: rectangular  
No. Stories: 1  
Property Type: industrial, Quonset Hut  
Related: Parking lot  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1946

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 147 Ave 18

B1. Historic Name: 147 N Ave 18

B2. Common Name: City Wide Towing, Inc.

B3. Original Use: Industrial B4. Present Use: Towing

\*B5. Architectural Style: Utilitarian

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

Year constructed: 1946

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Parking lot

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1946 Property Type: Industrial Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of a Quonset Hut, an increasingly rare property type developed to provide mass temporary workspace and housing in the World War II era. The 1920-1951 Sanborn map identifies its early use as a "sheet metal shop." The Quonset hut is a variant of the c. 1916, British-designed Nissen hut. It was named for the Naval Air Station at Quonset Point, Rhode Island, where it was first designed for large-scale production in the United States in 1941. Built to serve as temporary, flexible military facilities for World War II, the Quonset hut bears a distinctive form: a simple half-cylinder typically constructed of a wood or steel rib-framing system with corrugated metal sheathing. It was ideal for wartime because it was both inexpensive and efficient to build, and could be easily moved to accommodate a variety of uses.

Following the end of...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

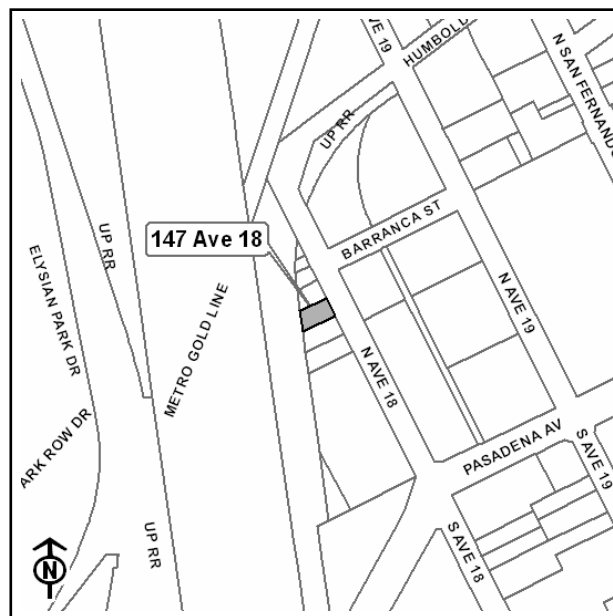
Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 147 Ave 18

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): World War II in 1945, there was a nationwide housing shortage as veterans returned from war in large numbers; Quonset huts served as one answer to accommodate the population. Given their flexible interior layout and the low cost to move and erect, it was not uncommon for individual Quonset huts to be purchased and appropriated for a variety of uses, including industrial and commercial facilities. Not all Quonset huts were designed for military activities and then reused; some companies advertised their effectiveness as an efficient, flexible space for a wide variety of home, warehouse, commercial, and other uses, and sold them for those purposes. An important symbol of both the wartime and postwar eras, the Quonset hut is a rapidly disappearing property type. Despite its simple, utilitarian design, research and existing cultural resources evaluations support the notion that Quonset huts are of nationwide importance and extant examples may be eligible for listing in the National Register under Criterion C for their architecture.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) 265-267 Ave 18

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: \_\_\_\_\_ Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 267 Ave 18 City: \_\_\_\_\_ Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447026014

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Wood-frame Vernacular Architectural Style: Folk  
Victorian, elements of

Siding/Sheathing: wood: clapboard, all visible sides

Roof: hipped, medium, narrow eaves, fascia and brackets, closed eaves

Fenestration: wood, double-hung, front, bars cover windows

Primary Entrance: single door, transom lights, Beneath a pent roof supported  
by turned spindles, security door added

Other notable features: symmetrical massing

Plan: rectangular

No. Stories: 1

Porches: Front Stoop

Additions: Compatible, rear

Retains integrity: yes, setting, location, materials,  
workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

06/01/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1885

\*P7. Owner and Address:

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 06/02/2011

\*P10. Survey Type: (Describe)  
Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared  
by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 265-267 Ave 18

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

\*B5. Architectural Style: Wood-frame Vernacular, Folk Victorian

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

Year constructed: 1885

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Early Residential Development 1880-1930

Period of Significance: 1885 Property Type: Single Family Residence Applicable Criteria: A/1/1

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1. This hipped-roof Victorian-era residence appears to be one of the oldest residences in the Albion Street neighborhood, and is a rare intact representative of the early residential development that occurred just outside the original Pueblo of Los Angeles.

B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 06/02/2011

(This space reserved for official comments.)





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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3CS

Other Listings 5S3

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 271 Ave 18

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 271 Ave 18 City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447026025

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Folk Victorian

**Construction:** wood frame

**Siding/Sheathing:** wood: clapboard, all visible sides

**Roof:** front gable, medium, decorative vergeboards/fascia, boxed eaves and brackets

**Fenestration:** vinyl, vertical sliding, front, side, arranged in pairs, bay window in front gable, alteration: yes

**Primary Entrance:** front, single door

**Other notable features:** spindles and spandrels

**Plan:** irregular

**No. Stories:** 1

**Porches:** Partial, front, side

**Retains integrity:** yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1885

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3CS

\*Resource Name or #: (Assigned by recorder) 271 Ave 18

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Folk Victorian

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

Year constructed: 1885

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1885 Property Type: Residential Applicable Criteria: 3

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

This property appears eligible for the California Register and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Due to the replacement of the original wood windows with vinyl (albeit in their original openings) the residence does not retain sufficient integrity for the National Register. It does, however, still retain sufficient integrity to appear eligible for the California Register and for designation as an LAHCM. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

Sanborns

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 271 Ave 18

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 322 S Ave 18

P1. Other Identifier: Albion Street School

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 322 S Ave 18 City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447030900

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Moderne  
Siding/Sheathing: stucco: smooth, all visible sides  
Roof: hipped, low, parapet, narrow eaves  
Fenestration: metal, vertical sliding, front, side, rear, arranged in pairs  
Primary Entrance: front, double doors

Plan: rectangular  
No. Stories: 2, 7 buildings  
Property Type: institutional, School  
Related: Ancillary buildings; paved playground  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP15

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1937

Sanborn

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 322 S Ave 18

B1. Historic Name: Hayes Street School; Nineteenth Avenue School

B2. Common Name: Albion Street School

B3. Original Use: School B4. Present Use: School

\*B5. Architectural Style: Moderne

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

Year constructed: 1937

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Ancillary buildings; paved playground

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Post-1933 Earthquake LAUSD Schools

Period of Significance: 1937 Property Type: School Applicable Criteria: A/1/1

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 because it significantly represents the public response to early earthquake awareness within the LAUSD school system. Albion Street School is an excellent example of an elementary school built after the 1933 Long Beach Earthquake, a period in which the widespread quake-caused destruction of unreinforced schools led to the development of stricter standards for school construction. This pressure to rebuild schools coupled with the infusion of federal funding from the Works Progress Administration (WPA) produced an extensive collection of Art Deco, Streamline Moderne, and PWA Moderne schools in the Los Angeles Basin. Albion Street School has retained several key buildings from the 1937 Moderne-styled campus.

Located in the Chavez Tract and known as Hayes Street School until 1903 and then Nineteenth Avenue School (to accompany a change in street names) until...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

\*B12. References:

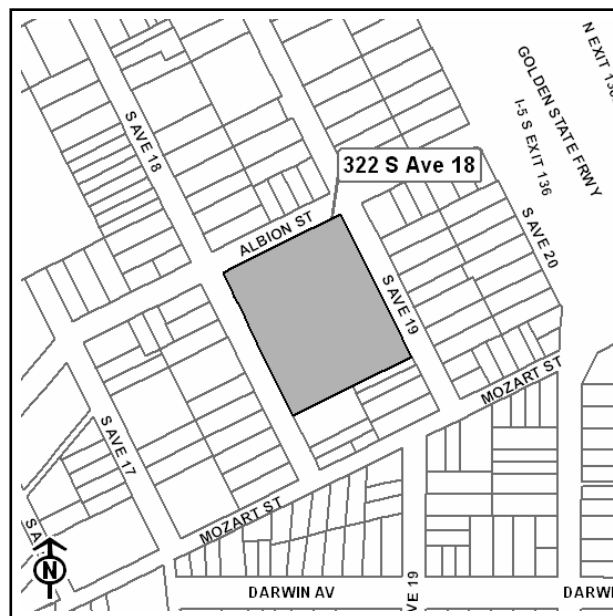
Sanborn Maps, LA Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 322 S Ave 18

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): 1917, the Albion Street School was one of the earliest school sites in the City of Los Angeles. Its first structure was a wood building constructed ca. 1891 (demolished 1968). A 1968 LA Times article identifies this structure as the oldest L.A. school building and a "gleaming wood-frame school building with...hand-carved gingerbread trimming, big double doors and broad front porch." It had five rooms and was torn down for replacement with a "modern two-story stucco building--with air conditioning." While the building was in 1968 found to be structurally sound, it had pipe and wiring issues and had, "gone about as far as it can go" ("Oldest L.A. School Building Scheduled to Be Demolished," LA Times, 26 May 1968, EB). The site served as the center of its neighborhood and, according to the United States Census, originally enrolled children of Italian and Mexican immigrants who worked in nearby railyards. The existing buildings were constructed in 1937. According to a brief, undated school history, "The Albion community is identified with the early history of Los Angeles. It is within the "five minute call zone" of the Southern Pacific shops, where many of the parents are employed. It is a compact community... Most of the children are American born, but their racial backgrounds are Italian and Mexican. The school is a neighborhood center..." ("History fo the School," Albion Street School, California Index, Los Angeles Public Library, undated). In 1938, the school was part of a program called American Friends Service Committee wherein college and graduate-level students would engage in a "volunteer work camp" at the Albion Street School to learn more about the community and "study the perplexities of American life" ("Seeking Understanding of Industrial Changes," LA Times, 25 Jul 1938, 10).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 227-229-231 Ave 19

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 227 Ave 19 City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447025018

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Folk Victorian, modest  
**Construction:** wood frame  
**Siding/Sheathing:** wood: clapboard, all visible sides  
**Roof:** gable-on-hip, medium  
**Fenestration:** wood, double-hung, front, side  
**Primary Entrance:** front, single door

**Plan:** rectangular  
**No. Stories:** 1, 3 buildings  
**Porches:** Partial, front  
**Retains integrity:** yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP03

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1907

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 227-229-231 Ave 19

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential

\*B5. Architectural Style: Folk Victorian

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

Year constructed: 1907

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1907 Property Type: Residential Applicable Criteria: C/3/3

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

The grouping of three early residences located on one parcel appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as a unique example of Folk Victorian as applied to a multifamily property. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. While these residences represent a modest example of the style, together they represent an application of the style to a multifamily...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

\*B12. References:

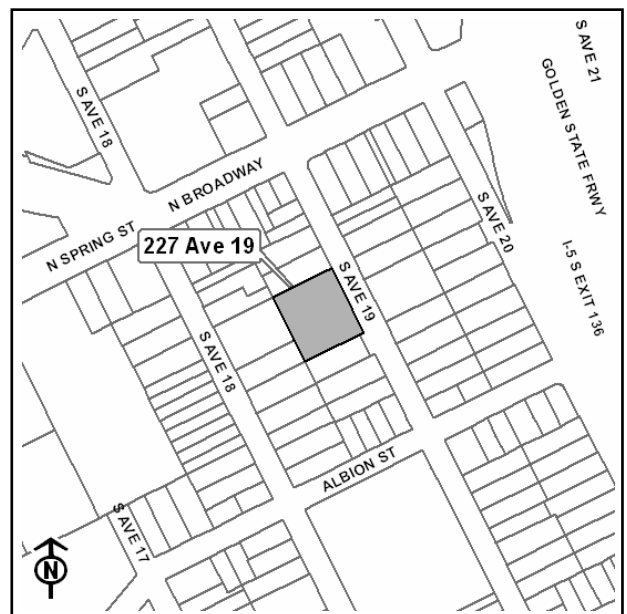
Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 227-229-231 Ave 19

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): property, which is distinctive and uncommon in Los Angeles.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 2S2

Other Listings 3CS, 5S3

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1300 N Cardinal St

P1. Other Identifier: William Mead Homes

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1300 N Cardinal St City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409012902

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Moderne, elements of Architectural Style: International

Construction: brick

Siding/Sheathing: brick, all visible sides

Siding/Sheathing: poured concrete: painted, all visible sides

Roof: flat, multiple rooflines, narrow eaves

Fenestration: metal, casement, front, side, rear

Fenestration: metal, fixed, front, side, rear

Primary Entrance: front, side, rear, single door

Plan: irregular

No. Stories: 3, 27 buildings

Property Type: residential

Related: Poured concrete walkways, lawns, balconies with metal banisters, outdoor fixed laundry racks

Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP03

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1942

Assessor

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 04/06/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or #: (Assigned by recorder) 1300 N Cardinal St

\*Recorded By: Kathryn McGee \*Date: 04/06/2011 \_\_\_\_\_ Continuation X Update

Update Status: Retains Integrity

The William Mead Homes is significant as one fo the first government housing projects in Los Angeles and is also significant for its Pre-War Modern architecture. Originally known as Ann Street project, William Mead Homes was constructed c. 1942 and partially occupied by 1943. It is located in the industrial area east of Downtown, situated on 15-acre tract located north of the Union Pacific Rail Line and bounded by E. Elmyra St and Bolero Ln to the south and west and Leroy St and N. Main St to the east and north. It includes multiple standardized, rectangular and L-shaped apartment buildings configured around communal and outdoor spaces, a leasing office and the Ann Street Elementary School. It was designed to accommodate 449 families and its estimated cost of construction in 1940 was \$2,100,000 ("One Housing Project Wins," LA Times, 13 Dec 1940). In 1941, President Roosevelt approved a \$1,862,100 U.S. Housing Authority loan to the City of Los Angeles for construction of the project, covering about 90 percent of the estimated cost of construction. The land for the project was purchased by the Los Angeles Housing Authority from Consolidated Steel Corporation for \$20,000 an acre. Over 100 dwellings were demolished to make way for the project ("President Approves Loan for Slum Clearance Here," LA Times, 13 March 1941). The early nickname for the area, "Dog Town," comes from the site's historical proximity to a dog pound.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1805 Darwin Ave

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: \_\_\_\_\_ Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1805 Darwin Ave City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019002

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Folk Victorian  
**Construction:** wood frame  
**Siding/Sheathing:** wood: clapboard, all visible sides  
**Siding/Sheathing:** brick: patterned veneer, S  
**Roof:** front gable, medium, multiple rooflines, narrow eaves, decorative vergeboards/fascia  
**Fenestration:** wood, vertical sliding, front, side, alteration: yes  
**Primary Entrance:** front, single door, transom lights, beneath turned spindle porch  
**Other notable features:** spandrels, boxed eaves,

**Plan:** rectangular  
**No. Stories:** 1  
**Porches:** Partial, front  
**Retains integrity:** yes, setting, location, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1910

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1805 Darwin Ave

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Folk Victorian

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

Year constructed: 1910

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1910 Property Type: Single Family Residence Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare.

This residence has many character-defining features of the style, including an asymmetrical massing with a prominent front gable containing an angled bay, an entry porch with turned spindles and...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 1805 Darwin Ave

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): spandrels, and Colonial Revival ornamentation such as boxed eaves, cornice, and brackets. While its original windows may have been double-hung, the existing wood single-hung windows are compatible with the residence and this potential alteration does not impair the overall integrity of materials or workmanship of the residence.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 1837 Darwin Ave

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: \_\_\_\_\_ Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1837 Darwin Ave City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019042

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Folk Victorian  
**Construction:** wood frame  
**Siding/Sheathing:** wood: clapboard, all visible sides  
**Siding/Sheathing:** wood: shingles, S  
**Roof:** hipped, medium, decorative vergeboards/fascia, attic story, with decorated front gable, boxed eaves  
**Fenestration:** wood, vertical sliding, arranged in pairs, alteration: yes  
**Primary Entrance:** front, single door, transom lights  
**Other notable features:** turned spindles and spandrels on porch, brackets

**Plan:** rectangular  
**No. Stories:** 1  
**Porches:** Partial, front  
**Retains integrity:** yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1895

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1837 Darwin Ave

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Folk Victorian

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

Constructed Circa 1900

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1885-1905 Property Type: Single Family Residence Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. This residence has many character-defining features of the style, including an asymmetrical massing with a prominent front gable containing an angled bay, a partial-width porch with turned spindles...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

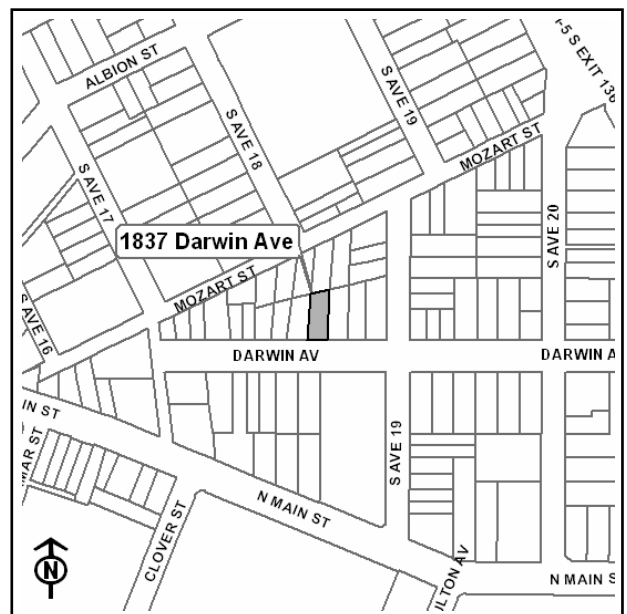
Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 1837 Darwin Ave

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): and spandrels, and Colonial Revival ornamentation such as boxed eaves, cornice, and brackets.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 2227 N Figueroa St

P1. Other Identifier: Prebles Restaurant, IHOP

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 15

c. Address: 2227 N Figueroa St City: Los Angeles Zip: 90065

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5446013058

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Googie  
Siding/Sheathing: stucco: textured, all visible sides  
Siding/Sheathing: brick: patterned veneer, all visible sides  
Siding/Sheathing: wood: shiplap, all visible sides  
Roof: side gable, wide eaves, other, rock roofing, wide fascia  
Fenestration: wood, fixed, continuous aluminum framed glass  
Primary Entrance: storefront, single door

Plan: irregular  
No. Stories: 1  
Property Type: commercial, Diner  
Related: Parking lot  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP06

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

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



P5b. Description of photo:

(View, data, accession #)

03/10/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1968

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 2227 N Figueroa St

B1. Historic Name: Prebles Restaurant

B2. Common Name: IHOP

B3. Original Use: Restaurant B4. Present Use: Restaurant

\*B5. Architectural Style: Googie

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

Year constructed: 1968

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Parking lot

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Googie 1935-1969

Period of Significance: 1968 Property Type: Restaurant Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of the Googie style of architecture, a whimsical and visually arresting style applied to retail buildings in the post-World War II era. It was designed by Armet and Davis, an architecture firm responsible for design of many prominent Googie restaurants throughout Southern California. Googie buildings were designed to attract passing motorists and create a memorable brand for the store, and it was common for casual restaurants and coffee shops in the 1950s and 1960s.

The property was constructed in 1968 as part of the chain Prebles Restaurants. Based in Pasadena and owned by Richard S. Preble, the chain originally included locations in South Pasadena and Alhambra, opened in 1965, comprising 85 seats and 4,100 square feet, both of which had designs identical to the Figueroa location. ('Prebles Chain Begins Expansion Program,' LA Times,...(continued on next page))

B11. Additional Resource Attributes: (List attributes and codes) HP06

\*B12. References:

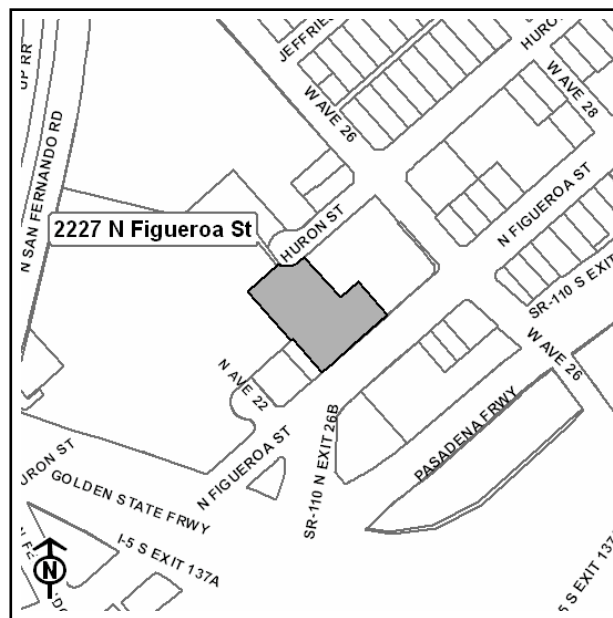
LA Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 2227 N Figueroa St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): 24 May 1968). A major franchising and expansion program in the 1960s included new Prebles drive-through restaurants and coffee shops in Pasadena, La Crescenta, Anaheim, Cardiff-By-The-Sea, and San Diego ('Display Ad 24,' LA Times, 18 March 1966)

The 2227 N Figueroa location was designed by architecture firm Arnet & Davis. Joseph Illig & Sons, Inc. served as developer and contractor. Formed by Louis Arnet and Eldon Davis in 1947, the Arnet & Davis firm was known primarily for designs of coffee shops in Southern California. Notable works include the Holiday Bowl on Crenshaw Boulevard, Johnie's Coffee Shop at Wilshire Boulevard and Fairfax Avenue, Pann's Restaurant in Inglewood, and the original Norm's in West Hollywood. Their restaurant designs were defined by slanted roofs, terrazzo floors, driftstone walls, and exposed stainless steel kitchens, which were designed to allow for quick delivery of food while keeping patrons entertained. Restaurants like the Figueroa location frequently featured cantilevered stools, with bases that angled out from counters, which could be swept under while seats were occupied by customers. To evoke warmth, yellow, red, and orange were frequently used colors on their buildings ('You Can Still Get a Cup of Nostalgia at L.A.'s...: Coffee Shops Modern" by Amy Wallace, LA Times, 1 April 1993).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 3232 N Figueroa St

P1. Other Identifier: Arroyo Theater

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3232 N Figueroa St City: Los Angeles Zip: 90065

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5446018010

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Spanish Colonial Revival, elements of  
**Siding/Sheathing:** stucco: modern, NW, altered: yes  
**Siding/Sheathing:** brick, all visible sides  
**Roof:** flat, parapet  
**Fenestration:** metal, casement, front, alteration: yes  
**Primary Entrance:** front, double doors, distinctive entry, alteration: yes  
**Other notable features:** Churrigueresque decoration at center of facade

**Plan:** rectangular  
**No. Stories:** 2  
**Property Type:** commercial, Neighborhood theater  
**Retains integrity:** no, setting, location, association, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP10

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

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



P5b. Description of photo:

(View, data, accession #)

03/10/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1928

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code SS3

\*Resource Name or #: (Assigned by recorder) 3232 N Figueroa St

B1. Historic Name: Arroyo Theater

B2. Common Name: \_\_\_\_\_

B3. Original Use: Theater B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival

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

Year constructed: 1928

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Pre WWII Neighborhood Theaters 1915-1942

Period of Significance: 1928 Property Type: Theater Applicable Criteria: HCM 1

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

The former Arroyo Theater has lost much of its original integrity, but in the context of the neighborhood is a rare property type, a pre-World War II neighborhood theater. It has retained its attractive Churrigueresque frieze and essential form. For this reason, it appears eligible for HCM status in spite of appearing ineligible for National and California Registers due to a lack of integrity.

Affiliated with Fox West Coast Theaters, this building was called the Arroyo Theater. In December 1932, the theater collaborated with the Marcal, Marquis, Larchmont, and Western theaters to host a holiday event during which movie screenings were hosted for children (Display ad, LA Times, 22 June 1936, A16; "Youngsters Hail Times Film Party," LA Times, 30 Dec 1932, A2). An LA Times 1936 movie listing includes the theater located at 3232 N Figueroa. There is an advertisement in the LA Times for the Arroyo Theater as late as 1955. The theater was used until at least 1956, according to...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP10

\*B12. References:

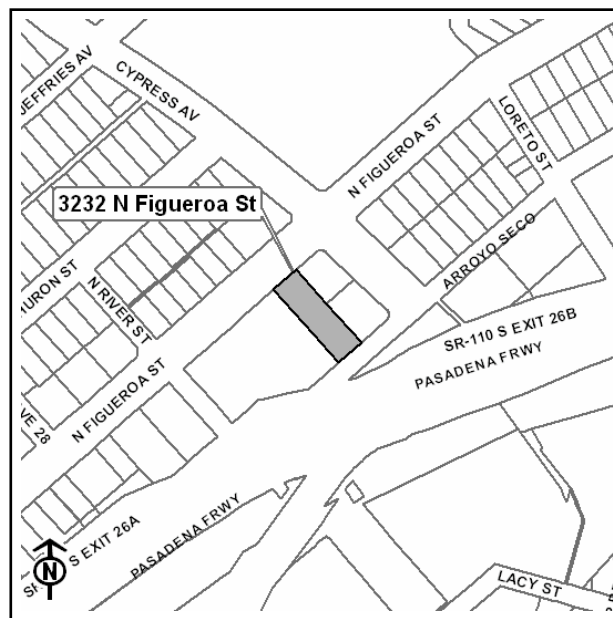
Sanborn Maps, LA Time Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 3232 N Figueroa St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): 1956 City Directory. In the 1960 directory, the address associated with the theater was listed as Halco Corp-Health Foods.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 3011 Humboldt St

P1. Other Identifier: Price Pfister Brass Manufacturing Company

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3011 Humboldt St City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205009003

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian  
Construction: unknown  
Siding/Sheathing: metal, all visible sides, Metal  
Roof: front gable, medium, multiple rooflines  
Fenestration: metal, hopper, front  
Fenestration: metal, fixed, front  
Primary Entrance: front, single door, distinctive entry

Plan: irregular  
No. Stories: 2, 5 buildings  
Property Type: industrial  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/10/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1951

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 3011 Humboldt St

B1. Historic Name: Price Pfister Brass Manufacturing Company

B2. Common Name: Impact International Belle Arte

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Utilitarian

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

Year constructed: 1951

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Building the City 1876-1980; Industrialist

Period of Significance: 1951-1965 Property Type: Industrial Applicable Criteria: A/1/1, B/2/2

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 and B/2/2 for its association with Isadore Familian and Price Pfister Brass Manufacturing Co, an important manufacturer of brass plumbing fixtures and faucets. Isadore Familian (1911-2002) was an important Los Angeles industrialist, philanthropist and Jewish Community leader. According to his LA Times obituary, Familian was born in Chicago to Russian immigrant parents and came to Los Angeles in 1913. He became partner in his family business in 1941, at which time the business purchased Price Pfister Brass Manufacturing Company. Under Mr. Familian's leadership, the Price Pfister plant expanded from 50 employees to 1,500 and became one of the largest manufacturers of brass bath and kitchen hardware in the world. In 1969, Price- Pfister became a subsidiary of Norris Industries and Mr. Familian continued as chairman of the board. Since the 1947 founding...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

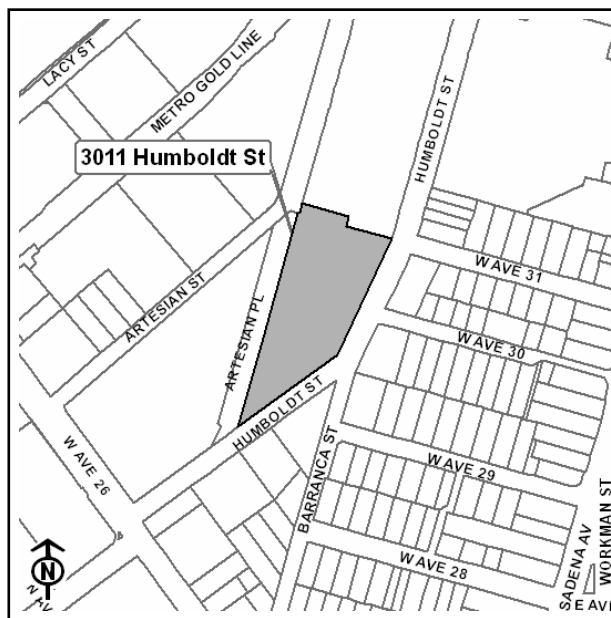
Sanborn Maps, Los Angeles Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)





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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 3011 Humboldt St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): of the University of Judaism in Hollywood, Mr. Familian served on its board of directors and various committees. In the 1970s, he spearheaded the fund-raising campaign to build the university's 28-acre campus, which is named after him and his first wife, Sunny, who died in 1979. Familian also made important contributions to the City of Hope and served as chairman of the manufacturing committee for the March of Dimes in 1954 ("Familian Heads Polio Drive Industry Group," LA Times, 17 Dec 1954, 21). Price Pfister moved to an expanded plant in Pacoima in 1965, and remained there until 1997, when parent company Black and Decker closed the plant and moved operations to Mexico.

The building industry emerged to support the exponential residential and commercial growth in Los Angeles in the late 19th and early 20th centuries, providing the raw materials, carpentry, and furnishings needed to create the City's extensive built environment. Very few, if any properties are extant that represent this critical component of Los Angeles community development. The CASP Area is unique in the City because it contains a concentration of metal shops from the early 20th century, including the former Price Pfister Brass Manufacturing Company, the California Steel and Cornice Company, and smaller steel and metal shops on Avenue 33 and on Naud Street.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 2630 Lacy St

P1. Other Identifier: Columbia Mills; Talbert-Whitmore Co., Lacy Street Production Center

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 2630 Lacy St City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205011012

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian  
Construction: wood frame  
Siding/Sheathing: brick, all visible sides  
Siding/Sheathing: wood: board/batten, all visible sides  
Siding/Sheathing: metal, all visible sides  
Roof: flat, parapet  
Roof: front gable, medium  
Fenestration: wood, double-hung, front, side  
Fenestration: metal, fixed, front, side  
Primary Entrance: side  
Other notable features: Multiple industrial buildings of varying styles on site

Plan: rectangular  
No. Stories: 2, 4 buildings  
Property Type: industrial  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/10/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1908-1948

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 2630 Lacy St

B1. Historic Name: Columbia Mills; Talbert Whitmore Co. Window Shade Manufacturing

B2. Common Name: Lacy Street Production Center

B3. Original Use: Industrial B4. Present Use: Film production

\*B5. Architectural Style: Utilitarian

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

Originally Constructed 1908, expanded 1921 and 1948

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1908-1948 Property Type: Industrial Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of the Daylight Factory within the context of industrial design and engineering. Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior. This property is an excellent example of a daylight factory, with multiple daylight features including expansive industrial sash and sawtooth rooflines.

In 1908 Talbert-Whitmroe Co developed a factory at 2360 Lacy St for manufacture of shade cloth and window shades. By 1921, the factory had become the largest shade cloth producer west of Chicago,...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

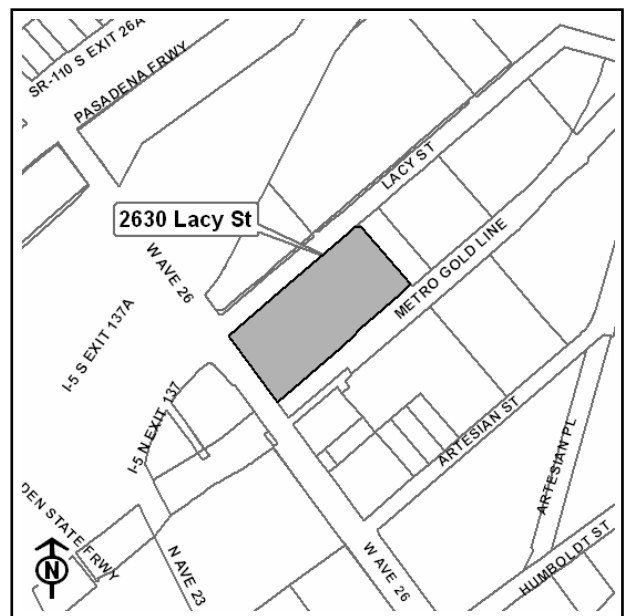
Sanborn Maps, LA Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 2630 Lacy St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): manufacturing about 1.25 million yards of cloth annually. By 1950, this company was renamed Columbia Mills, Inc., but continued to manufacture window shades at the site.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 3214 Lacy St

P1. Other Identifier: Cannon Electric Development Co.

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3214 Lacy St City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205011003

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian Architectural Style: Mediterranean Revival, elements of

Construction: wood frame

Siding/Sheathing: stucco: textured, all visible sides

Roof: flat, parapet

Fenestration: metal, casement, front, side, rear

Fenestration: metal, fixed, front, side, rear

Primary Entrance: front, single door, distinctive entry, Tile door surround

Plan: irregular

No. Stories: 2

Property Type: industrial

Related: Situated on railway; transformer; telephone poles

Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/10/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1926

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 03/31/2011

\*P10. Survey Type: (Describe)  
Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 3214 Lacy St

B1. Historic Name: Cannon Electric Development Co.

B2. Common Name: Debaele

B3. Original Use: Factory B4. Present Use: Industrial

\*B5. Architectural Style: Utilitarian, Mediterranean Revival

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

Year constructed: 1926

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Situated on railway; transformer; telephone poles

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Manufacturing for the Masses 1887-1980

Period of Significance: 1926 Property Type: \_\_\_\_\_ Applicable Criteria: A/1/1

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 because it is a key factory for the Cannon Electric Company, a significant manufacturer in Los Angeles industrial history. According to a 1941 LA Times article, Cannon was at the time the world's largest exclusive manufacturer of electrical cable connectors (Cannon Plugs) in 1941 and that the company had developed from a 2-man specialty shop into an organization supplying Electrical Signal Systems to such institutions as the Los Angeles Stock Exchange and Los Angeles County General Hospital, and experimental switchboards to scores of Southland schools. By 1941, the company was creating the greatest variety of cable connector fittings provided by any manufacturer ("Display Ad 22," LA Times, 2 Jan 1941, A24). Property meets most eligibility standards for the property sub-type. This property is significant as the last remaining building from a key factory for...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

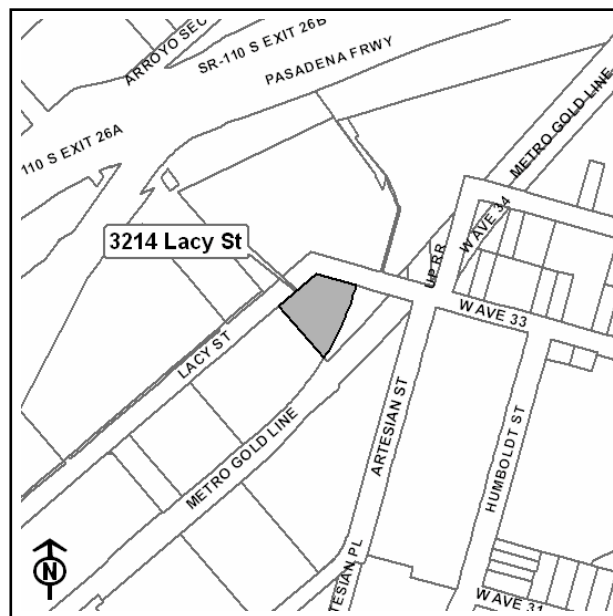
Sanborn Maps, Los Angeles Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 03/31/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 3214 Lacy St

\*Recorded By: LSA Associates, Inc. \*Date: 03/31/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): Cannon Electric Development Co. Cannon became known as early as the 1910s as a leader in developing electrical connectors, the "Cannon Plug" being the most notable.



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1250 N Main

P1. Other Identifier: Kelite Factory

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1250 N Main City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409010032

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Art Deco, elements of **Architectural Style:** Utilitarian  
**Siding/Sheathing:** poured concrete: painted, all visible sides, Brick is used on all elevations of rear building  
**Roof:** flat, parapet, multiple rooflines  
**Fenestration:** metal, fixed, front, side, rear  
**Fenestration:** metal, vertical sliding, front, side, rear  
**Primary Entrance:** side

**Plan:** irregular  
**No. Stories:** 3, 3 buildings  
**Property Type:** industrial  
**Retains integrity:** yes, setting, location, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924

Assessor

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1250 N Main

B1. Historic Name: Kelite Products

B2. Common Name: Kelite Products

B3. Original Use: Factory B4. Present Use: Factory

\*B5. Architectural Style: Art Deco, Utilitarian

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

Year constructed: 1924, 1946, 1954

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1924-1954 Property Type: Industrial Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of an industrial loft. Although some glazing and sash is missing, it still retains sufficient integrity to convey its significance. Shown in Sanborn maps (corrected through 1951) as a site used for Kelite Products, Inc., a manufacturer of specialized chemical compositions and equipment for industrial cleaning and metal treating, the site contains three buildings: Plant No's 1-3, all of which are extant. Plant No. 1, located at the corner of E. Elmyra and N. Main Streets, is the primary building, composed in an industrial/utilitarian style with elements of Art Deco. In 1966, Keylite Products Inc. had plants in L.A., Chicago, and Berkeley Heights, New Jersey. In the year ended Jan 31, 1966, it had sales of \$4.5 million and earnings of \$325,000 ("Boards Agree on Acquisition of L.A. Firm", LA Times, 11 Feb 1966, B16).

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

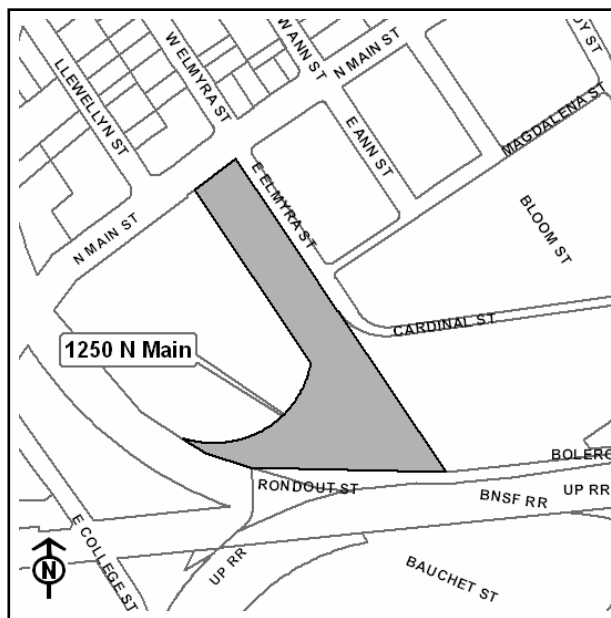
Sanborn Maps, LA Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 2S2

Other Listings 3CS, 5S3

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1630 N Main

P1. Other Identifier: DWP Main Street Facility

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1630 N Main City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409013913

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: International Architectural Style: Beaux Arts

Architectural Style: Art Deco

Construction: poured concrete

Siding/Sheathing: poured concrete: painted, all visible sides, Sheetmetal siding wraps machine shop building abutting North Main Street.

Roof: flat, parapet, multiple rooflines

Fenestration: metal, fixed, front, side, rear

Fenestration: metal, horizontal sliding, front, side, rear

Fenestration: metal, hopper, front, side, rear

Primary Entrance: side, Roll-up door

Other notable features: Sunshade eyebrows extend from some southeast

Plan: irregular

No. Stories: 3, 11 buildings

Property Type: Utilities

Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP09

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1946

Assessor

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or #: (Assigned by recorder) 1630 N Main

\*Recorded By: Kathryn McGee \*Date: 05/25/2011 \_\_\_\_\_ Continuation X Update

Update Status: Retains Integrity

The Department of Water and Power Main Street Facility is significant as an early power station for the Department of Water and Power that played an important role in support of development of the City of Los Angeles. It is located on a triangular-shaped site containing multiple buildings and bounded by Main and Leroy Streets to the north and west and the Union Pacific Rail Road to the east and south. The early DWP site shown in Sanborn maps (corrected through 1951) include such buildings as Transformer House No 1 (1923 and 1918); Electrical Manintenance building (no date); General Warehouse (1923 and 1940); General Repair Shop (1925); Test Laboratory (1916); Outdoor Transformers (no date) and other ancillary buildings. Unable to confirm from public right-of-way whether all buildings listed are extant and if they all retain integrity. Site currently contains large collection of outdoor transformers at corner of Main St and the UPRR.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1801 N. Main St

P1. Other Identifier: Lanza Brothers Market

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 15

c. Address: 1801 N. Main St City: Los Angeles Zip: 90065

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019005

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Architectural Style:** Utilitarian  
**Siding/Sheathing:** brick, all visible sides, painted  
**Roof:** flat  
**Fenestration:** aluminum, fixed, storefront, alteration: yes  
**Primary Entrance:** storefront, single door, three storefronts total  
**Other notable features:** metal awning printed with "famous italian sandwiches since 1926", mural of sandwiches on right side

**Plan:** rectangular  
**No. Stories:** 1, 2 buildings  
**Property Type:** Market  
**Related:** Modest turn of the century residence behind market, "Lanza Bros Market" wall sign  
**Retains integrity:** yes

\*P3b. Resource Attributes: (List attributes and codes) HP06, HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1926

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1801 N. Main St

B1. Historic Name: Lanza Bros Market

B2. Common Name: \_\_\_\_\_

B3. Original Use: Market B4. Present Use: Market

\*B5. Architectural Style: Utilitarian

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

Year constructed: 1926

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Modest turn of the century residence behind market, "Lanza Bros Market" wall sign

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: ; Early Neighborhood Commercial Development 1880-1930

Period of Significance: 1926 Property Type: Commercial Applicable Criteria: A/1/1, HCM 5

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

The Lanza Brothers Market appears eligible for the National and California Registers and for HCM designation under Criterion A/1/1 because it is a rare intact commercial building associated with the Italian immigrant community, which has its roots in the earliest days of the Pueblo and continues to be active today. The building and associated residence was operated by the Lanza and Bruno families from the early 1920s through the early 2000s. In addition, the property appears to be eligible for designation as an HCM under Criterion 5 because it reflects the diversity of Los Angeles history as a physical representative of the City's Italian heritage.

Los Angeles City Directories starting as early as 1923 locate the Lanza Family at 1801 N Main St, listing Frank, a sheet metal worker, John (no occupation given), Joseph, a sheet metal worker, and Tony A., a sheet metal worker, as residing at 1801 N. Main. According to the 1930 United States Census, John Lanza was born in Italy to...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP02

\*B12. References:

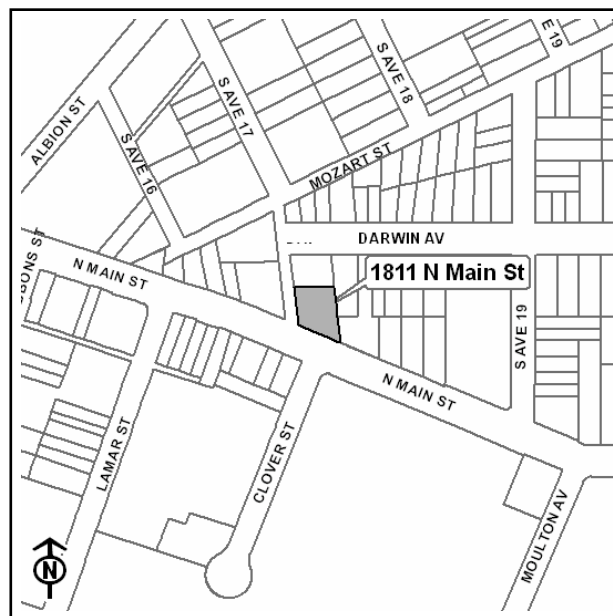
Sanborn Maps, Directories, LA Times Database, Census records

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 1801 N. Main St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): Italian parents c. 1866 and immigrated to the United States in 1898. He was recorded in the 1930 U.S. Census as residing at 1801 N Main at the age of 64 where he lived with his wife, Phyllis (age 54; born in Italy), daughter, Margaret Bruno (age 21; born in Texas), son-in-law Nick Bruno (age 25; born in Italy), and grandchildren Sam, John, Rosala and Rosie. The 1930 U.S. Census also includes other Lanza family members residing on the property. Head of household, Frank Lanza (age 29; born in Italy) and his wife Jenny (age 21; born in Italy) resided at 1801 ½ N. Main with their children Johnny and Phyllis. Frank Lanza was a carpenter in a railroad shop at the time. At 1805 N. Main, head of household Phillip Lanza (age 28; born in Italy) resided with his wife Elizabeth (age 20; born in Colorado). Phillip Lanza was a builder of railroad cars at the time. At 1807 N. Main, head of household Anthony Lanza (age 26; born in Alabama) resided with his wife Cornelia (age 25; born in Italy) and their son, John. Anthony Lanza was a grocery merchant at the time. Census records indicate that while John and Phyllis Lanza lived in Los Angeles in the 1930s, they lived in southern states, likely including Texas and Alabama, and possibly also Louisiana, after immigrating to the U.S. and prior to moving to Los Angeles.

The 1927 Los Angeles City Directories also associate the property with Mary Millone, a grocer at 1803 N Main, and John Millone, who worked as a truck builder; the couple resided at 1706 Pomeroy Ave at the time. In addition, Bruno Pete meats is listed as tenant of 1803 N Main. The connection between the Lanza and Bruno names likely starts with Margaret Lanza's marriage to Nick Bruno (Margaret was the Texas-born daughter of John and Phyllis Lanza). The Millone connection is, however, unclear. It is possible Mary Millone was simply a worker at that location, or was related to the Lanza or Bruno Families in a manner that has not been identified; it is also possible the Millone family had a small shop in the building, since the building contains three storefront entrances (and could have contained three businesses). Anthony Lanza and wife Cornelia are listed as grocers at 1803 N Main and residing at 1801 ½ N Main in the 1942 LA City Directory. The Lanza Bros Grocery is located at 1803 N Main in the 1956 LA City Directory; Anthony Lanza still occupies 1801 ½ N Main; and 1807 N. Main is identified as Jerry G Barroy dry goods in the same year.

A 2000 Los Angeles Times article written by the son-in-law of Lanza Family member Gloria Worsham, who owned the property with her brothers Anthony and Louis Lanza for many years, notes that the site housed generations of Lanzas since the 1920s in the seven houses directly behind the store (not all of which are necessarily on the APN listed above; it is unclear exactly which houses are associated with the Lanza family). The author also notes, "My wife's family still owns most of the city block where the store sits, and her mother was brought up in the family compound that consists of the seven houses directly behind the store. But the family moved away long ago, Gloria and Anthony heading to the suburbs of San Gabriel a few miles away, Louis a little closer in Silver Lake. The Lanza Brothers market remained behind, however, and has served the neighborhood for 80 years." The author further notes, "When the [store opened] in the 1920s, [it was] a working-class neighborhood. In a time before supermarkets, it was the place where the Italian immigrants would buy fresh groceries on their way home from the nearby rail yards and factories. People would come to talk, buy stamps and money orders, and have a feeling of home and community in a strange new land." The article concludes that due to frequent break-ins and robberies in recent years, the Lanza family has vacated some or all of the site (Rick Garcia, 'Sunset in Lincoln Heights,' Los Angeles Times, 8 Oct. 2000). Current on-line reviews of the market indicate that it is being run by Korean immigrants.



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Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 1811 N Main St

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: \_\_\_\_\_ Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1811 N Main St City: Los Angeles Zip: 90031

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019005

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian  
Construction: wood frame  
Siding/Sheathing: wood: clapboard, all visible sides  
Roof: hipped, medium, narrow eaves  
Fenestration: wood, double-hung, front  
Primary Entrance: front, single door  
Other notable features: decorative brackets and spandrels

Plan: rectangular  
No. Stories: 1  
Porches: Full-Width, front  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

ca 1900

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1811 N Main St

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Folk Victorian

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

Year constructed: ca 1900

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: ca 1900 Property Type: Single Family Residence Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. This residence has several character-defining features of the style as applied to a hipped-roof cottage, including a full-width front porch with decorative spindles and spandrels, and boxed eaves. It...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

\*B12. References:

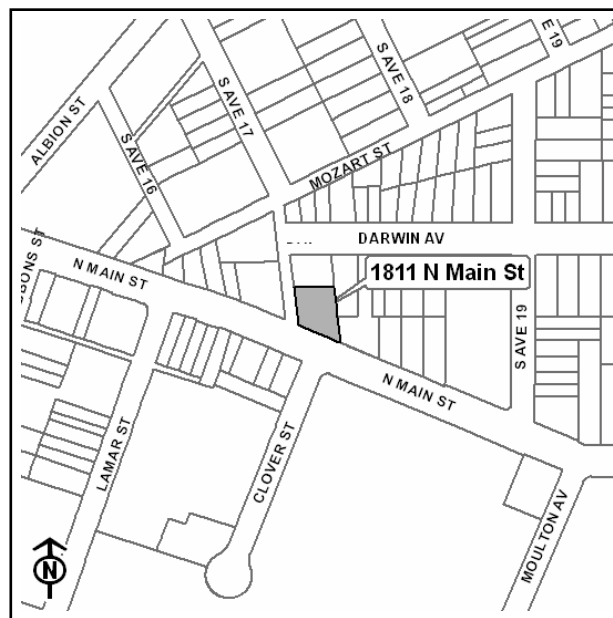
Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary # \_\_\_\_\_

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Trinomial \_\_\_\_\_

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Resource Name or #:(Assigned by recorder) 1811 N Main St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): appears that the balustrade has been rebuilt with narrower gaps between rails, but the building retains integrity in spite of this apparent alteration.

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Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1611 Naud St

P1. Other Identifier: California Steel and Cornice Co., Stadco Fab Shop; Veolia Transportation

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1611 Naud St City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002016

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian, utilitarian  
Construction: wood frame  
Siding/Sheathing: metal, all visible sides, Metal  
Roof: side gable, medium, other, Sawtooth  
Fenestration: metal, fixed, front  
Primary Entrance: front, Truck door

Plan: rectangular  
No. Stories: 2  
Property Type: industrial  
Related: Associated with large covered maintenance yard  
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1945

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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



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Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #:(Assigned by recorder) 1611 Naud St

\*Recorded By: LSA Associates, Inc. \*Date: 05/25/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): Pfister Brass Manufacturing Company and smaller steel and metal shops on Avenue 33 and on Naud Street.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1640 N Spring St

P1. Other Identifier: Paper Products Manufacturing Co., KGB Studios

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1640 N Spring St City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002014

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian Architectural Style: Italianate, elements of  
Construction: wood frame  
Siding/Sheathing: brick, all visible sides  
Roof: side gable, medium, other, Sawtooth roof  
Fenestration: wood, fixed, front  
Primary Entrance: front, single door, transom lights, side lights

Plan: irregular  
No. Stories: 1  
Property Type: industrial  
Retains integrity: yes, setting, location, materials,  
workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1925

Assessor

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1640 N Spring St

B1. Historic Name: Paper Products Manufacturing Co.

B2. Common Name: KGB Studios

B3. Original Use: Paper products manufacturing B4. Present Use: light industrial

\*B5. Architectural Style: Utilitarian, Italianate

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

Year constructed: 1925

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1925 Property Type: Industrial Applicable Criteria: C/3/3

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of a daylight factory because it combines the important elements of a daylight factory with an architecturally distinct façade. Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior.

B11. Additional Resource Attributes: (List attributes and codes) HP08

\*B12. References:

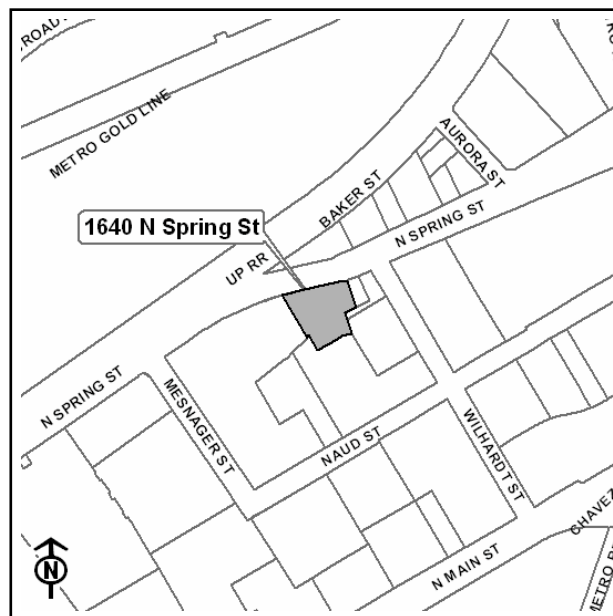
Sanborn Maps

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)





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NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1727 N Spring St

P1. Other Identifier: Standard Oil Company Sales Department, The Woman's Building

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1727 N Spring St City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002011

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Italianate, elements of

Construction: unknown

Siding/Sheathing: brick, all visible sides

Siding/Sheathing: metal, all visible sides

Roof: flat, parapet

Fenestration: metal, fixed, front, side

Fenestration: metal, casement, front, side

Primary Entrance: front, single door, recessed, distinctive entry

Other notable features: Ornament surrounding entrance and windows above

Plan: irregular

No. Stories: 3

Property Type: commercial

Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP06, HP08

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1914

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 03/31/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1727 N Spring St

B1. Historic Name: Standard Oil Company (the Sales Department); The Woman's Building

B2. Common Name: \_\_\_\_\_

B3. Original Use: Industrial/Office B4. Present Use: Artist space/Industrial

\*B5. Architectural Style: Italianate

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

Year constructed: 1914

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Oil/Petroleum Products 1892-1965

Period of Significance: 1892-1965 Property Type: Industrial Applicable Criteria: A/1/1

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

The building located at 1727 N. Spring St appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 for its association with Standard Oil Company of California, as well as for its association with the Womens Rights Movement. Originally designed in 1914 as a sales department office and industrial facility for Standard Oil Company of California, the building retains integrity from its date of construction. Standard Oil Company was founded by John D. Rockefeller and was broken up in the U.S. Supreme Court antitrust decision in 1911. Standard Oil Company of California was a successor company resulting from that break up. It played an important role in Citywide development and later became Chevron Corporation.

In 1975 the building reopened by the Feminist Studio Workshop (FSW) organization as "The Woman's Building & Women's Graphic Center," home of the FSW, Sisterhood Bookstore, Olivia Records, Women's Graphic Center, Women's...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

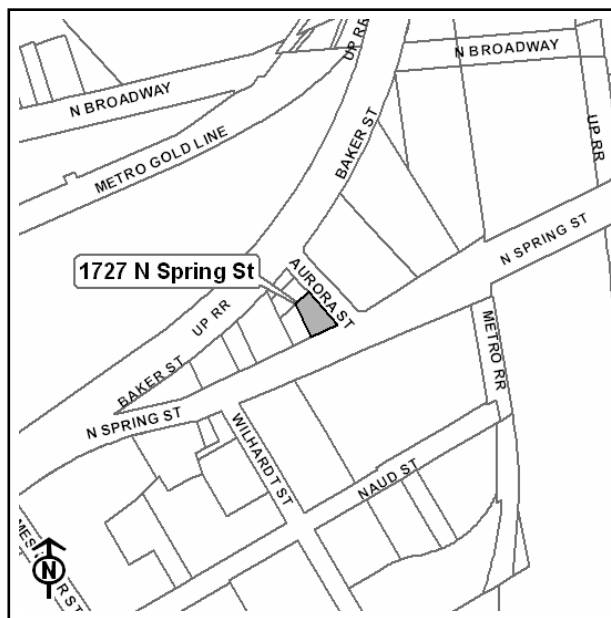
\*B12. References:

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 03/31/2011

(This space reserved for official comments.)





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Trinomial \_\_\_\_\_

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Resource Name or #:(Assigned by recorder) 1727 N Spring St

\*Recorded By: LSA Associates, Inc. \*Date: 03/31/2011 ☒ Continuation ☐ Update

B10. Statement of Significance (continued): Switchboard, Canis Gallery, a cafe, open gallery and performance spaces and feminist therapists ("About Women," LA Times, 7 Dec 1975, E4). A center supporting the creative achievements of women, its archives are currently held at the Smithsonian and Getty, among other locations. The Woman's Building & Women's Graphic Center was at this location until 1991. It was assessed for significance for its association with Judy Chicago, founder of the Feminist Art Program at Fresno State College and co-founder of Feminist Art Program at CalArts, and, finally, cofounder of the FSW, the group that started the first Woman's Building at Choinard Art Institute (743 S Grandview) in 1973. Chicago left Feminist Studio Workshop Staff in 1974, prior to FSW's move to the 1727 N Spring St location. Since she left the organization prior to its occupation of 1727 N Spring, the building isn't significant for its association with her. Note that while references to the building alternate between calling it "Woman's Building" and "Women's Building," a 1980s photo of the building shows that its facade signage read: "The Woman's Building & Women's Graphic Center."

State of California - The Resources Agency  
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HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings 3CS, 5S3

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

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 1756 N Spring St

P1. Other Identifier: Standard Oil Company Facilities

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County Los Angeles and (P2b and P2c or P2d.)

\*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1756 N Spring St City: Los Angeles Zip: 90012

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002029

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian

Construction: wood frame

Siding/Sheathing: brick, all visible sides

Roof: flat, parapet

Fenestration: metal, fixed, boarded up

Primary Entrance: side, Truck door

Plan: rectangular

No. Stories: 1, 4 buildings

Secondary Entrance: front, side, rear

Property Type: industrial

Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

\*P3b. Resource Attributes: (List attributes and codes) HP08, HP06

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

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



P5b. Description of photo:

(View, data, accession #)

03/09/11

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1920-1938

Assessor

\*P7. Owner and Address:

not known

\*P8. Recorded by:

Kathryn McGee  
Chattel Architecture, Planning and  
Preservation  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423

\*P9. Date Recorded: 05/25/2011

\*P10. Survey Type: (Describe)

Intensive

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

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 1756 N Spring St

B1. Historic Name: Standard Oil Company Facilities

B2. Common Name: L.A. Lucky Trading Inc.

B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Utilitarian

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

Year constructed: 1920, 1934, 1938

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Area: Los Angeles Theme: Oil/Petroleum Products 1892-1965

Period of Significance: 1920-1938 Property Type: Industrial Applicable Criteria: A/1/1

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

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 as a key facility for the Standard Oil Company of California. It was an early office and auto repair/machine shop for Standard Oil Company of CA, a successor company of Standard Oil that played an important role in citywide development, later becoming Chevron Corp. Note that this parcel includes the small office building located just below the Spring Street Bridge.

Oil exploration and processing is a theme that has had a significant impact on the City, from fueling emerging industries in the early 20th century to financing the construction of fantastic residential and commercial architecture. Unfortunately, there are very few industrial properties that strongly represent this theme. There are a few examples in the CASP area, including a former Standard Oil Company office and warehouse, and Standard Oil maintenance facilities across the street.

B11. Additional Resource Attributes: (List attributes and codes) HP08, HP06

\*B12. References:

Sanborn Maps, LA Times Database

B13. Remarks:

\*B14. Evaluator: Kathryn McGee

\*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)

