



## **Supplemental Historic Resources Survey Report**

# **Industrial Zone Properties in the West Adams - Baldwin Hills - Leimert Community Plan Area**



### *Prepared for:*

City of Los Angeles  
Department of City Planning  
Office of Historic Resources



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# Table of Contents

Project Overview	1
Project Team	1
Survey Area	1
Summary of Findings	4
Summary of Property Types	4
Summary of Contexts and Themes	4
For Further Reading	12

# Project Overview

This supplemental historic resources survey report (“Supplemental Survey Report”) summarizes additional field work conducted for SurveyLA in the industrially-zoned areas of the West Adams-Baldwin Hills-Leimert Community Plan Area (CPA).<sup>1</sup> This survey report is to be used in conjunction with the main survey report and associated appendices for this CPA, published in September 2012.<sup>2</sup> All survey work was conducted according to SurveyLA methodology as discussed in the West Adams-Baldwin Hills-Leimert main survey report.

## Project Team

Additional survey work in the West Adams-Baldwin Hills-Leimert CPA was conducted by Architectural Resources Group. Personnel included Katie Horak, Principal and project manager; Mary Ringhoff, Associate; and Evanne St. Charles. Additional assistance was provided by intern Christina Park.

## Survey Area

### *Description of Industrial Zone Areas*

The survey area (“Survey Area”) includes approximately 1,537 industrially-zoned parcels in the north and south portions of the West Adams-Baldwin Hills-Leimert CPA. Of these, approximately 1,393 parcels were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or resources that have been designated under Federal, state, or local programs. The map below illustrates the boundaries of the CPA and the location of industrially-zoned parcels.

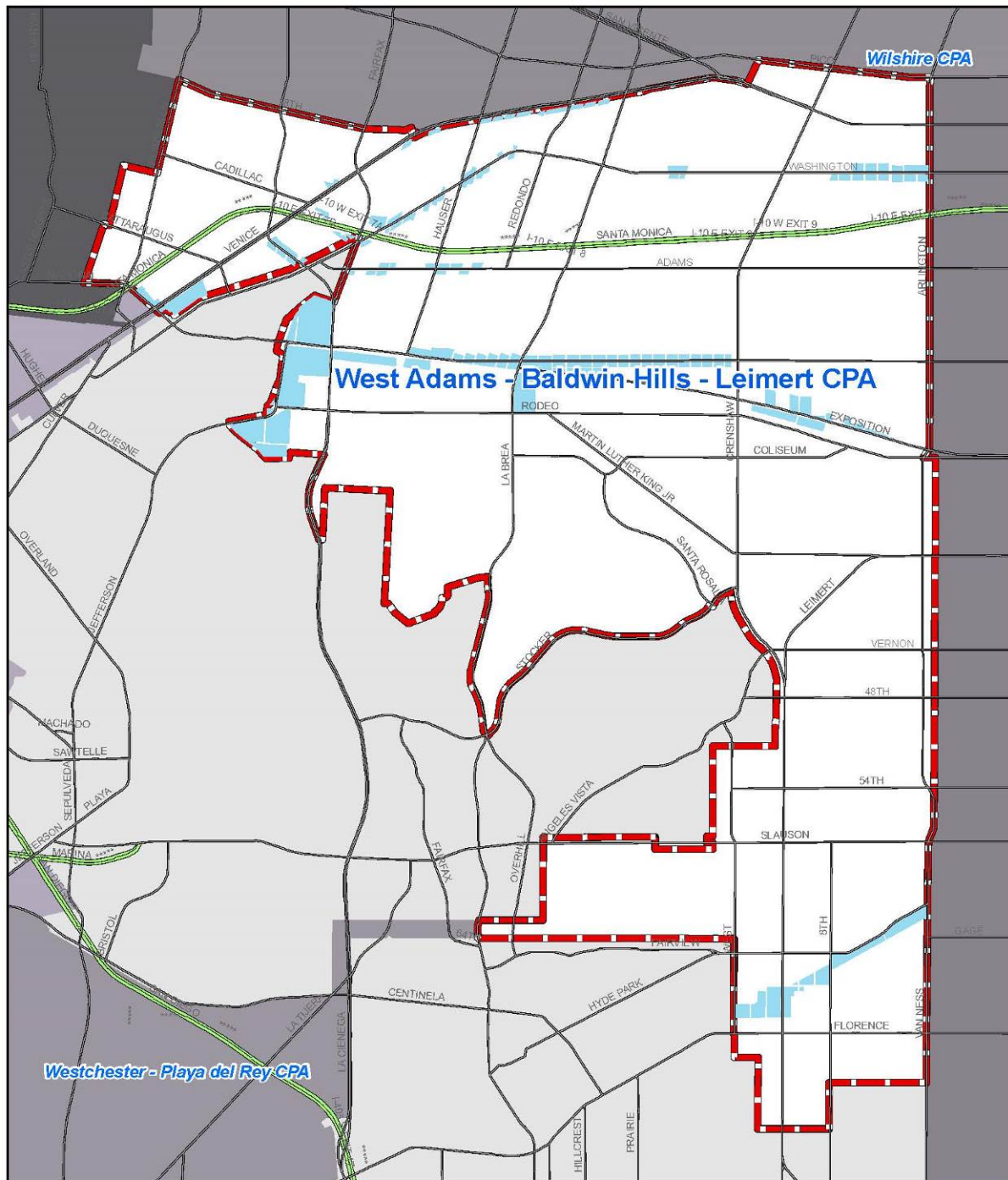
Within the West Adams-Baldwin Hills-Leimert CPA, industrially-zoned areas are primarily located along portions of West Washington Boulevard, Venice Boulevard, South La Cienega Boulevard, West Adams Boulevard, West Jefferson Boulevard, Exposition Boulevard, and Hyde Park Boulevard. The industrial parcels along Exposition and part of Jefferson are oriented toward the former Southern Pacific Railroad line (now a Metro line), while those along Hyde Park are oriented toward the former Atchison Topeka & Santa Fe Railway line. Industrial parcels are also clustered in a cohesive area bounded by La Cienega, Rodeo Road, Lenawee Avenue, Ivy Way, and the channelized Ballona Creek, at the western edge of the CPA.

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<sup>1</sup> When this CPA was originally surveyed for SurveyLA, the Industrial Development context for the Citywide Historic Context Statement had not been developed. Therefore, industrially-zoned parcels could not be surveyed at that time. The context has since been completed and survey teams have returned to this CPA to survey industrial parcels.

<sup>2</sup> The main survey report and all appendices for the West Adams-Baldwin Hills-Leimert CPA can be found at <http://preservation.lacity.org/survey-la-findings-and-reports>.

### ***Survey Area Map with Industrially-Zoned Parcels***



 Industrial Zoning

Los Angeles  
Department  
of City Planning

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## West Adams - Baldwin Hills - Leimert CDA Survey Area



## ***Industrial Zone Areas Development History***

In the years following Los Angeles' founding at mid-nineteenth century, industries in the city were few and largely agriculture based. Industrial uses were confined to areas in and around downtown, which was the center of the new city. The arrival of the transcontinental railroad in 1876 helped to further spur industrial growth, and by the 1880s, industries relied heavily on these rail lines as the primary means of exporting manufactured goods to other parts of the country. With the discovery of oil in Los Angeles in the 1890s, the construction of the Port of Los Angeles (1906) and the Panama Canal (1914), and the opening of the Owens Valley Aqueduct in 1913, manufacturers from across the country came to Los Angeles, hoping to take advantage of its cheap power and water, and readily available transportation network.<sup>3</sup>

By the early 1900s, the need for separating industrial development from the city's booming residential sector was apparent. Early on, deed restrictions were used by residents to create a barrier between themselves and heavy industry; however, as manufacturing continued to increase, the City sought a more wide-reaching solution to the problem. In 1906, Los Angeles' first industrial district was formed, likely on land adjacent to the Salt Lake, Southern Pacific, and Santa Fe Railroads east of downtown.<sup>4</sup> Additional districts followed, most of them established along rail lines or clustered near the port in San Pedro.

The creation of these industrially-zoned districts led to the concentration of a range of industrial property types in areas found scattered throughout the West Adams-Baldwin Hills-Leimert CPA, including Hyde Park, Baldwin Hills, Arlington Heights and West Los Angeles. Industrial development in the CPA followed roughly the same pattern as its residential and commercial development, starting in the northeastern portion in the early 20<sup>th</sup> century and continuing southward and westward along streetcar and railroad lines. The industrially-zoned areas on and adjacent to the Washington Boulevard streetcar route were not appreciably different from the surrounding commercially-zoned areas, developing a mix of light manufacturing operations and small warehouse/distribution facilities along with commercial retail and mixed-use properties.

The industrial areas adjacent to the Atchison, Topeka & Santa Fe Railway line and the Southern Pacific Railroad line contained larger industrial operations, from factories to large warehouses and distribution facilities; this industrial legacy is still very apparent today, especially along stretches of Exposition Boulevard/Exposition Place and Jefferson Boulevard. Industrial properties were established along these routes starting in the 1920s and continuing through the 1960s; the post-World War II period saw an increase in industrial development resulting in factories and warehouses still in operation today.

The pre- and post-World War II industrial development of the CPA was characterized by a mix of industries; unlike some other industrially-zoned areas of Los Angeles, no one type of operation dominated. The West Adams-Baldwin Hills-Leimert CPA contained machine shops, garment factories, metal shops, furniture manufacturers, warehouses/distribution centers, and building materials operations side by side.

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<sup>3</sup> LSA Associates, "Draft Historic Context Statement: SurveyLA Industrial Development," August 26, 2011, 4-7.

<sup>4</sup> LSA Associates, 7.

# Summary of Findings

The following discussion of Contexts, Themes, and Property Types relates to resources on industrially-zoned parcels identified and recorded as eligible for designation.

## Summary of Property Types

The West Adams-Baldwin Hills-Leimert CPA contains a diverse range of extant industrial property types, representing a number of periods of development. The CPA also contains commercial and institutional properties located in industrially-zoned areas, primarily along portions of West Washington Boulevard.

Industrial and commercial property types that were documented and evaluated as historically, culturally, or architecturally significant include warehouses, factories, the Helms industrial bakery complex, the See's Candies factory, retail and mixed-use commercial buildings along former streetcar routes, offices, a laundry, and a service station. Institutional properties include a Spanish Colonial Revival style church on Jefferson Boulevard.

## Summary of Contexts and Themes

Many of the themes developed for the Industrial Development context of the SurveyLA Citywide Historic Context Statement are represented in the Survey Area. The following is a sampling of resources recorded in the area under industrial themes as well as commercial, institutional, and architectural themes.

For a list of all resources identified in the Survey Area see the *West Adams-Baldwin Hills-Leimert Community Plan Area Industrial Zone Area Supplemental Appendices* at SurveyLA.org.

## **Context: Industrial Development, 1850-1980**

### **Theme: Building the City, 1876-1965**

#### **Sub-Theme: Building Materials, 1900-1965**

The Building the City theme was used to evaluate one property, a rare remaining example of a 1924 industrial cabinet/carpentry shop located near the historic Southern Pacific Railroad line. The property at 2830 W. Exposition Place reflects the expansion of industrial operations along railroad lines in this part of Los Angeles during the 1920s.



**Address:** 2830 W. Exposition Pl.

**Date:** 1924



**Context: Industrial Development, 1850-1980**  
**Sub-Context: Manufacturing for the Masses, 1883-1989**  
**Theme: Factories, 1887-1980**

This Context/Theme was used to evaluate factories that produced goods for the public at large but did not fall under the other themes in this context, such as bakeries and flour mills. This included the See's Candies manufacturing facility, an excellent and rare example of a 1940s candy factory in the area. The 1946 candy factory is also significant under the Commercial Development context for its long-time association with See's, a company of national importance.



**Name:** See's Candies

**Address:** 3425 S. La Cienega Blvd.

**Date:** 1946



## **Context: Other Context, 1850-1980**

### **Theme: Event or Series of Events, 1850-1980**

The Other Context is used to capture property types for which a specific context/theme has not yet been developed. These included a 1920s high-rise industrial furniture storage facility (upper right); and a 1949 Vons Grocery Co. warehouse (upper left). The Vons warehouse was also evaluated under the Architecture and Engineering context as an excellent example of Late Moderne industrial architecture, designed by master architect Albert C. Martin.



**Name:** Vons Grocery Co. warehouse/office  
**Address:** 5500 Jefferson Blvd.  
**Date:** 1949



**Address:** 1919 S. 3<sup>rd</sup> Ave.  
**Date:** 1927

## **Context: Commercial Development, 1850-1980**

### **Theme: Streetcar Commercial Development, 1873-1934**

The West Adams-Baldwin Hills-Leimert CPA was well-served by streetcar lines in the 1920s and 1930s, including a Los Angeles Railway line on Washington Boulevard. One- and two-story commercial strips lined the route, but with changing trends in commercial development, many commercial buildings from the era have been altered or demolished. The Streetcar Commercial Development theme was used to evaluate examples of early 20<sup>th</sup> century commercial development located in industrially-zoned areas along this former streetcar route. Along with two individual mixed-use properties, a small district of 1920s commercial and mixed-use buildings was identified on Washington between Palmgrove Avenue and Claudina Avenue.



**Address:** 4617 W. Washington Blvd.  
**Date:** 1930



**Address:** 1820 S. 4<sup>th</sup> Ave.  
**Date:** 1923



**District:** 4624-4660 W. Washington Blvd. Streetcar Commercial Historic District  
**Location:** Washington Blvd. at Palmgrove Ave.  
**Period of Significance:** 1922-1927



**District:** 4624-4660 W. Washington Blvd. Streetcar Commercial Historic District  
**Address:** 4660 W. Washington Blvd.  
**Date:** 1923

## **Context: Commercial Development, 1850-1980**

**Theme: Markets, 1880-1980**

**Theme: Commercial Identity, 1850-1980**

**Theme: Commercial Development and the Automobile, 1910-1980**

**Theme: Commercial Signs**

Various themes under the Commercial Development context were used to evaluate a number of 1920s through 1950s commercial properties located on industrially-zoned parcels; many commercial buildings and structures from this era have been altered or demolished. The properties include a 1926 Ralph's grocery store designed by Morgan, Walls, & Clements (upper left); a 1948 Texaco service station on Jefferson Boulevard (upper right); a large 1952 Thrifty Drug (now Rite Aid) trilon sign at S. La Brea Avenue and Rodeo Road (lower left); and the longtime location of Batson's Fine Laundering and Dry Cleaning, in continuous operation on Crenshaw Boulevard since 1941 (lower right).



**Name:** Ralph's Grocery Store (Public Storage)  
**Address:** 3617 W. Washington Blvd.  
**Date:** 1926



**Name:** Texaco Station (A-A Radiator)  
**Address:** 3702 W. Jefferson Blvd.  
**Date:** 1948



**Name:** Thrifty Drug (Rite Aid) Sign  
**Location:** NE corner of La Brea and Rodeo  
**Date:** 1952



**Name:** Batson's Laundry  
**Address:** 6732 S. Crenshaw Blvd.  
**Date:** 1941



## **Context: Architecture and Engineering, 1850-1980**

### **Sub-Context: L.A. Modernism, 1919-1980**

### **Theme: Related Responses to Modernism, 1926-1970**

### **Sub-Theme: PWA Moderne, 1928-1945**

This Context/Theme was used to evaluate the Helms Bakery Complex, an industrial bakery district containing three 1930s buildings and one 1949 building, all united by their distinctive PWA Moderne architectural style. The complex is also significant under the Industrial Development context as an excellent example of a historic industrial bakery, and under the Commercial Development context for its longtime association with the regionally significant Helms company. The main Helms Bakery factory building is designated a local landmark in Culver City. The district's contributors exhibit a high quality of design and possess architectural characteristics associated with the PWA Moderne style, including vertical orientation, smooth stucco cladding with geometric ornamentation, and formal symmetry and massing. The Helms complex was an early and successful adaptive reuse project and is today a vibrant retail center focused on home décor, furniture, and interior design.



**District:** Helms Bakery Complex  
**Name:** Helms Bakery factory building  
**Date:** 1931



**District:** Helms Bakery Complex  
**Name:** Helms Garage  
**Date:** 1936



**District:** Helms Bakery Complex  
**Name:** Beacon Laundry  
**Date:** 1931



**District:** Helms Bakery Complex  
**Name:** Helms Athletic Foundation  
**Date:** 1949

## **Context: Architecture and Engineering, 1850-1980**

**Sub-Context: L.A. Modernism, 1919-1980**

**Theme: Post-War Modernism, 1946-1976**

**Sub-Theme: Mid-Century Modernism, 1945-1970**

One industrial property was evaluated under the Mid-Century Modernism Context/Theme – a 1962 construction equipment rental facility on Jefferson Boulevard, designed by Josef Van der Kar. The property exhibits a high quality of design and possesses architectural characteristics associated with the Mid-Century Modern style, including a horizontal emphasis, simple geometric volumes, floor-to-ceiling windows, and cantilevering.



**Address:** 5420 Jefferson Blvd.

**Date:** 1962

# For Further Reading

## ***Books and other published material***

Bottles, Scott L. *Los Angeles and the Automobile: The Making of a Modern City*. Berkeley: University of California Press, 1987.

Hise, Greg. *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis*. Baltimore: The Johns Hopkins University Press, 1997.

## ***Online repositories of maps, photographs, periodicals, and other materials***

1900-1930 U.S. Federal Census (Population Schedule), Los Angeles, Los Angeles County, CA, jpeg image, (Online: The Generations Network, Inc., 2009) [Digital scan of original records in the National Archives, Washington, DC], subscription database, accessed 2015, <http://www.ancestry.com/>.

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