

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report South Los Angeles 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	2
SurveyLA Methodology Summary	2
Project Team	4
Survey Area	4
Designated Resources	12
Community Plan Area Survey Methodology	14
Summary of Findings	15
Summary of Property Types	15
Summary of Contexts and Themes	16
Selected Bibliography	43
Appendices	
Appendix A: Individual Resources	
Appendix B: Non-Parcel Resources	
Appendix C: Historic Districts and Planning Districts	

Project Overview

This Historic Resources Survey Report (Survey Report) has been completed on behalf of the City of Los Angeles Department of City Planning's Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the South Los Angeles Community Plan Area (CPA). This project was undertaken from January 2011 to December 2011 by Architectural Resources Group, Inc. (ARG), Galvin Preservation Associates (GPA), and Chattel Architecture, Planning & Preservation (Chattel).

This Survey Report provides a summary of the work completed, including a description of the survey area; an overview of the field methodology used in the South Los Angeles CPA; a summary of relevant contexts, themes and property types; and appendices which list all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (Master Report), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. In addition, a Survey Results Map has been prepared, which graphically illustrates the boundaries of the survey area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, and Appendices are available on the Survey Findings page at SurveyLA.org. Additionally, survey data for this CPA is searchable at HistoricPlacesLA.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- 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 Los Angeles Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.

- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.
- Field surveys do not include:
 - Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
 - Community Redevelopment Agency of Los Angeles (CRA/LA) surveys conducted within the last five years.
 - Potential HPOZ areas which have been surveyed within the last five years and are in the process of being designated.
 - Industrial properties, which will be surveyed as a group in a later phase of the field surveys.

SurveyLA Resource Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C of this Survey Report are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples may include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Historic districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, objects, sites and other features located within historic districts (such as residences, schools, and parks). Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.

- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area and making it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning concepts, such as height, massing, setbacks, and street trees, which may be considered in the local planning process.

Project Team

The South Los Angeles CPA survey team included the following personnel from ARG: Charles E. Chase, Principal; Katie Horak, Associate, Architectural Historian and Preservation Planner; and Allison M. Lyons, Architectural Historian and Preservation Planner. Additional assistance was provided by interns Marilyn Novell, Daniel Riggin, and Sian Winship.

Reconnaissance survey work was conducted by senior staff from ARG, GPA and Chattel. The aforementioned principals included Katie Horak, Associate at ARG; Teresa Grimes, Principal Architectural Historian at GPA; and Jenna Snow, Principal Associate at Chattel.

Survey Area

The South Los Angeles CPA served as the boundaries of the survey area for this project. The South Los Angeles CPA is located in the southeast quadrant of the city, directly southwest of Downtown. It is primarily represented by Council Districts 8 and 9, although it also includes portions of Council Districts 1, 10, and 15.

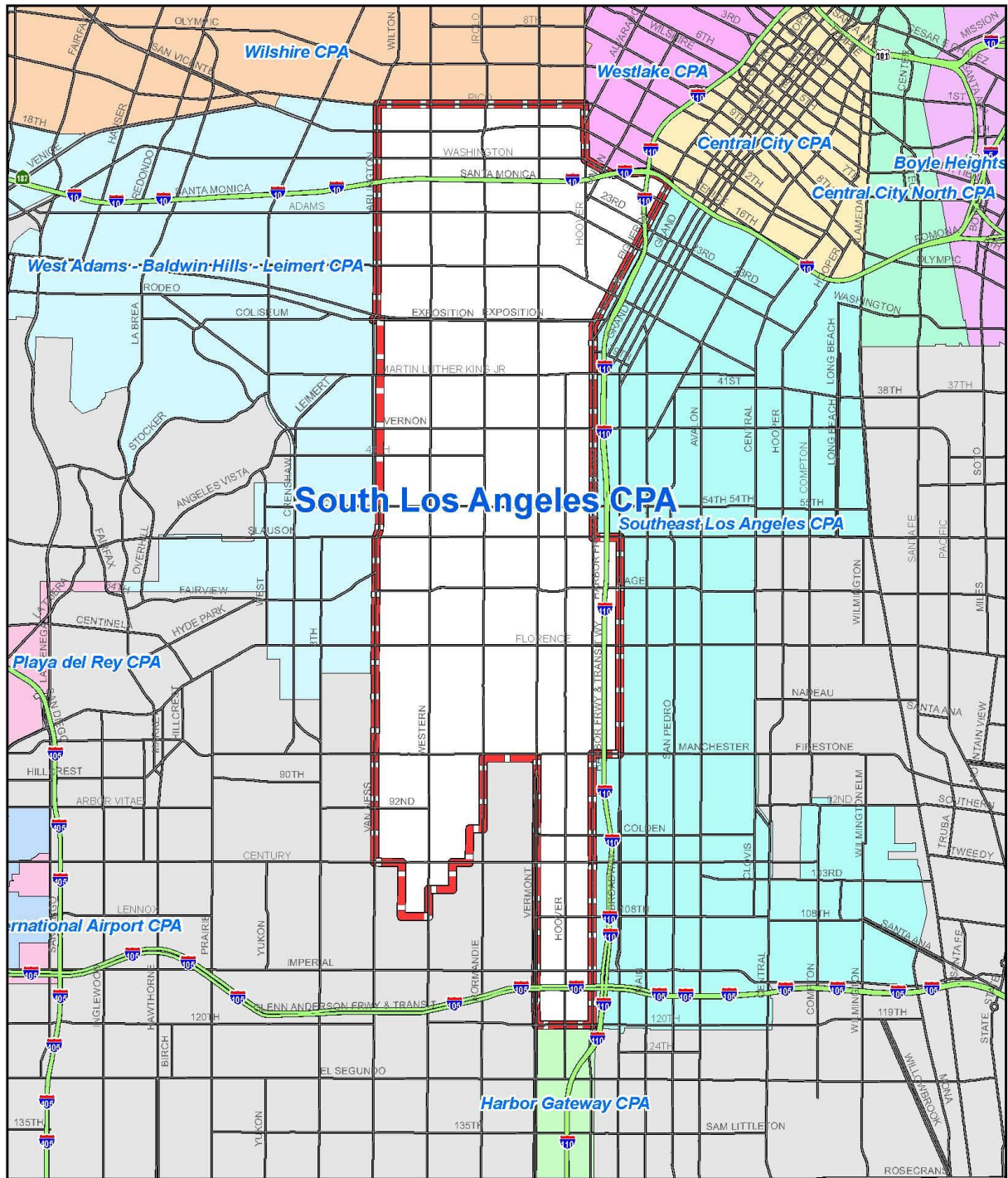
The CPA is roughly rectangular in shape with an irregularly-shaped boundary along its southern edge that follows the southern boundary of the city. From east to west, the northern boundaries of the CPA are formed by the Interstate 10 Freeway, Washington Boulevard, and Pico Boulevard. The eastern boundary of the CPA is Hoover Street from Pico Boulevard to Washington Boulevard. From Washington Boulevard to Slauson Boulevard, the eastern boundary of the CPA is Flower Street. Between Slauson Boulevard and Manchester Avenue, the eastern boundary is Broadway. South of Manchester Boulevard, the eastern boundary is Figueroa Street. From east to west, the southern boundary follows 120th Street (between Figueroa Street and Vermont Avenue), Manchester Avenue (between Vermont Avenue and Normandie Avenue), Century Boulevard (between Normandie Avenue and Denker Avenue), 104th Street (between Denker Avenue and Western Avenue), 108th Street (between Western Avenue and Gramercy Place), and Century Boulevard (between Gramercy Place and Van Ness Avenue). The western boundary is Arlington Avenue from Pico Boulevard to Rodeo Road. South of Rodeo Road the western boundary is Van Ness Avenue.

The South Los Angeles CPA comprises 52,003 parcels. Of these, roughly 47,532 parcels within the CPA were surveyed by the SurveyLA team. As mentioned above, properties not surveyed include parcels zoned for industrial use, buildings constructed after 1980, and resources designated under local, state and/or federal programs. Designated properties within the South Los Angeles CPA include six Los Angeles HPOZs: Harvard Heights, University Park, Adams-Normandie, Western Heights, a portion of West Adams Terrace, and a portion of Jefferson Park. Additionally, the potential Vermont Square HPOZ is located in the South Los Angeles CPA and was not surveyed. The recent Community Redevelopment Agency of Los Angeles (CRA/LA) survey area of Normandie 5 was also excluded from the survey.¹

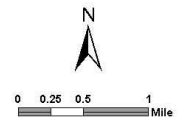
The *Designated Resources* map on page 13 depicts all the designated resources within the South Los Angeles CPA at the time of the survey.

¹ More information about the Normandie 5 Redevelopment Project Area can be found on the CRA/LA website, http://www.crala.org/Projects/Normandie_5/index.cfm.

Survey Area Map



South Los Angeles Survey Area



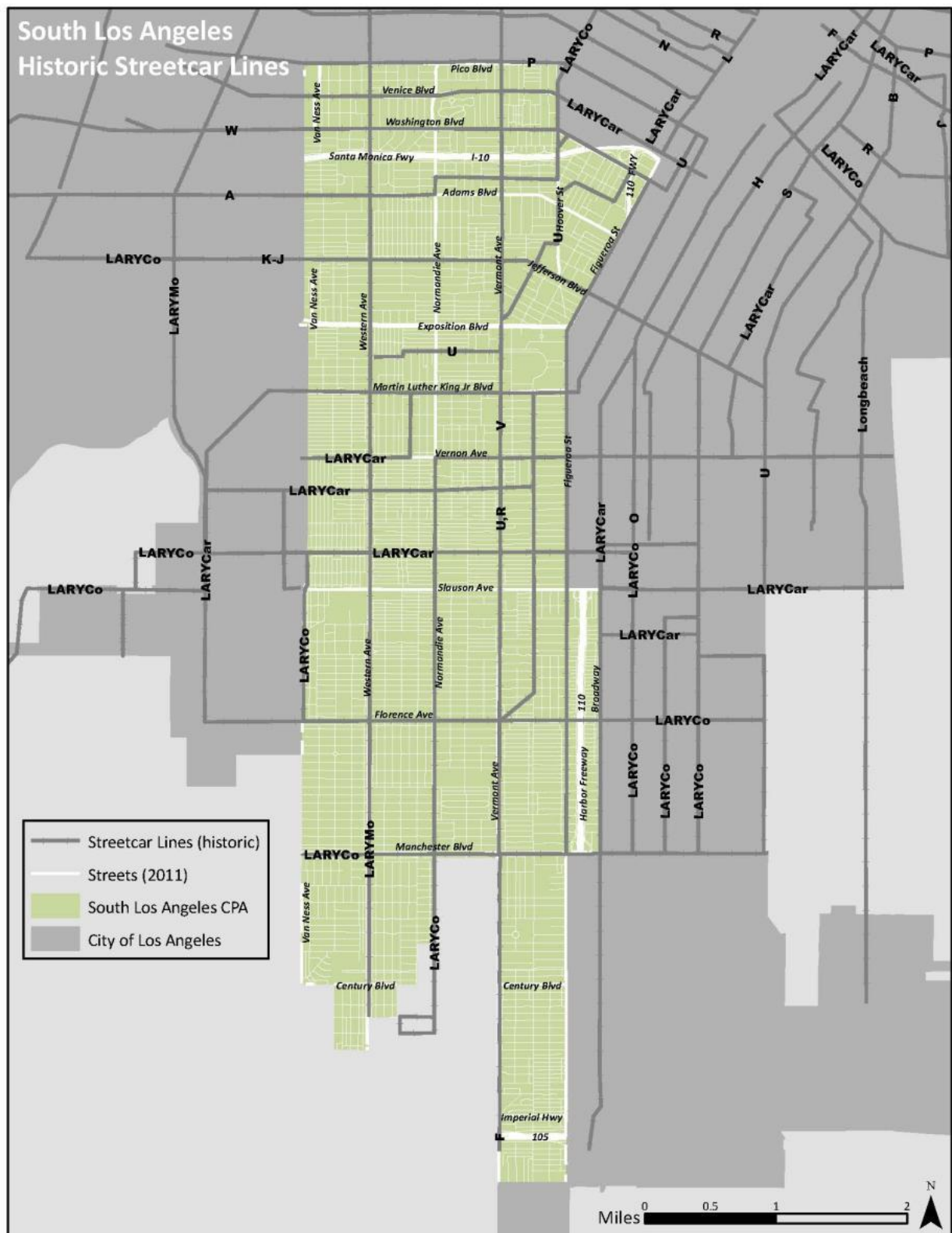
Topography and Street Geography

The South Los Angeles CPA is located in the plain of the central Los Angeles Basin that falls to the south of the Santa Monica Mountains. Aside from gradual changes in elevation, the area is generally flat. There are no major land formations or waterways that define the area. Rather, the CPA is bounded and shaped by many man-made features, including wide boulevards that traverse much of the city. The northeast corner of the CPA falls within the historic boundaries of the Spanish and Mexican-era Pueblo de Los Angeles and the City of Los Angeles that was incorporated in 1850. In this portion of the city, the streets are skewed diagonally at a 36-degree northeast angle, following the plan of early Spanish settlers. The rest of the CPA was laid in a grid that follows a north-south axis.

Three major freeways are located within the CPA. Interstate 10 (Santa Monica) Freeway bisects the CPA in its northern quadrant, running east and west between 20th Street to the north and 22nd Street to the south. The freeway is entirely above grade, creating numerous overpasses and onramps with a physical and visual impact on the northern neighborhoods of the CPA. The Interstate 110 (Harbor) Freeway crosses through the CPA at its eastern edge, traversing both the South Los Angeles and the Southeast Los Angeles CPAs. Olive Street and Flower Street parallel the freeway to the east and west, respectively. The freeway is entirely above grade at this section. The Interstate 105 (Century) Freeway is located within in the CPA near its southern boundary. This freeway is also above grade at this section.

Many of the major thoroughfares of the area are wide avenues and boulevards that functioned historically as streetcar, motorcar, and railroad routes. These transportation routes were instrumental in the historic development of neighborhoods within the CPA. Commercial corridors developed along major routes, with residential development on the gridded streets in between. The major east-west arteries within the CPA are (from north to south): Pico Boulevard, Venice Boulevard, Washington Boulevard, Adams Boulevard, Jefferson Boulevard, Exposition Boulevard, Rodeo Road, Martin Luther King Jr. Boulevard (formerly Santa Barbara Avenue), Vernon Avenue, 54th Street, Slauson Avenue, Gage Avenue, Florence Avenue, Manchester Boulevard, Century Boulevard and the 105 (Century) Freeway. The major north-south arteries within the CPA are (from east to west): Broadway, Figueroa Street, the 110 (Harbor) Freeway, Hoover Street, Vermont Avenue, Normandie Avenue, Denker Avenue, Western Avenue, Arlington Avenue, and Van Ness Avenue.

Map of Historic Streetcar Routes



Neighborhood Geography

The northeastern section of the South Los Angeles CPA was within the original Los Angeles city boundary (incorporated in 1850). The remainder of CPA was annexed into the City of Los Angeles between 1859 and 1935 in seven separate annexations. The CPA includes the neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, Exposition Park, Vermont Square, Chesterfield Square, Harvard Park, Vermont-Slauson, Manchester Square, Vermont Knolls, Gramercy Park, and Vermont Vista.² The social and cultural history of these neighborhoods is summarized below.

The South Los Angeles CPA developed in southward pattern beginning in the late 19th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The first subdivisions were in the northwestern quadrant of the CPA and were home to many of the city's wealthiest and most influential citizens. The land on which the University of Southern California (USC) sits today was donated by three wealthy land owners who hoped that the presence of the university would not only benefit the young city but also raise the value of their surrounding residential real estate holdings. As the city expanded, the wealthiest citizens followed the westward path of the growing city into the neighborhoods of Windsor Square and Hancock Park (northwest of the South Los Angeles CPA) and many of the mansions in the University Park and Pico-Union neighborhoods were converted to multi-family use. Today's University Park neighborhood has been dramatically shaped by the influence of USC, with many residential buildings removed to accommodate post-World War II campus expansion and other early residential buildings converted to student housing and other university-related uses.

The area west of USC, which includes today's Jefferson Park, Adams-Normandie and Exposition Park neighborhoods, became home to a flourishing Japanese-American community in the early 1920s. With Downtown's Little Tokyo bursting at the seams, the Issei (first-generation Japanese American) community spread to outlying areas such as "Seinan," or South Los Angeles. By the mid-1920s, Seinan was generally centered in the area east of Arlington Avenue, south of Adams Boulevard, west of Vermont Avenue and north of Exposition Boulevard. Since the area was already built-out by the 1910s, the Japanese-American community assimilated into the neighborhood, utilizing existing buildings for commercial, residential and institutional purposes and comingling with neighbors of diverse ethnic backgrounds, including white, Jewish, African American, and Hispanic.

After World War II and the period of forced internment, the area's Japanese-American residents returned to Seinan to resume life in their community. In the following years many Nissei (second-generation) pushed westward into the Crenshaw district, which after the war became a vibrant center of Japanese-American commerce and culture.

² Neighborhood names and boundaries were derived from: "Mapping L.A. - Los Angeles Times." Mapping L.A. *Los Angeles Times*. Web. 03 June 2011. <<http://projects.latimes.com/mapping-la/neighborhoods/>>.

In a city wrought with restrictive covenants in many of its residential neighborhoods in the 1920s, 30s, and 40s, this area is notable for the diversity of its residents in the pre-war era. However, it was not without the racism that plagued much of the city's housing practices at the time. Increasing numbers of blacks moved to Los Angeles in the late 1920s and 1930s, drawn by the promise of jobs and homeownership. Racial covenants became enforced more fiercely as African Americans became a more noticeable presence in the city and Anglo Americans attempted to maintain their separation. The jurisdiction of one organization, the White Home Owners Protective Association, included the area bounded by Main Street, Manchester Boulevard, Vermont Avenue, and Santa Barbara Avenue (now Martin Luther King Jr. Boulevard).³ This area includes the present-day neighborhoods of Vermont Square, Vermont-Slauson, Vermont Knolls, and Florence.

The South Los Angeles area was a battleground in the movement to end racial discrimination in housing across the United States. In the postwar era, as the city's black population increased, African-American homebuyers and renters were met with intimidation and, at times, violence in many of the neighborhoods within the South Los Angeles CPA.⁴ The residents of Sugar Hill, which is located near the intersection of Adams Boulevard and Western Avenue, played an important role in the Supreme Court case that ultimately barred racial housing discrimination. With restrictive covenants deemed unconstitutional, South Los Angeles continued to diversify with increasing numbers of African-American and Hispanic residents in the 1950s, 60s, and 70s.

The latter decades of the 20th century represented a tumultuous time in South Los Angeles' history, with rampant unemployment, poverty, gang-related violence, and the crack cocaine trade creating a widening schism between the community and the Los Angeles Police Department. Described as "a tinderbox ready to explode," the area did just that during the civil unrest of April 1992 that followed the acquittal of four white police officers in the brutal beating of black motorist Rodney King. The 1992 riot left 52 dead, 2,383 injured, and nearly \$1 billion in property damage.⁵ Although the damage was widespread, the intersection of Florence and Normandie Avenues in the South Los Angeles CPA is widely considered to be the flashpoint of the riots and remains the site most associated with these events.

Types of Development

Most of the South Los Angeles CPA was occupied by ranchos and public lands in its earliest period of development after European settlement. There are no resources remaining from this period in the CPA. The earliest development with evidence remaining on the landscape took place in the northeastern part of the CPA, which was within the original boundary of the City of Los Angeles that was incorporated in 1850. The earliest extant resource in the CPA is the small

³ Mike Davis, *City of Quartz: Excavating the Future in Los Angeles* (New York: Vintage Books, 1992) 162.

⁴ Stephen Grant Meyer, *As Long as They Don't Move Next Door: Segregation and Racial Conflict in American Neighborhoods* (Lanham, Maryland: Rowman & Littlefield, 2000) 127.

⁵ Josh Sides, L.A. *City Limits, African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2003) 202.

section of *zanja* irrigation channel that remains along Figueroa Street in front of the Stimson House (HCM #212). The *zanja* dates to the 1860s and was channelized in concrete in the 1880s. The earliest residential subdivisions were developed in the northeastern neighborhoods of the CPA nearest to Downtown during the real estate boom of the 1880s that followed the connection of Los Angeles to the transcontinental railroad network. Development extended outward from the city center along streetcar lines in the late 19th and early 20th centuries. The University Park neighborhood contains several urban mansions dating to this era, when the neighborhoods between Downtown and USC were home to many of the city's wealthiest inhabitants.

As the city grew after the turn of the 20th century, early suburbanization within the CPA followed a typical development pattern with commercial corridors along larger thoroughfares and single-family residential development along smaller, gridded streets. Multi-family property types are scattered throughout these early subdivisions. Development continued south of Jefferson Boulevard to Manchester Boulevard in the 1910s and 1920s. The earliest tracts in this area were typically filled with single-family Craftsman bungalows. Extant commercial development along the former streetcar corridors typically includes historic theaters, restaurants, one-to-three story mixed use commercial and residential buildings, and banks.

Residential and commercial development continued south of Manchester Boulevard in the 1920s and 30s in the neighborhoods of Manchester Square, Vermont Knolls, Gramercy Park and Vermont Vista. Commercial development from this period, particularly along the former streetcar routes of Santa Barbara Avenue (now Martin Luther King Jr. Boulevard) and Vermont Avenue, includes small strips of one-story retail, large department stores, banks, and gas stations. The South Los Angeles CPA was largely built out by the beginning of World War II and postwar resources are sporadic and most commonly found on larger commercial corridors such as Western Avenue, Vermont Avenue, and Figueroa Street.

Institutional resources throughout the CPA include religious buildings, schools, libraries, fire stations, and public facilities such as Department of Water and Power buildings. In addition to several Los Angeles Unified School District campuses, there are a number of private educational institutions within the CPA, including Mt. St. Mary's College, Loyola High School, USC, and the former Pepperdine College (now University) campus. Additional institutions adjacent to USC include Exposition Park (formerly Agricultural Park), the Los Angeles Museum of Natural History, Los Angeles Memorial Coliseum and the Memorial Sports Arena.⁶ Events relating to both the 1932 and 1984 Olympic Games were held in the Los Angeles Memorial Coliseum.

Industrial development in the CPA is concentrated in the Chesterfield Square and Harvard Park areas near historic railroad lines that cut diagonally through the street grid along Hyde Park

⁶ Many of these properties, including USC and properties associated with Exposition Park have already been determined eligible for or have been listed on the National Register and were not surveyed as part of this project, per the SurveyLA methodology.

Boulevard. Many blocks of industrially-zoned parcels are located in this area bounded by Slauson Avenue to the north, Western Avenue to the east, Gage Avenue to the south, and Wilton Place to the west. Resources within the industrially zoned areas were not surveyed, consistent with SurveyLA methodology.

The construction of a large network of freeways during the 1950s and 60s enabled widespread development in distant stretches of the greater Los Angeles region and relieved automobile congestion on surface streets. However, their construction also had deleterious impacts on the urban environment, such as bisecting neighborhoods and displacing residents who lived in their paths. The Interstate 10 (Santa Monica) Freeway, Interstate 110 (Harbor) Freeway, and Interstate 105 (Century) Freeway all traverse the neighborhoods of the South Los Angeles CPA, generally above grade. The freeways have a visual and physical impact on existing building stock, altering the logical cohesion of historic subdivisions and creating boundaries where boundaries did not historically exist. The freeways in and of themselves are significant feats of modern civil engineering and urban planning; however, their impacts on historic neighborhoods in Los Angeles cannot be ignored.⁷

Designated Resources

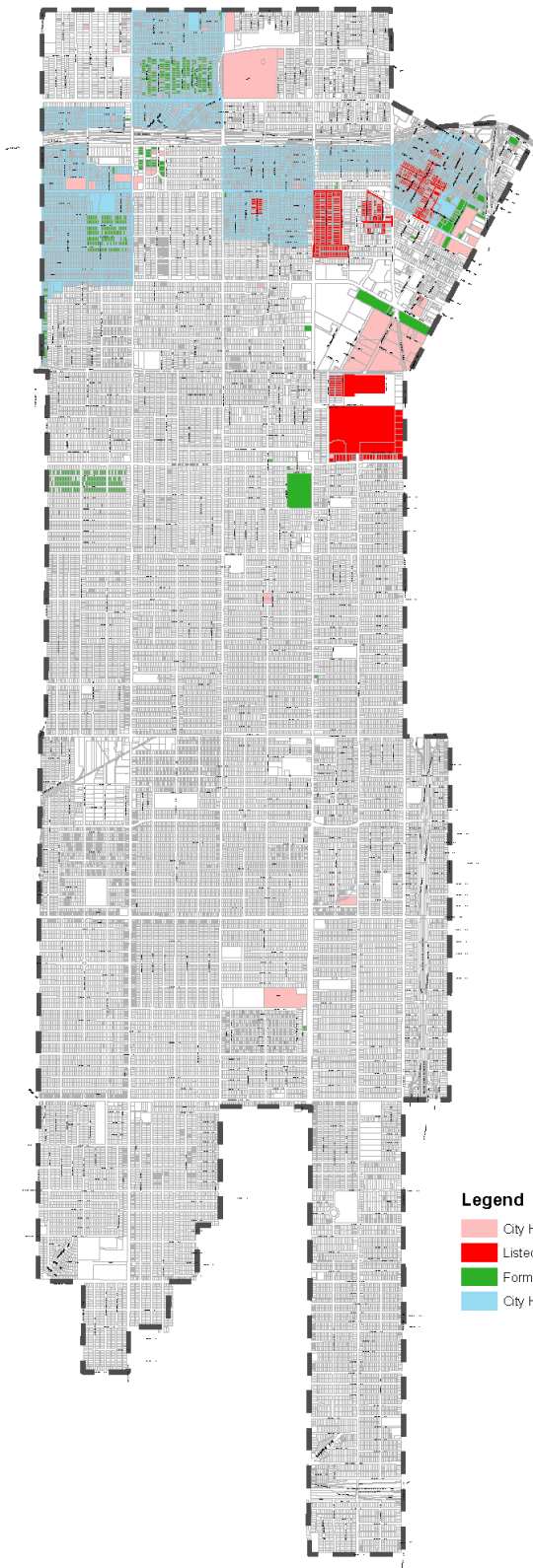
The following map depicts designated resources within the South Los Angeles CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

For up-to-date, detailed information about designated resources visit the online database at historicplacesla.org or zimas.lacity.org.

⁷ The freeway system of Los Angeles will be studied in its entirety during a later phase of SurveyLA.

South Los Angeles Community Plan Area

Designated Resources



Legend

- City Historic-Cultural Monument (HCM)
- Listed in the National Register, Listed in the California Register (Status Code 1)
- Formally determined eligible for listing in the National Register, Listed in the California Register (Status Code 2)
- City Historic Preservation Overlay Zone (HPOZ)

Community Plan Area Survey Methodology

The survey of the South Los Angeles CPA was conducted using the methodology established by the OHR for SurveyLA.⁸ ARG staff utilized tablet PCs in the field.

In order to make the large survey area more manageable, ARG divided the CPA into smaller neighborhoods. Once neighborhood boundaries and identities had been established, cursory pre-field research was conducted to help acquaint surveyors with the neighborhoods and communities within the CPA using ARG's in-house library of books, periodicals, and journals related to the architecture, history, and development of Los Angeles.

Prior to going into the field to record properties using the survey database, a thorough reconnaissance survey of the CPA was conducted. A reconnaissance team composed of one senior staff representative from each firm (one each from ARG, GPA, and Chattel) drove the survey area together in order to compile a list of resources to be recorded at a later date. During this initial reconnaissance phase, surveyors became more acquainted with the geography and resources of the survey area, flagged resources to be recorded, identified concentrations of resources that might later be recorded as eligible historic districts and planning districts, and developed lists of pre-field research tasks that would help inform the field survey.

For use in the reconnaissance phase, ARG created Geographic Information Systems (GIS) maps of each neighborhood; these maps were printed for use in the field. A blank map showing only street names, address numbers, and parcel lines was used by surveyors in the field for notes and comments about resources identified during the reconnaissance phase. Another map featured parcels shaded by decade of building construction, which helped to illustrate chronological development patterns and concentrations of resources.

Once the reconnaissance survey was complete, a preliminary list of potential historic districts and planning districts within the CPA boundaries was compiled. This, in addition to other individual resources identified in the reconnaissance phase, helped guide pre-field research. To inform the documentation and evaluation of historic districts, the survey team conducted research using sources such as Sanborn Fire Insurance Maps, tract maps from the Los Angeles Bureau of Engineering, and historic *Los Angeles Times* articles from the archives of the Los Angeles Public Library. This research helped with the identification of historic tract names and boundaries, names of tract subdividers, dates of subdivision, and original building uses and footprints.

⁸ For more information about the SurveyLA methodology, see OHR's *SurveyLA Field Survey Results Master Report*.

Upon completion of reconnaissance and pre-field research, survey teams embarked on the documentation phase with the survey database. Survey teams consisted of two people: one staff member meeting the Secretary of the Interior's *Professional Qualifications Standards* in the discipline of Architectural History and one intern. The fieldwork was completed using the methodology developed by the Office of Historic Resources for SurveyLA. For the documentation of individual properties, staff members typically drove from property to property; one person would exit the vehicle to take the photo from the public right-of-way while the other staff member began the evaluation. The recordation of historic districts was always conducted on foot.

Research was ongoing even during the documentation phase, as supplemental research tasks were identified to assist with resource evaluations. Post-field research tasks included the further examination of tract maps and Sanborn maps, as well as property-specific research such as locating original building permits in order to determine original owner and architect/builder. Additional research focused on the rich ethnic history of the area and the contributions of the Japanese American and African American communities to neighborhood development. Sources for this research included United States Census records, local periodicals including the *Los Angeles Sentinel* and *Rafu Shimpō*, and a number of books which focus on the social and cultural history of Los Angeles.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The South Los Angeles CPA largely comprises single-family neighborhoods. Although a wide variety of other property types exist, the patterns of development in this area (primarily streetcar and automobile suburbanization) were conducive to widespread single-family residential development. In addition, South Los Angeles is the location of numerous institutional buildings and campuses as well as concentrations of commercial property types related to streetcar and automobile-related development.

The residential neighborhoods of the South Los Angeles CPA predominantly feature single-family residences constructed in styles of the Arts and Crafts and Period Revival idioms. Concentrations of single-family residences that were identified as being eligible for historic district designation typically convey their significance both as being representative of a particular style and as retaining the character defining features of a type of suburban development. Streetcar suburbs feature consistent setbacks and streetscape features including

regularly-spaced street trees, concrete walks and landscaped parkways. These areas commonly follow the boundaries of historic tracts or subdivisions. Automobile suburbs that were identified in South Los Angeles feature distinctive characteristics of the development type, including deeper setbacks; curb-cuts with driveways leading to rear, detached garages; and proximity to major vehicular thoroughfares.

Eligible multi-family residential property types were identified throughout the South Los Angeles CPA. Several eligible historic districts consisting of different multi-family residential property types were identified close to major thoroughfares. Multi-family property types are also located within historic districts that contain a mixture of single- and multi-family property types sharing styles and periods of development. A few individually eligible multi-family property types are located throughout the CPA and are usually excellent examples of the property type as well as their architectural style.

Commercial resources in the CPA include streetcar-related retail development along Vermont and Pico, both of which are former streetcar routes, and auto-related commercial development on large thoroughfares throughout the survey area. Auto-related commercial development includes Streamline Moderne gas and service stations and Googie car washes. Other types of commercial buildings that were recorded individually are typically exemplary of the property type or a particular style; these examples include banks and movie theaters.

The South Los Angeles CPA has a number of institutional property types that serve the local residential communities. Common eligible institutional properties include churches, social halls, schools, and government buildings such as fire stations and Department of Water and Power facilities. Nearly all of those recorded are individually eligible as exemplary of the property type and their representative architectural styles. The churches of South Los Angeles were constructed throughout the 20th century; many which were found to be individually eligible were designed by prominent architects.

Finally, a number of non-parcel resources were identified in the CPA. These include air raid sirens, which are intermittently located throughout the CPA, and street trees that are remnants of early residential tract design practices.

Summary of Contexts and Themes

A significant percentage of the contexts and themes of the Citywide Historic Context Statement are represented in the South Los Angeles CPA. Following are examples of the common contexts and themes used in the survey and representative examples of eligible resources.

For a complete list of all individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or HCM/HPOZ, please refer to Appendix A.

Appendix B contains a complete list of all non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/ or HCM/HPOZ.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/ or HCM/HPOZ, please refer to Appendix C.

Residential Development and Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning and Development, 1888-1933

The Streetcar Suburbanization theme is used to evaluate intact subdivisions or residential neighborhoods comprising multiple subdivisions that were developed in proximity to historic streetcar routes. These historic districts often feature buildings constructed in similar architectural styles, and many are also eligible under the context of Architecture and Engineering as excellent examples of Arts and Crafts or Period Revival neighborhoods. Additional resources evaluated under this context/theme are remaining tract features that were part of the cohesive development of residential subdivisions. The presence of these tract features, such as mature street trees, evokes the time and place of their historic period and context of development.



Address: Cimarron Street, between Washington and

Name: Angeles Vista Historic District

Period of Significance: 1906-1930



Address: 1801 S. Wilton Place (contributor to the Angeles Vista Historic District)

Date: 1907



Address: 57th Street, between Ruthelen Street and Saint Andrews Place

Name: Chesterfield Square Palm Trees

Date: circa 1913



Address: 56th Street, between Denker and Normandie

Name: Palm Tree Allée of 55th and 56th Streets

Date: circa 1908

Residential Development and Suburbanization, 1850-1980

Theme: Ethnic Enclaves, 1880-1980

One historic district was recorded under this context/theme for its association with the African-American community and the struggle for equality in housing practices. The district comprises a variety of property types, including single- and multi-family residential properties and the 1968 First African Methodist Episcopal Church designed by noted African-American architect Paul R. Williams (top right). Before the 1940s, deed restrictions prevented African Americans from purchasing or occupying homes in much of the city. The African-American residents of Sugar Hill, which included famous actors, actresses, and businessmen, were the plaintiffs in a successful class action suit against a white homeowners' association which had moved to restrict black homeowners from owning homes in the area. This lawsuit ultimately paved the way for the Superior Court decision that barred discriminatory housing practices nationwide.



Address: Harvard Boulevard at 25th Street
Name: Sugar Hill Historic District
Period of Significance: 1938-1969



Address: 2248 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: First African Methodist Episcopal (AME) Church
Date: 1968



Address: 2200 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: Butterfly McQueen Residence
Date: 1911



Address: 2201 S. Harvard Boulevard (contributor to the Sugar Hill Historic District)
Name: Hattie McDaniel Residence
Date: 1911

Residential Development and Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: The Bungalow Court, 1910-1939

Bungalow courts are a multi-family housing type found throughout Los Angeles. Examples located in South Los Angeles usually date from the 1920s and are typically located in neighborhoods comprising a variety of single- and multi-family property types. Bungalow courts identified as eligible resources in South Los Angeles were commonly constructed in the Craftsman (below, left), Mission Revival (below, right), and Spanish Colonial Revival styles. Several were also recorded under the context of Architecture and Engineering as exemplary of their representative styles.



Address: 1735 S. New Hampshire Avenue

Date: 1921



Address: 1745 S. Catalina Street

Date: 1927

Residential Development and Suburbanization, 1850-1980

Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Multi-Family Residential District, 1910-1980

Three districts were found eligible under the context/theme for multi-family residential districts. The eligible districts represent various periods and types of multi-family development. The earliest example is the Exposition Park Square Historic District (lower left and right). This district comprises a significant concentration of early multi-family property types, including fourplexes, duplexes and apartment houses. The district represents the early transition from single-family neighborhoods to denser, multi-family development along streetcar routes. The Browning Duplex Historic District (upper right) is a rare concentration of duplexes constructed in Period Revival and Craftsman styles along several contiguous blocks. The Washington Gardens Multi-Family Historic District (upper left) features a concentration of apartment houses from the early 1940s planned and developed by a single developer in the Minimal Traditional style with American Colonial Revival details.



Address: Orchard Avenue, between Washington Boulevard and 17th Place
Name: Washington Gardens Multi-Family Historic District
Period of Significance: 1940



Address: 1818 W. Browning Boulevard (contributor to the Browning Duplex Historic District)
Date: 1923



Address: 41st Street, between Menlo Avenue and Hoover Street
Name: Exposition Park Square Historic District
Period of Significance: 1913-1928



Address: 874 W. 40th Place (contributor to Exposition Park Square Historic District)
Date: 1917

Commercial Development, 1850-1980

Theme: Streetcar Commercial Development, 1873-1934

Within the South Los Angeles CPA, this context/theme was used to evaluate commercial buildings associated with historic streetcar routes, including Vermont and Western Avenues. They represent patterns of development from the early decades of the 20th century in neighborhoods in which the streetcar shaped development and contributed to growth. Intact resources relating to commercial development along historic streetcar routes are increasingly rare in Los Angeles; the following are a few examples of individual resources that were recorded because they retain integrity and are exemplary of this pattern of development.



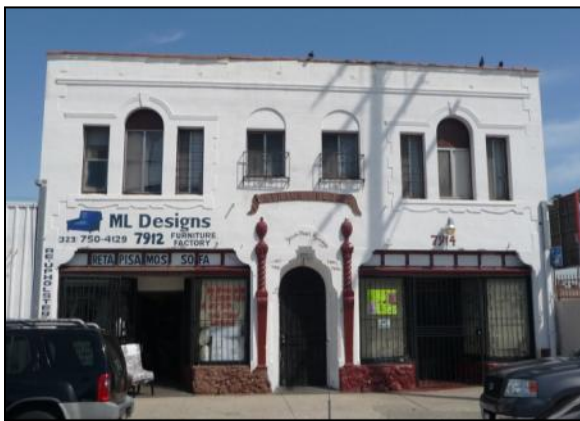
Address: 7626 S. Vermont Avenue

Date: 1908



Address: 1704 W. 48th Street

Date: 1925



Address: 7912 S. Vermont Avenue

Date: 1928



Address: 6525 S. Western Avenue

Date: 1927

Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Pylons, Poles, Stantions, and Billboards, 1920-1980

Sub-Theme: Rooftop Signs, 1906-1980

Commercial signs are found to be eligible if they are excellent, intact examples of their type and bear the iconic design features of their representative eras. Resources identified in the South Los Angeles CPA include 1930s rooftop (lower left) and 1950s free-standing pole signs (upper right and left). These signs are commonly recorded independent of their associated buildings and businesses, which are often no longer extant or intact.



Address: 935 W. Florence Avenue
Name: Windy's New and Used Cars
Date: 1959



Address: 10401 S. Western Avenue
Name: Dallas Drive-In Cleaners
Date: 1952



Address: 8938 S. Vermont Avenue
Name: Million Article Thompson
Date: 1932

Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1960s

Sub-Theme: The Car and Car Services, 1910-1960s

Several major vehicular thoroughfares that traverse much of the city cross through the South Los Angeles CPA. Resources recorded under the Car and Car Services sub-themes are commonly located along these routes and near highway onramps. All resources exhibit the defining features of businesses constructed to accommodate automobiles, including prominent signage and convenient automobile access from the street. Several of the resources were also recorded under the context of Architecture and Engineering as exemplary of their representative styles. Intact service stations dating to the 1930s and 1940s are increasingly rare in the city; many are excellent examples of the Streamline Moderne style (lower left). The 1960s car washes (upper right and left) are often exemplary of the Googie style.



Address: 1620 W. Martin Luther King Jr. Boulevard

Name: Red Carpet Car Wash

Date: 1964



Address: 1929 W. Manchester Avenue

Name: Magic Minute Car Wash

Date: 1964



Address: 10826 S. Vermont Avenue

Name: Unknown

Date: 1940

Public and Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools and the LAUSD, 1876-1980

Sub-Theme: Pre-1933 Long Beach Earthquake, 1920-1933

Two resources were identified as excellent and rare examples of schools constructed for the Los Angeles Unified School District (LAUSD) prior to the 1933 Long Beach Earthquake. The resources date to the 1920s and are located on larger campuses that were further developed in the post- World War II era. Both schools are generally located adjacent to neighborhoods developed with single-family residences in the 1910s and 1920s. Both are Renaissance Revival-style buildings designed by the Los Angeles architecture firm of Edelman and Zimmerman. The firm specialized in institutional buildings and constructed a number of schools for the LAUSD. Abraham A. Edelman began designing Los Angeles public schools in the 1880s and the resources below are rare, intact examples of his institutional work.



Address: 816 W. 51st Street

Name: 52nd Street Elementary School

Date: 1925



Address: 7001 S. St Andrews Place

Name: Horace Mann Middle School

Date: 1926

Public and Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Municipal Water and Power, 1916-1980

A small number of resources were evaluated under this context/theme as excellent examples of distributing and receiving stations constructed by the Department of Water and Power. The need for government infrastructure was associated with the residential growth of the area and the resources documented under this context/theme are often some of the earliest non-residential buildings in their neighborhoods. Many of these types of resources in South Los Angeles date to the mid-1920s, at which point the adjacent residential neighborhoods contained a significant density of homes and residents in need of city services. Several DWP stations were also evaluated under the context of Architecture and Engineering as excellent examples of their styles.



Address: 3520 S. Normandie Avenue
Name: Department of Water and Power Station, #13
Date: 1926



Address: 5516 S. Western Avenue
Name: Department of Water and Power Station, #45
Date: 1926

Public and Private Institutional Development, 1850-1980

Sub-Context: Military Institutions and Activities, 1850-1980

Theme: Sirens and Civil Defense, 1939-1960

Air raid sirens were installed throughout Los Angeles during the World War II and Cold War periods. Ten eligible air raid sirens were found in the South Los Angeles CPA; most are excellent examples of the Federal Model SD-10 “Wire Spool” type (two are pictured below). Three other models are represented among the ten air raid sirens in the CPA.



Address: North side of Jefferson Boulevard, west of Hoover Street

Name: Air Raid Siren No. 59

Date: circa 1940



Address: South side of Martin Luther King Boulevard between Western and Hobart

Name: Air Raid Siren No. 60

Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Queen Anne, 1885-1905

The northern neighborhoods of the CPA were some of the first sections of the city to be subdivided during the late 1880s land boom. Consequently, South Los Angeles has some of the few remaining examples of the city's earliest residential suburban development, many of which were constructed in the Queen Anne style. Significant concentrations of Queen Anne-style resources are located within the University Park and Exposition Park neighborhoods. Resources identified as eligible include residential buildings ranging from modest cottages with intricate ornament (lower left and right) to large, single-and multi-family homes (upper left and right). Those evaluated as eligible are exemplary, intact examples of the style.



Address: 544 W. 40th Place
Date: 1890



Address: 1422 W. 35th Street
Date: 1899



Address: 710 W. Colden Avenue
Date: circa 1895



Address: 1602 W. 36th Place
Date: circa 1895

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Neoclassical, 1885-1927

Resources recorded under this context/theme are found throughout South Los Angeles and are predominantly multi-family residential and institutional property types. Many Neoclassical multi-family fourplexes are located in predominantly single-family residential neighborhoods. Elements of the Neoclassical style helped to disguise these fourplexes among their single-family neighbors, as they often have the appearance of stately single-family homes. Shared, common porch and balcony spaces located within elaborate porticos and porch overhangs partially hide the multiple entrances to the units (top right and left). Institutional property types (predominantly churches, bottom right and left) were also evaluated under this context/theme for the high quality of their Neoclassical design. Common forms of adornment in eligible resources include composite columns and pilasters, foliate detail in pediments and friezes, and leaded glass.



Address: 870 W. 43rd Street

Date: 1906



Address: 1726 S. New England Street

Date: 1913



Address: 932 W. 49th Street

Name: Tenth Church of Christ Scientist

Date: 1917



Address: 3992 S. Budlong Avenue

Name: University Seventh-Day Adventist Church

Date: 1925

Architecture and Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Vernacular Hipped Cottage, 1885-1905

Vernacular hipped cottages are found throughout the CPA and are often some of the earliest buildings in their neighborhoods. This was a relatively common style and type for single-family residences in early Los Angeles; however, many of those that remain have been altered. Only intact resources that are excellent examples of their style and type were evaluated as eligible. These residences are typically modest in scale and one story in height, and some feature decorative features including leaded glass multi-pane windows, decorative plaster friezes, decorative column capitals on porch supports, and projecting bay windows. Because these houses often represent some of the earliest residential development in their surrounding areas, they were often also recorded under the context of Early Residential Development.



Address: 1168 W. 35th Street

Date: 1895



Address: 1301 W. 84th Street

Date: 1910

Architecture and Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

The Craftsman style is common in Southern California. It is predominantly a residential building style; however, a small handful of institutional examples were identified in the CPA.

Representative variations of the style include Swiss Chalet, Japanese, and airplane bungalows. Within the survey area, concentrations of individual resources are located in Harvard Heights, Adams-Normandie, and Pico-Union neighborhoods. Resources evaluated under this context were recorded as being excellent, intact examples of their style. Identified resources, such as the examples depicted below, exhibit a high quality of design and craftsmanship.



Address: 1732 W. 49th Street

Date: 1909



Address: 4606 S. Wilton Place

Date: 1910



Address: 3991 S. Halldale Avenue

Date: 1914



Address: 4610 S. Wilton Place

Date: 1912



Address: 1119 W 41st Place
Date: 1915



Address: 4917 S. Figueroa Street
Name: Atherton Baptist Church
Date: 1910

Architecture and Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: American Foursquares or Prairie Boxes, 1895-1914

This context/theme was used for the evaluation of intact residences exemplifying the American Foursquare style on both modest and grand scales. American Foursquare residences are predominantly found north of Martin Luther King Boulevard in the neighborhoods of Vermont Square, Adams-Normandie, University Park, Harvard Heights, and Pico-Union. Resources within this context are rare and commonly among the earliest buildings in their neighborhoods. Eligible examples exhibit a high quality of design and craftsmanship; many feature the distinctive central dormer (below right) and wide, overhanging eaves (below left) which are characteristic of the style.



Address: 1958 W. 22nd Street

Date: 1910



Address: 1418 S. Orchard Avenue

Date: 1903

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

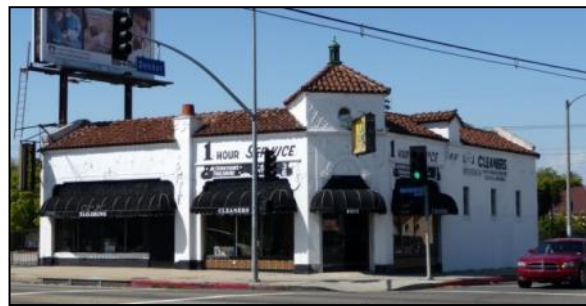
Sub-Theme: Spanish Colonial Revival, 1915-1942

Spanish Colonial Revival buildings are prevalent throughout the CPA and much of the city. Resources are found eligible under this context/theme if they are intact, excellent examples of their style and if they exhibit high quality of design and distinctive features. Property types found eligible include single-family homes and multi-family duplexes (bottom left), fourplexes (top left), bungalow courts and courtyard apartments. A few commercial (top right) and institutional (bottom right) examples were also found eligible under this context/theme.



Address: 1719 S. Magnolia Avenue

Date: 1933



Address: 1603 W. Manchester Avenue

Date: 1929



Address: 1844 W. 69th Street

Date: 1937



Address: 936 W. Vernon Avenue

Name: Grace Lutheran Church

Date: 1927

Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Mediterranean Revival, 1887-1942

This context/theme was used to evaluate buildings that are exemplary of the Mediterranean Revival style. Of these, most are single- or multi-family residences. Mediterranean Revival multi-family residences include fourplexes with distinctive design characteristics including clay tile roofs and pent (or skirt) roof details, such as the two pictured below. Fourplexes are typically scattered throughout predominantly single-family residential neighborhoods adjacent to historic streetcar lines.



Address: 1929 W. Martin Luther King Jr. Boulevard

Date: 1923



Address: 1636 S. Gramercy Place

Date: 1925

Architecture and Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960

Sub-Theme: American Colonial Revival, Late 1940-1960

Sub-Theme: Dutch Colonial Revival, 1895-1940

Predominantly a domestic style of architecture, properties found eligible under the American Colonial Revival theme are most commonly single- and multi-family residences. The late American Colonial Revival is often found among the sororities and fraternities associated with the University of Southern California within the University Park neighborhood (lower left). The Dutch Colonial Revival style is commonly found throughout the streetcar suburbs north of Martin Luther King Jr. Boulevard. These buildings are distinctive and excellent examples of the Dutch Colonial Revival style, although many exhibit the features and influences of other popular styles from the time, including Neoclassical (upper right).



Address: 1619 S. Berendo Street

Date: 1890



Address: 1142 W. 36th Street

Date: 1910



Address: 668 W. 28th Street

Date: circa 1940

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Period Revival Neighborhoods, 1918-1942

One historic district was recorded under this context/theme: the Vermont Knolls Historic District. Buildings in this district retain a high quality of design and stylistic uniformity, which contributes to an intact sense of place and time. These resources date from the late 1920s to early 1940s. The contributors to this historic district are strikingly consistent, one-story, single-family homes in Spanish Colonial Revival and Tudor Revival styles. The Vermont Knolls Historic District was subdivided by the Walter H. Leimert Company, a significant developer in Los Angeles who was also responsible for the planned community of Leimert Park.



Address: 81st Street, between Vermont and Normandie Avenues

Name: Vermont Knolls Historic District

Period of Significance: 1928-1940



Address: 1264 W. 81st Place (contributor to the Vermont Knolls Historic District)

Date: 1933



Address: 1066 W. 80th Street (contributor to the Vermont Knolls Historic District)

Date: 1929

Architecture and Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Arts and Crafts Neighborhoods, 1890-1930

Several historic districts containing notable concentrations of Craftsman residences were identified in the South Los Angeles CPA, particularly in the northern neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, and Exposition Park. These districts convey a strong sense of place and time through consistently high quality of design and craftsmanship. Located predominantly north of Exposition Boulevard, eligible historic districts include several very early intact enclaves of Craftsman residences dating from 1903 to 1915. These districts were often also evaluated as significant examples of streetcar suburbanization under the context of Residential Development and Suburbanization.



Address: 25th Street, between Normandie and Congress Avenues

Name: Granada Tract Historic District

Period of Significance: 1903-1916



Address: 1754 W. 25TH Street (contributor to the Granada Tract Historic District)

Date: 1903

Architecture and Engineering, 1850-1980

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

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Art Deco, 1926-1939

Due to a relatively short period of popularity, Art Deco is not a style that occurs in large numbers in most parts of the city. However, a small handful of intact Art Deco buildings representing a variety of property types was identified and recorded under this context/theme, particularly along the commercial corridors of the CPA. Many of the Art Deco buildings recorded were determined to be eligible as exemplary of the style; many were also recorded as significant examples of their property type, for instance, as an intact example of a social club under the context of Private and Public Institutional Development (lower left). This example also features characteristics of the Egyptian Revival style. In addition to the commercial and institutional examples identified, a very small number of multi-family residential buildings were identified and recorded as being exemplary of the Art Deco style (upper left).



Address: 707 W. 41st Place
Date: 1930



Address: 8035 S. Vermont Avenue
Name: Hattem's Shopping Center
Date: 1931



Address: 7101 S. Menlo Avenue
Name: South Ebell Club
Date: 1930

Architecture and Engineering, 1850-1980

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

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Streamline Moderne, 1934-1945

Though not an extensively utilized style of architecture in the CPA, a number of buildings that are exemplary of the Streamline Moderne style were found to be eligible. These buildings represent a variety of property types, including multi-family residences (upper and lower right) and small commercial buildings, such as small medical offices (lower left) and automobile service stations. Many were also recorded as significant examples of their property type.



Address: 2461 W. Washington Boulevard
Date: 1936



Address: 2022 W. 70th Street
Date: 1940



Address: 7500 S. Western Avenue
Date: 1939



Address: 1851 W. 54th Street
Date: 1938

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

Since the South Los Angeles CPA was largely built out by the beginning of World War II, the post-war era was not a period of extensive development in the CPA. Resources found eligible under this context/theme are often located on large, commercial corridors that have seen a considerable amount of redevelopment in the postwar era. Eligible commercial examples include automobile-related service centers and car washes (upper right). Large institutional buildings including churches (upper left), union halls (lower left) and buildings associated with USC (lower right). Very few eligible residential examples were identified in the CPA.



Address: 5222 S. Western Avenue

Name: St. Brigid's Parish

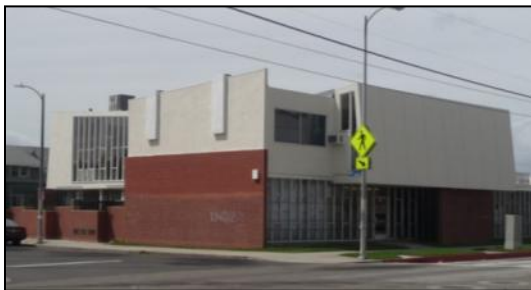
Date: 1954



Address: 1471 W. Martin Luther King Jr. Boulevard

Name: Firestone Tire Company

Date: 1964



Address: 5625 S. Figueroa Street

Name: Warehouse Men's Union

Date: 1960



Address: 3300 S. Hoover Street

Name: Hillel at USC

Date: 1965

The Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Residential Properties Associated with Significant Persons in the Entertainment Industry

In the early 20th century, non-white residents were barred from purchasing homes in much of the city due to the enforcement of restrictive covenants. Thus, much of the city's African American population was centered in the neighborhoods adjacent to Central Avenue in Southeast Los Angeles. As restrictive housing practices began to be challenged in the 1940s (they were deemed unconstitutional by the Supreme Court in 1948), many African American homebuyers moved out of Central Avenue and into "the west side," which included the South Los Angeles neighborhoods of Exposition Park, Jefferson Park and West Adams Heights (later known as Sugar Hill). Well-known actors, performers, and musicians, such as Hattie McDaniels, Bill "Bojangles" Robinson, Eddie "Rochester" Anderson, and Eric Dolphy, came to call these neighborhoods home. Today, these properties are significant for their association with these important African American entertainers who broke commonplace restrictive housing barriers.



Address: 1194 W. 36th Place

Name: Bill "Bojangles" Robinson Residence

Date of Construction: 1938

Date of Residence: circa 1938 - 1943



Address: 1924 W. Rochester Circle

Name: Eddie Anderson Residence

Date of Construction: 1941

Date of Residence: circa 1941 – 1970s



Address: 2201 S. Harvard Blvd.

Name: Hattie McDaniels Residence

Date of Construction: 1911

Date of Residence: circa 1940s and early 50s



Address: 1593 West 36th Street

Name: Eric Dolphy Residence

Date of Construction: 1908

Date of Residence: circa 1942 – late 1950s

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