



Supplemental Historic Resources Survey Report Industrial Zone Properties in the Southeast Los Angeles Community Plan Area



Prepared for:

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



Prepared by:



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Table of Contents

Project Overview	1
Project Team	1
Survey Area	1
Summary of Findings	6
Summary of Property Types	6
Summary of Contexts and Themes	6
For Further Reading	23

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 Southeast Los Angeles Community Plan Area (CPA).¹ This survey report is to be used in conjunction with the main survey report and associated appendices for this CPA, published in March 2012.² All survey work was conducted according to SurveyLA methodology as discussed in the Southeast Los Angeles main survey report.

Project Team

Additional survey work in the Southeast Los Angeles CPA was conducted by GPA Consulting. Personnel included Teresa Grimes, Principal Architectural Historian; Allison Lyons, Associate Architectural Historian; Elysha Paluszek, Architectural Historian II; and Amanda Yoder, Architectural Historian II. As-needed field work assistance was provided by intern Katie Rispoli. Teresa Grimes served as the project manager.

Survey Area

Description of Industrial Areas

The survey area (“Survey Area”) includes approximate 7,594 industrially-zoned parcels. They are located throughout the Southeast Los Angeles CPA but are primarily located in the northern portion of the CPA. Of these, approximately 6,766 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.

Industrially-zoned parcels in the Southeast Los Angeles CPA are often located along major thoroughfares, such as Washington Boulevard, Grand Avenue, Broadway, and Hill Street. Washington Boulevard is primarily a commercial thoroughfare, but parcels located along the street throughout the CPA are zoned industrial. Streets such as Grand Avenue, Hill Street, and Broadway are a mix of commercial and industrial buildings, as well as a small number of early residential buildings. Industrially-zoned parcels are also

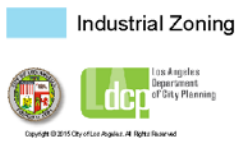
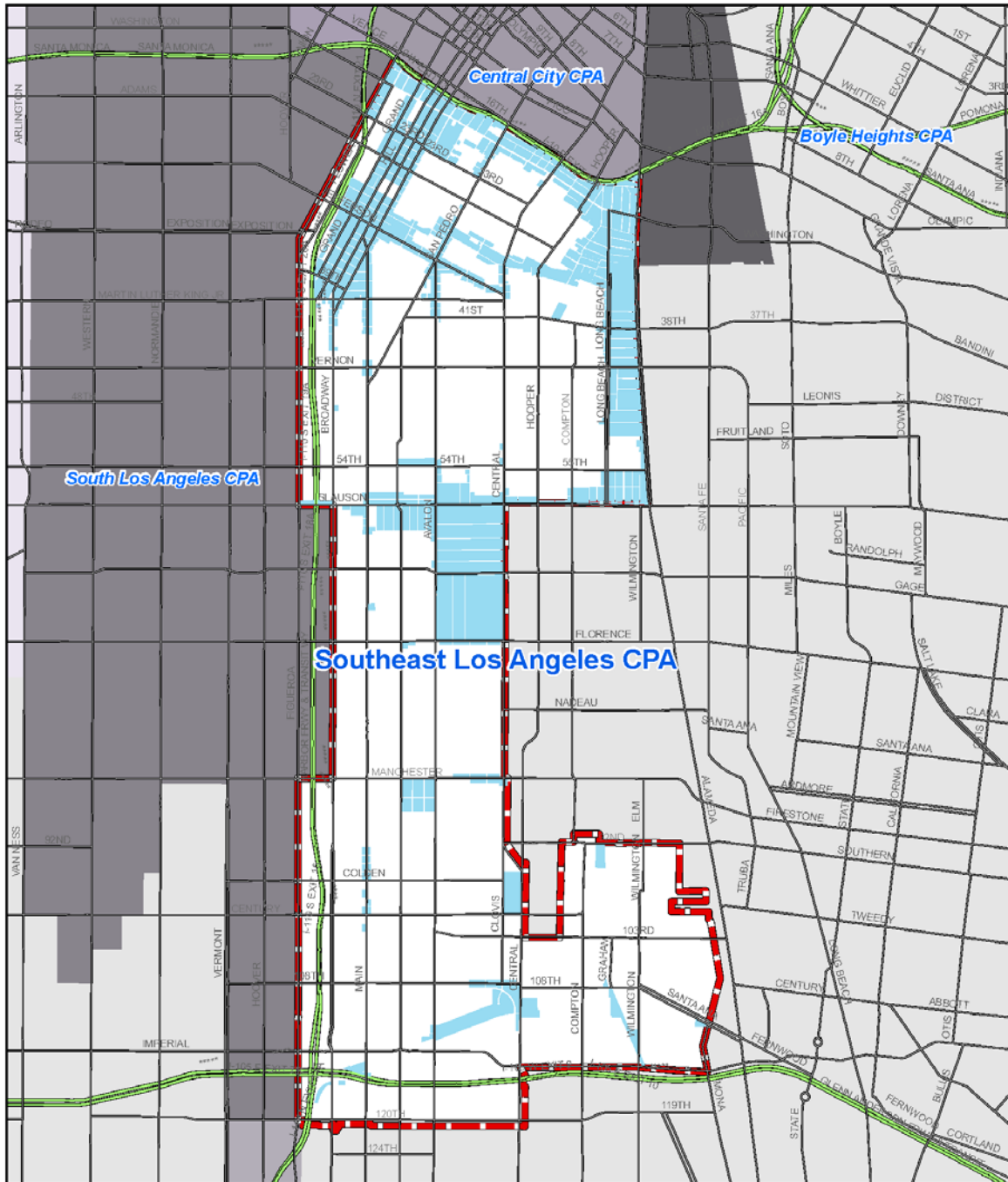
¹ When this CPA was originally surveyed for SurveyLA, the Industrial Development context for the Citywide Historic Context Statement had not been developed. Therefore, industrially-zoned parcels could not be surveyed at that time. The context has since been completed. For this reason, survey teams have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

² The main survey report and all appendices for the Southeast Los Angeles CPA can be found at <http://preservation.lacity.org/survey-la-findings-and-reports>.

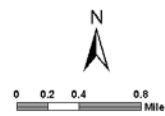
located along streets which follow current and historic railroad lines, including Long Beach Boulevard, Alameda Street, and Slauson Avenue. Properties along these streets are primarily industrial in use as well as zoning.

To the south, a separate concentration of industrially-zoned parcels is located southwest of Slauson and Central Avenues. Originally the Goodyear Tract, the area is home to one-story, small-scale industrial buildings. The lot outlines follow the railroad tracks which historically occupied the area and which were laid out to service the tract specifically. There are other, smaller concentrations of industrially-zoned parcels to the south, but many of these are developed with residential or commercial buildings and do not correspond to an industrial use.

Survey Area Map with Industrially-Zoned Parcels



Southeast Los Angeles CPA
Survey Area



Industrial-Zoned Area Development History

Like much of the greater Los Angeles area, the area south of downtown Los Angeles was initially devoted to agricultural land. Due to the city's relatively small population until the 1880s, industrial growth remained modest until that time.³ As the city's population grew, however, the influx of new residents made the production of building materials necessary. The arrival of the railroads in the late nineteenth and early twentieth centuries further encouraged industrial growth.

As the city's industrial sector grew in the late nineteenth century, controversy arose regarding where to locate industrial buildings and districts. Many favored creating districts devoted industrial uses, separate from residential districts.⁴ In 1908, the city passed the first major zoning law in the country. The law created several industrial districts along the Los Angeles River and railroad lines to the east and south of downtown. These areas were already developing into an industrial districts as the railroads laid tracks along both sides of the river and on land that was previously occupied by vineyards east of Alameda Street.⁵ The first railroad line in the city was laid along Alameda Street and connected downtown with San Pedro to the south.⁶ It serves as one of the city's major shipping routes to this day.⁷ Cities such as Vernon, which borders a portion of the survey area to the east, grew due to proximity to the railroad. It eventually developed into a primarily industrial city, with only a small number of houses and residents.

The establishment of these industrially-zoned areas paved the way for the concentrations of industrial properties in these areas, including Southeast LA, to the present day.⁸ An economic boom following World War I led to industrial expansion in the area and Los Angeles in general. Nationally-known companies such as Goodyear Tire, Arrowhead, and Dr. Pepper constructed plants in the CPA in the decades between the two world wars. This industrial growth was due in part to the efforts of the Los Angeles Chamber of Commerce, which enthusiastically promoted the city as friendly to industry.

Southeast Los Angeles is predominately devoted to small-scale manufacturing. Many of the industrial buildings in the area consist of one-story warehouses or factories in which businesses provided their own equipment. They could serve multiple functions and were not necessarily purpose-built. Properties related to the automobile, food processing, and garment industries can also be found. Only a small number of multi-

³ LSA Associates, "Draft Historic Context Statement: SurveyLA Industrial Development," August 26, 2011, 4.

⁴ LSA Associates, 7.

⁵ Los Angeles Conservancy, "Cruising Industrial Los Angeles," tour pamphlet, 1997, 9.

⁶ Galvin Preservation Associates, "1600 E. 6th Street, Los Angeles Historic Resource Report," May 2010, 14.

⁷ Los Angeles Conservancy, 3.

⁸ Galvin Preservation Associates, 12-13.

story industrial lofts are found in the CPA. Larger industrial complexes are also found, but these are infrequent.

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 Southeast Los Angeles CPA contains a diverse range of extant industrial property types, representing a number of periods of development. Industrial property types that were documented and evaluated as historically, culturally, or architecturally significant include flour mills, bottling plants, daylight factories, controlled conditions factories, and industrial lofts. Other property types located on industrially-zoned parcels that were documented and evaluated as significant include residences, commercial buildings, and institutional buildings.

Summary of Contexts and Themes

Several of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the industrially-zoned areas of the Southeast Los Angeles CPA. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a list of all resources identified in the Survey Area see the *Southeast Los Angeles Community Plan Area Industrial-Zoned Area Supplemental Appendices* at SurveyLA.org.

Context: Industrial Development, 1850-1980
Theme: Industrial Design and Engineering, 1887-1965

This Context/Theme was used to evaluate properties that represent excellent examples of industrial design. These include daylight factories, controlled conditions factories, and industrial lofts. Daylight factories were constructed between approximately 1910 and 1940 and were designed to maximize the amount of light reaching the interior; they are characterized by bays of large industrial sash windows, skylights, or roof forms that bring light into the interior. Controlled conditions factories, the successor to the daylight factory, made minimal use of windows for light and ventilation, instead relying on internal systems for lighting and climate control. Industrial lofts are less common; these multi-story buildings are often constructed of reinforced concrete and feature regular bays of industrial sash windows. A number of these were also recorded as excellent examples of their respective architectural styles. These included Beaux Arts, Renaissance Revival, Churrigueresque, Art Deco, and Mid-Century Modern.



Address: 6600 S. Avalon Boulevard
Date: 1929



Address: 5700 S. San Pedro Street
Date: 1924



Address: 725 E. Washington Boulevard
Date: 1930



Address: 2922 S. Main Street
Date: 1927

Context: Industrial Development, 1850-1980
Sub-Context: Manufacturing for the Masses, 1883-1989
Theme: Garments and Textiles, 1896-1980

This Context/Theme was used to evaluate industrial buildings associated with the garment industry. They were also evaluated as examples of their architectural style or property type. Only two examples were found in the Southeast Los Angeles CPA; the majority of properties associated with the garment industry are located farther north in the area known as the Fashion District.



Address: 1836 S. Hill Street
Date: 1927
Name: Mode O'Day Building



Address: 1800 S. Hill Street
Date: 1947
Name: Talon Zipper Company

Context: Industrial Development, 1850-1980
Sub-Context: Manufacturing for the Masses, 1883-1989
Theme: Food Processing, 1883-1965
Sub-Theme: Bottling Plants, 1887-1955

One example of a bottling plant associated with a well-known company was found in the Southeast Los Angeles CPA. The Dr. Pepper Bottling Works was constructed in 1940 after Young's Market was awarded the franchise for the distribution of Dr. Pepper in Los Angeles in 1939. It contributed to the food processing industry in Los Angeles, which began to develop in earnest in the 1920s as the city's population grew more quickly.



Address: 5950 S. Avalon Boulevard
Date: 1940
Name: Young's Market Dr. Pepper Bottling Works

Context: Industrial Development, 1850-1980
Sub-Context: Manufacturing for the Masses, 1883-1989
Theme: Food Processing, 1883-1965
Sub-Theme: Flour Mills, 1887-1955

This Context/Theme was used to evaluate flour mills. Two examples were found in the Southeast Los Angeles CPA, the Albers Brothers Milling Corporation and the California Milling Corporation. They represent the growth of the food processing industry in Los Angeles in the early twentieth century as the city's population grew.



Address: 6130 S. Avalon Boulevard
Date: 1926
Name: Albers Brothers Milling Corporation



Address: 5301 Alameda Street
Date: 1923
Name: California Milling Corporation

Context: Industrial Development, 1850-1980
Sub-Context: Manufacturing for the Masses, 1883-1989
Theme: Food Processing, 1883-1965
Sub-Theme: Bakeries, 1887-1965

This Context/Theme was used to evaluate a bakery found in the Southeast Los Angeles CPA. The Weber Bread Company was founded in 1906 by Henry Weber and his two sons, Roy and Dale. The company's first facility was constructed the same year and replaced by the present complex in 1925. The complex is associated with the growth of the food processing industry in Los Angeles during the boom of the 1920s.



Address: 5820 S. San Pedro Street
Date: 1925
Name: Weber Bread Company

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

This Context/Theme was used to evaluate a concentration of early factories associated with the Goodyear Tract, laid out by the Goodyear Tire and Rubber Company of California after it opened a plant nearby in 1919. The majority of the buildings in the tract date from the 1920s through the 1940s. The tract is characterized by one- and two-story industrial buildings constructed with little or no front setback; and accommodation for the railroad lines, which were installed specifically for the tract. The tract was home to a variety of industries, and many of the buildings served as warehouses. A number of the buildings in the planning district were also recorded individually as examples of their respective building type or architectural style. Also recorded under this Context/Theme were a radio and an electric motor manufacturing factory.



Location: Between Slauson Avenue, Gage Avenue, Avalon Boulevard, and Central Avenue

Name: Goodyear Tract Industrial Planning District



Location: Between Slauson Avenue, Gage Avenue, Avalon Boulevard, and Central Avenue

Name: Goodyear Tract Industrial Planning District



Address: 3426 S. Hill Street
Date: 1929



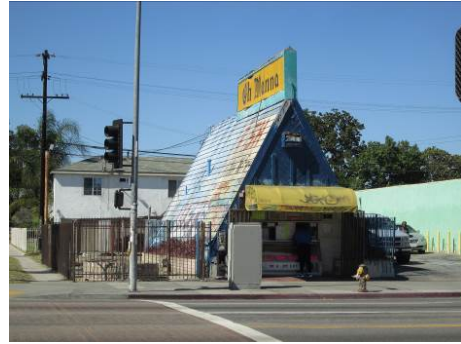
Address: 200 Slauson Avenue
Date: 1945
Name: U.S. Electric Motors Company

Context: Commercial Development, 1850-1980
Theme: Restaurants, 1880-1980

A small number of restaurants located on industrially-zoned parcels were found in the Southeast Los Angeles CPA. These included two walk-up food stands and a former McDonald's, although without its golden arches.



Address: 4378 S. Main Street
Date: 1962



Address: 803 E. Manchester Avenue
Date: 1963



Address: 1910 S. Central Avenue
Date: 1956

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

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

Two properties were evaluated under this Context/Theme as excellent examples of automobile-related commercial properties. They represent the proliferation of the automobile in Los Angeles in the first half of the twentieth century. The property on South Avalon Boulevard was a gas/service station, while the property on South San Pedro Street was an automobile repair shop.



Address: 11201 S. Avalon Boulevard
Date: 1949



Address: 2115 S. San Pedro Street
Date: 1937

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

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

The Los Angeles Coliseum sign was recorded as an excellent example of a freestanding tower sign. It is significant as an iconic sign advertising a major recreational facility in Los Angeles and is associated with the 1984 Olympic Games.



Address: 3843 S. Grand Avenue

Date: 1984

Context: Public and Private Institutional Development, 1850-1980

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

Theme: Public Works, 1900-1980

Sub-Theme: Street Lights and the Bureau of Street Lighting, 1900-1980

This Context/Theme was used to evaluate significant concentrations of street lights for their association with the City’s municipal street light programs of the 1920s and 1930s. They are primarily located in the northern portion of the CPA, closest to downtown. All examples found are early ornamental street lights with a double lantern, some of which are designed in the “UM 1906” style.



Location: South Figueroa Street between 18th Street and Adams Boulevard
Date: circa 1920



Location: South Broadway between Martin Luther King Jr. Boulevard and 18th Street
Date: circa 1920

Context: Public and Private Institutional Development, 1850-1980

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

Theme: Municipal Fire Stations, 1900-1980

Sub-Theme: Post WWII Fire Stations, 1947-1960

Fire stations from the period immediately following World War II were evaluated under this Context/Theme for their association with Los Angeles's post-World War II growth and expansion. Two examples were recorded on S. Main Street; both fire stations have been decommissioned.



Address: 2824 S. Main Street
Date: 1949



Address: 4366 S. Main Street
Date: 1949

Context: Architecture and Engineering, 1850-1980
Theme: Late 19th and Early 20th Century Architecture, 1865-1950
Sub-Theme: Vernacular Hipped Cottage, 1885-1905

Two industrially-zoned resources were evaluated as excellent examples of vernacular hipped cottages. These properties were also recorded under the Early Residential Development theme. In general, residential development in the Southeast Los Angeles CPA started in the neighborhoods nearest downtown and moved south during the boom of the 1920s.



Address: 5221 S. Towne Avenue
Date: 1895



Address: 5219 S. Towne Avenue
Date: 1902

Context: Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Renaissance Revival, 1895-1935

One resource in the Southeast Los Angeles CPA was evaluated under this Context/Theme as an excellent example of the Renaissance Revival style applied to an industrial building. It displays the typical characteristics of the style including a prominent main entrance within an arched opening.



Address: 5860 S. Avalon Boulevard

Date: 1930

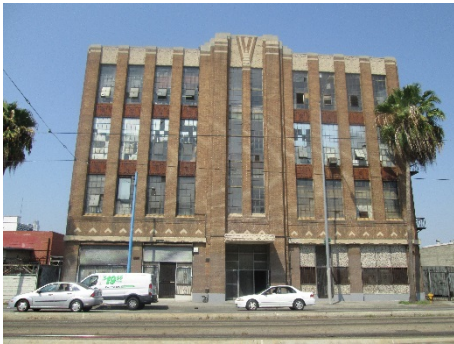
Context: Architecture and Engineering, 1850-1980

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

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Art Deco, 1926-1939

Three resources were evaluated under this Context/Theme as excellent examples of Art Deco architecture. Identified resources were all low-rise industrial buildings. Examples exhibit a high quality of design and possess architectural characteristics associated with the Art Deco style including a geometric-shaped ornamentation arranged vertically on the facade.



Address: 725 E. Washington Boulevard
Date: 1930



Address: 6600 S. Avalon Boulevard
Date: 1929



Address: 851 E. 60th Street
Date: 1930

Context: Other Context, 1850-1980
Theme: Design and Construction, 1850-1980

A number of industrial buildings were recorded as excellent examples of Beaux Arts architecture. They are primarily unreinforced masonry buildings located in the Goodyear Tract Industrial Planning District.



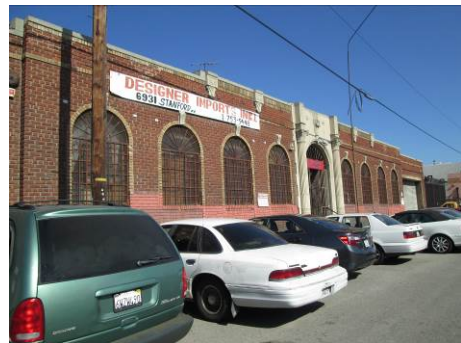
Address: 7005 S. Stanford Avenue
Date: 1930



Address: 960 E. 61st Street
Date: 1929



Address: 6500 S. Stanford Avenue
Date: 1928



Address: 6931 S. Stanford Avenue
Date: 1931

Context: Other Context, 1850-1980

Theme: Event or Series of Events, 1850-1980

The Other Context is used to capture unusual or unique property types for which a specific context/theme has not yet been developed. In the Southeast Los Angeles CPA, this Context/Theme was used to evaluate the Olympic Auditorium.

The Olympic Auditorium was constructed in 1925 as a sports arena. Designed by master architect Gilbert Stanley Underwood, it housed boxing matches until 1987 when it closed as a recreational venue. The arena seated more than 15,000 people and hosted some of the most well-known boxers of the twentieth century, including Sugar Ray Robinson, Arthur “Art” Aragon, and Olympic boxer Jackie Fields. The auditorium also served as the boxing and wrestling venue for the 1932 Olympics.



Address: 1801 S. Grand Avenue

Date: 1925

Name: Olympic Auditorium

For Further Reading

Cuff, Dana. *The Provisional City: Los Angeles Stories of Architecture and Urbanism*. Cambridge, MA: MIT Press, 2001.

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