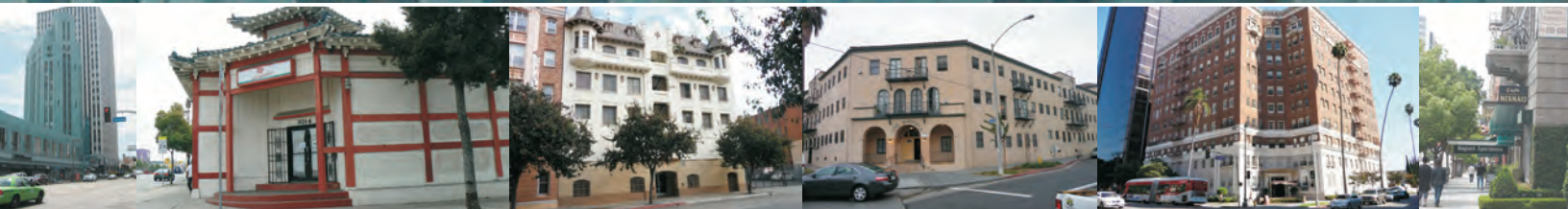


Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area

LOS ANGELES, CALIFORNIA



June 2009

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PREPARED FOR:

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CITY OF LOS ANGELES**
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June 2009

**INTENSIVE HISTORIC RESOURCES SURVEY
OF THE
WILSHIRE CENTER AND KOREATOWN RECOVERY
REDEVELOPMENT AREA

LOS ANGELES, CALIFORNIA**

Prepared for

Community Redevelopment Agency
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June 2009

I. EXECUTIVE SUMMARY

The survey project is a comprehensive, intensive-level survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area (Project Area) in the City of Los Angeles, which involves the identification, documentation and evaluation of all existing historical resources located within the Project Area, situated roughly one and one-half miles west of downtown Los Angeles. The Project Area encompasses 1,207 acres and is generally bounded by Fifth Street on the north, 12th Street on the south, Hoover Street on the east, and Eastern Avenue and Wilton Place on the west. It also includes the Vermont Avenue Corridor to the Hollywood Freeway and Western Avenue to Melrose Avenue. The project is included in the CRA/LA Hollywood & Central Regional Area.

The Project Area is made up of a mix of low, moderate and high-density urban uses, including residential, commercial, and institutional resources dating from the 1890s through the 1960s, as well as later infill development. Beginning with the earliest recorded subdivision in 1887, development of the area reflected the larger westward growth of the City along established public transit lines and was fully subdivided by the 1920s. With the growing popularity of the automobile, the architecture and property types developed during the 1920s and in subsequent decades began to cater to the automobile and the area prospered through the 1960s. The exodus of large insurance and financial companies from Wilshire Boulevard during the 1970s heralded the economic decline of the area. The range of architectural styles included Queen Anne, Arts and Crafts, Craftsman, Beaux-Arts and Neoclassical, Renaissance Revival, Colonial Revival, the Mediterranean and Mission Revival styles, Art Deco, Streamline Moderne, and International Style Modernism. Today, many significant buildings and districts remain in the Project Area, which physically conveys important historical and architectural themes in the City's history and imparts Wilshire Center/Koreatown with a unique character and sense of place.

The purpose of this intensive-level survey project was to identify, document and prepare and inventory of historic properties within the Wilshire Center/Koreatown Recovery Redevelopment Project Area, and to provide the Community Redevelopment Agency of the City of Los Angeles with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the SurveyLA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Wilshire Center/Koreatown Recovery Redevelopment Project Area, to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources.

PCR Services Corporation (PCR) conducted the survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area under contract to Chattel Architecture, Preservation, and Planning (Chattel) who was the prime consultant under contract to the Community Redevelopment Agency of the City of Los Angeles (CRA) to conduct an intensive-level survey of three community redevelopment areas, the Westlake Recovery Redevelopment Project Area (Westlake), the Hollywood Redevelopment Project Area (Hollywood), and the Wilshire Center/Koreatown Recovery Redevelopment Project Area (Wilshire Center/Koreatown). The survey team for the three community redevelopment areas included Chattel, who conducted the Hollywood survey, PCR who completed the Wilshire Center/Koreatown survey, and LSA Associates, Inc. (LSA), who surveyed the Westlake Project Area.

The historic resources survey involved the visual examination of a total of 1,911 properties constructed before 1962, with an additional 348 properties with unknown construction dates located within the Project Area surveyed during the windshield reconnaissance and intensive pedestrian surveys. There were a total of 97 previously recorded historic resources present in the Project Area that currently appear to remain eligible (1D, 1S, 2D2, 2S, 2S2, 5S1), and one (1) previously recorded historic resource that has been altered and now appears ineligible for historic designation (6Z). The survey documented a total of 135 parcels in the study area which were newly identified during the survey as eligible historic properties (3B, 3CS, 3S), either individually and/or as contributors in a historic district. Out of 135 newly identified properties, 54 properties appear individually eligible for the National Register and 81 properties appear individually eligible for the California Register. There are three (3) previously recorded historic districts situated within the Project Area, the South Serrano Historic District (1S), the Normandie Mariposa Apartment District (2S2), and the Wilshire Center Apartment District (2S2). In addition, there was one (1) eligible historic district that was newly identified and documented during the survey, the Bimini Bath Historic District (3S).

TABLE OF CONTENTS

	<u>Page</u>
I. EXECUTIVE SUMMARY	1
II. INTRODUCTION	1
Project Area Description.....	2
Previously Recorded Resources	2
Previous Surveys Conducted in the Vicinity of the Study Area.....	2
III. PROJECT METHODOLOGY	3
Research.....	3
Field Survey.....	3
Evaluation Methods	4
IV. EVALUATION CRITERIA	7
Federal Level	7
National Register of Historic Places	7
State Level	10
California Register of Historical Resources	10
California Register Criteria.....	11
Local Level – City of Los Angeles.....	15
Los Angeles Cultural Heritage Ordinance.....	15
V. HISTORICAL OVERVIEW	18
Barley Field to Boulevard (1895-1913).....	18
Fifth Avenue of the West (1913-1928).....	21
Glamour and Infill (1929-1945)	28
“New York of the West Coast” (1946-1964)	31
Destination Koreatown (1965-1980)	33
VI. HISTORIC CONTEXT STATEMENT	37
Context: Architecture, Engineering, and Designed Landscapes, 1850-1912	37
Theme: Late 19 th /Early 20 th Century Residential Architecture, 1885-1910	37
Theme: Early Revival of Colonial Styles: The Search for Identity, 1890-1940.....	42
Theme: Arts & Crafts Movement, 1895-1918 Single Family Residences	46
Context: Land Use and Site Development, 1850-1912	52
Theme: City Beautiful Influences, Boulevards and Residential Parks, 1890-1920.....	52
Context: Residential Development and Suburbanization, 1850-1912.....	55
Theme: Streetcar Suburbs, 1873-1928.....	55

TABLE OF CONTENTS (CONTINUED)

	<u>Page</u>
Context: Architecture, Engineering, and Designed Landscapes, 1913-1945	58
Theme: Revival of Colonial Styles: The Search for Identity, 1913-1945	58
Theme: The Architecture of Fantasy: Period Revival Styles, 1910–1940.....	62
Theme: Zig Zag Sophistication, 1920s	69
Context: Residential Development and Suburbanization, 1913-1945.....	72
Theme: Apartment Streetcar Suburbs, 1906-1945.....	73
Context: Commercial Development in the Early 20 th Century, 1913-1945	76
Theme: Commercial Development Related to Street Railway Transportation, 1909-1934	76
Theme: Commercial Development and the Automobile, 1910-1945	78
Context: Social Institutions and Movements, 1913-1945.....	82
Theme: Social Clubs and Public Service Organizations, 1913-1945	82
Theme: Education, Public and Private Schools, Colleges and Universities, 1913-1945...	84
Theme: Public and Private Recreation, 1913-1945	87
Theme: Religion and Spirituality, 1913-1945	90
Context: LA Modernism, 1919–1945	92
Theme: Related Responses to the Modern Age, 1927-1945.....	92
Context: LA Modernism, 1946–1964.....	97
Theme: Mid-Century Modern, 1946-1964	97
Context: Late-Modern Era Development, 1965-1980	102
Theme: Ethnic, Cultural and Gender Diversity, 1965-1980	102
VII. SURVEY RESULTS AND CONCLUSIONS.....	105
Results of Historic Resources Evaluations	105
Description of Resources Surveyed	105
Districts.....	105
Bimini Baths Historic District	111
6Q Zones.....	112
VIII. RECOMMENDATIONS	117
IX. BIBLIOGRAPHY.....	120
IX. ATTACHMENTS.....	127
Attachment A –Map Book	
Attachment B – Inventory of Surveyed Resources by Theme	
Attachment C – Identified Resources by Address	
Attachment D – Professional Qualifications	
Attachment E – DPR Forms (in Volume II)	

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
Figure 1	Location and Boundaries of the Wilshire Center and Koreatown Recovery Redevelopment Area.....	3
Figure 2	Wilshire Center and Koreatown Study Area	5
Figure 3	Potential Historic Districts and 6Q Zones in Wilshire Area.....	106
Figure 4	South Serrano Historic District.....	107
Figure 5	Normandie Mariposa Historic District.....	108
Figure 6	Wilshire Center Apartment District.....	109
Figure 7	Bimini Baths Historic District	110
Figure 8	Wilshire Boulevard 6Q Zone	114
Figure 9	6Q Zone South of Wilshire	115
Figure 10	Serrano Avenue 6Q Zone.....	116

LIST OF TABLES

<u>Table</u>	<u>Page</u>
Table 1 Previously Designated Resources	1

II. INTRODUCTION

The survey project is a comprehensive, intensive-level survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area (Project Area) in the City of Los Angeles, which involves the identification, documentation and evaluation of all existing historical resources located within the Project Area, situated roughly one and one-half miles west of downtown Los Angeles. The historic resources survey involved the visual examination of a total of 1,911 properties constructed before 1962, with an additional 348 properties with unknown construction dates located within the Project Area. PCR Services Corporation (PCR) conducted the survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area under contract to Chattel Architecture, Preservation, and Planning (Chattel) who was the prime consultant under contract to the Community Redevelopment Agency of the City of Los Angeles (CRA) to conduct an intensive-level survey of three community redevelopment areas, the Westlake Recovery Redevelopment Project Area (Westlake), the Hollywood Redevelopment Project Area (Hollywood), and the Wilshire Center/Koreatown Recovery Redevelopment Project Area (Wilshire Center/Koreatown). The survey team for the three community redevelopment areas included Chattel, who conducted the Hollywood survey, PCR who completed the Wilshire Center/Koreatown survey, and LSA Associates, Inc. (LSA), who surveyed the Westlake Project Area.

The purpose of this intensive-level survey, completed in cooperation with the City of Los Angeles Office of Historic Resources (OHR), was to identify, document and prepare an inventory of historic properties constructed 1965 or earlier within the Wilshire Center/Koreatown Recovery Redevelopment Project Area, and to provide the Community Redevelopment Agency of the City of Los Angeles with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. All three firms on the survey team coordinated with the OHR to utilize the methodology currently under development for SurveyLA, the City's first comprehensive historic resources survey. Based upon a rigorous application of the SurveyLA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Wilshire Center/ Koreatown Recovery Redevelopment Project Area, to comply with the California Environmental Quality Act (CEQA) and the City of Los Angeles Historic Preservation Ordinance. The survey results will be uploaded from the project database and incorporated into the larger SurveyLA project, therefore, it was important that the survey methods and inventory database for this project conformed as closely as possible to SurveyLA. The survey results will be used by the CRA to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources.

PROJECT AREA DESCRIPTION

The Project Area, shown in Figure 1, *Location and Boundaries of the Wilshire Center and Koreatown Recovery Redevelopment Area*, on page 3, encompasses 1,207 acres and is generally bounded by Fifth Street on the north, 12th Street on the south, Hoover Street on the east, and Eastern Avenue and Wilton Place on the west. It also includes the Vermont Avenue Corridor to the Hollywood Freeway and Western Avenue to Melrose Avenue. The project is included in the CRA/LA Hollywood & Central Regional Area.

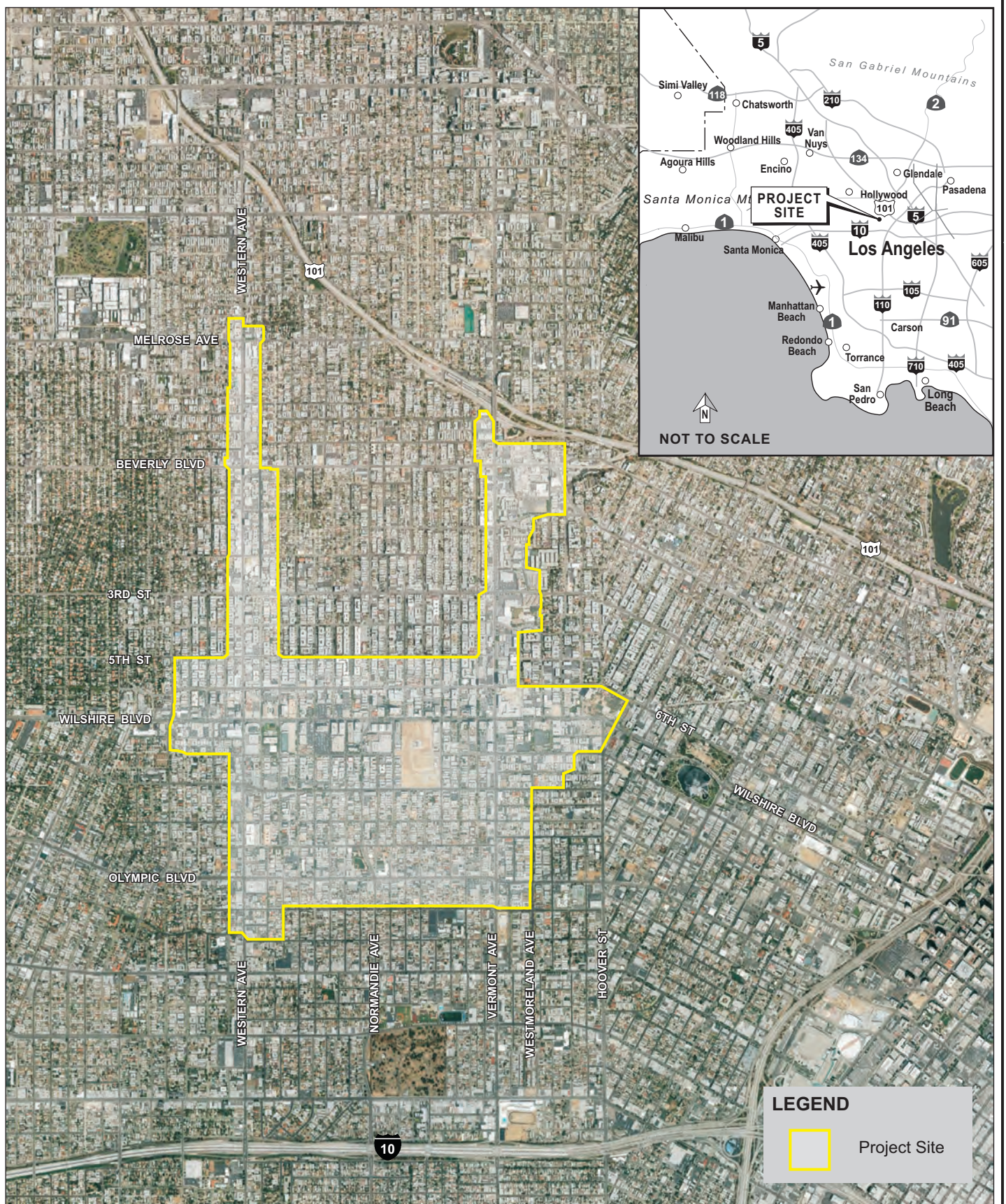
The Wilshire Center/Koreatown Project Area is made up of a mix of low, moderate and high-density urban uses, including residential, commercial, and institutional resources dating from the 1890s through the 1960s, as well as later infill development. Beginning with the earliest recorded subdivision in 1887, development of the area reflected the larger westward growth of the City along established public transit lines and was fully subdivided by the 1920s. With the growing popularity of the automobile, the architecture and property types developed during the 1920s and in subsequent decades began to cater to the automobile and the area prospered through the 1960s. The exodus of large insurance and financial companies from Wilshire Boulevard during the 1970s heralded the economic decline of the area.

Today, many significant buildings and districts remain in the Project Area, which physically conveys important historical and architectural themes in the City's history and imparts Wilshire Center/Koreatown with a unique character and sense of place. Wilshire Center/Koreatown retains important outstanding individual examples as well as distinct groupings of buildings that reflect important economic and social chapters of Los Angeles' growth and history, demonstrating the area's continued urban vitality. The Project Area contains properties ranging from straight-forward utilitarian buildings to a rich array of Queen Anne, Spanish Colonial Revival, Mediterranean, Chateausque, Beaux-Arts and Neoclassical, Colonial Revival, Art Deco, Streamline Moderne, and Modern International style edifices. These architectural styles were applied to a diverse range of property types such as multifamily apartments, modest commercial buildings, religious properties, and high-rise office towers. These buildings survive today as an architectural testament to the quality and flexibility of early 20th century residential, commercial and institutional buildings, whose viability continues to serve the needs of the 21st century.

PREVIOUSLY RECORDED RESOURCES

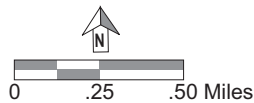
Previous Surveys Conducted in the Vicinity of the Study Area

This survey is intended to update the work of previous surveys conducted within the Wilshire Center and Koreatown Recovery Redevelopment Area. Only one previous survey of



LEGEND

Project Site



Source: PCR Services Corporation, 2009; Google Earth 2009.

Figure 1
Location and Boundaries of the
Wilshire Center and Koreatown
Recovery Redevelopment Area

record has been conducted for the Wilshire Center/Koreatown Project Area, the *Wilshire Center and Koreatown Redevelopment Project Historic Resources Survey Report* prepared by California Archives, May 22, 1995. The data from the previous survey was provided to the project team by the CRA and uploaded into the Historic Architecture Inventory (HAI), a Microsoft Visual Basic field application and Access/ArcReader database.

In addition, there have been numerous historic assessments for compliance with Section 106 and CEQA which have been prepared for properties within the Project Area and many properties have been formally listed on the National Register, California Register and designated City of Los Angeles Historic-Cultural Monuments (HCM). Pertinent information from the previous survey, assessments, and HCM applications was used to inform the current project and was incorporated into the survey report, as appropriate.

Previously Designated Properties in the Project Area

PCR conducted an archival records search at the California Historical Resources Information System – South Central Coastal Information Center (CHRIS-SCCIC) to review and identify all previously recorded resources located within the study area. The records search also included a review of the property records on file at the OHR and the CRA. There were a total of 97 previously designated historic resources present in the Project Area. In addition, there were three (3) previously designated historic districts situated within the Project Area, the South Serrano Historic District (1S), the Normandie Mariposa Historic District (2S2), and the Wilshire Center Apartment District (2S2). A list of previously designated resources is provided in the Table 1 below.

Table 1

Previously Designated Resources

APN	Address	Direction	Street	State Code
5503013011	403	S	SERRANO AVE	1D
5503013012	409	S	SERRANO AVE	1D
5503013013	415	S	SERRANO AVE	1D
5503013014	421	S	SERRANO AVE	1D
5503013015	427	S	SERRANO AVE	1D
5503013018	445	S	SERRANO AVE	1D
5503013019	451	S	SERRANO AVE	1D
5503013020	457	S	SERRANO AVE	1D
5077006900	2820	W	6TH ST	1S
5094007010	3191	W	7TH ST	1S
5077011020	675	S	WESTMORELAND AVE	1S
5077011022	3070		WILSHIRE BLVD	1S
5503027016	3605		WILSHIRE BLVD	1S
5093006030	3780		WILSHIRE BLVD	1S
5094005012	3259	W	8TH ST	2D2
5094004001	3301	W	8TH ST	2D2
5093017031	808	S	HOBART BLVD	2D2
5093017003	814	S	HOBART BLVD	2D2
5093015010	839	S	HOBART BLVD	2D2
5093017009	840	S	HOBART BLVD	2D2
5093015001	845 1/2	S	HOBART BLVD	2D2
5093017010	848	S	HOBART BLVD	2D2
5093015002	853	S	HOBART BLVD	2D2
5093016052	900	S	HOBART BLVD	2D2
5093016008	907	S	HOBART BLVD	2D2
5093016015	908	S	HOBART BLVD	2D2
5093016009	913	S	HOBART BLVD	2D2
5093016010	919	S	HOBART BLVD	2D2
5093016017	920	S	HOBART BLVD	2D2
5093016011	925	S	HOBART BLVD	2D2
5093016012	931	S	HOBART BLVD	2D2
5093016013	937	S	HOBART BLVD	2D2
5093016019	938	S	HOBART BLVD	2D2
5094005001	701	S	MARIPOSA AVE	2D2
5094006010	702	S	MARIPOSA AVE	2D2
5094005002	709	S	MARIPOSA AVE	2D2
5094006009	712	S	MARIPOSA AVE	2D2
5094006008	720	S	MARIPOSA AVE	2D2
5094006007	724	N	MARIPOSA AVE	2D2
5094005005	727	S	MARIPOSA AVE	2D2
5094006006	732	S	MARIPOSA AVE	2D2
5094006005	738	S	MARIPOSA AVE	2D2
5094005007	739	S	MARIPOSA AVE	2D2
5094006003	750	S	MARIPOSA AVE	2D2
5094005009	751	S	MARIPOSA AVE	2D2
5094006002	756	S	MARIPOSA AVE	2D2
5094005010	757	S	MARIPOSA AVE	2D2
5094005020	706	S	NORMANDIE AVE	2D2
5094004007	715	S	NORMANDIE AVE	2D2
5094005018	720	S	NORMANDIE AVE	2D2

Table 1 (Continued)

Previously Designated Resources

APN	Address	Direction	Street	State Code
5094004005	729	S	NORMANDIE AVE	2D2
5094005017	732	S	NORMANDIE AVE	2D2
5094004004	739	S	NORMANDIE AVE	2D2
5094005015	746	S	NORMANDIE AVE	2D2
5094005014	750	S	NORMANDIE AVE	2D2
5094004002	751	S	NORMANDIE AVE	2D2
5094005013	756	S	NORMANDIE AVE	2D2
5093010005	820	S	OXFORD AVE	2D2
5093010006	832	S	OXFORD AVE	2D2
5093010007	834	S	OXFORD AVE	2D2
5093008008	835	S	OXFORD AVE	2D2
5093010008	842	S	OXFORD AVE	2D2
5093010003	848	S	OXFORD AVE	2D2
5093008007	849	S	OXFORD AVE	2D2
5093010002	854	S	OXFORD AVE	2D2
5093015006	814	S	SERRANO AVE	2D2
5093015007	820	S	SERRANO AVE	2D2
5093010010	825	S	SERRANO AVE	2D2
5093015008	828	S	SERRANO AVE	2D2
5093015009	840	S	SERRANO AVE	2D2
5093010009	841	S	SERRANO AVE	2D2
5093015004	846	S	SERRANO AVE	2D2
5093015003	854	S	SERRANO AVE	2D2
5093016006	900	S	SERRANO AVE	2D2
5093009010	909	S	SERRANO AVE	2D2
5093016004	912	S	SERRANO AVE	2D2
5093016029	918	S	SERRANO AVE	2D2
5093009011	921	S	SERRANO AVE	2D2
5093016002	924	S	SERRANO AVE	2D2
5093009012	929	S	SERRANO AVE	2D2
5093016001	930	S	SERRANO AVE	2D2
5093009013	939	S	SERRANO AVE	2D2
5093010028	855	S	SERRANO AVE (NO 51A)	2D2
5077007028	2955		WILSHIRE BLVD	2D2
5502031001	634	S	NORMANDIE AVE	2S
5077019017	760	S	WESTMORELAND AVE	2S2
5502023019	3281	W	6TH ST	5S1
5502020016	3451	W	6TH ST	5S1
5502019019	3505	W	6TH ST	5S1
5504026005	535	S	GRAMERCY PL	5S1
5517003014	138	N	MANHATTAN PL	5S1
5502009005	432	S	NEW HAMPSHIRE AVE	5S1
5517006032	158	S	WESTERN AVE	5S1
5517001012	269	S	WESTERN AVE	5S1
5521014006	500	N	WESTERN AVE	5S1
5094007020	3300		WILSHIRE BLVD	5S1
5094008018	3240		WILSHIRE BLVD (# 570)	5S1

III. PROJECT METHODOLOGY

RESEARCH

A thorough archival records search was conducted by PCR through the South Central Coastal Information Center at California State University, Fullerton, as well as the Community Redevelopment Agency and the OHR. The archival records review included all pertinent available previous surveys reports and DPR forms on file at these repositories, as appropriate.

Focused, property-specific research was conducted by PCR to obtain information necessary for evaluating the significance of surveyed resources. Property history research included review of historic building permits in the City of Los Angeles Department of Building and Safety, as well as city directories, historic Sanborn Fire Insurance maps, and historic photographs.

In conjunction with the site-specific research, PCR completed background research necessary for the development of a thematic historic context statement for the Project Area. The historic context identifies and documents significant themes based on the economic, cultural, architectural, social, and transportation history of the area. Historical background research was conducted to obtain information on the local trends and patterns of history, important events, significant persons, architects and builders, and the overall architectural development associated with the study area. Research included but was not limited to an extensive review of historic tract development, aerial photographs, topographic maps, census records, historic-period issues of the *Los Angeles Times*, and published sources on local history and architecture including books, journal articles, theses and dissertations.

FIELD SURVEY

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed by PCR on April 10, 2008. The windshield survey provided an introduction for the team in regard to the existing conditions and property types in the survey area and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements 45 years of age or older, was conducted by PCR between September 2008 and January 2009. Furthermore, parcels with improvements

younger than 45 years of age were analyzed for potentially significant examples of architecture of the recent past (less than 45 year of age). The parcels and area surveyed (Study Area) are shown on Figure 2 on page 5.

Properties 45 years of age or older with a high-level of significance and integrity were identified, photographed, studied in the field, notes were taken, and data entered into the survey database. The survey utilized an Access/ArcReader database (the Historic Architecture Inventory, or HAI) developed by LSA and utilized by the project team as a tool to document, inventory and analyze historic resources survey data. PCR surveyors used the HAI to enter field data for each subject parcel, create a physical description, incorporate property-specific research and evaluation criteria, and link photographs. The data fields match those on the Department of Recreation and Parks (DPR) 523 Primary and Building, Structure, Object (BSO) forms, as requested by the Los Angeles Office of Historic Resources (OHR). Once the data entry was completed, the DPR Primary and BSO forms were generated and printed from the HAI.

All properties identified as potentially eligible were photographed and recorded by PCR into the HAI. A preliminary range of status codes was assigned to each surveyed property and entered into the HAI. Properties that were fully recorded, but ultimately did not meet the eligibility requirements, were given a 6 level status code. Properties forty-five years of age or older that lacked sufficient significance and/or integrity were not photographed and were automatically assigned a 6Z status code.

EVALUATION METHODS

The survey follows the multiple-property evaluation methodology now being employed by the citywide SurveyLA, Los Angeles Historic Resource Survey project (LAHRS), in accordance with the standards and guidelines set forth by the National Park Service (NPS) and the California State Office of Historic Preservation (OHP), including the *Secretary of the Interior's Standards for Preservation Planning* (NPS); *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (NPS); *National Register Bulletin 16: How to Complete the National Register Registration Form* (NPS); *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form* (NPS); *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (NPS); the *Instructions for Recording Historical Resources* (OHP); and *Technical Assistance Bulletin #8, User's Guide to the California Historical Resources Status Codes* (OHP).

The eligibility requirements for the Wilshire Center and Koreatown Survey were based on the SurveyLA eligibility requirements, but reinterpreted within the specific context and landscape of the Study Area. Utilizing SurveyLA methodology, thresholds of significance were

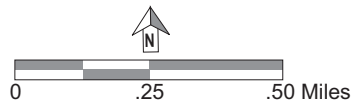
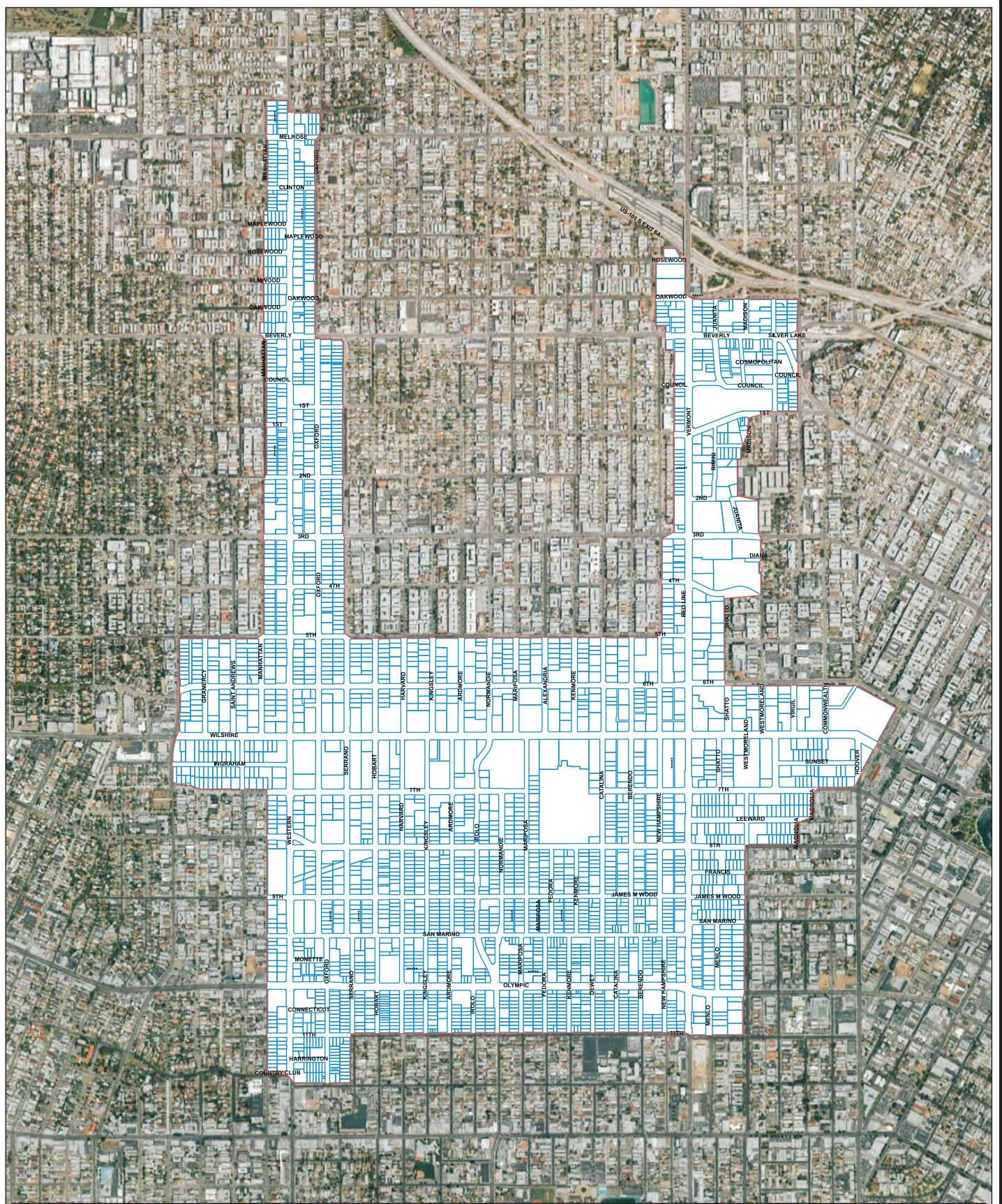


Figure 2
Wilshire Center and
Koreatown Survey Study Area

Source: PCR Services Corporation, 2009; Google Earth 2009.

established based on both the citywide thematic contexts and property types identified in the study area, and from the specific historic context of the survey area. Thresholds of integrity were drawn from the eligibility requirements developed for each associated theme and/or property type, and from the development history and existing conditions of the survey area.

Individual resources were analyzed against the applicable historic themes associated with the project area and against relevant citywide themes. Aspects of the analysis included historic significance, architectural merit, neighborhood cohesion, and relationships to larger patterns and trends in the area. Because of the complex layers of history that are physically apparent today in the built environment, the integrity analyses measured existing conditions to assess whether properties in the study area possesses sufficient architectural fabric to convey significant associations with the important historical patterns and architectural trends of the area. Properties possessing sufficient physical integrity to be included in the survey were evaluated within their applicable associated thematic context using the national, state and local evaluation criteria.

IV. EVALUATION CRITERIA

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); the California Register of Historical Resources; Public Resources Code (PRC) 5024; and the City of Los Angeles Cultural Heritage Ordinance are the primary federal, state and local laws governing and affecting preservation of historic resources of national, state, regional, and local significance. Other relevant regulations at the local level include the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130).

Potentially eligible resources identified in the Study Area were evaluated against the federal, state and local criteria, and specific status codes were applied in accordance with the criteria outlined below. Potential districts comprised exclusively of resources representing an identified property type or a significant theme must meet the same eligibility criteria for an individual property. Both contributing and noncontributing resources must be identified, and boundaries determined.

FEDERAL LEVEL

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”¹ The National Register recognizes properties that are significant at the national, state and/or local levels.

National Register of Historic Places

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for Evaluation have been established to determine the significance of a resource:

¹ 36 Code of Federal Regulations (CFR) Section 60.2.

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.²

Districts, sites, buildings, structures, and objects of potential significance that are 50 years in age must meet one or more of the above criteria. However, the National Register does not prohibit the consideration of properties less than fifty years in age whose exceptional contribution to the development of American history, architecture, archeology, engineering, and culture can clearly be demonstrated.

As defined by *National Register Criteria Consideration G: Properties that have Achieved Significance within the Past Fifty Years*, a property achieving significance within the past fifty years is eligible only if it is of exceptional importance, or if it is an integral part of a district that is eligible for listing in the National Register.³ Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.⁴ In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance."⁵ According to National Register Bulletin 15 (NRB), the National Register recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its

² "Guidelines for Completing National Register Forms," *National Register Bulletin 16*, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

³ *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years*, U.S. Department of the Interior, National Park Service, 1979, revised 1990, 1996, 1998.

⁴ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, U. S. Department of the Interior, National Park Service, National Register, History and Education.

⁵ *National Register Bulletin 15*, p. 44.

significance.⁶ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.⁷

Evaluation Criteria and Application of CHR Status Codes for National Register Eligible Properties

NRHP (3S)

To be eligible for the NRHP under Criterion A, the property:

- A. Demonstrates significant historical association with applicable theme(s).
- B. Retains enough integrity to convey its significant historical associations.
- C. Warrants a CHR Status code of 3S.

To be eligible for the NRHP under Criterion B, the property:

- A. Demonstrates significant historical association with a significant person important in the national history.
- B. Retains enough integrity to convey its significant historical associations.
- C. Warrants a CHR Status code of 3S.

To be eligible for the NRHP under Criterion C, the property:

- A. Is a highly distinctive, distinguished example of a style, building type, or method of construction, or is an important example of the work of a nationally influential master architect, designer or builder, significant historical association with applicable theme(s).
- B. Retains enough integrity to convey its significant architectural associations.

⁶ *Ibid.*

⁷ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid*, 15, p. 46.

- C. Warrants a CHR Status code of 3S.

NRHP (3D) District Contributor

To be eligible for the NRHP as a district contributor, the property:

- A. Adds to the district's historic or architectural character.
- B. Was constructed within the district's overall period of significance.
- C. Retains most aspects of integrity.
- D. Is located within the boundary of a district or makes a significant contribution to a non-contiguous district that is eligible for the NRHP within one or more contexts.
- E. Warrants a CHR Status code of 3S.

NRHP (3B) Individually Eligible and District Contributor

To be eligible for the NRHP as individually eligible and as a district contributor, the property:

- F. Meets NRHP individual and district contributor criteria.
- G. Warrants a CHR Status code of 3B.

STATE LEVEL

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP maintains the California Historic Resources Inventory and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

California Register of Historical Resources

The California Register of Historical Resources was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve

to be protected, to the extent prudent and feasible, from substantial adverse change.”⁸ The criteria for eligibility for the California Register are based upon National Register criteria.⁹ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁰

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹¹

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.¹²

California Register Criteria

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more of the following four criteria:

⁸ *California Public Resources Code, Section 5024.1(a).*

⁹ *California Public Resources Code Section 5024.1(b).*

¹⁰ *California Public Resources Code Section 5024.1(d).*

¹¹ *Ibid.*

¹² *California Public Resources Code Section 5024.1(e).*

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.¹³

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.¹⁴

Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”¹⁵ This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a “substantial adverse change in the significance” of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted on October 26, 1998 with the addition of State CEQA Guideline Section 15064.5. The State CEQA Guidelines 15064.5 provides that for the purposes of CEQA compliance, the term “historical resources” shall include the following:¹⁶

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a

¹³ *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

¹⁴ *Ibid.*

¹⁵ *California Public Resources Code, Section 21084.1.*

¹⁶ *State CEQA Guidelines, 14 CCR Section 15064.5(a).*

historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat such resources as significant for purposes of CEQA unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets one of the criteria for listing on the California Register.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

Evaluation Criteria and Application of CHR Status Codes for the California Register of Historical Resources Eligible Properties

CRHR (3CS)

To be eligible for the CRHR under Criterion 1, the property:

CRHR Association

- A. Demonstrates important historical association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

To be eligible for the CRHR under Criterion 2, the property:

CRHR Individual

- A. Demonstrates significant historical association with a significant person important in the California history.
- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

To be eligible for the CRHR under Criterion 3, the property:

CRHR Architecture

- A. Is a distinctive, distinguished example of a style, building type, or method of construction in California, or is an important example of the work of a prominent or notable architect, designer or builder
- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

CRHR (3CD) District Contributor

To be eligible for the CRHR as a district contributor, the property:

- A. Is located within the boundary of a district that is eligible for the CRHR within one or more contexts
- B. Contributes to the district's historic or architectural character.
- C. Retains required aspects of integrity.
- D. Warrants a CHR status code of 3CD.

CRHR (3CB) Individually Eligible and District Contributor

To be eligible for the CRHR as individually eligible and as a district contributor, the property:

- A. Meets CRHR individual and district contributor criteria.

B. Warrants a CHR Status code of 3CB.

LOCAL LEVEL – CITY OF LOS ANGELES

The City of Los Angeles enacted a Cultural Heritage Ordinance in April 1962, currently in the process of revision, which defines Los Angeles Historic-Cultural Monuments (LAHCMs) for the City. According to the ordinance, LAHCMs are sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These LAHCMs are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130) establishes criteria for designating local historic resources and/or historic districts (historic preservation overlay zones) as LAHCMs. These properties must reflect one of the following elements:

- The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community); or
- The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history; or
- The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or
- The proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

**Evaluation Criteria and Application of CHR Status Codes for City of Los Angeles
Historic Cultural Monument Eligible Properties**

LA (5S3)

To be eligible under a local designation, the property:

LAHCM

- A. Retains required aspects of integrity.
- B. The property retains original architectural treatment.
- C. Warrants a CHR status code of 5S3.

LA (5D3) District Contributor

To be eligible for local designation as a district contributor, the property:

- A. Is located within the boundary of a district that meets HPOZ criteria
- B. Meets one or more of the three HPOZ criteria, as follows:
- C. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
- D. Owing to its unique location or singular physical characteristics, [it] represents an established feature or the neighborhood, community, or city.
- E. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
- F. Retains required aspects of integrity.
- G. Warrants a CHR status code of 5D3.

LA (5B) Individually Eligible and District Contributor

To be eligible for local designation as individually eligible and as a district contributor, the property:

- A. Meets City of Los Angeles LAHCM and HPOZ contributor criteria.
- B. Warrants a CHR Status code of 5B.

V. HISTORICAL OVERVIEW

As an introduction and background, the Historical Overview below provides a chronological narrative to familiarize the reader with the historical patterns and trends in the Wilshire Center/Koreatown area.

BARLEY FIELD TO BOULEVARD (1895-1913)

The development of the Wilshire Boulevard Tract was a catalyst for the survey area in the early decades of the 20th century; however, prior to 1895 and the Wilshire brothers' development plans, the area already had roots as *El Camino Viejo*. In the eighteenth century, members of the Tongva tribe first guided Spanish explorers through the area on their way to the extensive tar pits (*la brea*) further west. Long before the Spanish arrival, the Tongvas had established a trail connecting their village at *Yang-Na* (present-day Los Angeles Civic Center) with the tar pits (present-day Miracle Mile). Like their Native guides, the Spanish inhabitants at *El Pueblo de Los Angeles* found the tar very useful for roofing and made frequent trips on the old Indian road, calling it *El Camino Viejo*, or old road. More than 100 years later, *El Camino Viejo* would become Wilshire Boulevard.

During the nineteenth century, *El Camino Viejo* connected Californio ranchos, barley farms, and sheep pastures with downtown Los Angeles. Despite the rapid urban development in downtown Los Angeles and at the port and beach towns of San Pedro and Santa Monica, the survey area remained primarily agricultural, supplying food for the growing city.

Henry Gaylord Wilshire, an entrepreneur, socialist, real estate speculator, and all around gadfly from Cincinnati, Ohio, arrived in Los Angeles in 1886. Promising cheap land and endless sunshine, boosters lured easterners like Wilshire to purchase vast tracts of unsettled farmland and oil fields west of downtown. Like many speculative Angelenos at the turn of the 20th century, Wilshire seized and lost land during the boom-and-bust period of the 1880s, which was fueled in part by the completion of the transcontinental railroad during the previous decade and speculation in real estate and mining.¹⁷

¹⁷ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

In 1895, Henry Gaylord Wilshire and his brother William subdivided their 35-acre tract, a barley field that was located just beyond the newly created Westlake Park (MacArthur Park). Located at the western boundary of the City of Los Angeles and situated between Sunset Park (Lafayette Park) on the west, 6th Street on the north, 7th Street on the south, and Westlake Park (MacArthur Park) on the east, the Wilshire brothers intended to improve the tract with opulent single-family residences that would attract wealthy patrons further west from Westlake Park. To garner attention and fanfare for the new subdivision, Wilshire created a 120-foot wide graveled road stretching four blocks between his parcel, Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). The wide road, bordered with concrete sidewalks, created an appealing streetscape, and Wilshire's fledgling tract was successful as one of the city's first elite enclaves.¹⁸

In contrast to later tract-housing developments modeled on a particular architectural style, homes in the Wilshire Boulevard Tract reflected the individual styles and tastes of their owners. Large and lavish homes soon populated the tract. The first important Angeleno to build a residence in the Wilshire Boulevard Tract was the irascible publisher of the *Los Angeles Times*, Harrison Gray Otis, in 1898. Others followed, including *Los Angeles Express* publisher Edwin Tobias Earl, Arthur Letts, founder of the Broadway department store, and retired Ohio entrepreneur, Homer Laughlin. When the city expanded its boundaries one-half mile west from Hoover Street to Vermont Avenue in 1897, Wilshire Boulevard was extended to the new border but at a 45-degree angle from its original direction in order to better align the thoroughfare with downtown's urban grid.¹⁹

By 1907, a little more than a decade since the tract's original platting, the Wilshire Boulevard Tract had fully arrived as a residential district, as the *Los Angeles Times* touted,

*The district is designed to be an ideal foothill residential community.... Three years ago it was mostly inhabited by the frolicsome jackrabbit but now there are many fine residences upon it and the work of building continues... in beauty, picturesqueness, and social advantages, the Wilshire Boulevard district is unsurpassed, even in this land of charming residence sections"*²⁰

Residents enjoyed considerable urban connectivity via an extended sixth-street streetcar line and, within the tract, "cement sidewalks and streets that are artistically laid out, well graded, and lined with palms, eucalyptus, and evergreens."²¹ Ida Hancock Ross (of Hancock Park fame)

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ *Far from the City's Dust and Din," Los Angeles Times, October 23, 1907, P. III2.*

²¹ *Ibid.*

constructed one of the tract's most impressive residences, Villa Modonna (1913). The Villa was a three-story Italian Renaissance/Neoclassical mansion built on the northeast corner of Wilshire Boulevard and Vermont Avenue. The tract's success as an exclusive enclave encouraged the development of other stately homes along Wilshire Boulevard, both within the tract and in the surrounding areas. Despite the prominence of these early Wilshire Boulevard residences in their day, none of these fine residences are extant.²²

In addition to the Wilshire Boulevard Tract, numerous other residential tracts were platted and sold during this period. These residential tracts included Wilshire Harvard Heights (1905), Clark and Bryans Westmoreland Tract (1903), and Normandie Place (1906). These new communities of varying income levels created a broad vocabulary of single-family residential architecture within the survey area.²³

The construction of the Hotel Hershey Arms interrupted the original intent of the Wilshire Boulevard Tract as a single-family residential area. The rambling hostelry was the first indication of the Wilshire Boulevard's future as the address for some of the city's most sumptuous apartment-hotels erected between the World Wars. In fact, beginning as early as the late 1910s, the tract's success attracted speculators who eventually purchased many of the tract's original single-family residences. In most cases, grand multi-level apartment houses replaced the original residences. Examples of two such apartment houses presently located just outside the survey area are the Rampart (1910) and the Bryson (1913).²⁴

Residents of the Wilshire Boulevard tract during this period comprised many of the city's most prominent citizens and included "bankers, capitalists, and those who are seeking elegant homes in an exclusive section."²⁵ Wilshire Boulevard addresses were prominent in society columns of the period.²⁶

As Los Angeles expanded during the mid-nineteenth century, architecture began to incorporate a wider range influences beyond Native American, vernacular, and Spanish colonial

²² Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

²³ *City of Los Angeles, Department of Public Works Electronic Vault*.

²⁴ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

²⁵ *Far from the City's Dust and Din*, "Los Angeles Times, October 23, 1907, P. III2.

²⁶ "The Social World. Men and Women in Society." *Los Angeles Times*, December 8, 1901, P. B2.

"Some Notable Festivities Incident to Society During the Past Week." *Los Angeles Times*, March 7, 1909, pg. III3.

Society, *Los Angeles Times*, Jan 31, 1912, pg. II6.

traditions. Formally designed buildings reflected the tastes of migrants from other regions across the country who imported styles such as Eastlake Victorian, Queen Anne, Classical Revival, and Italianate. For example, professional architects who came to work in the region introduced the French-derived Beaux Arts, which conveyed legitimacy and gravitas. It became a favored style for financial institutions and commercial structures around the turn of the century. Collectively, such buildings created an imposing and impressive streetscape downtown while conforming to the city's 150-foot height limit.

During this early period, noted architects included Ezra Kysor (1835-1907), who designed some of Los Angeles's first major public buildings around the original Plaza area and other parts of downtown. Kysor formed the firm of Kysor and Morgan with his chief draughtsman, Octavius Morgan Sr., who then went on to create one of the most significant architectural legacies in Los Angeles. The Los Angeles-based partnership that Morgan formed with John A. Walls and the academically-trained Stiles O. Clements (who had studied in France at the *École des Beaux-Arts*), remained highly influential in the first decades of the twentieth century, and along Wilshire Boulevard in particular. Many examples of the firm's work – including the Wiltern (originally Pellissier Building) and Chapman Park Market (1928-9) – remain in the survey area.

The firm founded by Albert C. Martin, Sr., in 1906 also raised the standards of architecture and engineering in Los Angeles. A.C. Martin and Associates designed a wide variety of building types executed in all styles, and the firm continues to this day. In the survey area, Martin designed the Art Deco-style automobile dealership built for E.L. Cord at Wilshire and Mariposa (1932) adjacent to the Wilshire Christian Church.²⁷ A.C. Martin was also responsible for St. Basil's Catholic Church (1974), which employs poured concrete and stained glass to dramatic effect.

Building permits, newspaper articles and other sources reveal that there was a wide assortment of accomplished engineers and contractors practicing in Wilshire Center/Koreatown. A complete list of architects and builders associated with the historic properties in the study area is provided in Attachment B.

FIFTH AVENUE OF THE WEST (1913-1928)

The Southern California population boom of the 1920s ushered in a new era for Wilshire Boulevard, particularly in the portion of the survey area located between Hoover Street and

²⁷ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005, p 91.

Western Avenue. The survey area's dramatic evolution during this period was the result of many factors, including the relaxation of single-family residential building restrictions, commercial expansion, the establishment of numerous houses of worship along Wilshire Boulevard, and the impact of the automobile on urban form. As the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth.

Concurrent with the development of Wilshire Boulevard, subdivision and development were ongoing to the west in the area of the Pellissier Tract, located between Wilshire Boulevard and San Marino Street and Hobart Boulevard, and Western Avenue.”²⁸ In 1882, Germain Pellissier purchased a 140-acre parcel from the Southern Pacific Railroad, which he operated as a Merino sheep ranch. Mr. Pellissier resided at Pellissier Square located at the intersection of Wilshire Boulevard and Western Avenue. Upon Mr. Pellissier's death in 1908, the Pellissier ranch—like the rest of the study area—began to transition rapidly from agricultural land to lavish residential streets, which was followed by an apartment and hotel district that catered to artists and the burgeoning movie industry.²⁹

The Pellissier family subdivided the tract in 1913, operating out of a small real estate office managed by Henry de Roulet, Pellissier's grandson, which was located at the site of the elder Mr. Pellissier's former dwelling on the corner of Wilshire Boulevard and Western Avenue. While the tract at that time consisted largely of vacant lots and prairie, a clause was inserted in the deeds to restrict building on the tract to single-family residences, which was set to expire on January 1, 1925. The *Los Angeles Times* reported on the tract restrictions,

*...high building restrictions will be enforced...218 lots...wide streets, twelve-foot parkways set to Cocos Plumosas pals, six-foot walks, sewer, gas and water connections inside the curbs, and telephone and light wires in conduits, will be features of the improvements to be installed.*³⁰

A 1913 ad described the area as “a masterpiece subdivision now being carved out of a magnificent piece of land...No other Wilshire offering has such attractive inducements.”³¹

The Pellissier Tract illustrates how zoning and urban design elements were used during this period to create cohesive and dense residential and commercial areas. In addition to the building restrictions, the Pellissier Tract also required “wider parking spaces and deeper set-back

²⁸ “Pellissier Square.” *Los Angeles Times*. April 6, 1913. P. VII.

²⁹ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

³⁰ “Pellissier Square.” *Los Angeles Times*. April 6, 1913. P. VII.

³¹ Display Ad 184. *Los Angeles Times*. June 22, 1913. P. VI4.

lines than heretofore employed in any Los Angeles development. It is restricted to apartment and income property sites with a limited business area affording owners a desirable location while retaining a residential atmosphere.”³² Mr. de Roulet described the area as “one of the finest apartment districts in metropolitan Los Angeles, from the standpoint of improvements, environment, transportation, and community conveniences.”³³ Bus lines and two streetcar lines serviced the area. Plans for 8th and 10th Streets (Olympic) were also concurrent. Mr. de Roulet claimed that Pellissier Square was an exception to the lack of “definite, well-considered planning of any considerable close-in area devoted strictly to this type of structure.”³⁴

In 1926, the tract’s restrictions were contested in court by a group of property owners seeking to prevent the development of commercial buildings in the area.³⁵ In spite of these efforts, the courts removed the restriction in 1928, spelling the rapid demise of elite single-family residences along this stretch of the thoroughfare.³⁶

During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, “Fifth Avenue of the West.”³⁷ An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. In 1921, the Ambassador Hotel was opened on an enormous 23-acre parcel of land between Wilshire Boulevard and 8th Street. Designed by renowned local architect Myron Hunt and immediately hailed as one of the west’s grandest resorts, the recently demolished Ambassador became the site of some of the region’s most momentous events, including the first Academy Awards which were held in the hotel’s Blossom Room in May 1929.³⁸ Radio and motion picture stars were regulars at the Ambassador, as were industrialists, foreign dignitaries, and a handful of American presidents. Tourists and locals alike flocked to experience the high-end area’s numerous multi-story apartment buildings and emerging shopping district that emulated the glamour of New York’s Fifth Avenue high rises—specifically, the

³² “Last of Large Tract Offered.” *LAT*. March 28, 1926. P. E6.

³³ “Big Apartment Sold for Cash.” *LAT* July 2, 1933. P. A15.

The Great Depression hit the area hard. Construction on the Linda Vista began late 1930 by architect F.A. Brown and L.A. Smith (20 double, 36 single apartments), with “roof garden, hand-decorated doors throughout, lobby and writing-room, garage for fifty cars, two passenger elevators, and built-in equipment for apartments.” It was owned by J. Braunstein, who also built the St. Germaine Apartments. Troubles at the American Mortgage Company Construction halted progress. The Linda Vista was then sold in 1933 and heralded as a sign of a possible rebound in the apartment housing market.

³⁴ “Pellissier Square has Quick Sale.” *LAT* April 4, 1926. P. E1.

³⁵ “Court Rules in Wilshire Fight.” *LAT* March 9, 1928. P. A3.

³⁶ “Pellissier Restriction Wiped Out,” *Los Angeles Times*, September 2, 1928, P. B1.

³⁷ “Soaring Wilshire Values Told,” *Los Angeles Times*, April 8, 1928, P. E7.

³⁸ Betty Goodwin, *Hollywood Du Jour* (Santa Monica: Angel City Press, 1993), P. 13.

Asbury, the Langham (1928), the Talmadge (1922), and the Windsor (1927). Urban beautification efforts during this period included a 1927 plan by the Wilshire District Chamber of Commerce, which sought to distinguish Wilshire Boulevard as “one of the most unique commercial thoroughfares in the world.” The ambitious landscape design consisted of a combination of trees, ornamental gratings and guards, and decorative sidewalk tiles.³⁹

Following the lead of the business community, neighborhood religious organizations followed suit and constructed large-scale architectural palaces catering to their wealthy parishioners. Most early religious institutions were located downtown, and subsequently followed their congregants as they set up residence in emerging pockets of the city. The Wilshire Boulevard corridor west of Lafayette Park (Sunset Park) witnessed the establishment of major “million-dollar” houses of worship that relocated to the area during the 1920s. The first to appear was the Romanesque-style Wilshire Christian Church (1926). Others soon followed: the Gothic Revival-style Immanuel Presbyterian (1929); the Flemish Gothic Revival-style St. James’ Episcopal in (1926); and the Byzantine-Moorish Revival-style Wilshire Boulevard Temple (1929). The Wilshire Center is known today for its collection of impressive religious buildings that were erected in the 1920s due in part to Wilshire Boulevard’s status as one of the most prestigious locations for new monumental buildings in Los Angeles at that time.⁴⁰

Few factors were as crucial to the development of Los Angeles’s urban form as the advent of the private automobile. While Native American paths, rancho boundaries, and streetcar lines established the template of the city’s dispersed development pattern, cars brought Los Angeles into its own as a major metropolis and shifted the paradigm of American cities. As Scott Bottles writes, the “pursuit of the suburban ideal” came within easier reach when the automobile began to successfully supplant the public railcar system.⁴¹ Railway lines along West Sixth Street, West Eighth Street, Ninth Street, and Western Avenue originally serviced the survey area. Street railways conveyed workers and patrons to commercial buildings along arterial thoroughfares and streets in the first few decades of the 20th century; however, by the mid-1920s, the automobile became the primary mode of transportation in Los Angeles, and the built environment changed to accommodate it in fundamental ways.⁴²

³⁹ “Wilshire Program Launched: Beautification Plan for Boulevard Announced by District Chamber,” *Los Angeles Times*, May 29, 1927, P. E4.

⁴⁰ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

⁴¹ Scott L. Bottles, *Los Angeles and the Automobile: The Making of a Modern City*. Berkeley and Los Angeles: University of California Press, 1987. p. 12.

⁴² SurveyLA, *Draft Historic Context Statement 2/26/2008. Chapter 4 – Modern Times, 1913-1945. Context D: Commercial Development in the Early 20th Century, 1913-1945. Theme 4: Commercial Development and the Automobile, 1913-1945.* p. 2.

The very success of the Wilshire Boulevard corridor, in and of itself, was a powerful testament to shifts in public tastes and preferences. As driving downtown to conduct one's business became increasingly inconvenient, the amenities along Wilshire Boulevard provided a pleasant and attractive alternative. While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape.⁴³

Architectural changes to accommodate the automobile are evident in residential properties during this period. Some residential streets have single-family homes and driveways that were designed for easy automobile access. Other housing types only moderately accommodated cars and most apartment houses were built without any on-site parking. Select high-end apartment buildings contained subterranean parking garages constructed at great expense. Parking facilities were also cleverly incorporated into the built environment, such as the Rozel Garage built in 1928 at the northwest corner of Eighth Street and Normandie. The six-story garage was built in conjunction with the Richelieu Apartments at 751 Normandie, and was leased for use by the Ambassador Hotel.⁴⁴

Drive-in markets were once common along commercial streets in greater Los Angeles in the 1920s because they offered convenient access and parking for shoppers traveling by automobile. Typically located on street corners for greater auto access and visibility, drive-in markets thrived until the 1930s when they were replaced by the supermarket with the latter's larger selection and expansive rear surface parking lots.⁴⁵

Many nationally established residential archetypes were replicated in the survey area during this period. Only over time did domestic architecture in the survey area reflect the incorporation of local preferences and tastes, thus gradually formulating new architectural traditions unique to the region. Among the first multifamily structures to be built along the Wilshire Boulevard corridor, the Hershey Arms (1907) and the Rampart (1910), just east of the survey area, imported traditions of grand urban apartment buildings and hotels that also served as public social spaces.⁴⁶

⁴³ *Ibid.*, p.24.

⁴⁴ "Lease Given Hotel for New Garage." *LAT*. March 18, 1929. P. E5.

⁴⁵ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

⁴⁶ *Ibid.*

Spanish Colonial and Mediterranean Revival styles gained popularity following the 1915 Panama-California International Exposition in San Diego. Architect Bertram Grosvenor Goodhue's comprehensive set of Spanish Colonial Revival structures catalyzed a region-wide building trend that supplanted the previously popular Mission Revival style. The area's Spanish Colonial Revival commercial, civic and residential architecture was an important component in forging regional identity and achieving legitimacy tied to New Spain, since the style helped perpetuate powerful myths about California's origins and heritage. Decorative elements appropriated from indigenous American cultures (e.g., Native American, Mayan, and Aztec) were sometimes incorporated into Spanish Colonial Revival designs to infuse exoticism along with a certain brand of perceived cultural authenticity.⁴⁷

The architectural features of Spanish Colonial Revival and Mediterranean styles (e.g., thick walls, glazed ceramic tile, and clay tile roofs) were also appropriate given the warm, dry climate and locally available materials. Variations of Spanish Colonial and Mediterranean Revival styles in the survey area include the elaborate and highly decorative Churrigueresque style, which is exemplified by the Chapman Park Market (1928-9) complex located on 6th Street, designed by the architect firm of Morgan, Walls and Clements.

Examples of Spanish Colonial and Mediterranean Revival styles exist throughout the survey area, with the best examples concentrated in the Pellissier Square Tract in the blocks west of Western Avenue. Various types, heights, and sizes remain – more modest structures often express these styles prosaically. Some taller multi-story structures, such as those located at 242 North Western Avenue and 346 North Vermont Avenue, are currently and have historically been mixed-use buildings, with residential units placed above storefronts at street level. In addition to multi-story towers, examples of Spanish Colonial Revival-style courtyard housing designed in different configurations and typologies can also be found in the survey area.⁴⁸

By the 1920s, architecture in Los Angeles at every scale – from the grandiose to the mundane – drew from European precedents and only eventually acquired unique nuances based on myriad influences. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the built environment of the city at-large. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, Tudor, and Chateausque styles became an additional source of aesthetic inspiration in production design and architecture. Furthermore, the names given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the survey area helped make such monikers more visible, and thus furthered the cultural and social aspirations of their inhabitants.

⁴⁷ Carey McWilliams. *Southern California: An Island on the Land*. p. 345.

⁴⁸ *Ibid.*

The best examples of this style are located in the Pellissier Square Tract and can be seen in a variety of archetypal forms.⁴⁹

While architects and designers in Los Angeles during the first decades of the twentieth century borrowed heavily from established European traditions, non-European and “exotic” places also captured the public imagination. An architecture of fantasy emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments. Despite the widespread popularity of period revival and exotic styles, some detractors dismissed the entire city as a back-lot simulacrum. Modernist architect Richard Neutra “blamed” the motion picture industry for the proliferation of period revival architecture. Carey McWilliams offered a more generous explanation:

*“Lacking socially prominent first families or deeply rooted social traditions, Los Angeles quickly adopted the motion-picture elite as its arbiters of taste and style. Although the movie elite moved in a world of their own, this world was all the more conspicuous for having the spotlight riveted on its isolated, stage-like gyrations. Hence the movies came to set the tone of opinion in style and taste, manner of living, and attitudes. In other words, Los Angeles imitated Hollywood.”*⁵⁰

In addition to luxury residences and urbane shopping experiences, the survey area offered ample recreational opportunities. In 1900, in a wetland located to the north of the Wilshire Boulevard Tract, prospector A. H. Headley struck 104-degree hot springs instead of oil. In 1903, David W. Edwards transformed the springs into the Bimini Baths, which he named after a Bahamian island where Spanish explorer Ponce de Leon reportedly searched for the Fountain of Youth. The Bimini Baths supported several associated ventures, including the Bimini Water Company, which provided hot water to local residents before water mains were constructed in 1915, and the Bimini Inn, one of the city’s earliest and most renowned spas. The well-loved Bimini Baths were an immediate hit attracting a diverse crowd of water polo enthusiasts, professional swimmers, and the health-conscious who sought the springs’ sodium-rich water as a cure for a variety of ailments. During the 1920s, the Bimini Baths were the core attraction of a recreational district that also supported a movie house and bowling alley. The nearby Palomar Ballroom, often credited as the location where Benny Goodman began the swing era in 1935, hosted star entertainers such as Glenn Miller and Tommy Dorsey. A nearby middle-class residential development—the Bimini-White House tract—developed in part due to the hot spring’s popularity and cachet. The Bimini Baths declined during the worldwide polio epidemic of the 1930s and withstood a serious blow after the Palomar Ballroom burned in 1939. The Bimini

⁴⁹ *Ibid.*

⁵⁰ *Ibid.*

Baths went bankrupt in 1951 and were demolished in 1959; however, a grouping of resort hotels formerly associated with the Bimini Baths still remains extant today.⁵¹

During the 1910s, an estimated several dozen Korean-American immigrants lived downtown in the Bunker Hill area. These immigrants arrived in the United States as part of the first wave of immigration that coincided with the Japanese occupation of Korea from 1910 to 1945. By the 1930s, the Korean-American community had grown substantially. While an area recognized as “Koreatown,” had yet to emerge in these early years, a small concentration of approximately 650 people of Korean heritage lived in Los Angeles. This community was generally concentrated in the area bounded by Vermont, Western, West Adams, and Slauson Avenues, outside of the survey area and to the south of what is now recognized as Koreatown. Jefferson Boulevard was a primary corridor. The first Korean Presbyterian Church, founded in 1905, erected a building along Jefferson Boulevard in 1938. St. Mary's Episcopal Church at 961 S. Mariposa originally served diverse group of congregants including a number of Japanese Americans. After the bombing of Pearl Harbor on December 7, 1941, St. Mary's Episcopal Church was used as an evacuation point for Japanese Americans who would spend the remainder of World War II in internment camps, such as Manzanar located in the Owens Valley.⁵²

GLAMOUR AND INFILL (1929-1945)

Trends that emerged in the survey area during 1920s, such as the development of an exclusive shopping district, luxury residences, and automobile-influenced innovations to urban form continued throughout the 1930s. The survey area was hard hit by the Great Depression, which delayed the planned 1929 “completion” of Wilshire Boulevard from downtown to Santa Monica until 1934; however, once completed, Wilshire Boulevard created the new opportunity of uninterrupted traffic flow and metropolitan mercantile establishments from the heart of downtown Los Angeles to Santa Monica. The survey area experienced little growth during World War II.

Built in 1929, the upscale Bullock's Wilshire inaugurated a new era of suburban department store retailing. Designed by Los Angeles' renowned father-and-son architectural team of John and Donald Parkinson, the five-story Art Deco style building with its 241-foot tower became an instant beacon for Wilshire Boulevard upon completion. With its spacious *porte cochere* and valet parking service, the new Bullock's store was unlike any department store

⁵¹ Carson Anderson, *Bimini-White House Place Historic District, Los Angeles County, Request for a Determination of Eligibility for the California Register of Historic Resources*, August 10, 1999.

Cecilia Rasmussen, L.A. “Then and Now: At Site of Former Baths, History Still Runs Deep,” *Los Angeles Times*, January 25, 2004.

⁵² Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

St. Mary's Episcopal Church, http://stmarys-la.org/?page_id=3, Accessed June 3, 2009.

yet built. Announced in *Los Angeles Saturday Night*, the chronicle of 1920s society, Bullock's Wilshire was "a concrete expression of faith in the boulevard's rich destiny."⁵³ Wilshire Center/Koreatown was the locus of department store shopping in the 1930s, as elaborate department stores attracted residents and non-residents alike.

The success of Bullock's Wilshire paved the way for other downtown-based department stores to open branches along Wilshire Boulevard in the 1930s and early 1940s. Urbane sophistication came in the form of the I. Magnin and Mullen and Bluett department stores. Further west along the Miracle Mile, Desmond's, Silverwoods, and the May Company opened large stores. In 1930, to take full advantage of this prime location of Wilshire Boulevard and Western Avenue, Mr. de Roulet, commissioned Stiles O. Clements to design the magnificent Pellissier Building, generally known today as the Wiltern. Stretching two stories east along Wilshire and south along Western, the building's most notable feature is the 12-story corner tower that housed a theater on its ground floor and professional offices above. When completed in 1931, the Pellissier Building was a Zigzag Moderne *tour de force* with its soaring vertical lines, chevrons, and aqua-green glazed terra-cotta tile cladding. The Pellissier Building housed the Warner Brothers (later Wiltern) Theater and today still serves as a visual, commercial, and cultural anchor of the survey area.⁵⁴

Commercial buildings and multifamily residences provided opportunities to advance new trends in construction and design. Elements of the built environment that eventually became standard elements in cities across the nation were pioneered in the survey area. Bullock's Wilshire was the first major department store to contain a parking lot in the back. Furthermore, the rear entrance contained a level of detail and flourishes that until then had only typically been applied to street-facing entryways. Auto-centric Los Angeles was quick to embrace the illuminated sign and, as more multistory towers with fanciful names sought to establish and advertise their presence, flashy signage proved to be the perfect method. The roof-mounted, steel-framed neon signs that cluttered the upper reaches of the survey area lent an additional modern novelty. From a distance, one could locate the Fox Normandie, Mayan, Windsor, Town House, Piccadilly, Hotel Chancellor, the Langham, or Astor Arms with relative ease.

During the 1930s, with Wilshire Boulevard established as the finest shopping district in Southern California, the survey area was a well-recognized playground for movie stars and socialites. Facing the Ambassador Hotel, the renowned Brown Derby restaurant opened in 1929. Over the years, some of Los Angeles' most famous restaurants had Wilshire Boulevard

⁵³ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005). p.67.

⁵⁴ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

addresses, including the Brown Derby and Perino's. A remnant of the Brown Derby – the derby itself – survives on the second story at the rear of a mini-mall across from the former Ambassador Hotel site (3377 Wilshire Boulevard).⁵⁵

During the 1930s, modest commercial buildings – restaurants, cafes, small retail stores, and banks – began filling the spaces between Wilshire Boulevard's larger edifices. One of these, the drive-in restaurant, became a ubiquitous symbol of Los Angeles as this property type began to appear on the corners of major intersections throughout the region. Within the survey area, Simon's Drive-In was located on the southwest corner of Wilshire and Hoover just east of Bullock's in the 1930s. On the opposite end of the survey area, at the northwest corner of Western and Wilshire, sat Harry Carpenter's Sandwich Stand, which later became the expansive Melody Lane drive-in and cocktail lounge.⁵⁶

The popularity of Wilshire Boulevard extended to other commercial corridors in the vicinity, such as Western Avenue and Vermont Avenue. Historic photographs, city directories, and other sources indicate that Western Avenue changed from a residential thoroughfare in 1921 to a major commercial artery by 1930. These corridors would continue to develop in the ensuing decades.

The influence of the automobile continued to shape urban form during this period. The automobile showroom, an important property type, appeared and evolved during the entirety of the 20th century in Los Angeles, and was located along major commercial thoroughfares during this period. Within the survey area, Wilshire Boulevard, Western Avenue, and Vermont Avenue contained the greatest concentration of automobile showrooms. Because motorcars represented the latest in technology and innovation, automobile showrooms during this period reflected the most popular architectural styles of the day, including Renaissance Revival, Spanish Colonial Revival/Churrigueresque, Art Deco, Streamline Moderne, and Moderne. While the automobile showroom property type was ubiquitous during the 1930s, after World War II, it appears that all of the automobile showrooms that were previously located in the survey area were either demolished or adapted for new – sometimes auto-related – uses.

Artistic endeavors and patronage of the arts were evident within the survey area during this period. Lafayette Park served as a spatial embodiment of the area's refinement and cultural expression. In 1920, the park was renamed - from Sunset Park to Lafayette Park – with a colorful and elaborate dedication ceremony commemorating the Marquis de Lafayette, Revolutionary War hero, and the first victory of the Marne.⁵⁷ In the ensuing years, Lafayette

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ "America's Indissoluble Friendship for France is Pledged." *LAT*. September 7, 1920, p. III.

Park functioned as the site of numerous ceremonies and dedications. In 1927, the American Green Cross, a reforestation organization, whose first American chapter was founded in Glendale during the late 1920s, planted a cypress tree from the Garden of Gethsemane in Lafayette Park.⁵⁸ In 1932, Local dignitaries, including actors and city officials, joined the Lovers of Shakespeare Society dedication of Lafayette Park's Shakespeare Garden, which attracted 500 attendees. Lafayette Park also received a sculpture under Public Works of Art (PWAP) in 1934, an early New Deal cultural program. The sculpture, a fountain entitled the Power of Water, was designed and executed by Henry Lion, Jason Herron, and Sherry Peticolas.⁵⁹

“NEW YORK OF THE WEST COAST” (1946-1964)

The area's pre-World War II role as the nexus of cosmopolitan ease and luxury subsided during the post-World War II era. The development of office and commercial uses typified the survey area from the 1940s to the 1960s. During the population boom of the midcentury years, office and modest residential uses were predominant. Commercial activities expanded and neighborhood corridors, such as Western Avenue, continued to evolve. Developers such as Norman Tishman embraced Wilshire Boulevard, which became a highly sought after business address. Typical property types, often built in the Modern style, included the high-rise office building, infill stores, and the “dingbat” apartment.

By the 1950s, Wilshire Boulevard was Los Angeles' leading business address. Erected in 1952, Tishman Plaza was the first major high-rise office plaza to be erected in the survey area. Its Modern architectural style set the direction for the many office towers that would rise along Wilshire Boulevard between Virgil Avenue and Western Avenue after World War II. On a 1950 visit to Los Angeles, New York developer William Tishman identified a golf driving range with frontage along Wilshire Boulevard as a development opportunity. Tishman Realty and Construction bought the driving range and by 1958 had constructed five major office buildings on Wilshire Boulevard. When asked to explain why his company invested so heavily in postwar Wilshire Boulevard, Tishman explained, “We think Wilshire will be the New York of the West Coast.” The Tishman buildings heralded Wilshire Center's transition into a home for Fortune 500 companies.⁶⁰ After the mid-1960s as Modernism evolved from its International Style

⁵⁸ “Green Cross Plants Tree,” *LAT*, April 16, 1927, P. A1.

Glendale Register of Historic Places, Adopted by the City Council on September 30, 1997.
<http://www.ci.glendale.ca.us/planning/preservation/amgreencross.pdf> Accessed March 19, 2009.

⁵⁹ “New Fountain Emphasizes Art Project's Civic Value,” *LAT*, December 2, 1934, P. A6.

Don Adams and Arlene Goldbard, “New Deal Cultural Programs: Experiments in Cultural Democracy”
<http://www.wwcd.org/policy/US/newdeal.html> Accessed March 19, 2009.

⁶⁰ *Curating the City, Wilshire Boulevard, Los Angeles Conservancy*, <http://www.curatingthecity.org/> Accessed April 12, 2009.

(Footnote continued on next page)

origins, buildings appeared in Los Angeles that reflected diverging architectural trends that nonetheless remained rooted in the Modern Movement. These styles included Brutalism, New Formalism, and more contemporary interpretations of Corporate Modernism.⁶¹

In addition to expanded development along Wilshire Boulevard, the surrounding neighborhood gained an astonishing breadth of commercial buildings during this period. The 1950 Sanborn map clearly illustrates that Western Avenue had become a major commercial artery with businesses lining both sides of the street from Olympic Boulevard to Melrose Avenue with only isolated dwellings remaining. In addition to the towering Wilshire Theatre/Pellissier Building (1931) erected at Wilshire Boulevard and Western Avenue, the corridor included automobile sales (new and used), auto repair garages, filling stations, banks, drugstores, furniture stores, the Uptown Theatre (east side of Western at Olympic), food markets (including Ralphs on the NW corner of Western and Oakwood), a clinic, paint stores, a bowling center, a dance school, parking lots, and large numbers of small retail stores. By 1950, the row of four-plexes erected in the 1920s on Western between 4th and 5th Streets had all been converted into stores or offices, which was an intermediate adaptive reuse of residential properties prior to their replacement with larger commercial buildings after 1950.

During the 1950s and 1960s, “Dingbat” multifamily housing was built as a response to a rapidly growing population during the post-war era. An example of “trickle down” Modernism, the simple geometry, minimalist decoration, and low-cost materials made these units a common form of efficient, affordable housing that was quickly and economically constructed in neighborhoods already zoned for multifamily residential uses. The footprint of the building and parking spaces were designed to occupy most of the site in order to maximize square footage and accommodate parking spaces – an imperative, given the rapid increase of private car ownership. Configurations and types vary, but little room was generally left for set-backs or landscaping. These apartment buildings were designed to take advantage of Southern California’s temperate climate; all units are accessed via exterior entrances rather than an interior hallway. Mid-century Dingbat apartment houses were rarely architect-designed, and are an example of a mid-century building type built by local contractor/builders.

“Goals Told by Tishman,” Los Angeles Times, January 22, 1958.

“What Happened on Wilshire Boulevard? A Firm Named Tishman Arrived,” Los Angeles Times, April 9, 1967.

⁶¹ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

DESTINATION KOREATOWN (1965-1980)

The survey area maintained its elite status as a retail destination and corporate district throughout the 1960s. Wilshire Boulevard would remain unchallenged until the 1970s when socioeconomic and demographic changes – as well as the emergence of large new shopping malls scattered throughout the region – began to take their toll. One by one, Wilshire Boulevard’s department stores located east of Fairfax Avenue closed with Bullock’s Wilshire remaining as the final holdout.

While more than 22 high-rise office buildings were built on Wilshire Boulevard between 1966 and 1976 to house companies like Getty Oil, Ahmanson Financial, Beneficial Standard Life Insurance, Wausau, and Equitable Life Insurance, the climate for business was nonetheless shifting away from the survey area. By the late 1970s, the local commerce continued to move to the less congested Westside and San Fernando Valley. During the 1970s, the combination of increased immigration and the exodus of wealthy residents and businesses in the survey area simultaneously provided lower rents and living opportunities for thriving Latin American and Korean communities. “Koreatown” was officially christened in 1971 due to the efforts of community leaders.

The move of established businesses out of the survey area created opportunities for new business interests. Between 1975 and 1980, Korean-Americans bought over 200 commercial properties worth \$20 million in Koreatown. By 1985, more than 2,800 Korean-American owned businesses revitalized commercial strips on Wilshire and Olympic Boulevards. In addition to small businesses, the survey area became a center for transnational business, including offices for South Korean banks and companies.

The area’s demographic shift was a result of the second wave of Korean immigration that followed World War II and the Korean War, which consisted primarily of students who left Korea during the 1950s and 1960s. In addition, changes in 1965 to U.S. immigration law created new opportunities for newcomers who arrived in growing numbers, particularly during the 1970s. According to a USC survey, a more than seven-fold increase in Korean immigration took place between 1970 and 1977 in the Los Angeles area.⁶² During the 1970s, Koreans fleeing the economic policies and political repression of President Park Chung Hee arrived in Los Angeles, which further helped to reshape the business corridors throughout the survey area.

The survey area as well as the area to the south outside the survey area is today recognized as Koreatown. An established Korean-American community had existed for decades in an area outside and to the south of the survey area. Abelman and Lie trace the “symbolic

⁶² Richard E. Meyer. “Exploding Ethnic Populations Changing Face of L.A.” *LAT.* August 13, 1980. P. B1.

beginning of contemporary Koreatown” to 1971, with the opening of the Olympic Market by Hi Duk Lee.⁶³ After his success with the Olympic Market, in 1975 Mr. Lee opened a restaurant, *Young Bin Kwan* (VIP Palace). Mr. Lee, who arrived in Los Angeles in 1968 with approximately \$50 in his pocket, is recognized as an early pioneer of Koreatown. He was active in creating an annual Korean heritage festival (Korea Day). He was also instrumental in obtaining the area’s “Koreatown” designation from city officials in 1982 and currently owns a restaurant in Koreatown, *E-Hwa Jang*, at 528 S. Western Avenue.⁶⁴

Despite the survey area’s increased association with the Korean-American community in the 1970s and 1980s, it remained a multi-ethnic community. By 1980, a City study stated that “large minority-group population increases from 1950 to 1980 have reduced the percentage of predominantly Anglo communities from 88% to 41%.”⁶⁵ The 1980 census claimed the 31,410 residents living within Pico, Wilshire, Vermont and Western were 50% Latino, 16% Anglo, 6% African American, 12% Korean, 5% Japanese, 3% Filipino, 7% other Asian.⁶⁶

Koreatown remained a mixed bag of successes and failures. The *Los Angeles Times* identified “Persevering Asians” as the “new middle class” in 1980. One estimate put Korean business failure rate at only 2%, and Korean real estate transactions in Koreatown at \$20 million for 200 properties.⁶⁷ Yet a 1982 Koreatown Corridor Economic Revitalization Study pointed to high chronic unemployment, crime, poor housing and overcrowding, deteriorating, and abandoned buildings, vacant sites, and little parking as barriers that prevented investment and development in the area.⁶⁸ Some residents and business leaders sought to establish a comprehensively planned retail and community project, such as those in Chinatown and Little Tokyo. Despite all the emphasis on the growing Korean community, approximately half the population of what was loosely identified as Koreatown was Latino through the 1980s. This trend continued in the aftermath of the 1992 Los Angeles Riots, when the Latino population increased to 75% of Koreatown’s residents.

Following the lack of investment interest and thwarted efforts in the early 1980s, some success was seen later in the decade when mini-malls and larger enclosed retail strips appeared along Western, Eighth Street, Olympic and Wilshire. New cultural influences were appearing; the *Los Angeles Times* pointed to the “contemporary Oriental motif” and “Korean-style

⁶³ Nancy Abelmann and John Lie, *Blue Dreams: Korean Americans and the Los Angeles Riots*, Cambridge: Harvard University Press, 1997.

⁶⁴ Namju Cho. “Koreatown’s E-Hwa Jang Restaurant Salutes Syngman Rhee” *LAT*. September 3, 2008. P.

⁶⁵ Richard E. Meyer. “New Middle Class Emerging in City – Persevering Asians.” *LAT*. April 13, 1980. P. B1.

⁶⁶ David Holley. “Koreatown Suffering Growing Pains.” *Los Angeles Times*. December 8, 1985. P. B1.

⁶⁷ Richard E. Meyer. “New Middle Class Emerging in City – Persevering Asians.” *LAT*. April 13, 1980. P. B1.

⁶⁸ Maria L. La Ganga. “Once-Booming Koreatown Gown Downhill.” *LAT*. August 15, 1982. P. B1.

architecture” that were manifest in certain retail developments.⁶⁹ Koreatown Plaza on three-acres on Western between Oxford, 9th and San Marino, built in 1986, was developed and the building was designed by Gruen Associates.⁷⁰ Often derided, mini-malls, a signature feature of the Los Angeles urban landscape, were built on corner lots previously occupied by service stations that closed during the gas crisis of the 1970s. They were a response to market demand for commercial developments that afforded convenient parking and street access. A Los Angeles city planner described the type as “built strictly on terms of an efficiency of economic return. They minimize parking, maximize the square footage of the building, and have lots of signs, to the maximum allowable, and without landscaping.” Today, commercial streets throughout the survey area are populated by strip malls of various sizes and configurations.⁷¹

By 1985, the *Los Angeles Times* estimated that 2,800 businesses were located in the Koreatown vicinity, which accounted for approximately 40% of all Korean-owned businesses in the region.⁷² The quadrant bounded by Olympic, Vermont, 8th and Western contained the largest concentration. Yet aspects of the survey area’s infrastructure and physical character were ill suited for the new influx of activity. At the time, Koreatown was primarily known as a commercial area, with a diverse mix of low- and moderate-income residents. Problems included pedestrian dangers on Olympic, the lack of “a pedestrian-oriented central mall” that attracted tourists and a more diverse population, such as those found in Chinatown and Little Tokyo, and cultural insularity.⁷³ The mid-1980s witnessed efforts to create a redevelopment area and amend the General Plan to rezone residential areas for commercial use. Some of these campaigns were met with resistance from other stakeholders, such as residents of Country Club Park near Olympic and Western.

Religious buildings are a long-standing tradition in the survey area and today the historical pattern of diverse religious constituencies continues. A handful of predominant established institutions that located from downtown to the survey area during the boom of the 1920s – such as Wilshire Boulevard Temple, Immanuel Presbyterian Church, and First Baptist Church – have retained their identities. Within the survey area, the predominance of Christianity within the Korean-American community is hard to miss. In 1983, the *Los Angeles Times* observed how “the fruits of nearly 100 years of missionary work in Korea have come back to

⁶⁹ “Construction Started on Koreatown Retail Center.” *LAT*. April 28, 1985. P. L1.

“Western Center to Open Monday in Koreatown.” *LAT* November 16, 1986. P. I17.

⁷⁰ “Work to Start on Koreatown Enclosed Mall.” *LAT*. February 23, 1986. P. L15.

⁷¹ James Rainey. “Explosion of Mini-Malls Spurs a Maxi-Dispute.” *Los Angeles Times*. September 23, 1985. P. B1.

⁷² David Holley. “Koreatown Suffering Growing Pains.” *Los Angeles Times*. December 8, 1985. P. B1.

⁷³ *Ibid.*

Southern California with immigrants from South Korea.”⁷⁴ The Council of Korean Churches in Southern California claimed 15 denominations and 380 congregations within its membership. Churches adapted and reused existing buildings to suit their needs, utilizing a wide range of building types from grocery stores to modest storefronts to former Jewish synagogues. Other examples of religious heterogeneity include the Korea Sah Buddhist Temple at 500 North Western and small Pentecostal churches.

Few new residences, single-family or multi-family were built in the survey area from 1965 to 1980. In recent years, the neighborhood has experienced a resurgence in its population as young people and newly arriving immigrants flock to a trendy Wilshire corridor brimming with new restaurants and nightlife scene reminiscent of the area’s 1920s glamour. New mid-to-high end residential buildings have garnered attention and attracted new residents who live alongside the long-time Latino and Korean-American communities. Thus, the reshaping of Wilshire Center/Koreatown continues. The survey area today tells the story of its establishment and reshaping and retains numerous outstanding examples and groupings of buildings that reflect the history and character of Los Angeles over the past 100 years.

⁷⁴ John Dart. “Korean Congregations, Large and Small, Find a Life in the Southland.” *LAT*. March 26, 1983. P. B3.

VI. HISTORIC CONTEXT STATEMENT

The historic context consists of brief narratives and a timeline that identifies and discusses the major influences and factors that have shaped the development, social fabric, design, and character of the built environment of Wilshire Center/Koreatown within the larger context of the City of Los Angeles. The historic context focuses on the historical periods associated with existing resources identified in Wilshire Center/Koreatown. Brief introductory narratives are provided for each related theme followed by a description of the associated property types and the eligibility standards for the inventoried resources.

The historic context is organized to correspond with the SurveyLA Historic Context Statement. The context headings pertinent to the history of Wilshire Center/Koreatown are organized chronologically. The themes addressed under each context also generally correspond with the SurveyLA Historic Context Statement and are tailored to reflect the local history of the study area.

The contexts and themes developed below address the local history and resources within Wilshire Center/Koreatown only, and are not intended to be a definitive history of the area. Contexts and associated themes were developed only for property types presently existing in Wilshire Center/Koreatown. Each theme is followed by a description of the existing associated property types, followed by the eligibility standards and eligibility criteria for those properties.

CONTEXT: ARCHITECTURE, ENGINEERING, AND DESIGNED LANDSCAPES, 1850-1912

Theme: Late 19th/Early 20th Century Residential Architecture, 1885-1910



Late 19th/early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown.

As new tracts were platted and sold, residential architecture in Los Angeles began to take shape. In the survey area, the most significant catalyst was the original Wilshire Tract located between Sunset and Westlake Park that was subdivided in 1895 by Gaylord Wilshire, an eccentric entrepreneur from Ohio. Sunset Park was subsequently renamed after World War I for Marquis de Lafayette.

Many established archetypes were imitated, but eventually the built environment in Los Angeles acquired unique nuances based on myriad influences. Domestic architecture reflected the incorporation of migrants' customs, preferences and tastes, thus over time formulating new architectural traditions unique to the region. As Merry Ovnick writes, "The pooled image composed of one generation's homes became the physical reality and touted reputation that selectively attracted the next...This process of layering dreams, one generation's forming the basis for the next generation's, has created the Los Angeles as we know it."⁷⁵

Some tracts in the survey area, including the Electric Railway Homestead Association, were developed during the late 19th/early 20th century. Examples of late 19th/early 20th century residences in the survey area are largely located south of Olympic Boulevard and east of Western Avenue.

Queen Anne Style

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne

⁷⁵ Merry Ovnick. *Los Angeles: The End of the Rainbow*. Los Angeles: Balcony Press, 1994. p. 20.

cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area dating from 1885-1910 are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century.

Associated Property Types

Single-Family Residential Buildings

Property Type Significance

Late 19th/Early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period in Los Angeles were largely based on European, American East Coast and Mid-West origins, they characterize Los Angeles' first dense neighborhood pattern of development. Because they are all now more than 100 years of age, many of these buildings have been replaced or substantially altered in the last few decades. Examples of these styles that retain integrity have become increasingly rare in Los Angeles, and would be significant at the federal, state or local level under Criterion Design/Construction (C/3/3, respectively). Property types associated with this theme and period of significance within the survey area are in the Queen Anne style.⁷⁶

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1880-1910.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

⁷⁶ *Survey LA, Los Angeles Historic Resources Survey, 2009.*

1. Is a significant example that embodies the distinctive characteristics of the Queen Anne style and was used as a residence;
2. Was constructed between approximately 1880 and 1910;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

Queen Anne Style

- One to two stories in height;
- Asymmetrical primary elevation with a covered front porch;
- A front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation;
- Setback entrance under a covered porch supported with spindlework detailing;
- Tall narrow windows.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Integrity Considerations

- Replacement of original wood framed windows with aluminum or vinyl frames but within original openings;

- New porch steps;
- New exterior surface if the original is underneath.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of the Queen Anne style and was used as a residence;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

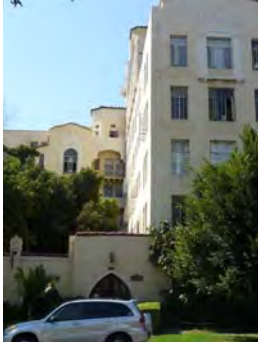
- Is a significant example that embodies the distinctive characteristics of the Queen Anne style and was used as a residence;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of the Queen Anne style and was used as a residence;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Early Revival of Colonial Styles: The Search for Identity, 1890-1940



The early-California period revival styles grew in popularity beginning in the late 19th century and continued into the 1920s. Interest in Spanish-era Southwest architecture was part of a movement that sought to create a California identity based on its mythic Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the Spanish Colonial Revival architecture was meant to connect California to the romantic past which helped in the marketing of California as Mediterranean.

Mission Revival, 1890-1930

The Mission Revival style was conceived in Southern California as a regional style that was romantically reminiscent of the Mission era in California. It began with the late 19th century revival of the mission and rancho histories, and the Anglo romanticizing of the region's Spanish past. Architect Arthur B. Benton in Riverside, California, and architects associated with the California Landmarks Club, a group founded by Charles Lummis to save the California Missions, created an architecture that memorialized the mythic Spanish past. The style gained national exposure and interest after the Santa Fe and Southern Pacific railroads adopted the Mission Revival Style for their stations. The Mission Revival style began in the 1890s and lasted through the 1920s.

The Mission Revival style within the survey area dates from 1910-1930 and is significant for its association with the architectural styles and culture of late 19th/early 20th century regional architecture. Buildings associated with this theme represent the influence of Mission Revival architecture on the architects, designers, and builders working in the survey area from the 1890s-1930s.

American Colonial Revival, 1910-1950



The American Colonial Revival style was popular from 1910 through the 1940s drawing heavily upon American Georgian and Adamesque precedents. During the twentieth century, architectural publications focused upon early American Colonial buildings, such as the *White Pine Series of Architectural Monographs* (1915), and widely disseminated photographs and drawings illustrating the Colonial Revival style. As a result, American Colonial Revival style architecture during the late 1910s was

accurately based upon early American prototypes. The architecture was defined by classical symmetry, front doors with classical surrounds and fan lights or side lights, double-hung sash windows with multiple lights, wood shutters and gabled roofs.⁷⁷

Associated Property Types

Single-Family Residential Buildings, Multi-Family Residential Buildings

Property Type Significance

Examples of the American Colonial Revival style date from 1910 through the late 1940s and are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of American Colonial prototypes on the architects, designers, and builders working in the survey area from 1890-1950.

Late 19th/Early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period in Los Angeles were largely based on European, American East Coast and Mid-West origins, they characterize Los Angeles' first dense neighborhood pattern of development. Because they are all now 100 years of age, many of these buildings have been replaced or substantially altered in the last few decades.⁷⁸

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1890-1912.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

⁷⁷ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, (NY: Alfred A. Knopf, 1990), pg. 322.

⁷⁸ *Survey LA, Los Angeles Historic Resources Survey*, 2009.

1. Is a significant example that embodies the distinctive characteristics of the Mission Revival, Monterey, or American Colonial Revival styles;
2. Was constructed between 1890 and 1950, depending upon the style;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

Mission Revival

- Mission parapet;
- Red clay tile roof;
- Arched apertures;
- Stucco or wood surface.

American Colonial Revival

- Side lights and/or fan light;
- Smooth brick finish, or smooth stucco finish;
- Classical portico, frontispiece, or porch;
- Classical symmetry.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Replacement of roof materials in kind or with compatible materials;
- Some replacement of windows or doors if original openings were not resized.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of the Mission Revival, Monterey, or American Colonial Revival styles;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies the distinctive characteristics of the Mission Revival, Monterey, or American Colonial Revival styles;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of the Mission Revival, Monterey, or American Colonial Revival styles;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Arts & Crafts Movement, 1895-1918 Single Family Residences



The Arts and Crafts Movement had its roots in the mid 19th century in England with the designs and work of such individuals as William Morris, Charles Rennie Macintosh, and Charles Augustus Pugin. The movement gained followers in the United States through the efforts of Gustav Stickley, Elbert Hubbard and The Roycrofters Institute, and many major architects at the end of the 19th and early 20th centuries. While Los Angeles was heavily influenced by the architects, writers, and artisans who composed the Arroyo culture of Pasadena, many Angelinos contributed to the development of the Arts and Crafts movement in Southern California, including writer and editor Charles Lummis (Land of Sunshine/Out West), artists William Lees Judson, Clyde Brown, Elmer Wachtel, J. Bond Francisco, Benjamin Brown, John Gutzon Borglum, and Maynard Dixon, and architects Train & Williams, Meyer & Holler (Milwaukee Building Company), Elmer Grey, Eisen & Hunt, Hunt & Eager, Hudson & Munsell, Dennis & Farwell, Frederick Roehrig, A.B. Benton, Lester Moore, Charles Shattuck, Frank Tyler, George Wyman, and C.F. Whittlesey.⁷⁹

Popular in Los Angeles from 1895-1915, Arts and Crafts movement designers blended elements of the late 19th century Shingle and Queen Anne styles with 20th century Craftsman and Colonial Revival styles. A highly eclectic style, it promoted social reform ideals implicit in handcraft and simplified structure and ornament. Both Shingle Style, which grew out of the New England school of architecture, and the American Colonial Revival were inspired by the Centennial Fair of 1876 which brought renewed pride and interest in American history. The Shingle and American Colonial Revival styles were the earliest manifestations of the Arts & Crafts movement in Los Angeles, emphasizing simplicity of form and use of natural materials, with examples constructed in the mid-1880 and early 1890s, respectively.⁸⁰

Examples of architecture influenced by the Arts and Crafts Movement from approximately 1895-1918 in Los Angeles follow the movement's tenets of a pre-industrial age lifestyle, emphasizing simplicity of form, handicrafts, the use of natural materials such as wood, stone or clinker brick, and integration with the environment. Guided by the Arroyo Seco circle of Charles Frederick Lummis, the creativity of Clyde Browne's atelier at his Abbey San Encino and the school of *plein air* artists of the Arroyo, the writers, artists, architects and builders in Los

⁷⁹ Kevin Starr. *Inventing the Dream: California through the Progressive Era*. New York: Oxford University Press, 1985, p. 120.

⁸⁰ Survey LA, *Los Angeles Historic Resources Survey*, 2009.

Angeles made significant contributions to the Arts and Crafts movement. Important examples illustrate a high quality of design in a variety of styles, often designed by Los Angeles' first group of professional architects, and feature a high degree of workmanship by local artisans and builders.⁸¹

The Arts and Crafts Movement was a significant national movement that is represented in Los Angeles by buildings designed in the following architectural styles: Transitional Arts & Crafts, Shingle, and American Foursquare. In addition, artists and writers in Los Angeles and Southern California created the Craftsman style that transcended the national levels of popularity, and produced examples with great quality, variety and numbers beyond that of any other region. Because most of these buildings are now over 100 years of age, many have been replaced or substantially altered in the last few decades. Examples of the architectural styles influenced by the Arts and Crafts movement that retain integrity are becoming increasingly rare in Los Angeles, and would be significant at the federal, state or local level under Criterion Design/Construction (C/3/3, respectively).⁸²

Traditional Arts and Crafts, 1895-1920

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. The Arts and Crafts Movement called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The late 19th/early 20th century residential architecture of the Wilshire Center area reflects national architectural trends. Intended to reconnect architecture to the crafting of natural materials, the primary material associated with the Arts and Crafts Movement was wood, with many residences having elaborately crated wood framing, interior paneling, and built-in furniture. Other materials commonly used were brick and stone. Generally, Arts and Crafts designed residential buildings fall in to two property types: the 1- or 1 ½-story bungalow or the 2-story house. Associated styles were sometimes applied to places of worship, artisans' studios, and social halls, but were only rarely used during this period for government or industrial buildings.

⁸¹ *Ibid.*

⁸² *Ibid.*

American Foursquare, 1895-1920

The American Foursquare style, like other Arts and Crafts influenced architecture, developed as a less decorative housing alternative to the Victorian styles popular in the late 19th century. The American Foursquare residences were constructed with wood or brick exteriors and could be ordered through house catalogs including Sears and Aladdin. Like the Craftsman, American Foursquares were constructed through the 1930s. There are several extant American Foursquare residences in the survey area.

American Foursquare single-family residences within the survey area dating from the 1890s-1930s are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the 20th century.

Craftsman, 1905-1930

The American Craftsman Movement, which advocated hand craftsmanship, was a derivative of the late 19th century Arts and Crafts movement in England. The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, and multilevel eaves. The Craftsman style single-family residence was a once ubiquitous style found throughout the United States. However, because of their wide covered front porches, which functioned as an outdoor room, there were many more constructed in warmer climate regions of the country.

The Craftsman style single-family residence was an important house type constructed in Los Angeles during the first two decades of the 20th century. The style was adaptable across socioeconomic categories and included both large highly crafted homes for the affluent class, and small Craftsman Cottages for the working class. Craftsman architecture is prolific throughout the survey area. One single-family residential development composed almost entirely of modest Craftsman residences is located along South Serrano between Beverly and 2nd Street.

In contrast to earlier styles, the Craftsman could be built by either an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Pacific Ready-Cut Homes, or by master builders who used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.

Craftsman single-family residences within the survey area dating from 1905-1930 are significant for their association with the architectural styles and culture of early 20th century

residential architecture. They represent the influence of the Arts and Crafts Movement on the architects, designers, and builders working in the survey area during the first few decades of the 20th century.

Associated Property Types

Single-Family Residential Buildings.

Property Type Significance

Artists and writers in Los Angeles and Southern California created the Craftsman and Mission Revival styles that transcended the national levels of popularity, and produced examples with great quality, variety and numbers beyond that of any other region. Transition Arts and Crafts and American Foursquare were nationally popular styles that were tied to the larger architecture trends of 19th/early 20th century architecture. Because most of these buildings are now over 100 years of age, many have been replaced or substantially altered in the last few decades.⁸³

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1895-1930.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Embodies the design, craftsmanship, and materials that characterize the tenets of the Arts and Crafts movement;
2. was constructed between approximately 1895 and 1930;
3. retains essential character defining features of an architectural style associated with the Arts and Crafts movement;

⁸³ *Ibid.*

4. retains required aspects of integrity.

Character-Defining Features

Craftsman

- Emphasis on natural materials such as stone, handcraftsmanship;
- Exposure of structural members — posts, beams, corner bracing, angled struts, etc.;
- Horizontality of design, building one to one and half stories in height;
- Low-pitched roof; wide eaves; exposed rafters tails;
- Shingle siding, clapboard, or ship-lap siding;
- Ornament often rendered by the outline of cut-out patterns, drilled holes, and thin, layered wood (with all edges very sharp);
- Structural elements as ornamentation, for example, trusses with visible brass pins;
- Broad front porches of half or full-width, with square or battered columns.⁸⁴

American Foursquare

- Generally two stories;
- Wood or brick exterior, sometimes stucco;
- Simple square or rectangular footprint;
- A low-pitched usually hipped roof;
- A large front, hipped roof dormer;
- Covered porch on ground floor;
- Sash windows.

Transitional Arts and Crafts

- Wood shingle roof and/or exterior surface;
- Asymmetrical facades;

⁸⁴ *Ibid.*

- Typically two stories;
- Steeply pitched roofs;
- Gables;
- Deep eaves with decorative brackets;
- Bargeboards and rafter tails;
- Leaded or stained glass windows;
- Large porches.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Wood roof shingles replaced with fireproof synthetic shingles;
- Wood porch steps typically replaced;
- Some replacement windows may be acceptable if the openings have not been re-sized.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Embodies the design, craftsmanship, and materials that characterize the tenets of the Arts and Crafts movement;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Embodies the design, craftsmanship, and materials that characterize the tenets of the Arts and Crafts movement;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Embodies the design, craftsmanship, and materials that characterize the tenets of the Arts and Crafts movement;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: LAND USE AND SITE DEVELOPMENT, 1850-1912

Theme: City Beautiful Influences, Boulevards and Residential Parks, 1890-1920



Although the City of Los Angeles is well-known for having fewer public open spaces than many other large cities in the United States, turn-of-the-century Los Angeles did have several large residential parks designed with walkways, lakes, and planted landscapes. Early parks included the 3,500-acre Griffith Park, Westlake Park, Eastlake Park, Echo Park, Exposition Park, Hollenbeck Park, and Sunset Park. Sunset Park (Lafayette Park) is a representative example of an early-Los Angeles recreational landscape in the survey area.

Donated by Clara Shatto, Sunset Park was renamed Lafayette Park in 1920.

Associated Property Types

Public Park.

Areas of Significance

Event (A/1/1).

Period of Significance

1890-1920.

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Was located in an early subdivision and characterizes the tenets of the City Beautiful Movement;
2. Was constructed between the 1890s and 1920s;
3. Retains character defining features of its original landscape design;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Was located in an early subdivision and characterizes the tenets of the City Beautiful Movement;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Was located in an early subdivision and characterizes the tenets of the City Beautiful Movement;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Was located in an early subdivision and characterizes the tenets of the City Beautiful Movement;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1850-1912

Theme: Streetcar Suburbs, 1873-1928



The practical streetcar came to a Los Angeles surrounded by wide open lands but geographically hobbled by small but significant obstacles of terrain. To the west lay the Crown, Moore and Bunker Hills; to the north lay Elysian Park (1886); and to the east the ever changing bed of the Los Angeles River and the cliffs of Boyle Heights posed additional obstacles to circulation. So look to the south for the earliest streetcar districts south of 7th Street, at Agricultural Park (Exposition Park) and west along Pico Boulevard. These earliest land expansions inside and outside of the then City Limits consisted of subdivisions of agricultural land suddenly made more valuable by their developer's extension of a horsecar line. The cable car and later, the electric railcar, replaced the horsecar line.

Los Angeles came of age with the perfection of the streetcar and electric Interurban. The city's population grew from 11,183 at the beginning of the streetcar era to 576,673 in 1920. At the peak the Los Angeles Railway alone operated some 83 route miles of line just inside the city limits. By the 1920s private automobiles and transit companies owned passenger buses were seriously eating into street railway ridership and profits. The first wave of suburbanization close to downtown was over, and now with hundreds of millions of dollars to invest came a second wave of fast interurban electric cars, often running in multiple car trains and making commute distances of ten, twenty and thirty miles feasible.⁸⁵

The hub was downtown Los Angeles so at rush hours these large high speed trains came into town on the same surface streets as the slower local trolleys causing immense traffic jams and citizen calls for subways and elevateds. Study after study was commissioned, but largely due to political wrangling and the misplaced notion that public transit was a highly profitable business, only one mile of subway and a half mile of elevated were ever constructed.⁸⁶

Survey area residents enjoyed considerable urban connectivity via an extended sixth-street streetcar line and, within the Wilshire Boulevard tract, "cement sidewalks and streets that are artistically laid out, well graded, and lined with palms, eucalyptus, and evergreens." Ida Hancock Ross (of Hancock Park fame) constructed one of the tract's most impressive residences, Villa Modonna (1913). The Villa was a three-story Italian Renaissance/Neoclassical mansion

⁸⁵ *Ibid.*

⁸⁶ *Ibid.*

built on the northeast corner of Wilshire Boulevard and Vermont Avenue. The tract's success as an exclusive enclave encouraged the development of other stately homes along Wilshire Boulevard, both within the tract and in the surrounding areas. Despite the prominence of these early Wilshire Boulevard residences in their day, none of these fine residences are extant.

In addition to the Wilshire Boulevard Tract, numerous other residential tracts were platted and sold during this period. These residential tracts included Wilshire Harvard Heights (1905), Clark and Bryans Westmoreland Tract (1903), and Normandie Place (1906). These new communities of varying income levels created a broad vocabulary of single-family residential architecture within the survey area, examples of which still remain today.

Associated Property Types

Single-Family Residential Buildings, Multi-Family Residential Buildings.

Areas of Significance

Event (A/1/1).

Period of Significance

1873-1928.

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates significant residential use oriented to streetcar or interurban service;
2. Was constructed before 1928;
3. Demonstrates a lack of designed automobile accommodation;
4. Retains character defining features of its original architectural style;
5. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Replacement of original roofing (in kind);
- Some replacement of windows or doors maybe acceptable if openings have not been resized;
- Wood porch steps replaced.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Retains required aspects of integrity;

- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: ARCHITECTURE, ENGINEERING, AND DESIGNED LANDSCAPES, 1913-1945

Theme: Revival of Colonial Styles: The Search for Identity, 1913-1945



Spanish Colonial and Mediterranean Revival styles gained popularity following the 1915 Panama-California International Exposition in San Diego. Architect Bertram Grosvenor Goodhue's comprehensive set of Spanish Colonial Revival structures catalyzed a region-wide building trend whose Spanish and Moorish influences incorporated yet supplanted the previously popular Mission Revival style. The many Spanish Colonial Revival commercial, civic, and residential structures became a

key component in the forging of regional identity and quest for legitimacy, since the style helped perpetuate powerful myths about California's origins tied to New Spain. Decorative elements that were appropriated from indigenous American cultures (Native American, Mayan, Aztec) were sometimes incorporated into Spanish Colonial Revival designs to infuse exoticism, along with a certain brand of perceived cultural authenticity.

Features such as thick walls, glazed ceramic tile, and clay tile roofs also were appropriate given the warm, dry climate and locally available materials. Variations of the style include the elaborate and highly decorative Churrigueresque style, which is exemplified by the Sir Francis Drake, 841 S. Serrano Avenue, as well as the Chapman Market complex at 3465 W 6th Street, designed by Morgan, Walls, and Clements. In contrast, however, the style is often expressed prosaically on modest structures.

Examples of this style exist throughout the survey area, with the best examples concentrated in the Pellissier Square Tract area in the blocks west of Western Avenue. Various types, height and size remain. Some taller multi-story structures, such those located at 242 North Western Avenue and 346 North Vermont Avenue, remain and have historically been mixed-use buildings, with residential units placed above storefronts at street level. In addition to multi-story towers, examples of Spanish Colonial courtyard housing designed in different configurations and typologies can also be found in the survey area.

Spanish Colonial Revival, 1913-1945

The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The most common style in the Southwest was the Spanish Colonial Revival. Inspired by the Panama California Exposition of 1915 hosted by the city of San Diego, many architects found Southern California the ideal setting for this architectural type. Numerous publications argued in favor of this style for the “Mediterranean environment” of California, including W. Sexton's *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb's *The Spanish House for America Its Design, Furnishing, and Garden* (1927).

Churrigueresque, 1913-1945

The Churrigueresque style, a variant of the Spanish Colonial style, was widely used throughout Southern California for both commercial and residential properties. Churrigueresque, a Baroque style of elaborate sculptural ornament, originated in Spain during the 1600s from a Spanish Baroque style of elaborate sculptural ornament characterized by expressive, floral decorative detailing highlighting entrances and windows. The style regained popularity after Bertram Goodhue introduced his designs for the 1915 Panama-California Exposition in San Diego. The unique features of the Churrigueresque style are ornate low-relief carvings highlighting arches, columns, window surrounds, cornices, and parapets. Other features that characterize the style include stuccoed exterior walls; low-pitched, multi-level tile roofs; arched shaped window and door openings; iron railings and window grilles.

Associated Property Types

Single-Family Residential Buildings, Multi-Family Residential Buildings, Commercial Buildings.

Property Type Description

Spanish Colonial Revival styles within the survey area dating from 1913-1945 are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Colonial Revival styles on the architects, designers, and builders working in the survey area from 1913-1945.

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1913-1945.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Is a significant example that embodies the distinctive characteristics of a Colonial Revival style;
2. Was constructed between approximately 1913 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining FeaturesSpanish Colonial Revival

- Stucco walls or adobe;
- Rectangular or arched windows;
- Red clay tile roof;
- Arcades.

Churrigueresque

- Stucco Walls;

- Rectangular or arched windows;
- Arcades;
- Churrigueresque plaster detailing.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Replacement of original roofing (in kind);
- Some replacement of windows or doors maybe acceptable if openings have not been resized;
- Restuccoing of finish to appear similar to original.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of a Colonial Revival style;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies the distinctive characteristics of a Colonial Revival style;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of a Colonial Revival style;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: The Architecture of Fantasy: Period Revival Styles, 1910–1940



By the 1920s, some of the new architecture in Los Angeles drew from European precedents. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the city at-large with regards to the built environment. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, English Tudor and Chateausque styles became an additional source of aesthetic inspiration in production design and architecture.

Names that were given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the Wilshire Corridor area helped make such monikers more visible, and thus further these cultural and social aspirations. The best examples of this style are located in the Pellissier Square Tract area, and can be seen in a variety of forms and types.

While architects and designers in Los Angeles during the first decades of the twentieth century borrowed heavily from established European traditions, non-European and “exotic” places also captured the public imagination. An architecture of fantasy then emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments.

Despite the widespread popularity of period revival and exotic styles, detractors dismissed the entire city as a back lot simulacrum. Modernist architect Richard Neutra “blamed” the motion picture industry for the proliferation of period revival architecture. Carey McWilliams offered a more generous explanation: “Lacking socially prominent first families or deeply rooted social traditions, Los Angeles quickly adopted the motion-picture elite as its arbiters of taste and style. Although the movie elite moved in a world of their own, this world was all the more conspicuous for having the spotlight riveted on its isolated, stage-like gyrations. Hence the movies came to set the tone of opinion in style and taste, manner of living, and attitudes. In other words, Los Angeles imitated Hollywood.”⁸⁷

Mediterranean Revival

Although images found in many Southern California booster publications suggest that the Mediterranean Revival single-family house was a common California dwelling style, it was actually reserved for mostly upper class residences due to its high cost. The usually large two-story houses were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Mediterranean Revival residences were usually designed by architects or master builders. The Mediterranean Revival residence is an important architectural style associated with the identity of Southern California as a Mediterranean climate.

Moorish Revival

The Moorish Revival style uses decorative details borrowed from the architecture of Muslim Spain from the thirteenth to sixteenth centuries. The 1915 Panama-California Exposition in San Diego popularized the richness of Spanish architecture that architects would later employ in their residential designs. The Moorish Revival style reached its height of during the 1920s and 1930s. The style is characterized by the use of Moorish Revival style arched apertures.

Tudor Revival

Tudor revival architecture was loosely based upon the architecture of Medieval cottages to grand houses that emphasized high-pitched gable roofs, half-timbering, parapets, patterned stonework, and elaborated chimneys. During the 1920s and 1930s Tudor Revival became a popular style for residential architecture. The heightened popularity was due in part to the emergence of masonry veneering techniques. The architecture of the Tudor Revival style was defined by a steeply pitched, gable roof, decorative half-timbering, narrow windows with multi-

⁸⁷ Carey McWilliams. *Southern California: An Island on the Land*. p. 345.

pane glazing and massive chimneys. By the end of the 1930s the popularity of the style lessened.

Chateausque/French Provincial

Examples of Chateausque and French Provincial buildings are found in Los Angeles apartment architecture from the 1920s and 1930s. These styles were a reaction to the more classical styles of Georgian architecture, and the increasing influence of the industrial revolution. The Chateausque style is based on the hunting lodges and castles of sixteenth century France. A Chateausque structure is typically three or more stories, with a steeply pitched, busy roofline, dormer windows, and masonry walls. Typically used for affluent residences, these styles are often monumental and can be very elaborate in detailing. The French Provincial style is based on the rural French cottage.

Italian Renaissance Revival

The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier stylistic periods. The Italian Renaissance Revival style was a common architectural style for public and commercial buildings throughout Southern California. Renaissance Revival commercial buildings were characterized by their Palladian style arched apertures, hipped roof, and wide eaves with brackets. The highly ornate Renaissance Revival buildings were usually designed by architects or master builders. The Italian Renaissance Revival style is an important architectural movement associated with the identity of Southern California as Mediterranean. Closely associated with the Spanish Colonial Revival style, the Italian Renaissance Revival style is a derivative of renaissance-era Italian domestic architecture that differs from Spanish-inspired designs in several identifiable ways.

Beaux-Arts/Neoclassical Revival

Originating in France in the late 19th century, Beaux Arts style buildings are characterized by a pedimented central pavilion, monumental coupled columns, an enriched cornice with rinceau frieze, rusticated raised basement, and balustrade. The style, often used to express civic pride or corporate wealth, was relatively common for public buildings at the turn of the century. Many of the nation's most prominent practitioners of the style studied at the *École des Beaux Arts* in Paris, from which the style's name originated.

The Neoclassical Revival style became widely popular after the 1895 World's Columbian Exposition in Chicago and was widely used for public buildings, particularly banks. The style is typically more subdued than the Beaux Arts style buildings and is characterized by unenriched

tablature, a colossal portico in the Ionic Order, Roman Doric colossal columns, pilasters, and an attic story.

Associated Property Types

Multi-Family Residential Buildings, Commercial Buildings

Property Type Significance

Buildings influenced by historic European architecture were constructed in abundance during the period 1918-1940. Among the most prolific of architectural styles extant in the city, the Period Revival styles represent the exuberant period of expansion during the 1920s fueled by the oil, automotive, and motion picture industries and the population boom. Entire cityscapes were constructed to emulate the past, including the preservation of Olvera Street and creation of New Chinatown. Significant examples of Period Revival styles that retain substantial integrity would be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criterion Design/Construction (C/3/3, respectively). Integrity requirements are less stringent for extant examples of fantasy architecture because of their relative rarity and special significance when compared to the more common period revival architectural styles.⁸⁸

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1918-1940.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Is a significant example that embodies the distinctive characteristics of a Period Revival style or styles or fantasy theme;

⁸⁸ *Survey LA, Los Angeles Historic Resources Survey, 2009.*

Kevin Roderick and J. Eric Lynxwiler, Wilshire Boulevard: Grand Concourse of Los Angeles, (Santa Monica: Angel City Press, 2005).

2. Was constructed between approximately 1918 and 1940;
3. Retains character defining features of its original architectural style or fantasy ornament;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

Mediterranean Revival

- Generally large two-story houses;
- Palladian style arched apertures;
- Wide eaves with brackets;
- Hipped roof;
- Red clay tile roof.

Moorish Revival

- Flat roofs or bell tower;
- Stucco walls or adobe;
- Rectangular or arched windows;
- Arcades.

Tudor Revival

- Typically two or three stories;
- Steeply pitched, hipped roofs;
- Stucco with decorative half-timbered walls or brick;
- Tall, narrow windows, typically grouped; multi-pane or diamond pattern;
- Decorative brackets, square posts, small porches.⁸⁹

⁸⁹ *Ibid.*

Chateausque/French Provincial

- Steeply pitched roofs-hipped or gabled;
- Stucco, stone, or brick;
- Rectangular or segmental arched windows;
- Roof or wall dormers;
- Towers with conical roofs;
- Steeply pitched hipped roof ;
- Balcony and porch balustrades;
- Arched openings;
- French windows with shutters.

Italian Renaissance Revival

- Typically rectangular in form and plan;
- Piazzas, arcades, porticos;
- Roofs are low-pitched;
- Arched apertures.

Beaux-Arts/Neoclassical Revival

- Pedimented central pavilion;
- Monumental coupled columns;
- Windows with pediments and classically decorated spandrels;
- Double-height front portico, pedimented or curved with Ionic or Corinthian columns;
- Symmetrically balanced façade;
- Hipped or side-gabled roofs;
- Rectangular, multi-pane windows.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

Extant examples of fantasy architecture are rare, and may still be significant despite a substantial loss of integrity

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of a Period Revival style or styles or fantasy theme;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies the distinctive characteristics of a Period Revival style or styles or fantasy theme;

- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of a Period Revival style or styles or fantasy theme;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Zig Zag Sophistication, 1920s



The Art Deco tradition was established by the *Exposition Internationale des Arts Décoratif et Industriels Modernes* in Paris in 1925. The style used the tools of industrialization for highly artistically expressive purposes. It celebrated a break from historic precedence, the decorative arts, new construction and fabrication methods, and creative uses of technology in the modern world, particularly within booming cities of the 1920s. In Los Angeles, it was applied to high profile, large scale

buildings at the dawn of the Great Depression, such as Parkinson and Parkinson's innovative Bullock's Wilshire (1929). By the time it opened in 1939, the I. Magnin department store designed by Myron Hunt reflected the nation and city's economic recovery. Outstanding examples of Art Deco apartment houses remain in the survey area (the style was rarely applied to single-family residential architecture). These are mostly constructed of reinforced steel and concrete and display geometric flourishes.

Associated Property Types

Multi-Family Residential Buildings, Commercial Buildings.

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1919-1929.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Is a significant example that embodies the distinctive characteristics of the Art Deco style;
2. was constructed between approximately 1919 and 1929;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

Art Deco

- Stepped façade;
- Sunrise and floriated patterns;
- Polychromatic mosaic tiles;
- Metal casement type window;
- Zig Zag parapet trim;
- Chevron and lozenge molding.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);

- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Stucco application may be acceptable if original character-defining features read visually and are retained;
- Replacement windows may be acceptable if the openings have not been changed or re-sized;
- Metal striping may be removed;
- Removal of decorative ornament and /or relief sculpture;
- Removal of original signage;
- Unacceptable alterations;
- Removal or infill of curve, e.g., introduction of orthogonal corner;
- Removal of original tower.⁹⁰

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of the Art Deco style;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

⁹⁰ *Ibid.*

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies the distinctive characteristics of the Art Deco style;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of the Art Deco style;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1913-1945

Building types and architectural styles showcased the economic health and vitality of the Wilshire Corridor and surrounding areas. From department stores to houses of worship to luxury multistory residential towers, the city's best-known architects employed the latest in design trends and construction methods to further establish a growing sense of urbane sophistication. The presence of the Ambassador and other nightlife spots drew thousands for nighttime recreation. (Extant establishments include The Prince, HMS Bounty, and Taylor's.) Many of the lounges and nightclubs were located at the basement or ground floors of residential buildings. Sunset (Lafayette) Park provided respite – albeit small – from the surrounding pressures of city life.

Many grand mid- to high-rise apartments and hotels were built during the boom of the 1920s, preceding the onset of the Great Depression. An elaborate Craftsman home built by Packard dealer Earle C. Anthony (who was the first in the country to install a neon sign) and designed by the famed Pasadena team of Greene and Greene was moved from the southeast corner of Wilshire and Berendo to Beverly Hills in 1923. Aleck Curlett and Claud Beelman designed the brick-clad apartment hotel tower that occupied the site and was named for Norma Talmadge, who occupied a unit there with her husband Joseph Schenck. The thirteen-story

Gaylord on Wilshire and Kenmore was constructed in 1924 and was among the first buildings to offer “own your own” units.⁹¹ The *Los Angeles Times* noted “vast quantities of materials were used in the construction of the building.”⁹² The height-limit structure, designed by Walker and Eisen, contained businesses and amenities available to residents on the ground floor, and the proximity to the Ambassador and the Cocoon Grove was an additional draw. (Yet the Barcelona, an imposing twelve-story, 344-unit Spanish Colonial Revival structure designed by Aleck Curlett, was slated in 1921 to be built on the south side of Wilshire between Normandie and Mariposa, immediately west of the Ambassador and never materialized.⁹³ The site remained a driving range until the Tishman Company built three towers designed by Curlett’s former partner Claud Beelman in 1950.)

Theme: Apartment Streetcar Suburbs, 1906-1945



When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city’s expansion. The dovetailing of land subdivision, sales, transportation infrastructure, and economic development made Huntington among the wealthiest Los Angeles area residents. Rail lines were used to promote and sell tracts of land, though the latter eventually wound up subsidizing the former. Huntington’s system also included the preexisting Los Angeles Railway Company (the “Big Yellow Cars”), which were incorporated into the vast interurban system of P.E.’s “Big Red Cars.” The P.E. merged with the Southern Pacific Railroad upon Huntington’s sale of his company and retirement. Ridership peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s. Railway lines are significant in the history of Los Angeles for their influence on the development and growth of early Los Angeles. Railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue and initiated the construction of apartment buildings in the survey area between 1906 and 1945.

Associated Property Types

Multi-Family Residential Buildings.

⁹¹ “Gaylord Apartments Being Sold.” *LAT*. March 9, 1924. P. D6.

⁹² “Contractors Rush Building.” *LAT*. April 9, 1924. P. 11.

⁹³ “Propose to Build Great Apartment House Here.” *LAT*. April 3, 1921. P. V1.

Areas of Significance

Event (A/1/1).

Period of Significance

1906-1945.

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates significant residential use oriented to streetcar or interurban service;
2. Was located along a former street railway;
3. Was constructed before 1945;
4. Demonstrates a lack of designed automobile accommodation;
5. Retains character defining features of its original architectural style;
6. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Replacement of roof materials in kind or with compatible materials;
- Some replacement of windows or doors if original openings were not resized.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates significant residential use oriented to streetcar or interurban service;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: COMMERCIAL DEVELOPMENT IN THE EARLY 20TH CENTURY, 1913-1945

Theme: Commercial Development Related to Street Railway Transportation, 1909-1934



As Los Angeles grew and matured during the 1913-1945 period, commercial infill development replaced residential properties along the city's primary commercial strips. Aided by the expansion of the railway, commercial development expanded in height as population and property values increased. The railcars peaked in popularity, profitability, and number of routes around 1925. Between the late 1920s and 1945, buses began to replace the railway. Most commercial buildings in Los Angeles associated with this theme were constructed between 1913 and the 1920s.

As an example, the See's Candy Building and Kitchen #1 at 135-139 N. Western Avenue, owned by dentist Dr. Francis K. Ledyard, was just such a development. The first building permit was issued on July 11, 1921 along the Western Avenue streetcar line and had a two-story frontage with the rest of the building retaining its one story height.⁹⁴

Associated Property Types

Commercial Buildings.

Areas of Significance

Event (A/1/1).

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates an association with street railway transportation;

⁹⁴ Charlene E. Nichols, *City of Los Angeles Historic-Cultural Monument Application, See's Candy Shop and Kitchen #1, January 8, 2009.*

2. Was constructed between approximately 1909 and 1934;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Period of Significance

1909-1934.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates an association with street railway transportation;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates an association with street railway transportation;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates an association with street railway transportation;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Commercial Development and the Automobile, 1910-1945



While the street railways conveyed workers and patrons to commercial buildings along arterial thoroughfares and streets in the first few decades of the 20th century, by the mid-1920s, the automobile became the primary mode of transportation in Los Angeles, and the built environment changed to accommodate it in fundamental ways. Automobile registration in Los Angeles County increased from under 20,000 in 1910, to 141,000 in 1919, and 777,000 in 1929. In 1915, Los Angeles had one car for every eight residents, while

nationally, it was one car per 43; by 1925, Los Angeles had one car per 1.8 residents, while nationally, it was only one car per 6.6. By 1924, Los Angeles had the highest percentage of automobile ownership in the world.⁹⁵

Multiple factors unique to Los Angeles led to this early and sustained dominance. The dry climate kept unpaved roads in operation most of the year. The street grid was flat and straight in the heavily populated Los Angeles basin. Tar to make asphalt paving was locally abundant. The Automobile Club of Southern California was founded in 1900 (predating the formation of AAA by two years), promoting automobile ownership, hosting events, and

⁹⁵ *Survey LA, Los Angeles Historic Resources Survey, 2009.*

encouraging road improvements and safety measures. Local newspapers devoted a weekly Sunday section devoted to new cars. Major local oil discoveries kept the fuel supply high and costs low. Jitneys (early taxis) were popular and offered an alternative to streetcars. The success of Ford's Model T, 1909-1927, made automobiles affordable to the masses. The decentralization after World War I of Midwest automobile and rubber companies, resulted in a Ford Motor Assembly Plant in nearby Long Beach (1930), and Samson, Goodyear, Goodrich, and Firestone tire factories in metropolitan Los Angeles, provided not only cars but related services and products.⁹⁶

Wilshire Boulevard

Originally intended as one of the city's first elite enclaves, Wilshire Boulevard was embraced by the local elite who constructed their lavish residences along it. By 1907, a little more than a decade since the tract's original platting, the Wilshire Boulevard Tract had fully arrived as an upscale residential district. However, the tract's prominence as a residential area was short-lived as speculators eventually purchased and leveled many of the tract's grand residences for apartment houses. In ensuing decades, as the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth.

During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West."⁹⁷ An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. The development of Wilshire Boulevard as a commercial area was closely tied to the rise of the automobile. Los Angeles embraced the automobile earlier and to a greater extent than other American cities during the interwar years. As driving downtown to conduct one's business became increasingly inconvenient, the amenities along Wilshire Boulevard provided a pleasant and attractive alternative. While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape.⁹⁸

Extant properties in period revival styles represent the 1920s and 1930s era of automobile-related commercial development. Period revival styles exemplify the exuberant period of expansion

⁹⁶ Survey LA, *Los Angeles Historic Resources Survey*, 2009.

⁹⁷ "Soaring Wilshire Values Told," *Los Angeles Times*, April 8, 1928, P. E7.

⁹⁸ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles*, (Santa Monica: Angel City Press, 2005).

during the 1920s fueled by the oil, automotive, and motion picture industries and the Southern California population boom.

Associated Property Types

Commercial Store.

Areas of Significance

Event (A/1/1).

Period of Significance

1913-1945.

Eligibility Standards

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its style architecturally.

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates automobile-related commercial development;
2. Was constructed between approximately 1913 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;

- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

Extant examples of automobile-related commercial development are rare, and may still be significant despite a substantial loss of integrity.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates automobile-related commercial development;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates automobile-related commercial development;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates automobile-related commercial development;
- Retains required aspects of integrity;

- Warrants a CHR status code of 5S2.

CONTEXT: SOCIAL INSTITUTIONS AND MOVEMENTS, 1913-1945

Theme: Social Clubs and Public Service Organizations, 1913-1945



Robert Fogelson describes niche groups and organizations as crucial to the social, cultural, and economic fabric of Los Angeles, since “the voluntary associations first introduced the immigrant to the community and afterwards linked him with it.”⁹⁹ Fraternal organizations such as the Freemasons have an extensive history in Los Angeles, dating back to when the Masonic Temple was established at the original Plaza in 1858.

Many Masonic lodges were founded by 1890, according to the city directory, and other civic organizations were located around the Plaza, such as the Fire Department (1886).¹⁰⁰ The elaborate Elks Lodge 99 is located just outside the survey area in the Westlake district on Park View and 6th Street (Curlett and Beelman, 1925). In the survey area, B.P.O Elks Lodge 99 is located at 607 S. Western Avenue. Women’s organizations founded in the late nineteenth century included the Friday Morning Club downtown and the Ebell Club, located at Wilshire and Lucerne Avenue (west of the survey area), also performed social and charitable functions. In 1906, Ms. Minnie Barton, the city’s first female patrol officer, founded The Big Sister League (Children’s Institute) located at 701 South New Hampshire. The Big Sister League provided assistance, including child care services, to unmarried young women.¹⁰¹

Associated Property Types

Mixed-Use Commercial and Social Buildings.

Areas of Significance

Event (A/1/1).

⁹⁹ Fogelson. *Fragmented Metropolis*. P. 187.

¹⁰⁰ *Los Angeles A to Z*. p. 157.

¹⁰¹ Fogelson. *Fragmented Metropolis*. P. 187.

Children’s Institute, Inc., <http://www.childrensinstitute.org/about/history/>. Accessed June 5, 2009.

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates an association with social clubs and private organizations;
2. Was constructed between approximately 1913 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Period of Significance

1913-1945.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates an association with social clubs and private organizations;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates an association with social clubs and private organizations;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates an association with social clubs and private organizations;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Education, Public and Private Schools, Colleges and Universities, 1913-1945



The Felipe De Neve Library located within Lafayette Park (listed on National Register of Historic Places) was named for the Spanish governor of Las Californias territory who issued the proclamation to establish the Pueblo de Los Angeles in 1781. The branch – the forty-eighth of the Los Angeles Public Library – was dedicated on September 4, 1929, in order to coincide with the 148th anniversary celebration of Los Angeles. Ceremonies at the library were tied to the ritual pageant that commemorated the founding of the original Pueblo at the Plaza. These festivities at both the new library and Pueblo

reflected lingering nostalgia and persistent myths about the region's "Old Spain" era. Westlake School for Girls relocated from Macarthur Park to the area on Westmoreland and Fourth Street in 1917, moving again in 1925 to the newly subdivided Holmby Hills area. The Shatto Recreation Center currently stands on the former site of the Westlake School for Girls.

Associated Property Types

School.

Areas of Significance

Event (A/1/1).

Period of Significance

1913-1945.

Eligibility Standards

Few examples of this type are extant in the survey area. Any example of this type is eligible within this theme if it retains enough integrity to represent its style architecturally.

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Is a significant example of an educational use;
2. Was constructed between approximately 1913 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;

- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example of an educational use;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example of an educational use;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example of an educational use;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Public and Private Recreation, 1913-1945



In addition to luxury residences and urbane shopping experiences, the Wilshire Center area offered ample recreational opportunities. In 1900, in a wetland located to the north of the Wilshire Boulevard Tract, prospector A. H. Headley struck 104-degree hot springs instead of oil. In 1903, David W. Edwards transformed the springs into the Bimini Baths, which he named after a Bahamian island where Spanish explorer Ponce de Leon reportedly searched for the Fountain of Youth. The Bimini Baths supported several associated ventures, including the Bimini Water Company, which provided hot water to local residents before water mains were constructed in 1915, and the Bimini Inn, one of the city's earliest and most renowned spas.

The well-loved Bimini Baths were an immediate hit attracting a diverse crowd of water polo enthusiasts, professional swimmers, and the health-conscious who sought the springs' sodium-rich water as a cure for a variety of ailments. During the 1920s, the Bimini Baths were the core attraction of a recreational district that also supported a movie house and bowling alley. The nearby Palomar Ballroom, often credited as the location where Benny Goodman began the swing era in 1935, hosted star entertainers such as Glenn Miller and Tommy Dorsey. A nearby middle-class residential Mission Revival commercial buildings within the survey area dating from 1890-1935 are significant for their association with the architectural styles and culture of late 19th/early 20th century architecture. They represent the influence of Mission Revival architecture on the architects, designers, and builders working in the survey area from the 1890s-1930s. The Bimini-White House tract developed in part due to the hot springs popularity and cachet. The Bimini Baths declined during the worldwide polio epidemic of the 1930s and withstood a serious blow after the Palomar Ballroom burned in 1939. The Bimini Baths went bankrupt in 1951 and were demolished in 1959, however, a grouping of resort hotels originally associated with the Bimini Baths remains extant.¹⁰²

Associated Property Types

Single-Family Residential Buildings, Multi-Family Residential Buildings, Resort Hotels.

¹⁰² Carson Anderson, *Bimini-White House Place Historic District, Los Angeles County, Request for a Determination of Eligibility for the California Register of Historic Resources, August 10, 1999.*

Cecilia Rasmussen, L.A. "Then and Now: At Site of Former Baths, History Still Runs Deep," *Los Angeles Times*, January 25, 2004.

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1913-1945.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Was constructed between approximately 1913 and 1945;
2. Retains character defining features of its original architectural style;
3. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates significant residential use oriented to recreational uses;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

NRHP District Contributor

- Adds to the district's historic or architectural character;
- Was constructed within the district's overall period of significance.;
- Retains most aspects of integrity;
- Is located within the boundary of a district or makes a significant contribution to a discontinuous district that is eligible for the NRHP within one or more contexts;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Demonstrates significant residential use oriented to recreational uses;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Demonstrates significant residential use oriented to recreational uses;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

Theme: Religion and Spirituality, 1913-1945



The founding of traditional religious institutions and new spiritual movements dovetailed with the growth of Los Angeles. Around the turn of the 20th century, 231 Christian churches with approximately 80,000 members had been established. Protestant and evangelist sects maintained the strongest presence in the city. Fundamentalist movements made their mark by the 1920s, as well as a host of alternative religions and spiritualities, such as Aimee Semple McPherson's Foursquare Gospel Church (outside the project area) and Pentecostalism. Spiritual diversity was reflected in the establishment of Buddhist, Jewish, and Mormon institutions in the nineteenth century. The African Methodist Episcopal Church was founded by a group of charter members in Biddy Mason's South Spring Street home in 1872.

Most early religious institutions were located downtown, and subsequently followed their congregants as they set up residence in emerging pockets of the city. The Wilshire Boulevard corridor west of Lafayette (Sunset) Park would later witness the establishment of major houses of worship that relocated during the 1920s, such as First Congregational Church, Immanuel Presbyterian Church, Wilshire Boulevard Temple (Congregation B'nai B'rith founded 1862), Sinai Temple, First Baptist Church, and St. James Episcopal Church.

Religious institutions reached out to existing and new congregants as residential patterns across the city shifted. Impressive houses of worship such as Immanuel Presbyterian's "country church" at Wilshire and Berendo, the Wilshire Christian Church, Wilshire Boulevard Temple, First Congregational Church, First Baptist Church on Westmoreland, and Sinai Temple on New Hampshire Avenue welcomed thousands of worshippers. Architects such as Robert Orr, S. Tilden Norton, Chauncey Skilling, and Allison and Allison, were commissioned to design these monumental edifices.

Associated Property Types

Churches, Synagogues.

Areas of Significance

Event (A/1/1).

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Demonstrates an association with religious uses;
2. Was constructed between approximately 1913 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Period of Significance

1913-1945.

Character-Defining Features

N/a.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates an association with religious uses;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual

- Demonstrates an association with religious uses
- Retains required aspects of integrity
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual

- Retains required aspects of integrity
- Warrants a CHR status code of 5S2.

CONTEXT: LA MODERNISM, 1919–1945

Theme: Related Responses to the Modern Age, 1927-1945



The earliest expressions of Modernism in Los Angeles, 1919-1929, established many different interpretations of modernity, embodied in the diverse and highly individual expressions of radical architects Irving Gill, Richard Neutra, R.M. Schindler and Lloyd and Frank Lloyd Wright. They established a national and international presence, a presence sustained with subsequent memorable expressions of Modernisms.

These pungent, early interpretations provided a fertile soil for the second and subsequent examples and schools of Modernism in Los Angeles.¹⁰³

After 1929, experiments in Modernism were tempered by many factors. These include acknowledging traditional American building practices; evolving urban design mores driven by the automobile; consumer desire for single-family homes; the decline of the bungalow; the Great Depression; emerging wartime restrictions during World War II; available land, normalization of land use and zoning patterns; new and stringent earthquake standards; and technologies and materials (in part a product of defense and aerospace developments right here in Los Angeles, such as exterior-grade marine plywood; large-plate glass; steel and products).¹⁰⁴

Both the Great Depression and World War II provided limitations but opportunities as well, which Modernists seized and exploited. The Depression underwrote affordable housing, for example. During World War II, if materials such as steel were restricted, wood became the medium to express Modernism.¹⁰⁵

Propelled by a diverse clientele including the Hollywood elite, émigré intellectuals, and middle class progressives, Modernism became associated with many more buildings types including theatres, schools, factories, gas stations, retail stores, churches, apartment buildings, libraries, in addition to the free-standing house. Along with the continuing work and influence of Neutra and Schindler, a second, important generation of architects emerged, including Gregory Ain, J.R. Davidson, Gordon Drake, Harwell Hamilton Harris, John Lautner, Lloyd Wright, and Rafael Soriano and others.¹⁰⁶

Early Modernist architecture in Los Angeles was typically composed of polemical, iconoclastic statements by highly talented and highly individualistic outsiders. However, these important prototypes all served as inspirations not only for local or regional architects and designers but those of national and international reputation. Schindler and Neutra's work, particularly, has been exceptionally influential in the built environment of Los Angeles, and their work and techniques absorbed and reinterpreted in many architectural schools, particularly the University of Southern California (USC). They played a significant role in the careers of

¹⁰³ *Survey LA, Los Angeles Historic Resources Survey, 2009.*

¹⁰⁴ *Ibid.*

¹⁰⁵ *Ibid.*

¹⁰⁶ *Ibid.*

“Second Generation” Modernists such as Gregory Ain, Harwell Hamilton Harris, and seminal Case Study House architects such as Rafael Soriano, Craig Ellwood, and Pierre Koenig¹⁰⁷

Streamline Moderne

Under the larger umbrella of Modernism, the Streamline Moderne style and its two principal related styles, PWA Moderne and Hollywood Regency are particularly representative of Los Angeles. Though comparatively rare, and in vogue for not much more than a decade, these styles were highly influential because they embody the integration of four unlikely features unique to Los Angeles: changing patterns of land use, a popular response to early 20th century progress and technology; the birth of new industries; and a sense of fantasy fueled by Hollywood and the movie industry that propelled the city’s myths and legends. Streamline Moderne, PWA Moderne, and Hollywood Regency are associated with the city’s sustained prominence in automobile and early aerospace industry and culture; with the special horizontal quality of growth that characterizes Los Angeles as a 20th century “suburban metropolis” city.¹⁰⁸

Moderne and the automobile went together:

*The city and its environs were a haven for the popular version of the new architecture, the Streamline Moderne ... No other designer in the country could equal the output and quality of commercial Moderne that came from the L.A. office of Stiles O. Clements. The shopping center, the drive-in supermarket, and the auto-oriented suburban department store were new architectural forms, which he helped to perfect functionally by 1941. Plans by eastern and mid-western designers for suburban motion-picture theatres—in the ‘30s, one of the few building types that continued to be constructed all over the country—seemed pale in comparison to the hundred plus designs that came from the L.A. office of S. Charles Lee.*¹⁰⁹

Associated Property Types

Multi-Family Residential Buildings, Commercial Buildings.

¹⁰⁷ *Ibid.*

¹⁰⁸ *Ibid.*

¹⁰⁹ *Ibid.*

Areas of Significance

Design/Construction (C/3/3).

Period of Significance

1929-1945.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Is a significant example that embodies the distinctive characteristics of early Modernism or the Streamline Moderne style;
2. Was constructed between approximately 1929 and 1945;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

Streamline Moderne

- Strong sense of horizontality;
- Port-holes windows;
- “Windswept” corners (gently rounded corners) to create sense of motion;
- Use of glass block;
- Metal pipe railings at roof lines;
- Metal (often aluminum) windows;
- Metal strips added as “speed lines”;
- Curved semi-circular volumes integrated with orthogonal volumes;
- Windows “punched” into walls;
- Relatively unadorned, unornamented surfaces;
- Raised bands of horizontal moldings often doubled or tripled;

- Canopies at entrances;
- The use of a “festoonal tower” which had little function except to serve as a vertical sign;
- Lavish use of aluminum or stainless steel metal, seen in casement windows, decorative panels, ornament, window spandrels and trim.¹¹⁰

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Stucco application may be acceptable if original character-defining features read visually and are retained;
- Replacement windows may be acceptable if the openings have not been changed or re-sized;
- Metal striping may be removed;
- Removal of canopy;
- Removal of decorative ornament and /or relief sculpture;
- Removal of original signage;
- Unacceptable alterations;
- Removal or infill of curve, e.g., introduction of orthogonal corner;

¹¹⁰ *Ibid.*

- Removal of original tower.¹¹¹

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Demonstrates highest quality of design;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

CONTEXT: LA MODERNISM, 1946–1964

Theme: Mid-Century Modern, 1946-1964



In the post-World War II period in America, the predominant idiom applied to corporate architecture was the International Style, which came to be known as Corporate Modernism. Deriving from the 1920s origins of Modernism in Europe, the International Style was characterized by rectilinear

forms, flat roofs, open floor plans, use of steel and glass, and lack of applied ornamentation. During the 1950s and 1960s, distinct and broadly identifiable stylistic variants of the International Style evolved, including Corporate Modernism which was influenced by the work of German architect, Mies Van der Rohe, and by Formalism, which abstracted and reinterpreted fundamental classical forms using modern materials and technology. It was not uncommon for an architectural firm or individual architect to work in a variety of idioms, the selection of which was generally related to the proposed building's functional use, the design of the surrounding urban fabric and the client's own stylistic preferences. There are examples of both Corporate Modernism and Formalism within the survey area.

Commercial Modernism

Commercial office tower architecture of the 1950s-1960s is generally characterized by a tight integration of materials, construction systems and aesthetic minimalism. For a generation, Corporate Modernism became the accepted look for America's office buildings based upon a stylistic preference for its perceived modernity and practicality, as well as its inherent overall economy of construction. In plan, the regular structural grid enabled the creation of large spaces with few interruptions and made them flexible enough to accommodate a variety of functions. Such adaptability was particularly welcome in office buildings where tenants changed frequently and interior partition walls could be erected, altered, or removed based upon the tenant's requirements. The exterior of the Corporate Modern tower usually had a glazed curtain wall (Miesian) or vertical non-structural columns divided by fixed glazing (Formalism).

During this period in the Los Angeles region the three largest locally-based architectural firms - Welton Becket and Associates, Pereira and Luckman (after 1958, known individually as William Pereira and Associates and Charles Luckman Associates), and Albert C. Martin and Associates - designed numerous high-rise office buildings in this vein. Wilshire Boulevard flourished during the 1950s and 1960s as developers such as Norman Tishman embraced Wilshire Boulevard, which became a highly sought after business address. Eligible properties associated with this theme in the survey area include 3435 Wilshire Boulevard (Welton Becket and Associates), 3348 Wilshire Boulevard (Welton Becket and Associates), 3600 Wilshire Boulevard (Welton Becket and Associates), 3424 Wilshire Boulevard (Pereira and Luckman), 3540 Wilshire Boulevard (Victor Gruen, AIA), 3440 Wilshire Boulevard (Claud Beelman), and 3243 Wilshire Boulevard (W. A. Sarmiento).

Corporate Modern commercial buildings within the survey area dating from 1946-1964 are significant for their association with the architectural styles and culture of mid-20th century commercial architecture. They represent the influence of the Modern Movement in Arts and Architecture on the architects, designers, and builders working in the survey during the postwar period.

The postwar Corporate Office Tower is significant for its association with the transition of mid-century Los Angeles into an international center of trade and business. Although there are examples of the type in Downtown Los Angeles, Century City, Westwood, and Miracle Mile, Wilshire Center has a significant concentration of the property along Wilshire Boulevard. Excellent examples of this type along Wilshire Boulevard that retain integrity would be significant at the federal, state, or local level under Criterion Design/Construction (C/3/3, respectively).

Associated Property Types

Corporate Office Towers.

Areas of Significance

Architecture (C/3/3).

Period of Significance

1946-1964.

Eligibility Standards

A property is eligible within this context under Criterion Design/Construction (C/3/3) if it:

1. Is a significant example that embodies the distinctive characteristics of a Corporate Modern Tower;
2. Was constructed between approximately 1946 and 1964;
3. Retains character defining features of its original architectural;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

- Over three stories in height;
- Glazed curtain wall with spandrels or vertical non-structural columns divided by fixed glazing on the exterior rectilinear form with flat roof open floor plans use of steel, concrete, and glass.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Replacement windows and doors may be acceptable if the openings have not been changed or re-sized;
- Painting of wood;
- Additions not within public view which do not alter the original roof line, which are clearly distinct from, compatible with and subordinate to original design intent. “Compatible with” especially addresses overall scale of addition as well as the scale of the units of the building materials;
- Minor changes to historic material, e.g., cladding;
- Major changes to roofline;
- Removal of primary character-defining features;
- Changes to patterns of window openings on public facades;
- Filling in articulated volumes or filling in of spaces meant to act as voids;
- Additions that compromise articulated volumes or that can be seen from the street;
- Major or whole removal of historic material, e.g., cladding;
- Irreversibly covering exposed framing, open soffits, beam ends;
- Additions or using building materials whose scale is incompatible with overall massing of building or the scale of original building materials;

- Areas reserved for glass shall not be infilled with solid/opaque walls.¹¹²

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies the distinctive characteristics of Commercial Modernism;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies the distinctive characteristics of Commercial Modernism or Brutalism;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies the distinctive characteristics of Commercial Modernism or Brutalism;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

¹¹² *Survey LA, Los Angeles Historic Resources Survey, 2009.*

CONTEXT: LATE-MODERN ERA DEVELOPMENT, 1965-1980

Theme: Ethnic, Cultural and Gender Diversity, 1965-1980



The Korean community was first located south of what is now known as Koreatown, along Jefferson Boulevard. These immigrants arrived in the United States as part of the first wave of immigration that coincided with the Japanese occupation of Korea. The first Korean Presbyterian Church was founded in 1905 and served as an important community anchor. The second wave followed World War II and the Korean War, and consisted of mostly students who left Korea during the 1950s and 1960s.

Koreans inhabited what is now known as Koreatown beginning in the 1970s.

The 1965 changes to U.S. immigration law created new opportunities for newcomers who arrived in the U.S. in growing numbers, particularly during the 1970s. According to a USC survey, a seven-plus fold increase in Korean immigration took place between 1970 and 1977 in the Los Angeles area.¹¹³ Immigration was vastly transforming the region.¹¹⁴ The Los Angeles Times identified “Persevering Asians” as the “new middle class” in 1980. One estimate put Korean business failure rate at only 2%, and Korean real estate transactions in Koreatown at \$20 million for 200 properties. Despite all the emphasis on the growing Korean community, approximately half the population of what was loosely identified as Koreatown was Latino through the 1980s.

Associated Property Types

Commercial Buildings;

Areas of Significance

Event (A/1/1).

Period of Significance

1965-1980.

¹¹³ Richard E. Meyer. “Exploding Ethnic Populations Changing Face of L.A.” *LAT*. August 13, 1980. P. B1.

¹¹⁴ David Holley. “Koreatown Suffering Growing Pains.” *Los Angeles Times*. December 8, 1985. P. B1.

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

1. Is a significant example that embodies ethnic, cultural or gender diversity;
2. Was constructed between approximately 1965 and 1980;
3. Retains character defining features of its original architectural style;
4. Retains aspects of integrity that are necessary to convey its significance.

Character-Defining Features

N/A.

Integrity Aspects

Required:

- Location;
- Design;
- Workmanship;
- Feeling.

Not required:

- Setting (surrounding buildings and land uses may have changed);
- Materials (some original materials may have been altered or removed);
- Association (original use may have changed).

Alterations/Considerations

- Removal of primary character-defining features;
- Changes to patterns of window openings on public facades.

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A or Criteria Consideration G, *Properties That Have Achieved Significance Within the Last Fifty Years*, the property meets the Eligibility Standards and:

NRHP Individual:

- Is a significant example that embodies ethnic, cultural or gender diversity;
- Retains all aspects of integrity, unless they are not essential in conveying the significance;
- Warrants a CHR Status code of 3S.

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property meets the Eligibility Standards and:

CRHR Individual:

- Is a significant example that embodies ethnic, cultural or gender diversity;
- Retains required aspects of integrity;
- Warrants a CHR status code of 3CS.

LA (5S2): To be eligible under a local designation, the property meets the Eligibility Standards and:

LAHCM Individual:

- Is a significant example that embodies ethnic, cultural or gender diversity;
- Retains required aspects of integrity;
- Warrants a CHR status code of 5S2.

VII. SURVEY RESULTS AND CONCLUSIONS

RESULTS OF HISTORIC RESOURCES EVALUATIONS

Description of Resources Surveyed

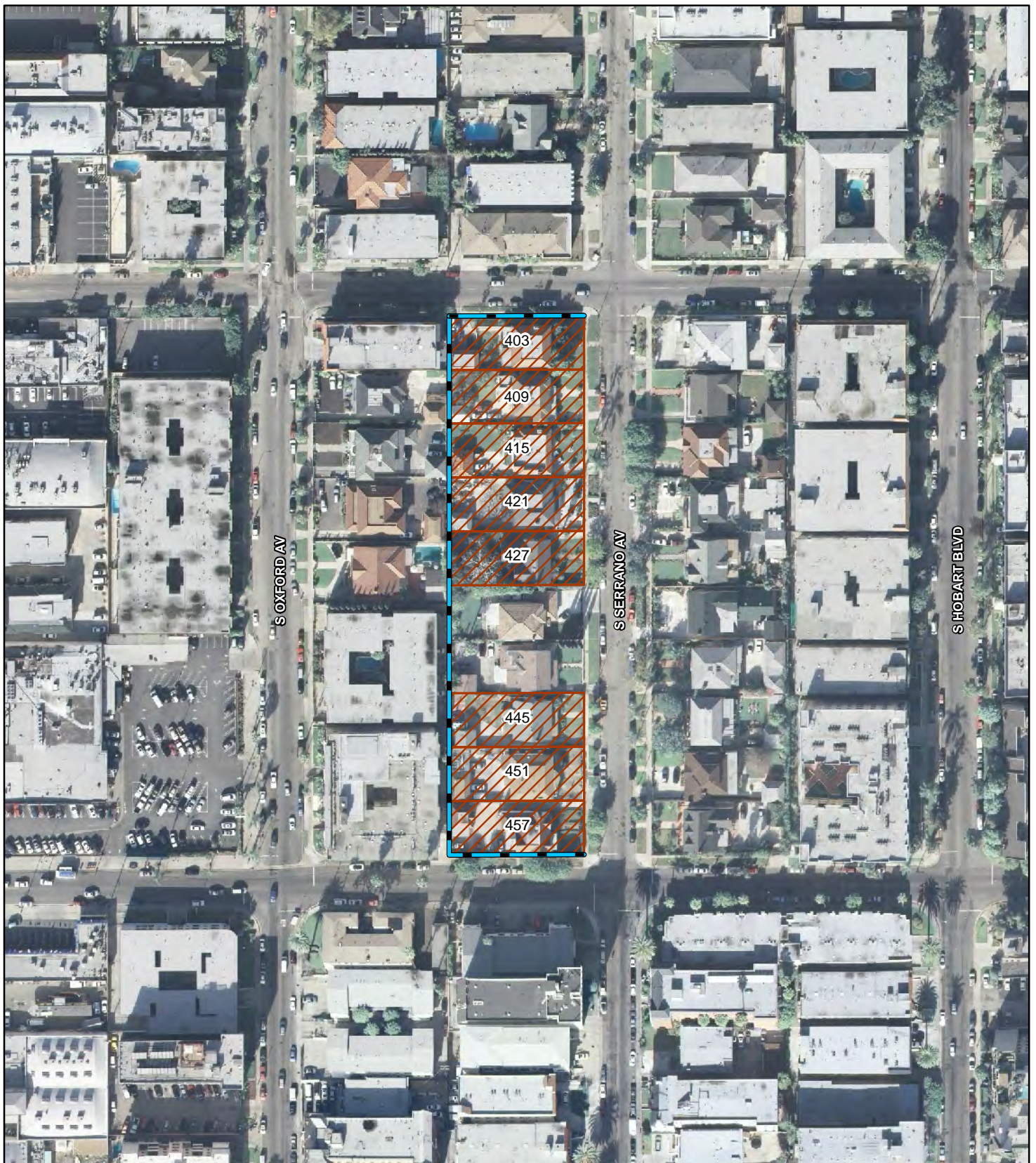
The historic resources survey involved the visual examination of a total of 1,911 properties constructed before 1962, with an additional 348 properties with unknown construction dates located within the Project Area surveyed during the windshield reconnaissance and intensive pedestrian surveys. There were a total of 97 previously recorded historic resources present in the Project Area that currently appear to remain eligible (1D, 1S, 2D2, 2S, 2S2, 5S1), and one (1) previously recorded historic resource that has been altered and now appears ineligible for historic designation (6Z).

A map book of the Project Area is provided in Attachment A. The survey inventory provided in Attachment B summarizes the results of the historic resources evaluation by theme, and Attachment C summarizes the results of the historic resources evaluation by address. The location and status code for these resources are shown on Figure 3, Potential Historic Districts in 6Q Zones in Wilshire Area, on page 106.

The survey documented a total of 135 parcels in the study area which were newly identified during the survey as eligible historic properties (3B, 3CS, 3S), either individually and/or as contributors in a historic district. There are three (3) previously recorded historic districts situated within the Project Area, the *South Serrano Historic District (1S)*, Figure 4, the *Normandie Mariposa Historic District (2S2)*, Figure 5, and the *Wilshire Center Apartment District, (2S2)*, Figure 6 on pages 107 through 109. In addition, there was one (1) eligible historic district that was newly identified and documented during the survey, the *Bimini Bath Historic District (3S)*, Figure 7 on page 110.

DISTRICTS

One potentially eligible historic district was newly identified within the survey area. A property may be eligible as a contributor to a district if it falls within identifiable boundaries containing a significant concentration of related historic resources. A district must contain a majority of contributing versus non-contributing properties. District contributors may include individually eligible properties as well as contributing properties that as a group represent a significant and distinguishable entity but alone may lack individual distinction. District



LEGEND



-  Previously Designated Historic District (Approximate Boundaries)
-  Previously Designated

FIGURE 4

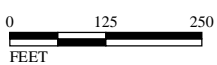
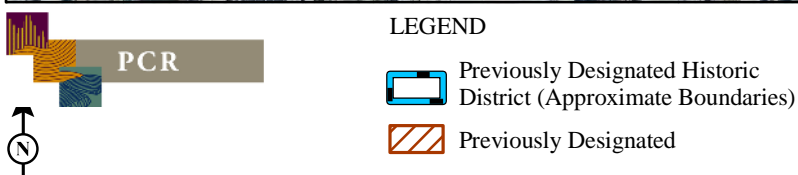
CRA Historic Resources Survey
 South Serrano Historic District

SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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FIGURE 5



SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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CRA Historic Resources Survey
Normandie Mariposa Historic District

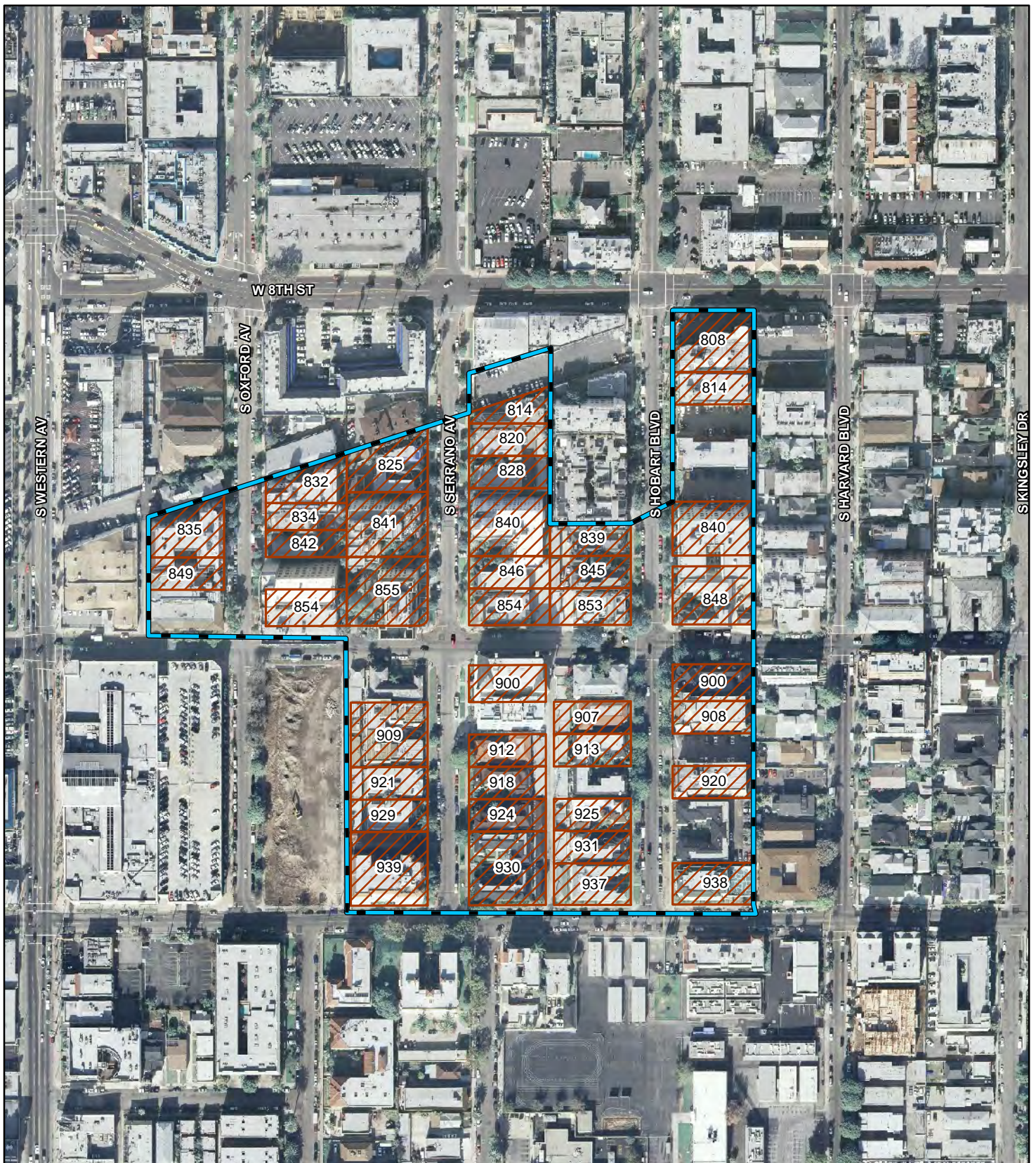




FIGURE 6



0 125 250
FEET

LEGEND

-  Previously Designated Historic District (Approximate Boundaries)
-  Previously Designated

SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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CRA Historic Resources Survey
Wilshire Center Apartment District



FIGURE 7



0 100 200
FEET

LEGEND

- Potential Historic District
- Contributor and Individually Significant

SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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CRA Historic Resources Survey
Bimini Baths District

contributors may be eligible both as individual resources and as contributors to a proposed district. Therefore design review of alterations, additions, or the rehabilitation of individually eligible properties within a district should be weighed against both the impact to the individual building and to the larger district. However, design review of alterations, additions, or rehabilitation of not individually eligible district contributors should evaluate whether changes to the property impact the district as a whole. Because the proposed districts continue to operate in their historic uses, alterations to district contributors required for the continuing occupation and use of the subject buildings should be considered a less than significant impact as long as changes are made in conformance with the Secretary of the Interior's Rehabilitation Standards.

Bimini Baths Historic District

Situated along the 100 block of Bimini Place and the 3000 block of West 2nd Street, and in the northeast portion of Wilshire Center near East Hollywood is a grouping of six primarily two- and three-story multi-family residential buildings representing various architectural styles that were erected between 1913 and 1938. The district contributors are associated with the former Bimini Baths, a popular natural spring resort that flourished during the interwar years in Los Angeles.

In 1900, in a wetland located to the north of the Wilshire Boulevard Tract, prospector A. H. Headley struck 104-degree hot springs instead of oil. In 1903, David W. Edwards transformed the hot springs into the Bimini Baths, which he named after a Bahamian island where Spanish explorer Ponce de Leon reportedly searched for the Fountain of Youth. The Bimini Baths supported several associated ventures, including the Bimini Water Company, which provided hot water to local residents before water mains were constructed in 1915, and the Bimini Inn, one of the city's earliest and most renowned spas. The well-loved Bimini Baths were an immediate hit attracting a diverse crowd of water polo enthusiasts, professional swimmers, and the health-conscious who sought the springs' sodium-rich water as a cure for a variety of ailments. During the 1920s, the Bimini Baths were the core attraction of a recreational area that also supported a movie house and bowling alley. The nearby Palomar Ballroom, often credited as the location where Benny Goodman began the swing era in 1935, hosted star entertainers such as Glenn Miller and Tommy Dorsey. A middle-class residential development—the Bimini-White House tract—developed in part due to the hot spring's popularity and cachet. The Bimini Baths declined during the worldwide polio epidemic of the 1930s and withstood a serious blow after the Palomar Ballroom burned in 1939. In 1951, The Bimini Baths went bankrupt and were demolished in 1959; however, a grouping of resort hotels that were formerly associated with the Bimini Baths is extant and is currently in use as multi-family residential buildings.

Architecturally distinctive contributors are representative examples of the Mediterranean Revival and Mission Revival styles. Each of the district's contributors is representative of resort

and leisure architecture from early 20th century Los Angeles. Together these properties constitute a significant concentration of associated historical resources.

District Contributors:

163 Bimini Place;

155 Bimini Place;

140 Bimini Place;

127 Bimini Place;

117 Bimini Place;

3441 West Second Street;

3530 White House Place.

6Q ZONES

Enhancement of community character and sense of place are primary benefits of incorporating the survey findings into the planning process, and one of the most significant potential benefits of historic preservation from both the economic standpoint and the perspective of community identity. To this end, it is recommended that the CRA develop historic preservation design guidelines for historic districts, as well as important concentrations of properties that still possess architectural character as a group but may not rise to the threshold of significance for formal designation as historic districts. These latter property concentrations have been identified as 6Q zones in the survey and the individual parcels have been assigned a status code of 6Q in the HAI database. Properties assigned a 6Q status code were resources determined ineligible for local listing or designation as a historic district through the survey process, but may warrant special consideration for local planning. The use of this status code was recently recommended by OHR in SurveyLA, the Citywide Historic Resources Survey.¹¹⁵ The 6Q zones are shown on Figure 3, *Potential Historic Districts and 6Q Zones*, on page 107

¹¹⁵ S. Gail Goldberg, AICP, Director of Planning, Ken Bernstein, Manager, Office of Historic Resources, and Janet Hansen, Deputy Manager, Office of Historic Resources, "Approval of New California Historical Resource (CHR) Status Codes for Use During SurveyLA-The Citywide Historic Resource Survey," Los Angeles Department of City Planning Recommendation Report, June 5, 1008.

and include commercial properties along Wilshire Boulevard, Figure 8, south of Wilshire between South Normandie and Catalina Avenues, Figure 9, as well as a large grouping of single-family Craftsman residences in the northwestern portion of the study area, and an important grouping of multi-family residences in the area below Mariposa, Figure 10.

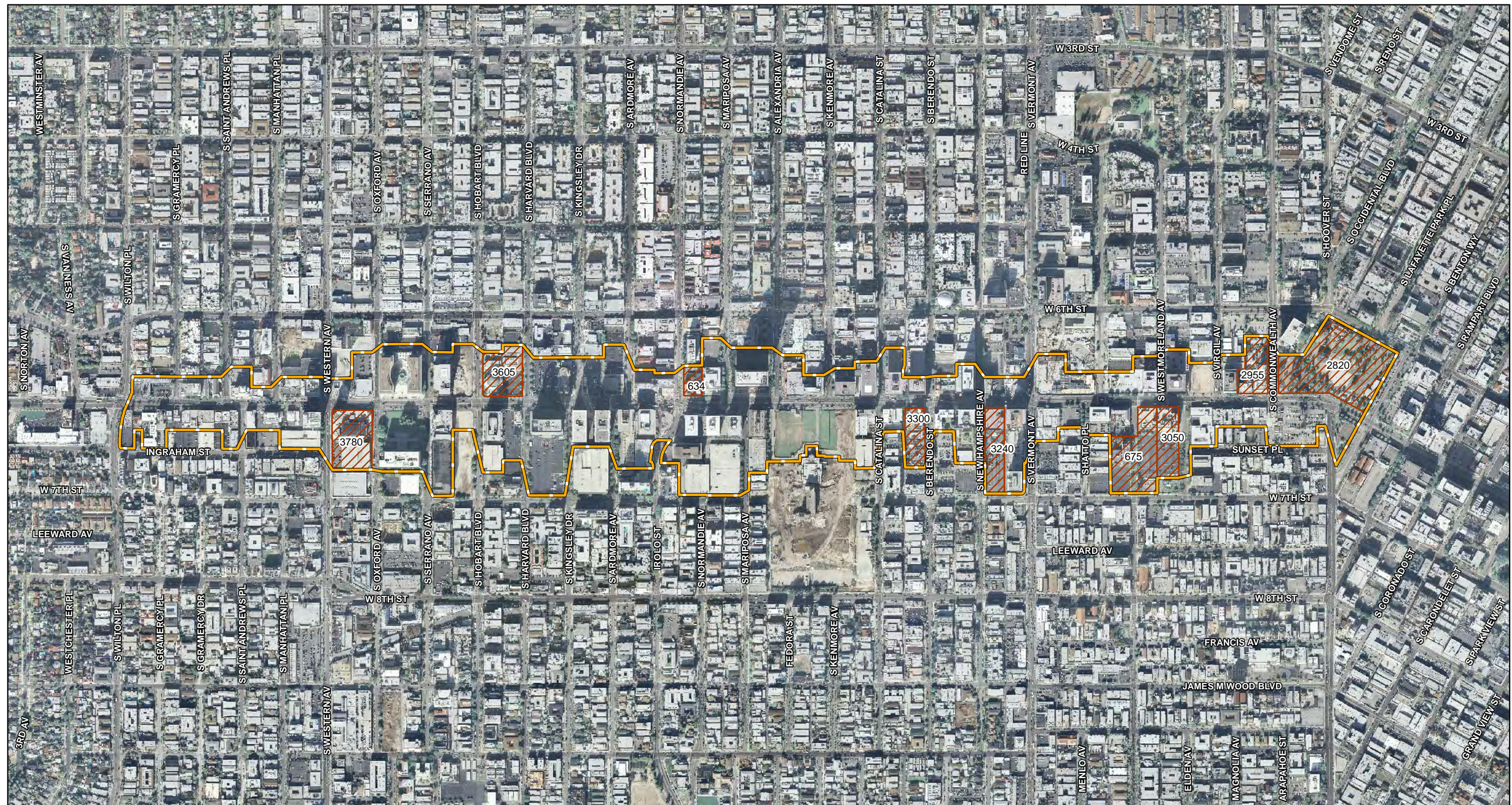
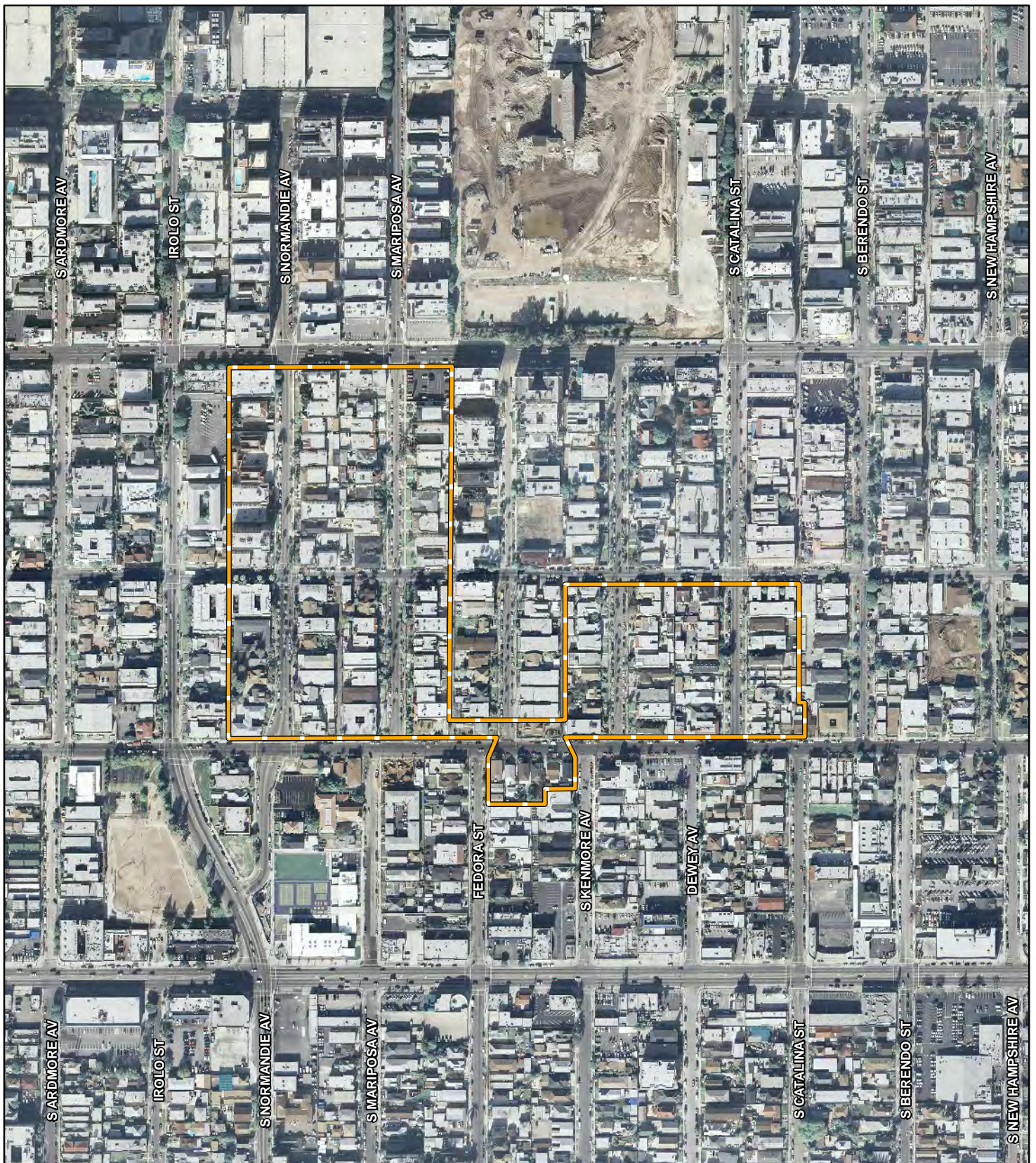


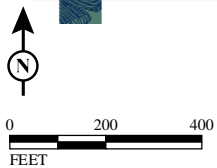
FIGURE 8



LEGEND

 6Q Zone

FIGURE 9



SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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CRA Historic Resources Survey
South of Wilshire Boulevard 6Q Zone

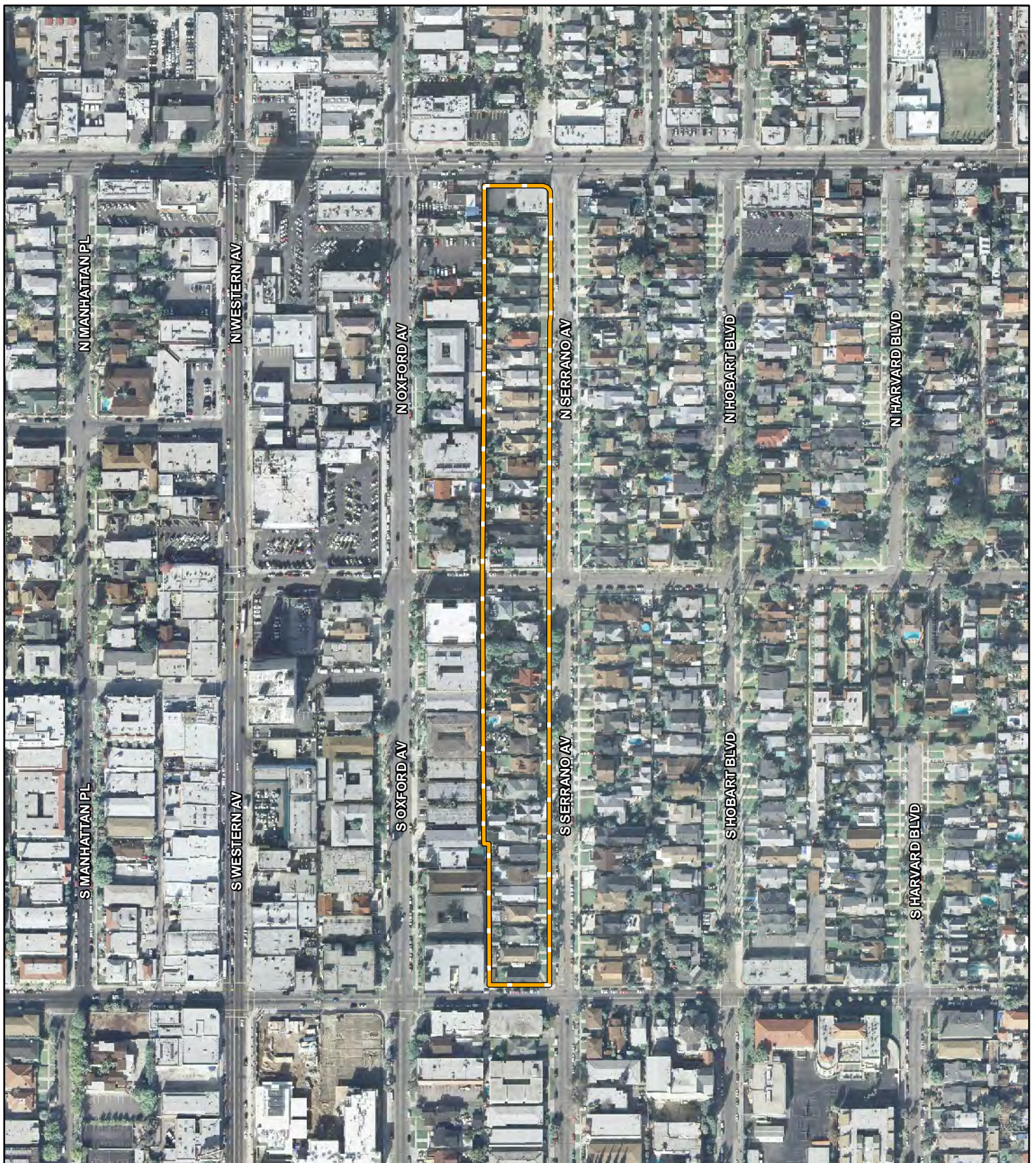
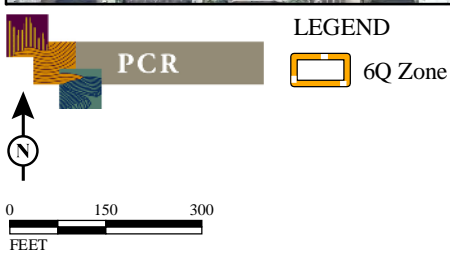


FIGURE 10



SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)
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CRA Historic Resources Survey
 Serrano Avenue 6Q Zone

VIII. RECOMMENDATIONS

The purpose of this intensive-level survey project was to identify, document and prepare and inventory of historic properties within the Wilshire Center/Koreatown Recovery Redevelopment Project Area, to assist the CRA in complying with CEQA, and to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources. To achieve these goals, PCR recommends the findings of the current study be made available to CRA Staff, OHR and the public. For example, an electronic copy (pdf) of the survey report may be made available to CRA staff and the public through the CRA website. In addition, it is recommended the survey data in the HAI be uploaded to the CRA's property database, and the information incorporated into ZIMAS and the OHR's SurveyLA database. Hard copies of the survey report and DPR forms may also be made available through the California Historical Records Information System, and placed on file at the South Central Coastal Information Center, California State University, Fullerton, Department of Anthropology. These measures would ensure the survey report and results will be available to the public, developers and environmental consultants for consideration as a part of the environmental planning process for future redevelopment or rehabilitation projects.

Additionally, it is recommended that the CRA develop an education program to educate CRA staff and the public in understanding the survey findings and implications, including permit review requirements for properties assigned a CHR status code of 1-5 and 6Q/6DQ. The public education program may include explanatory information posted on the CRA website and provided in paper handouts, guidance on applying for federal and state tax credits, as well as a series of public workshops. Public workshops may be conducted by the CRA and/or in conjunction with programs developed by the OHR as well as other preservation organizations such as the Los Angeles Conservancy and the California Preservation Foundation. Other organizations such as the National Trust for Historic Preservation, the Association for Preservation Technology, and the Getty Conservation Institute may also have educational programs from time to time that would be useful and for CRA staff and the public to attend. There are a variety of National Register publications available on historic resources management and preservation that would be useful resources for CRA staff and the public, which are available from the following website: <http://www.nps.gov/history/nr/publications/>.

It is also important to provide the public with information and guidance on available preservation/rehabilitation funding resources and incentives for properties assigned a CHR status code of 1-5 as well as those assigned a 6Q/6DQ status code. While properties assigned a CHR status code of 1-5 may be eligible for federal and state preservation incentives such as the Mills Act Property Tax Abatement Program, properties currently assigned a 6Q/6DQ status code may

also become eligible for preservation incentives if, after rehabilitation, they merit assignment of a CHR status code of 1-5. Information on the Federal Tax Credit Program is available at the following website, <http://www.nps.gov/history/tax.htm>. Information on the Mills Act program is available via the World Wide Web at <http://www.surveyla.orgwww.surveyla.org/mills-act>. In addition to tax credits, other funding resources such as preservation grants may also be available from a variety of public and private organizations. Furthermore, recent studies¹¹⁶ have shown that the financial benefits of historic preservation include a measurable increase in heritage tourism, enhanced opportunities for local employment in the building trades, measurable decreases in property vacancies, and greater availability of affordable commercial space for start-up businesses which support adaptive reuse of existing building stock for live-work uses.

Enhancement of community character and sense of place are primary benefits of incorporating the survey findings into the planning process, and one of the most significant potential benefits of historic preservation from both the economic standpoint and the perspective of community identity. To this end, it is recommended that the CRA develop historic preservation design guidelines for historic districts, as well as important concentrations of properties that still possess architectural character as a group but may not rise to the threshold of significance for formal designation as historic districts. These latter property concentrations have been identified as 6Q zones in the survey. The design guidelines would establish standards, similar to the Miracle Mile Design Overlay District,¹¹⁷ which would provide guidance and direction for the design of new and rehabilitation of existing buildings and storefronts in order to improve the appearance, enhance the identity and promote the pedestrian environment of the historic districts and 6Q zones in the Wilshire Center/Koreatown area. All projects within the boundaries of the historic districts and 6Q zones would be required to comply with the design guidelines and development standards, which would be tailored to the architecture of each district/zone. The overall goal of these guidelines would be to preserve the unique architectural character of the districts and zones while attracting new businesses and customers, and providing for the comfort, convenience, and safety of workers, residents and shoppers. The guidelines would require that alterations, additions, rehabilitations and new construction be developed in a compatible manner such that the architectural character of these districts and zones would be preserved and rehabilitated, thereby enhancing community character and sense of place.

¹¹⁶ Hammer, Siler, George Associates, *D&S 04: Economic Impact of Historic District Designation Lower Downtown Denver, Colorado* (PDF), National Trust for Historic Preservation, 1996. Originally published in 1990. This report summarizes the analysis and conclusions of a study concerning the impacts of the Lower Downtown historic district designation in the first two years of its enactment. See also the series of articles by Donovan Rypkema, *D&S 06: The Investor Looks at a Historic Building* (PDF), National Trust for Historic Preservation, 1996; *Economics of Historic Preservation: A Community Leader's Guide (Updated)*, National Trust for Historic Preservation, 1994, 2005; and *Economics of Rehabilitation*, National Trust for Historic Preservation, 1997.

¹¹⁷ The Miracle Mile Design Overlay District was approved by the City Planning Commission on July 8, 2004.

Finally, to ensure the potential opportunities and benefits of this study are fully realized in the future, it is recommended that the CRA develop a historic preservation plan for the Wilshire Center/Koreatown Recovery Redevelopment Area and that this preservation plan be incorporated into the Hollywood & Central Regional Area Community Plan, to assist agency staff in managing historic resources on a day-to-day basis and to ensure that the above recommendations are implemented over the short and long term.

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IX. ATTACHMENTS

ATTACHMENT A – MAP BOOK

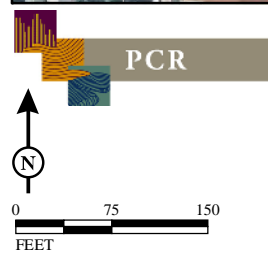
ATTACHMENT B - INVENTORY OF SURVEYED RESOURCES BY THEME

ATTACHMENT C – IDENTIFIED RESOURCES BY ADDRESS

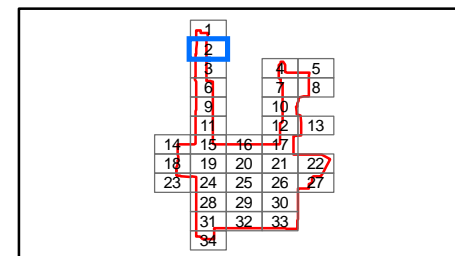
ATTACHMENT D – PROFESSIONAL QUALIFICATIONS

ATTACHMENT E – DPR FORMS

ATTACHMENT A – MAP BOOK



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- Previously Listed/Eligible
- Not Eligible
- Not Surveyed



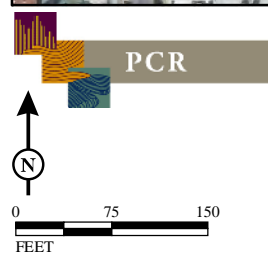
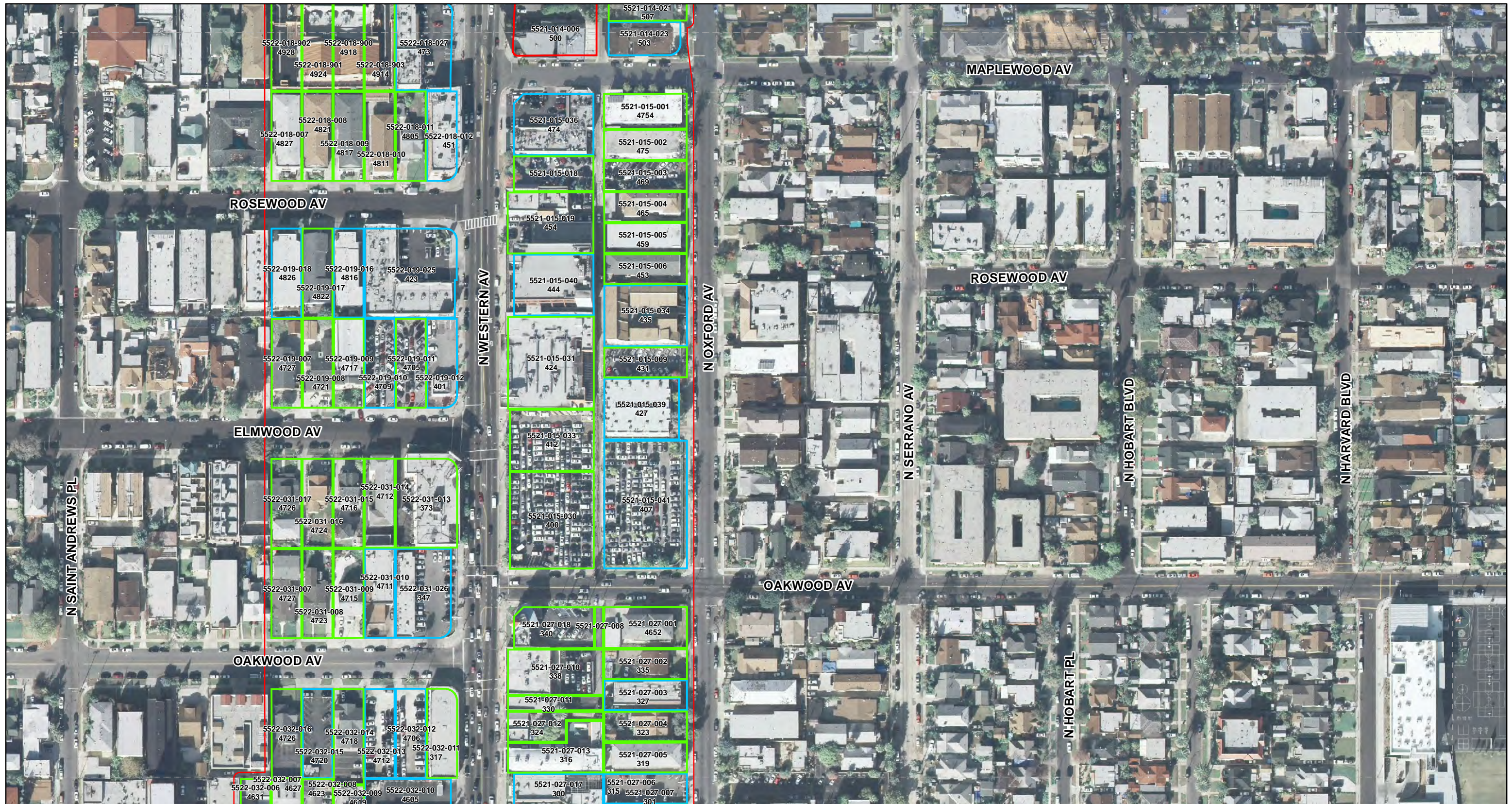
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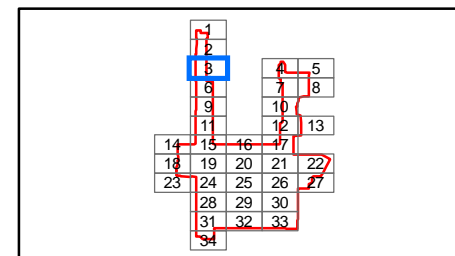
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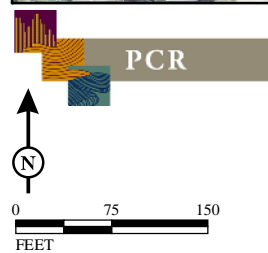
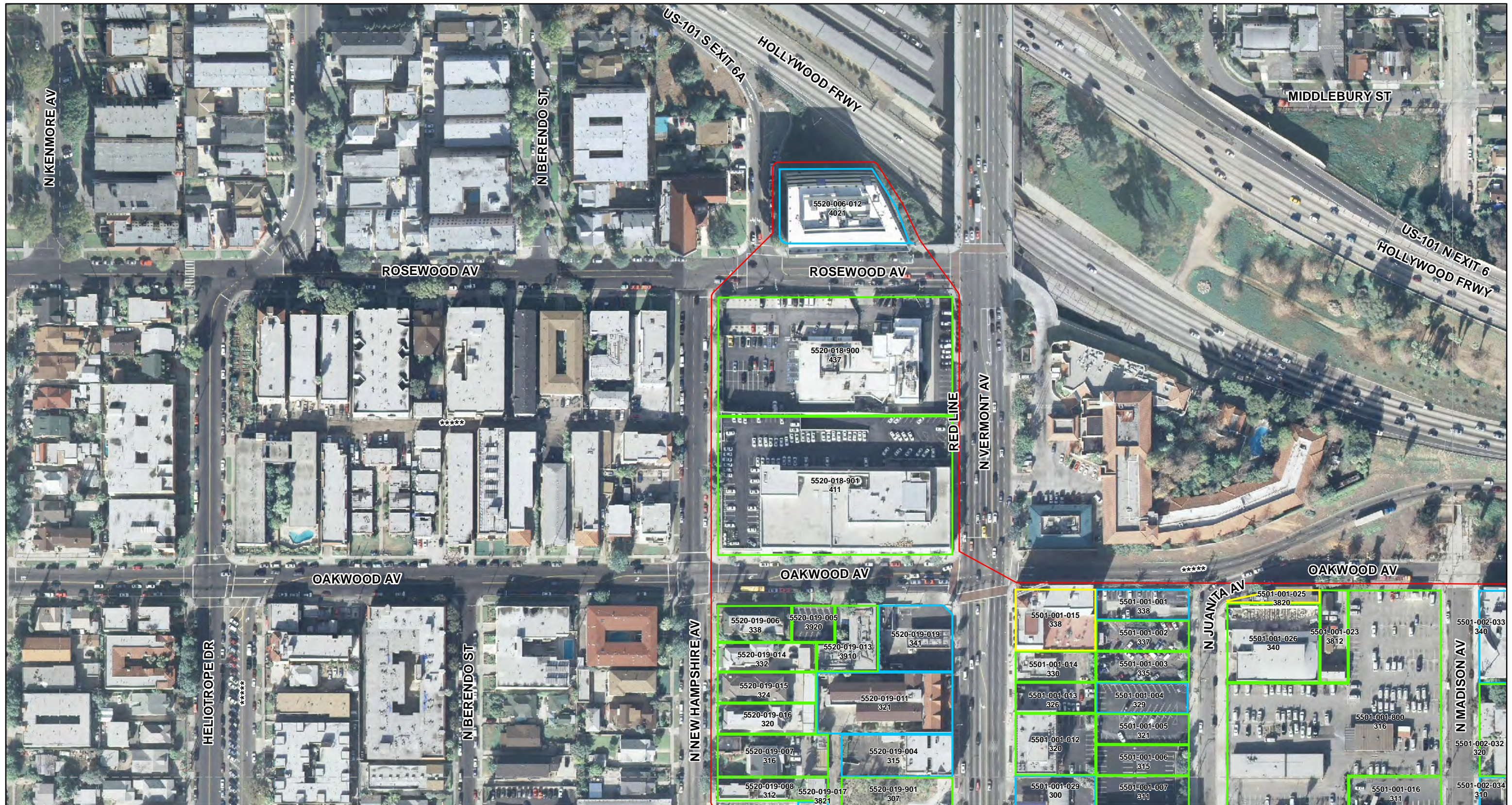
Wilshire Center - Koreatown Page 2 of 34

CRA Historic Resources Survey
Detailed Survey Results Map

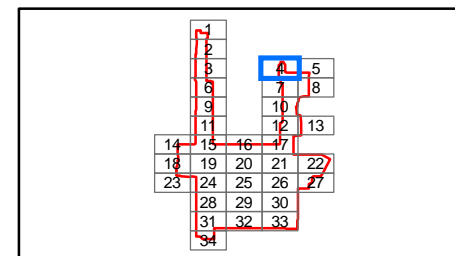


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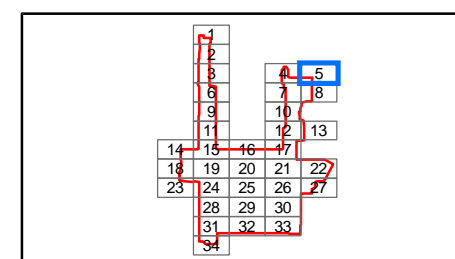


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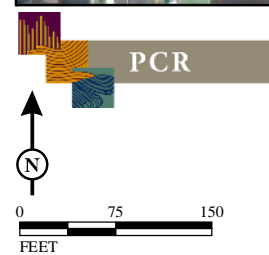
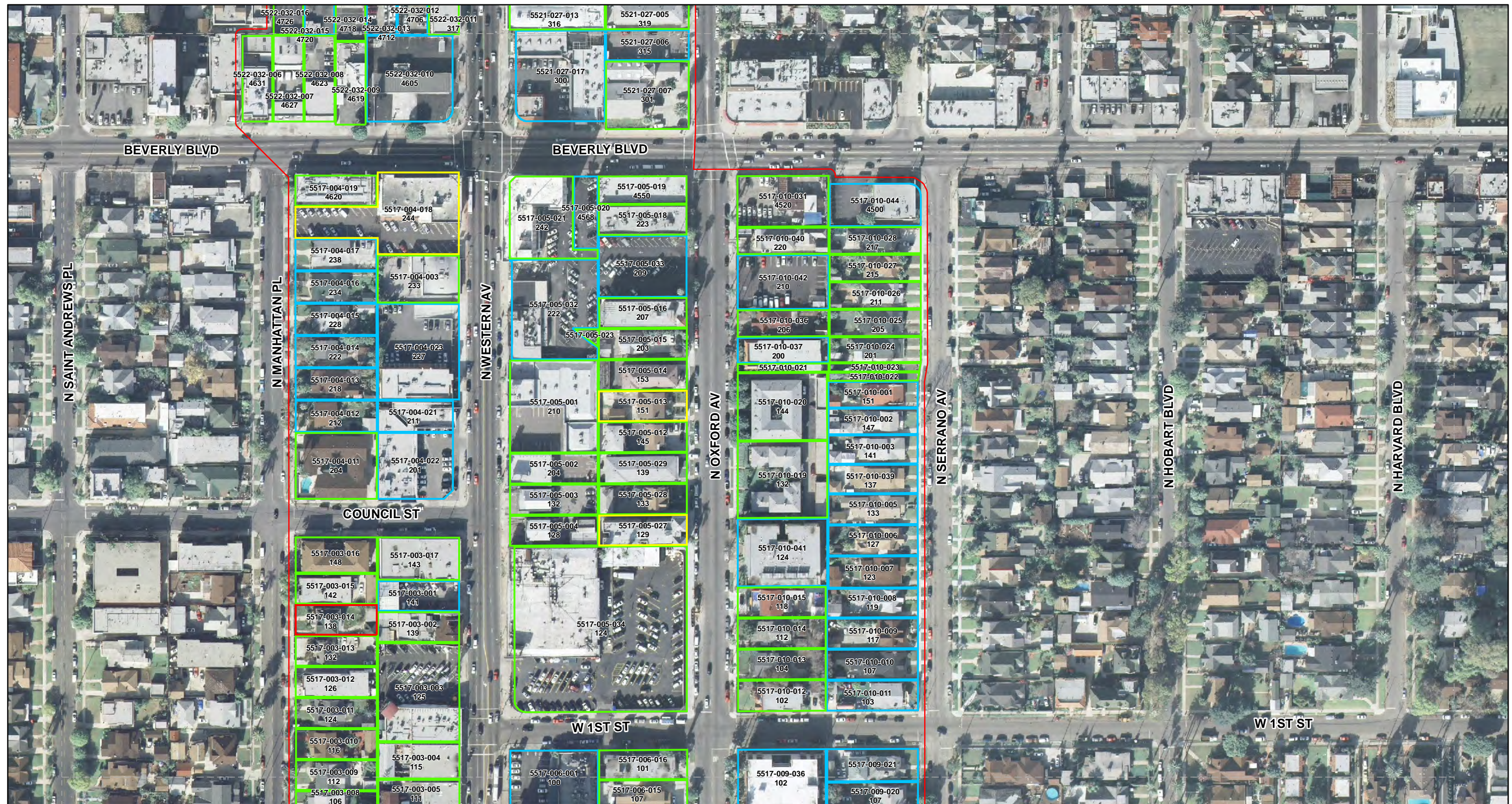
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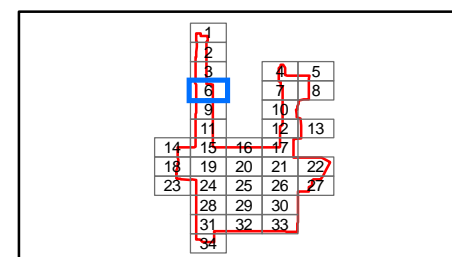
ATTACHMENT A

Wilshire Center - Koreatown Page 5 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



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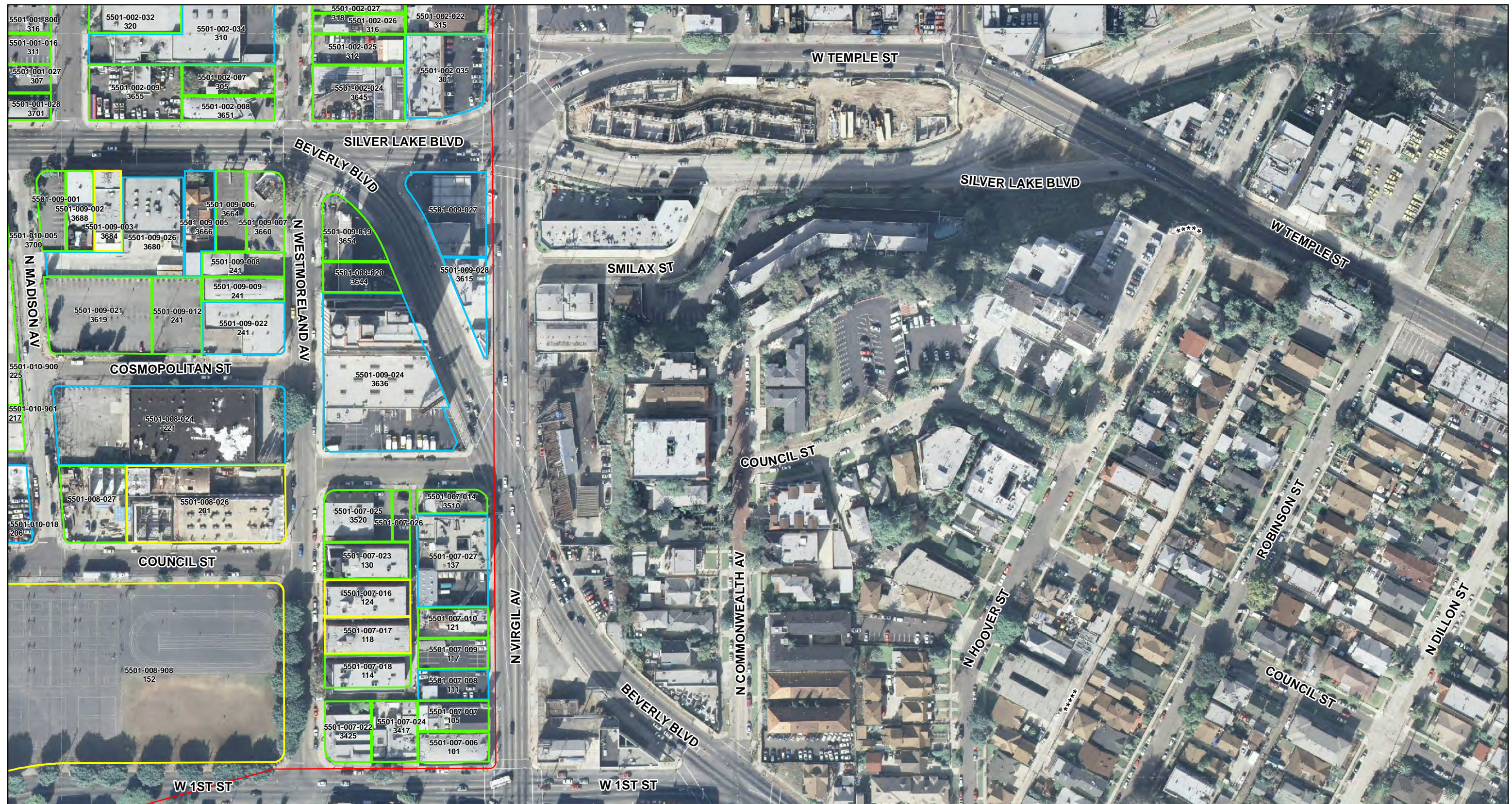
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ATTACHMENT A

Wilshire Center - Koreatown Page 6 of 34

CRA Historic Resources Survey
Detailed Survey Results Map

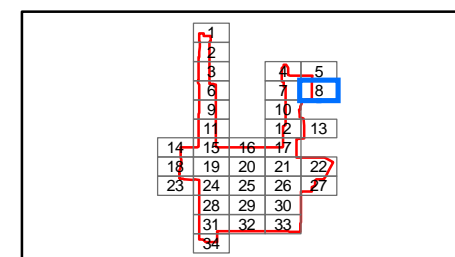


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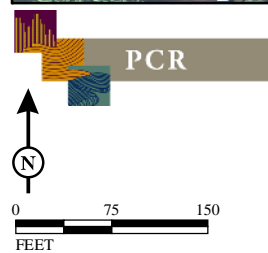
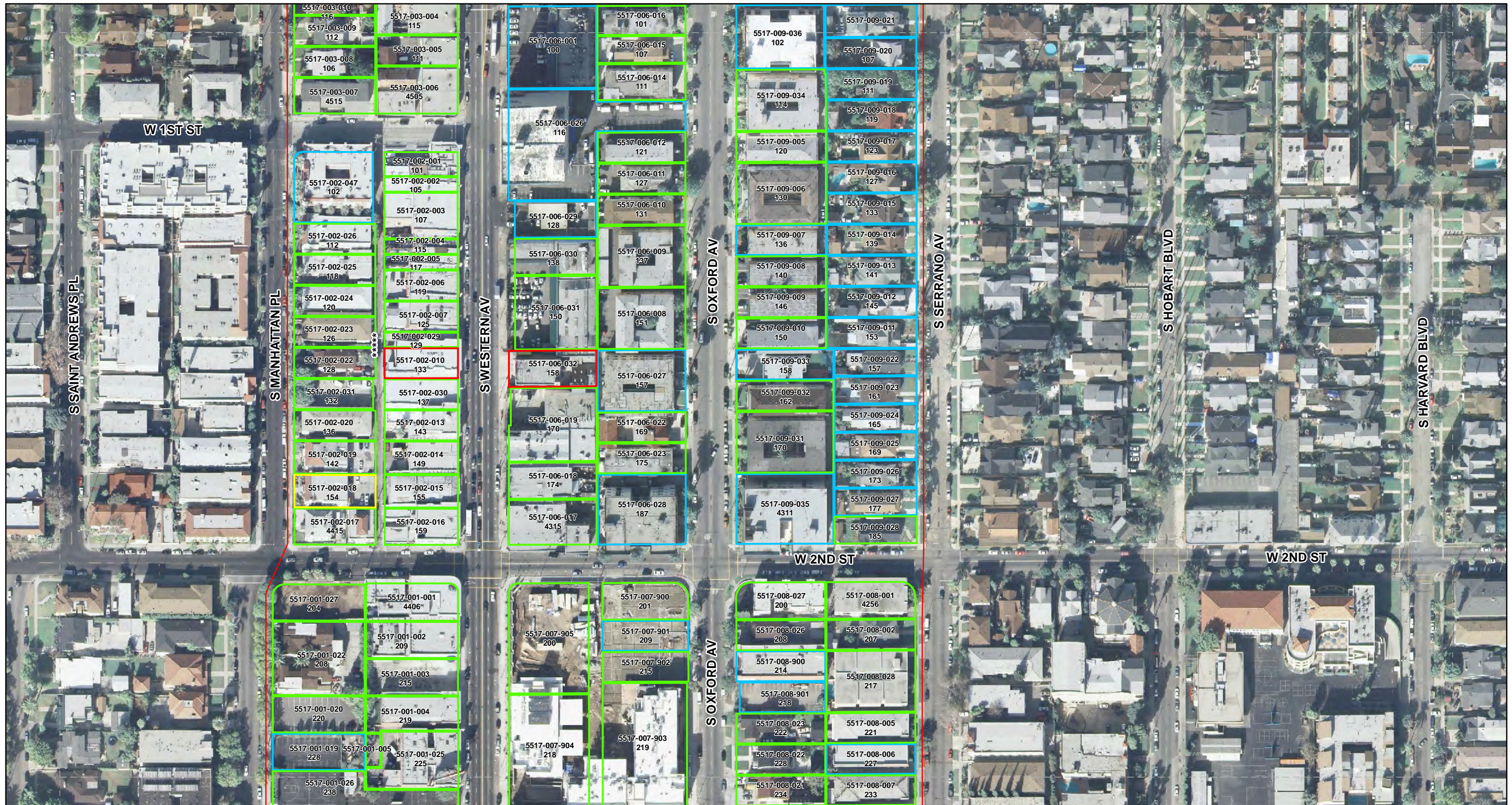
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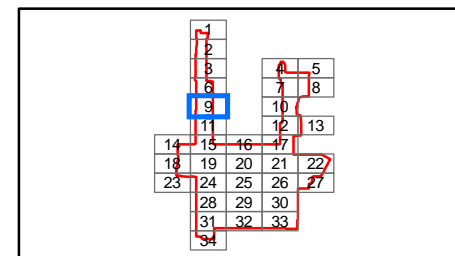
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Wilshire Center - Koreatown Page 8 of 34

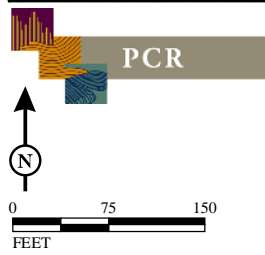
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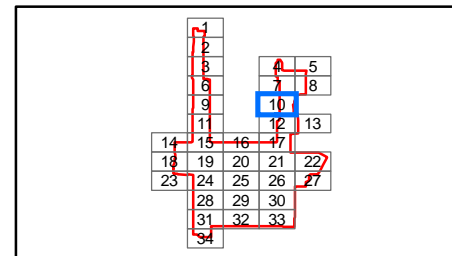
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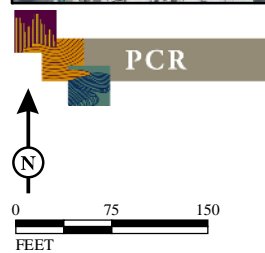
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Wilshire Center - Koreatown Page 10 of 34

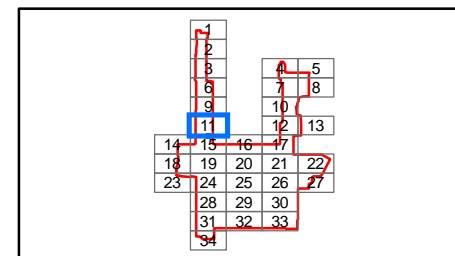
CRA Historic Resources Survey
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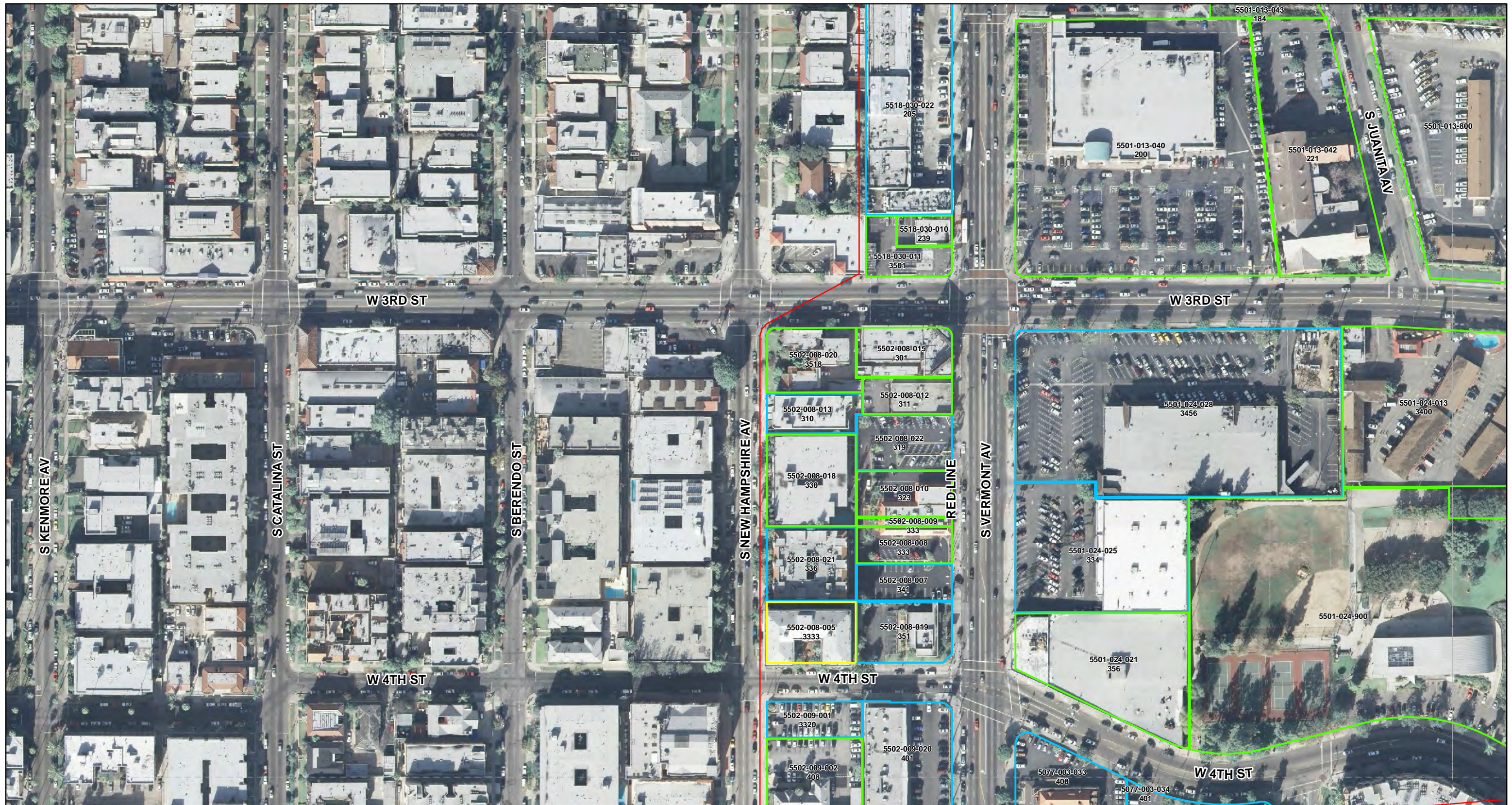
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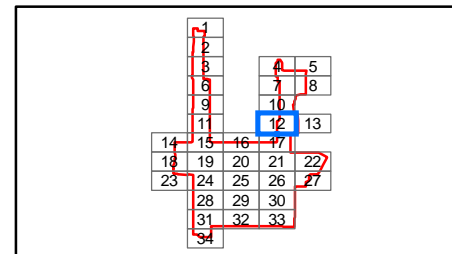
Wilshire Center - Koreatown Page 11 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



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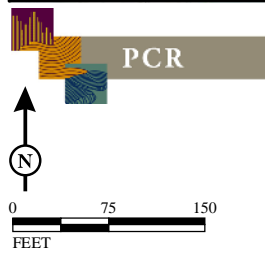
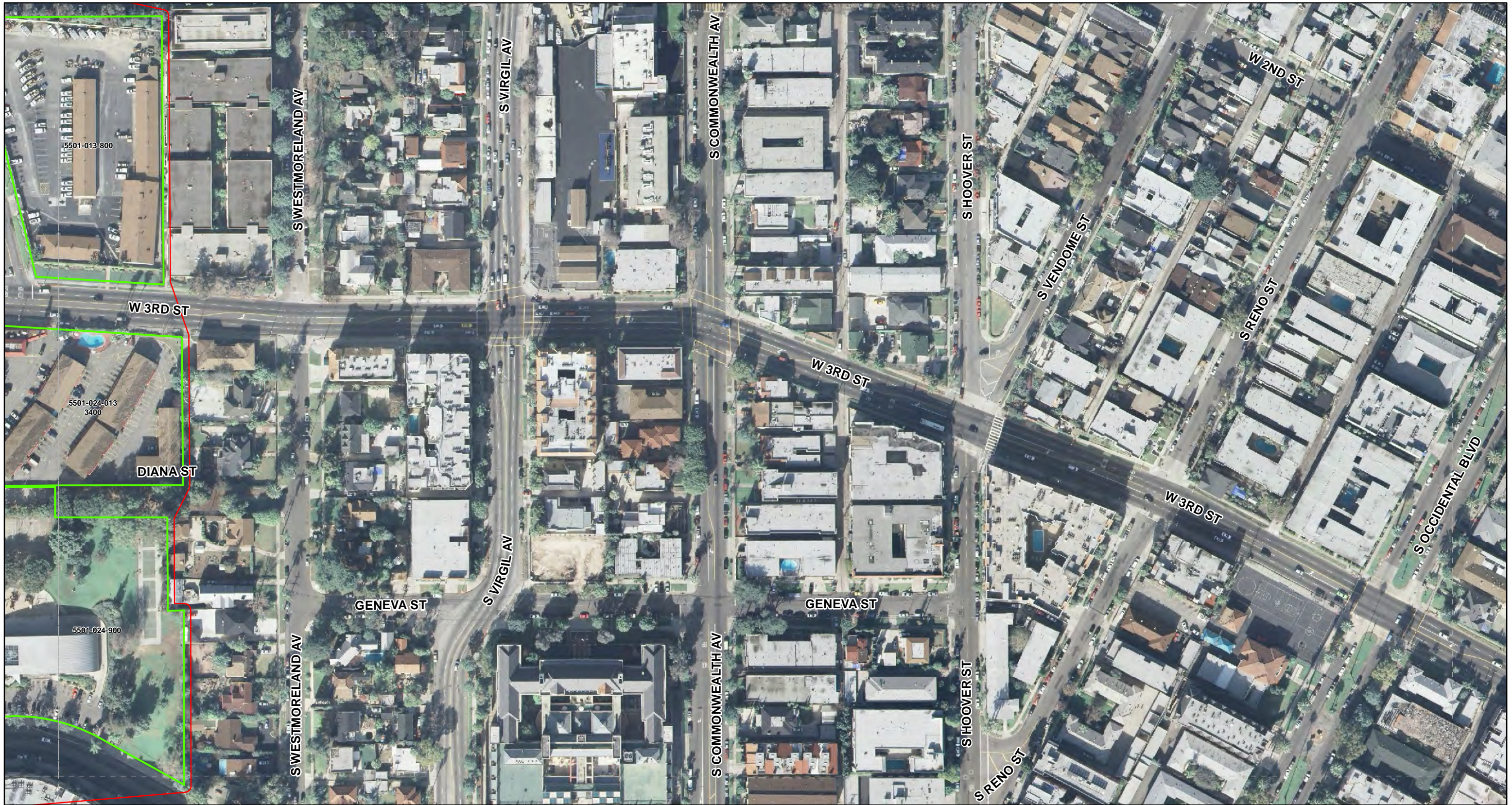
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Wilshire Center - Koreatown Page 12 of 34

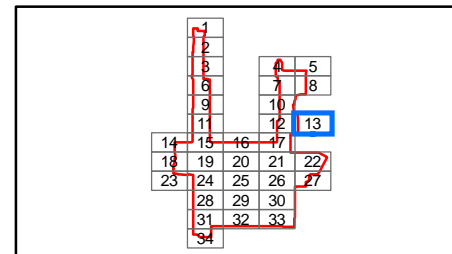
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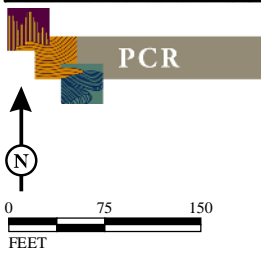
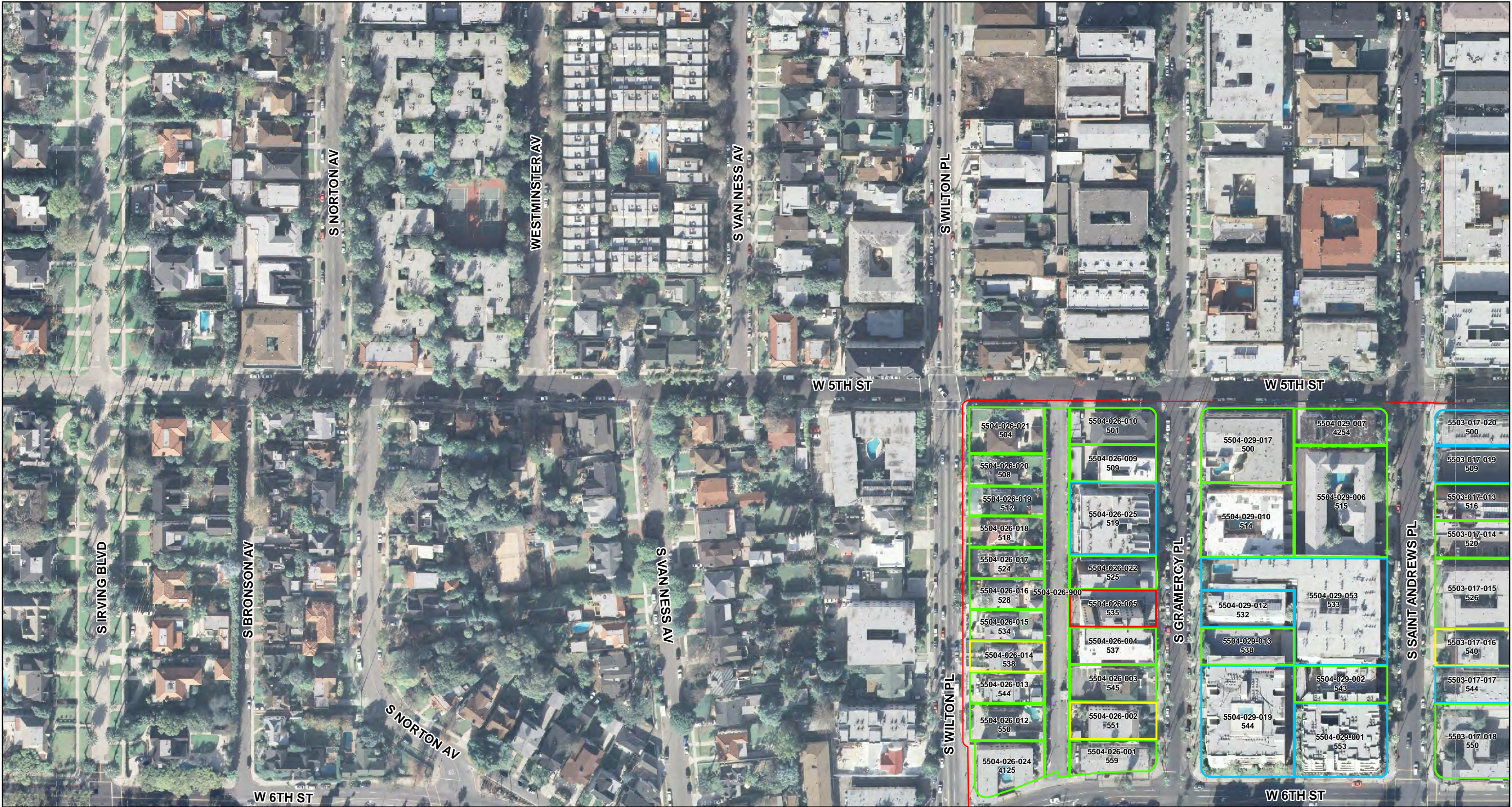
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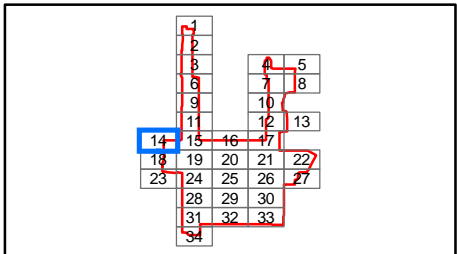
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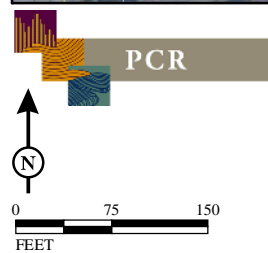
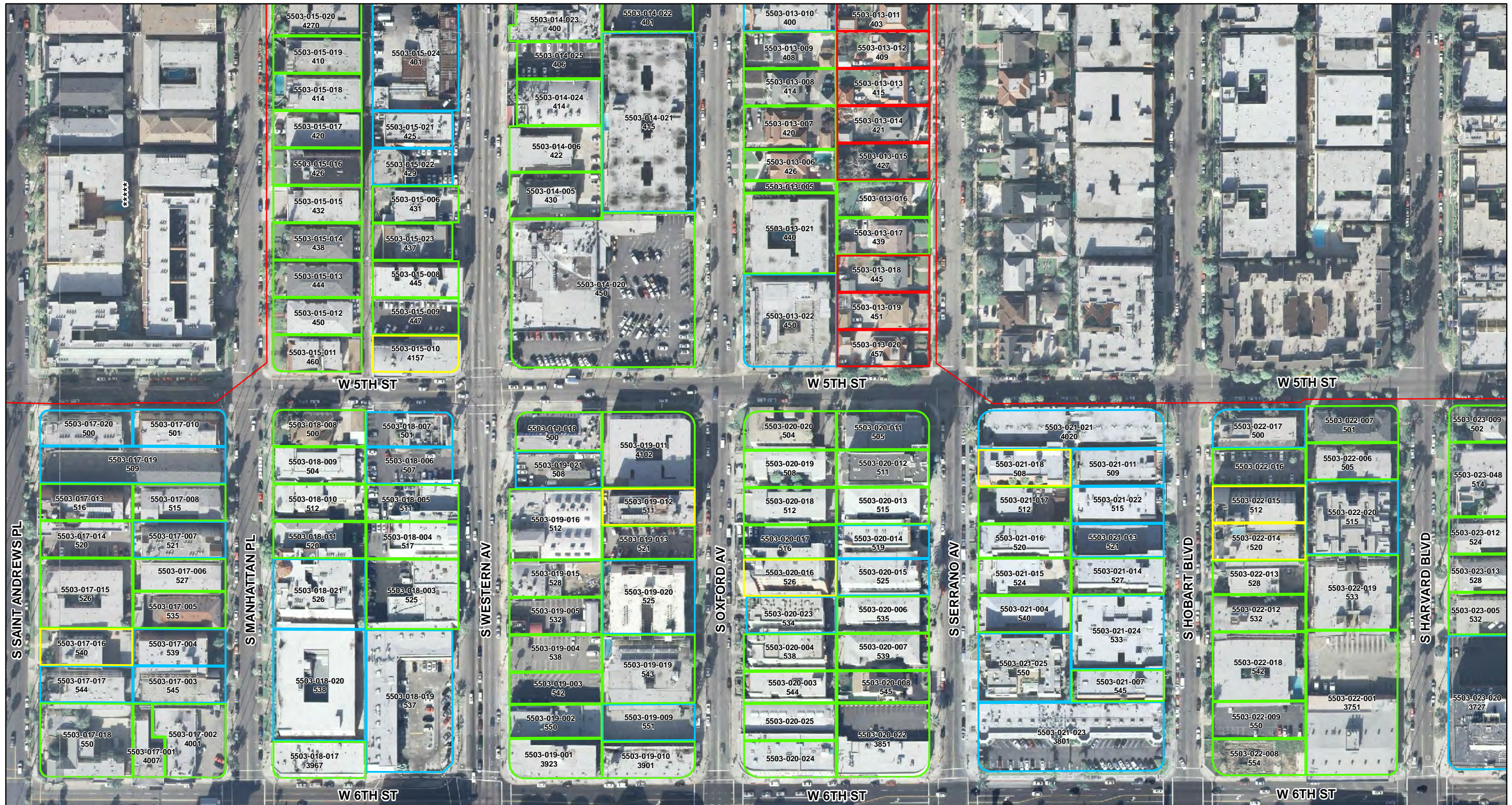


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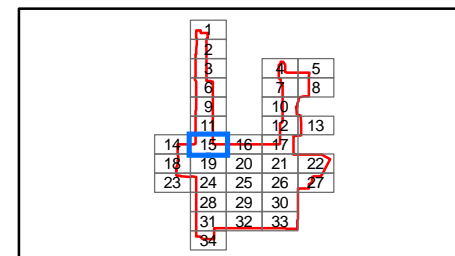


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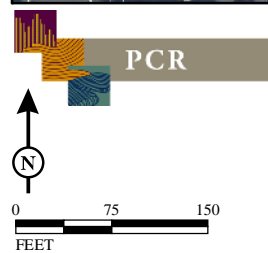
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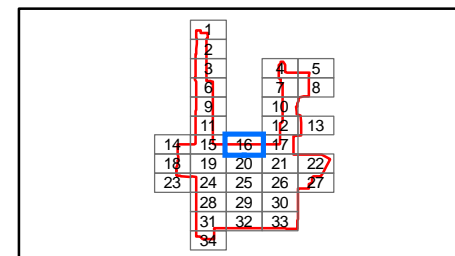
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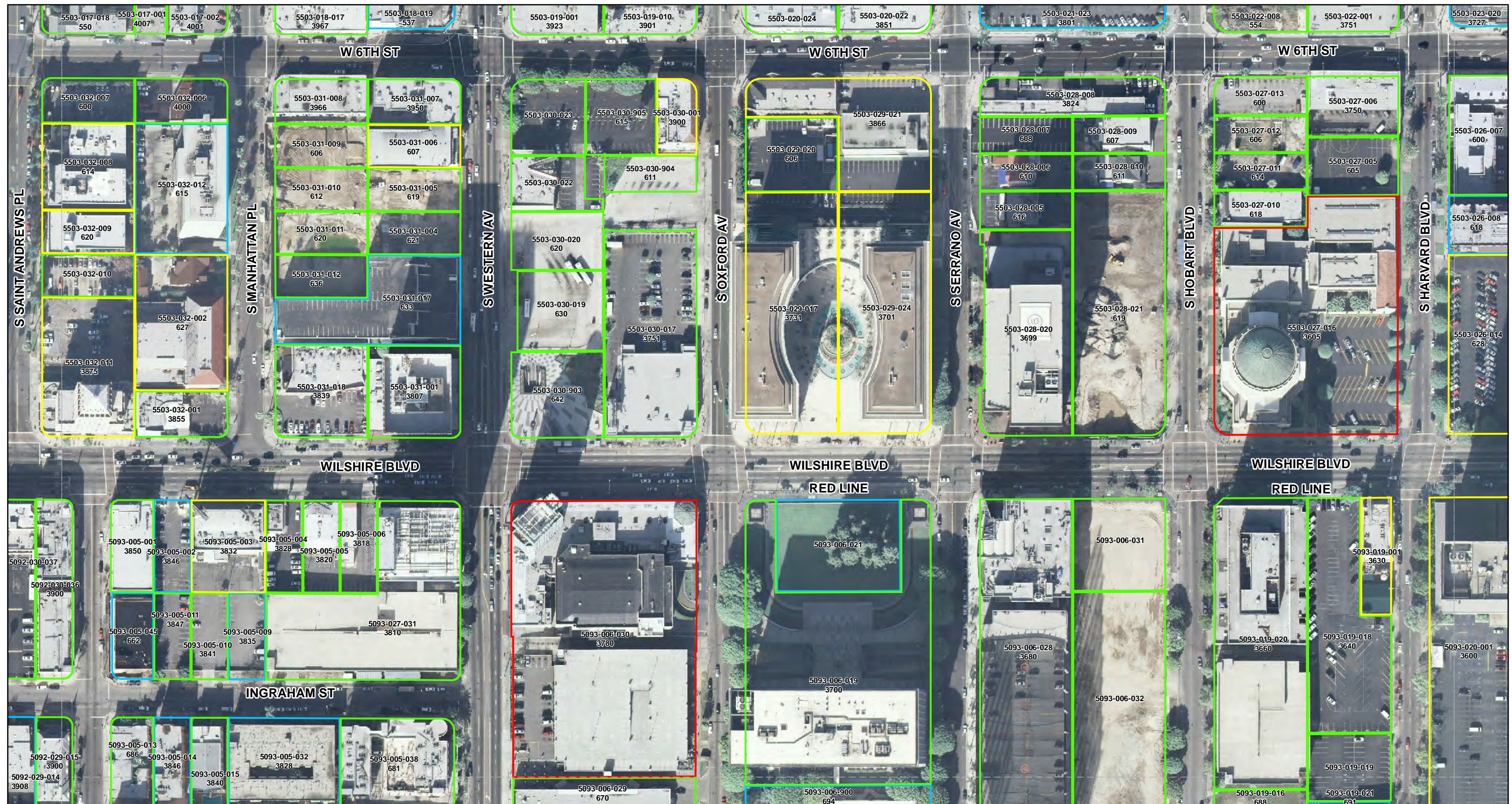
Wilshire Center - Koreatown Page 15 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



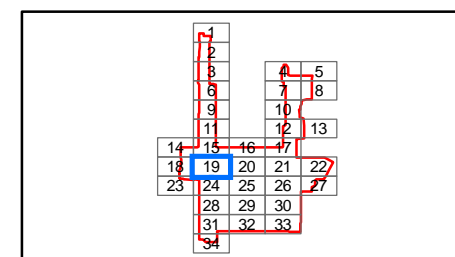
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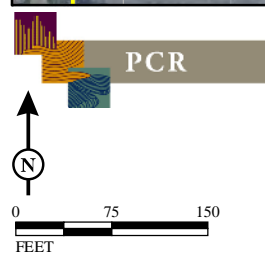
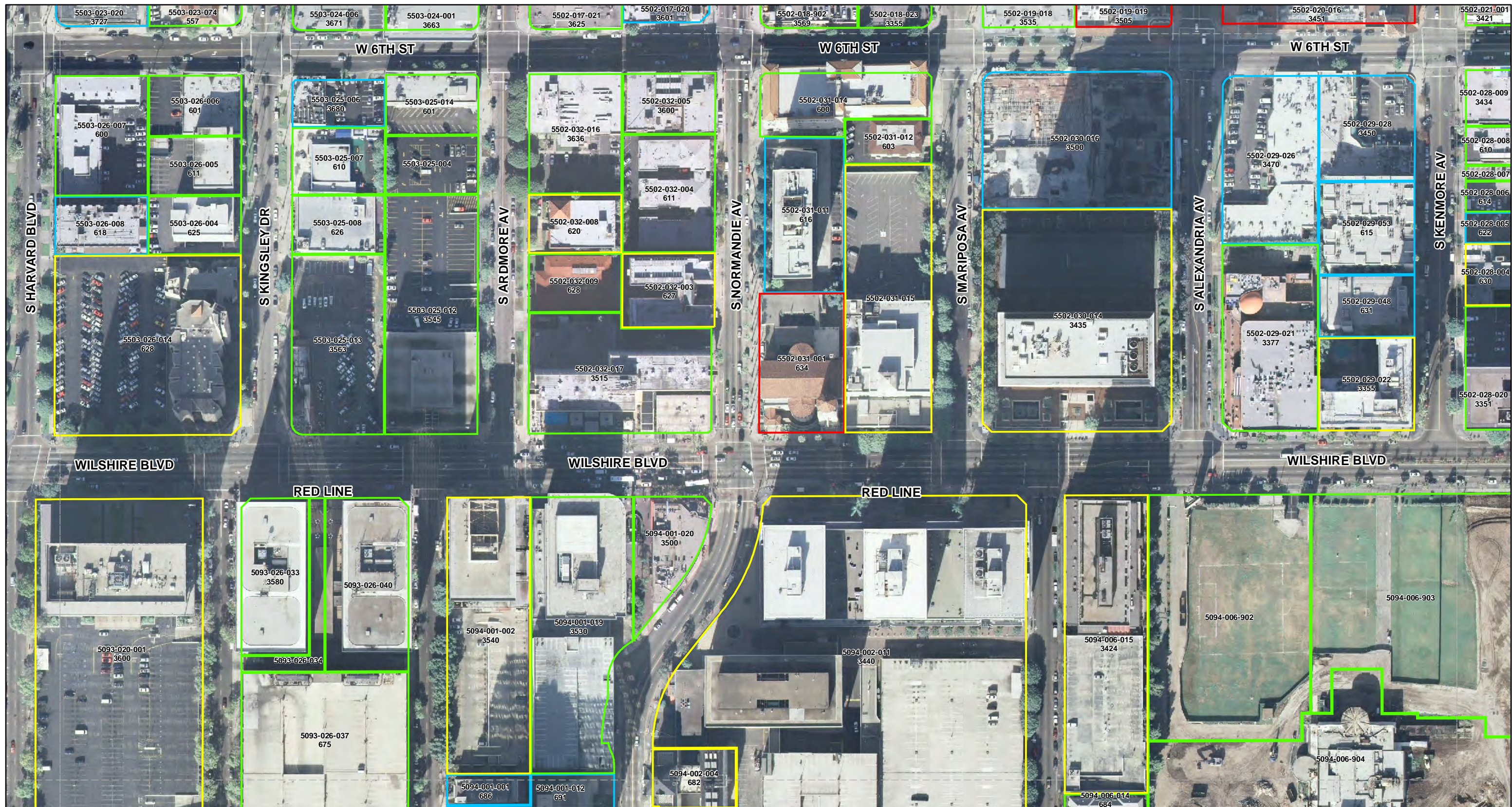
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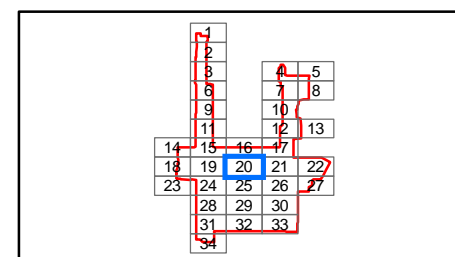
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Wilshire Center - Koreatown Page 19 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



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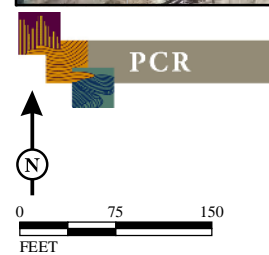
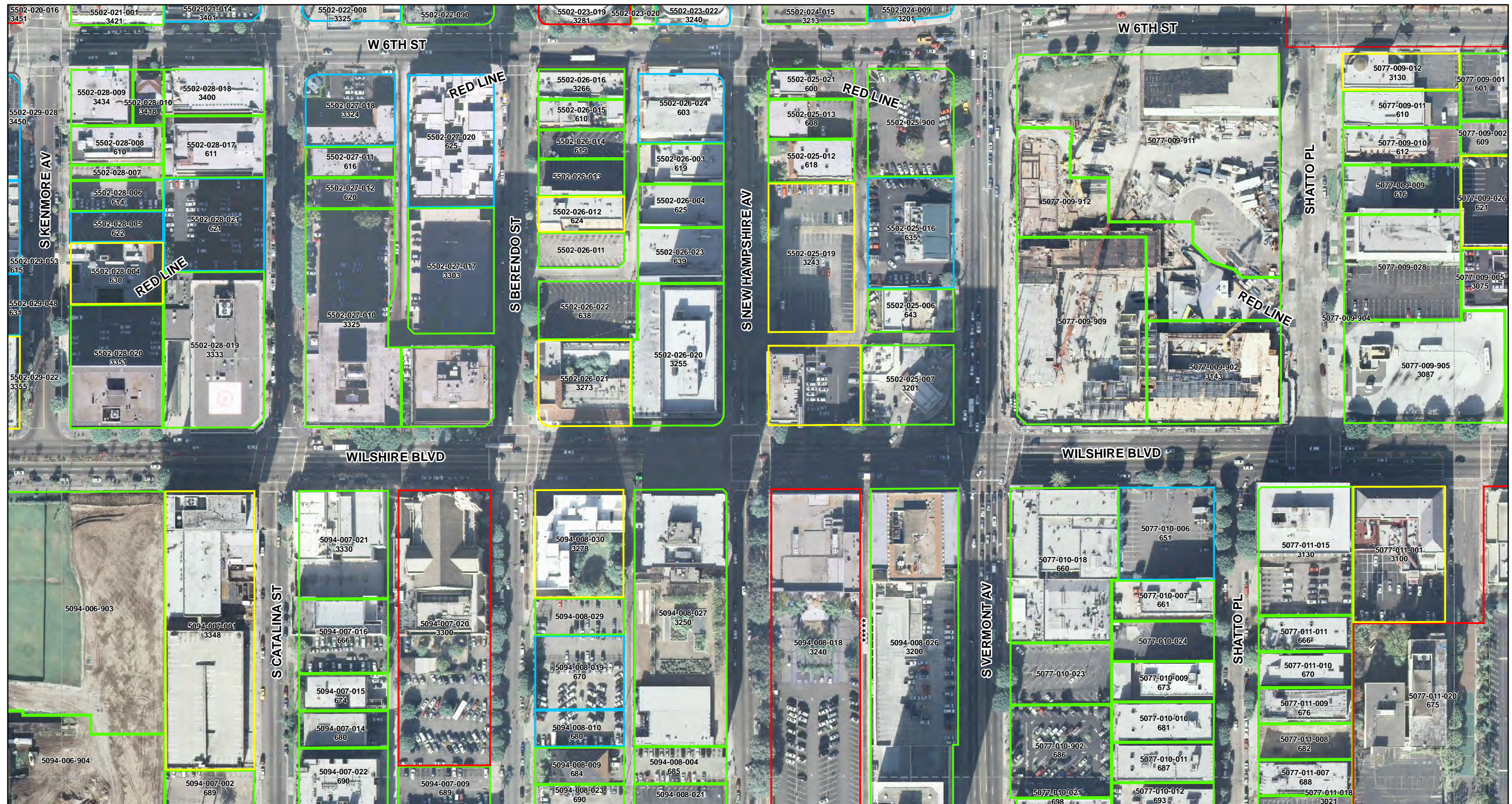
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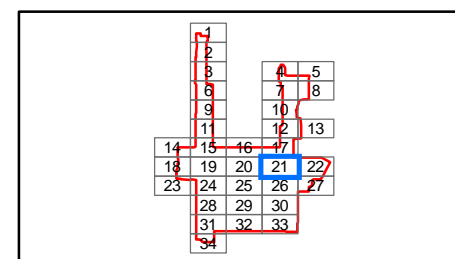
ATTACHMENT A

Wilshire Center - Koreatown Page 20 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



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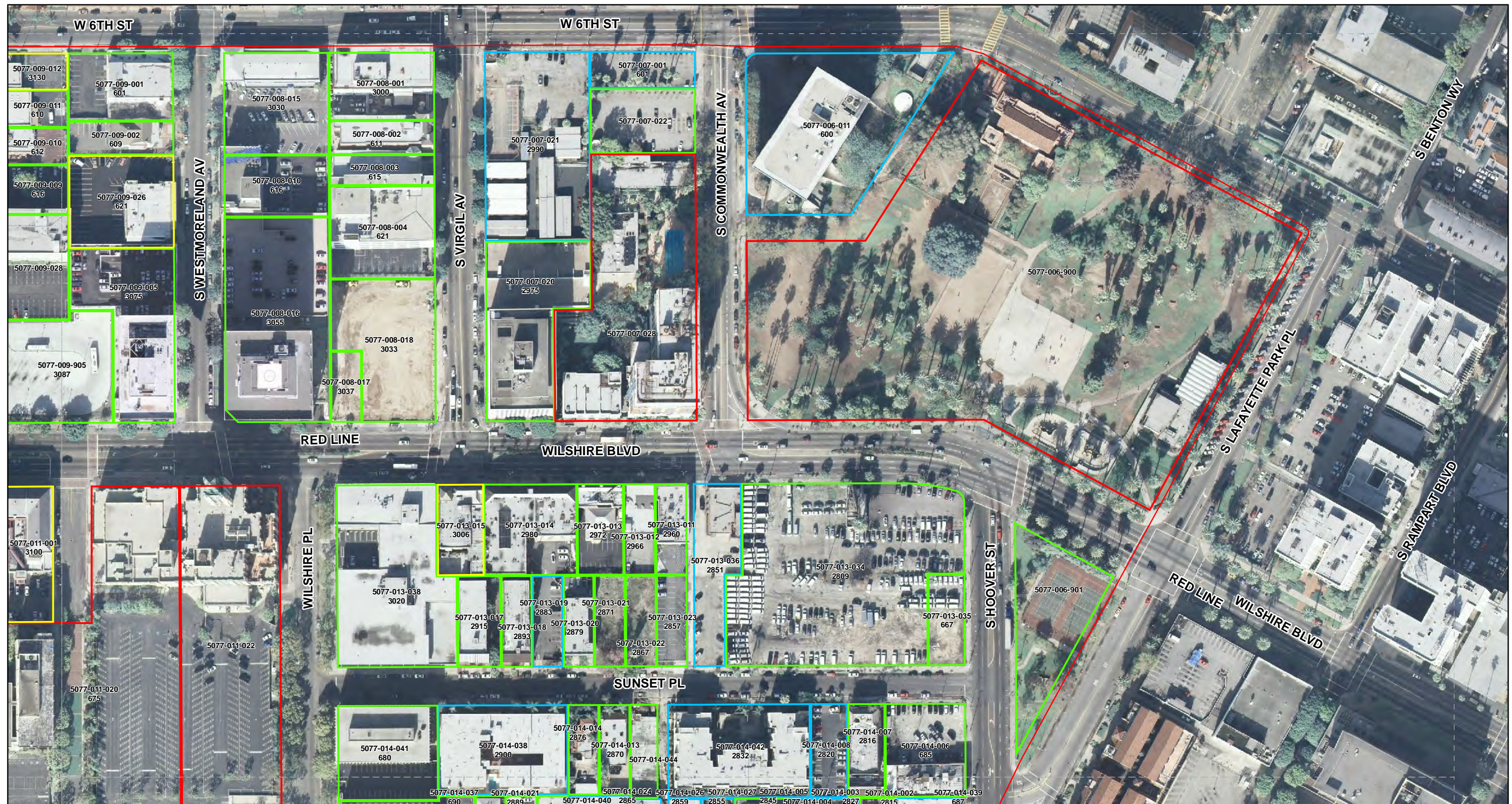
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Wilshire Center - Koreatown Page 21 of 34

CRA Historic Resources Survey
Detailed Survey Results Map

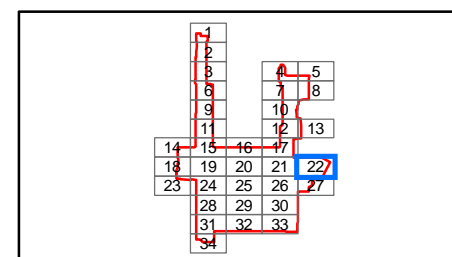
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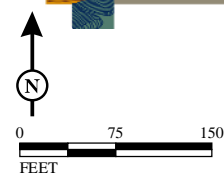
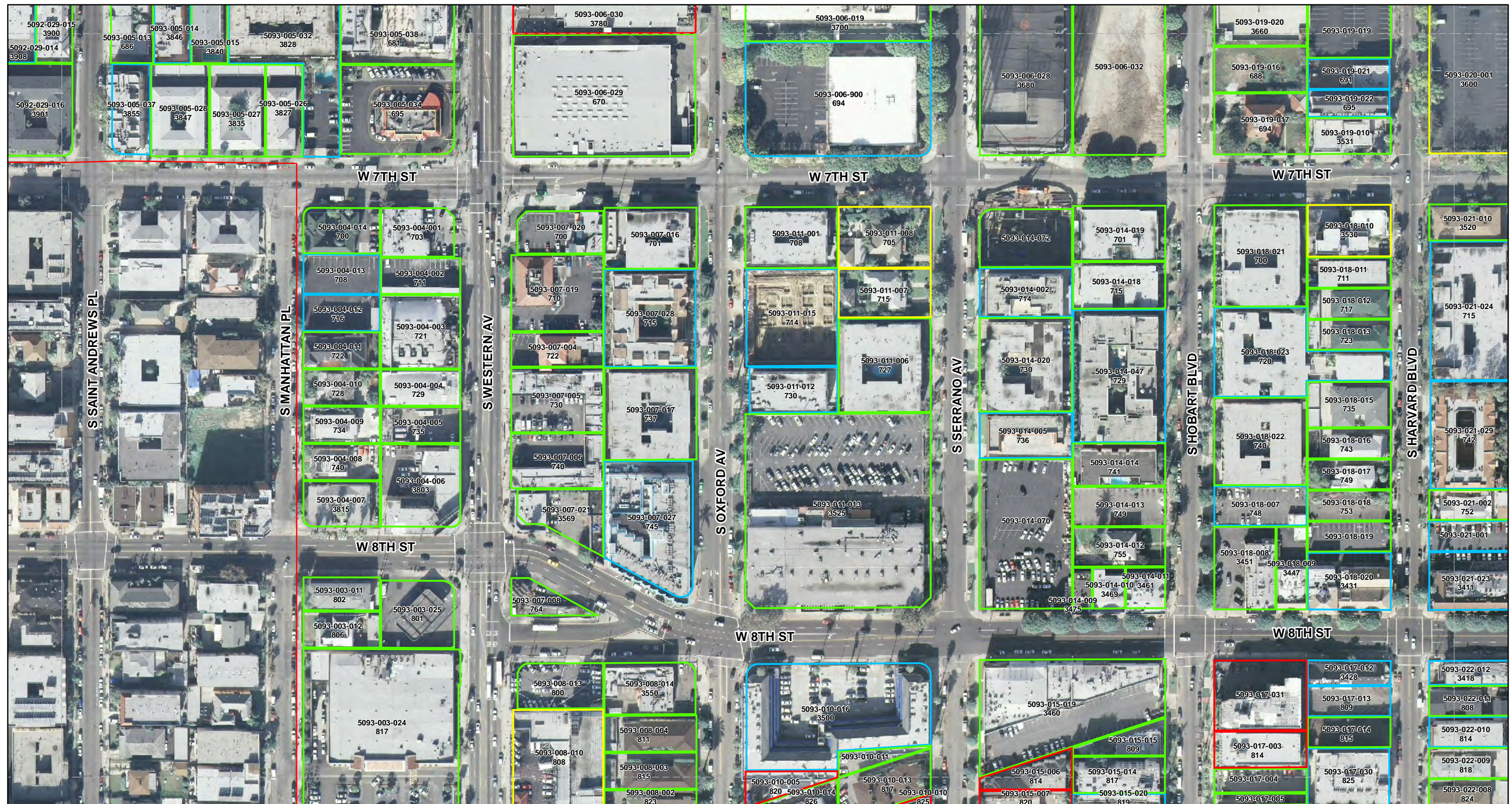
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Wilshire Center - Koreatown Page 22 of 34

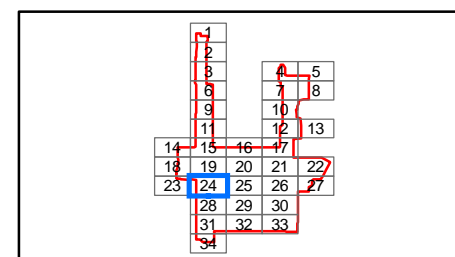
CRA Historic Resources Survey
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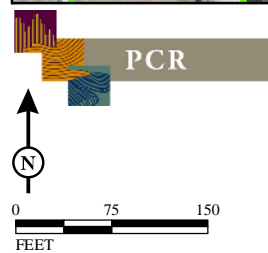
ATTACHMENT A

Wilshire Center - Koreatown Page 24 of 34

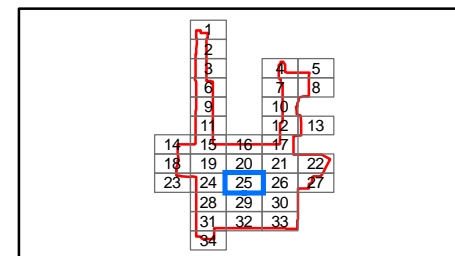
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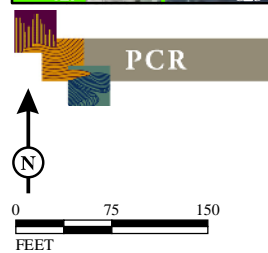
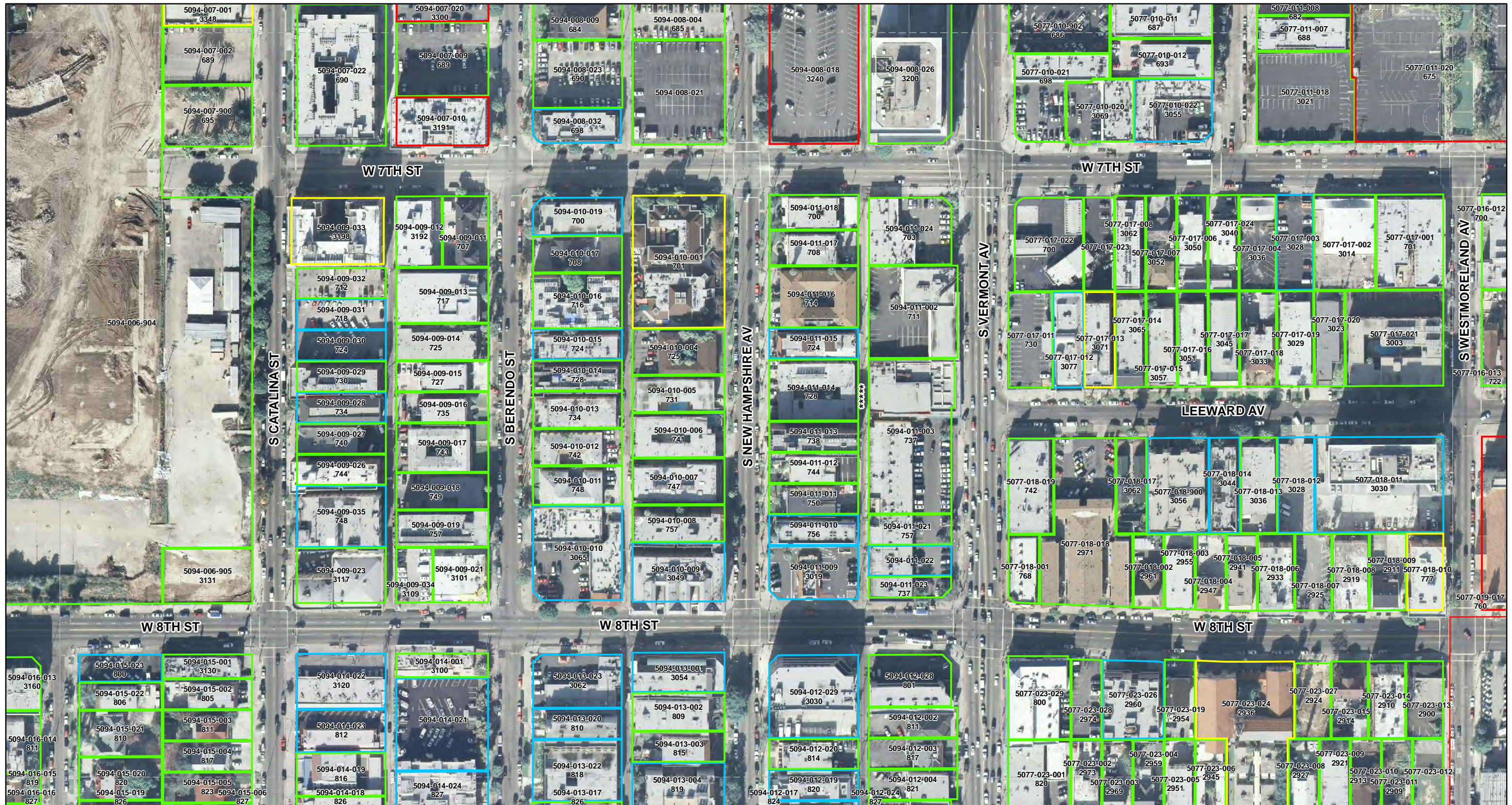
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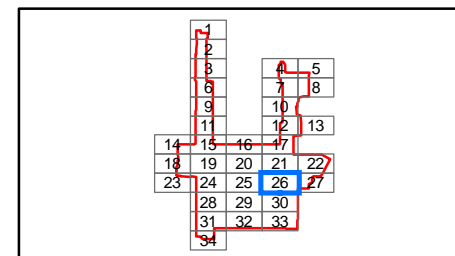
ATTACHMENT A

Wilshire Center - Koreatown Page 25 of 34

CRA Historic Resources Survey
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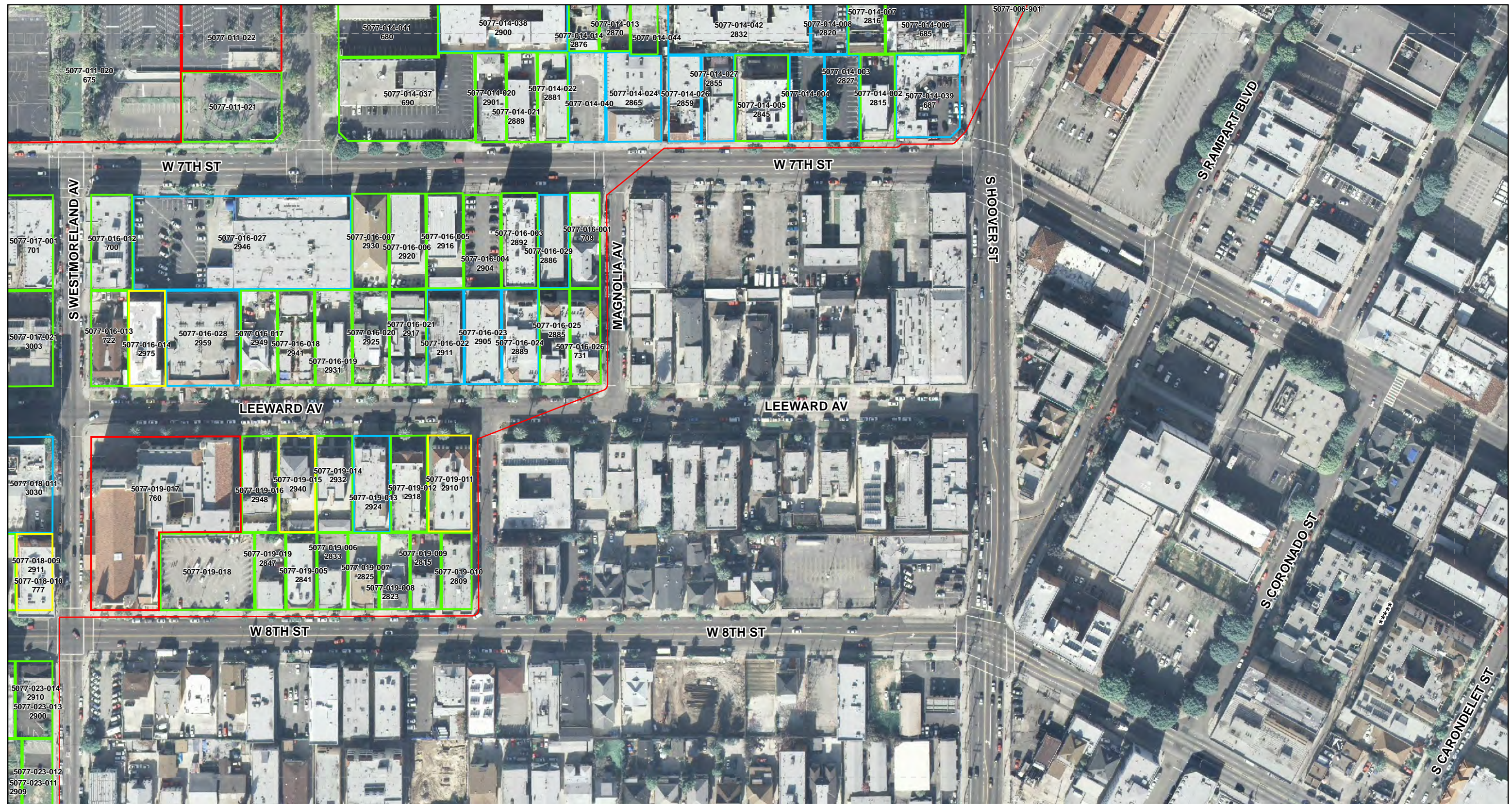
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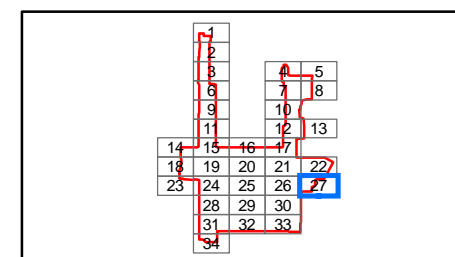
Wilshire Center - Koreatown Page 26 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



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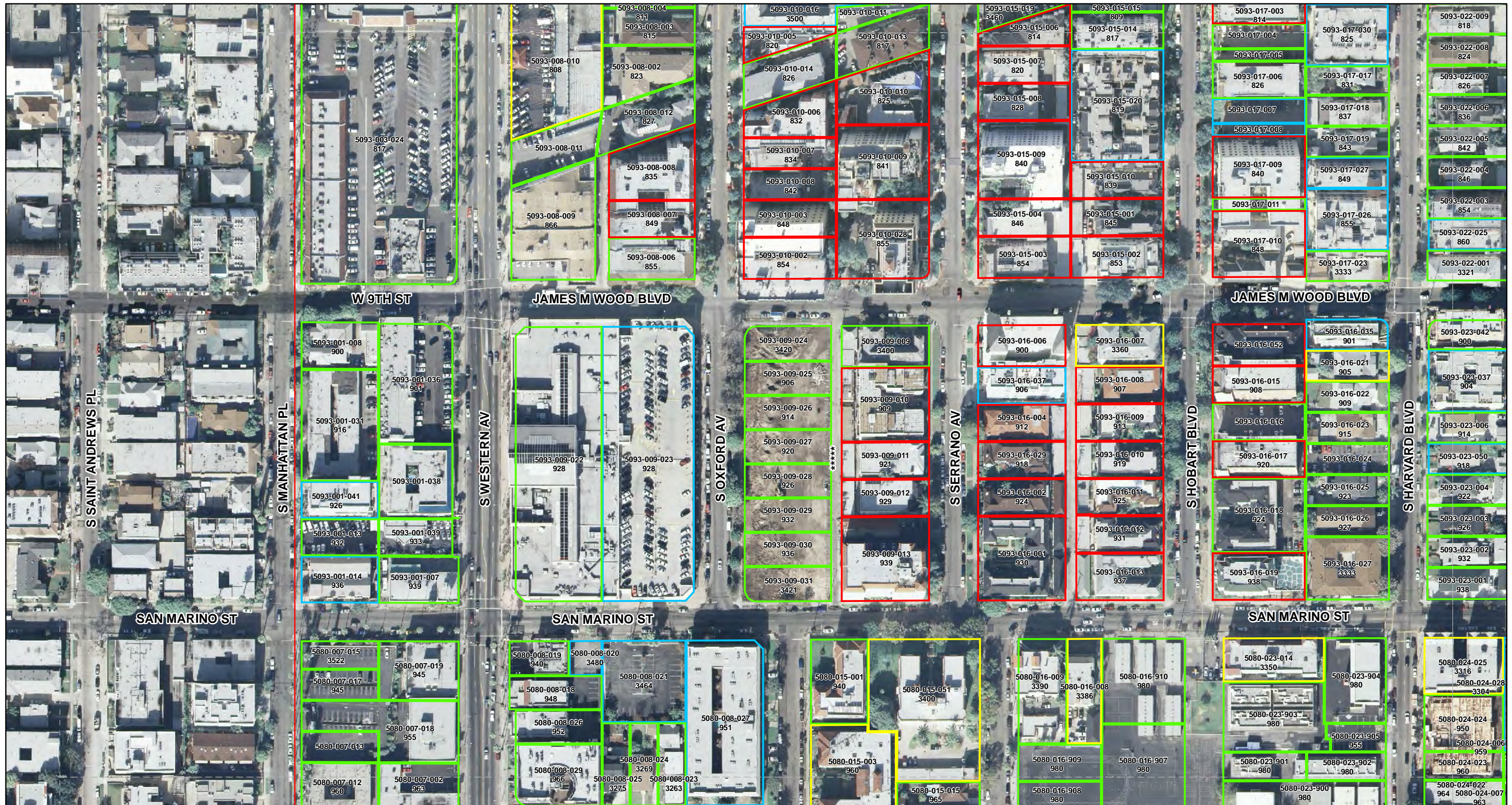
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Wilshire Center - Koreatown Page 27 of 34

CRA Historic Resources Survey
Detailed Survey Results Map

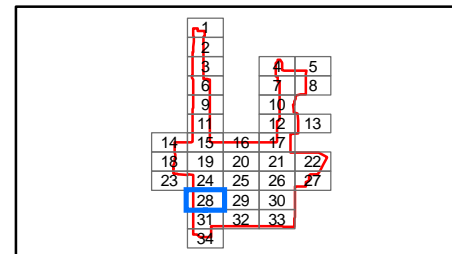
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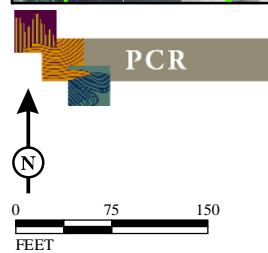
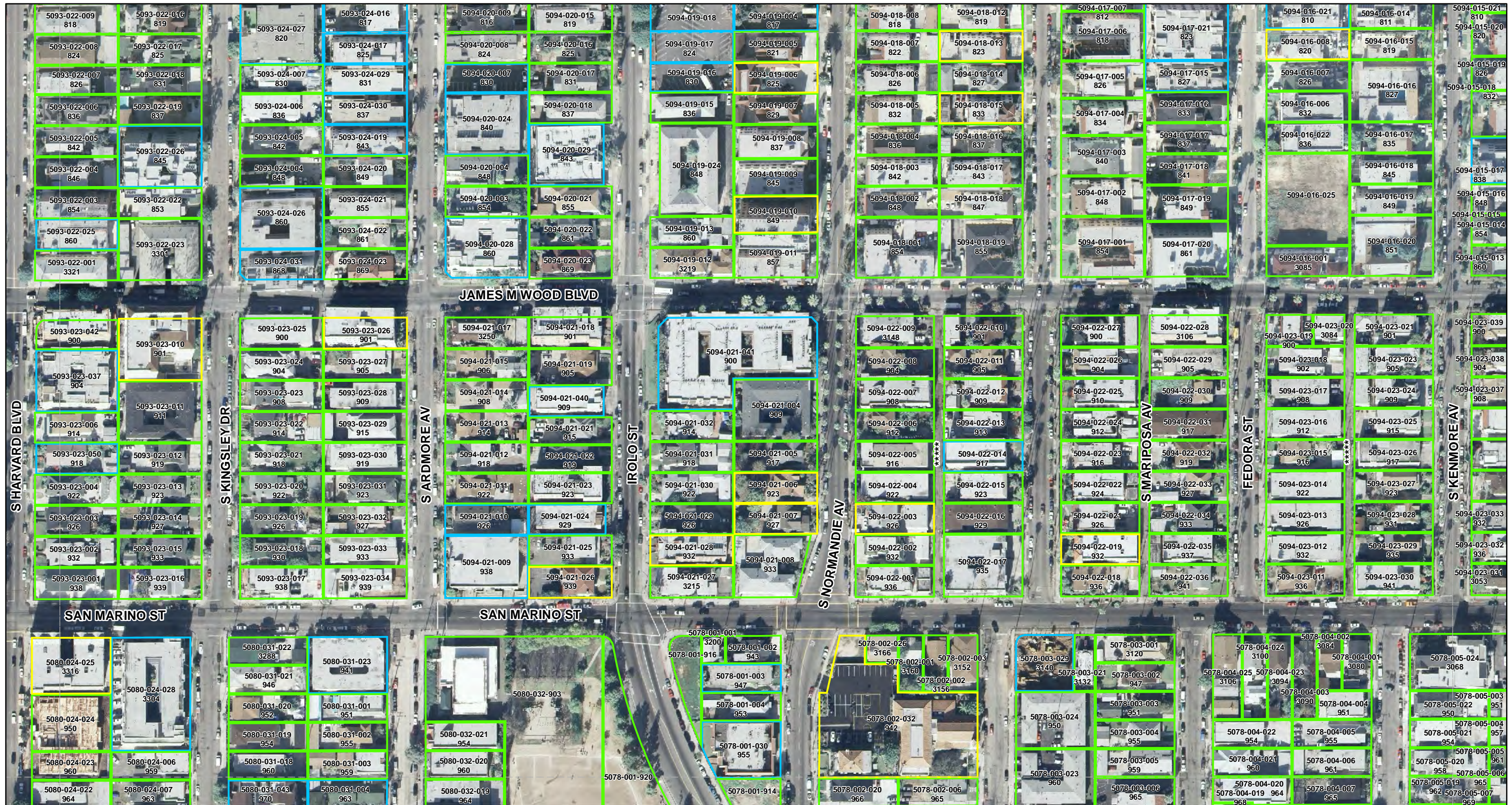
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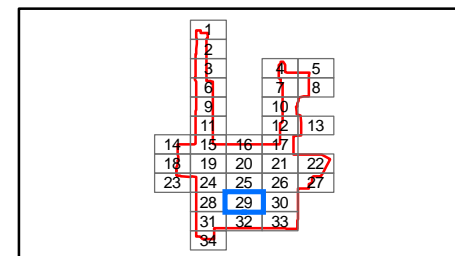
ATTACHMENT A

Wilshire Center - Koreatown Page 28 of 34

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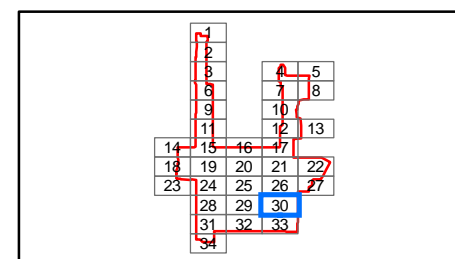
Wilshire Center - Koreatown Page 29 of 34

CRA Historic Resources Survey
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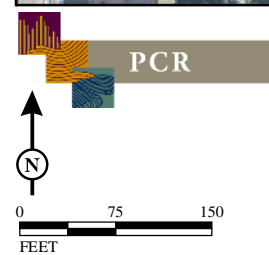
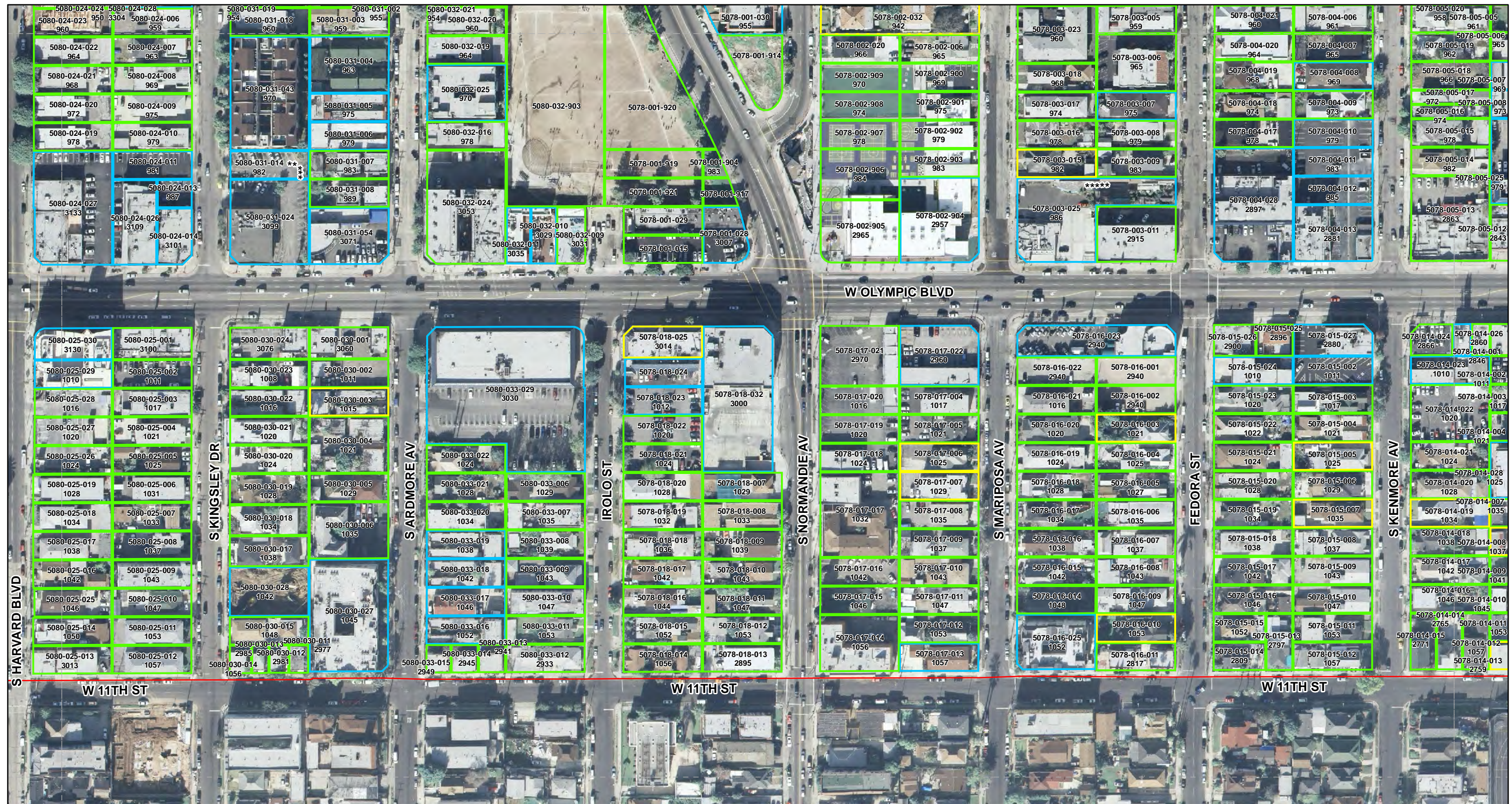
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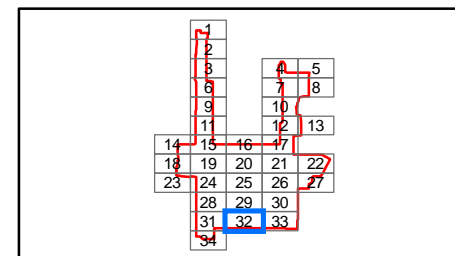
ATTACHMENT A

Wilshire Center - Koreatown Page 30 of 34

CRA Historic Resources Survey
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- Not Eligible
- Not Surveyed



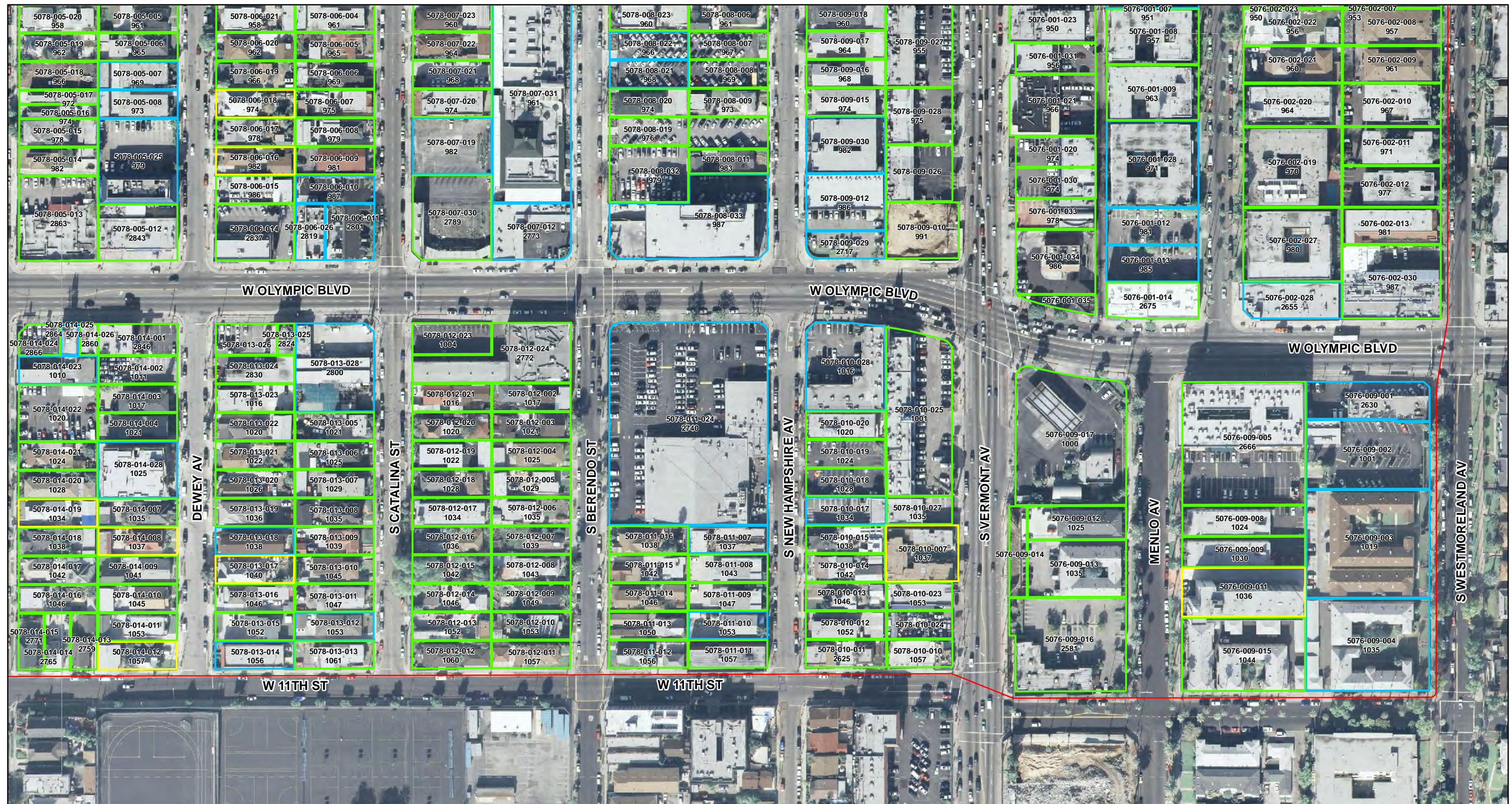
SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

I:\CAX0701\GIS\DetailedSurveyResultsMap_WilshireKoreatown.mxd (6/14/2009)

ATTACHMENT A

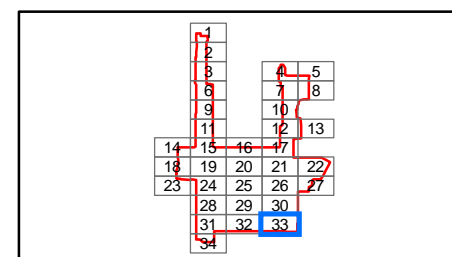
Wilshire Center - Koreatown Page 32 of 34

CRA Historic Resources Survey
Detailed Survey Results Map



0 75 150
FEET

- Surveyed, Appears Eligible
- Previously Listed/Eligible
- Not Eligible
- Not Surveyed



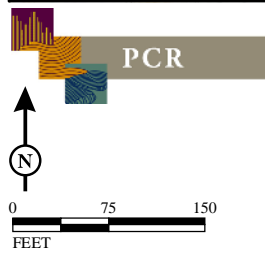
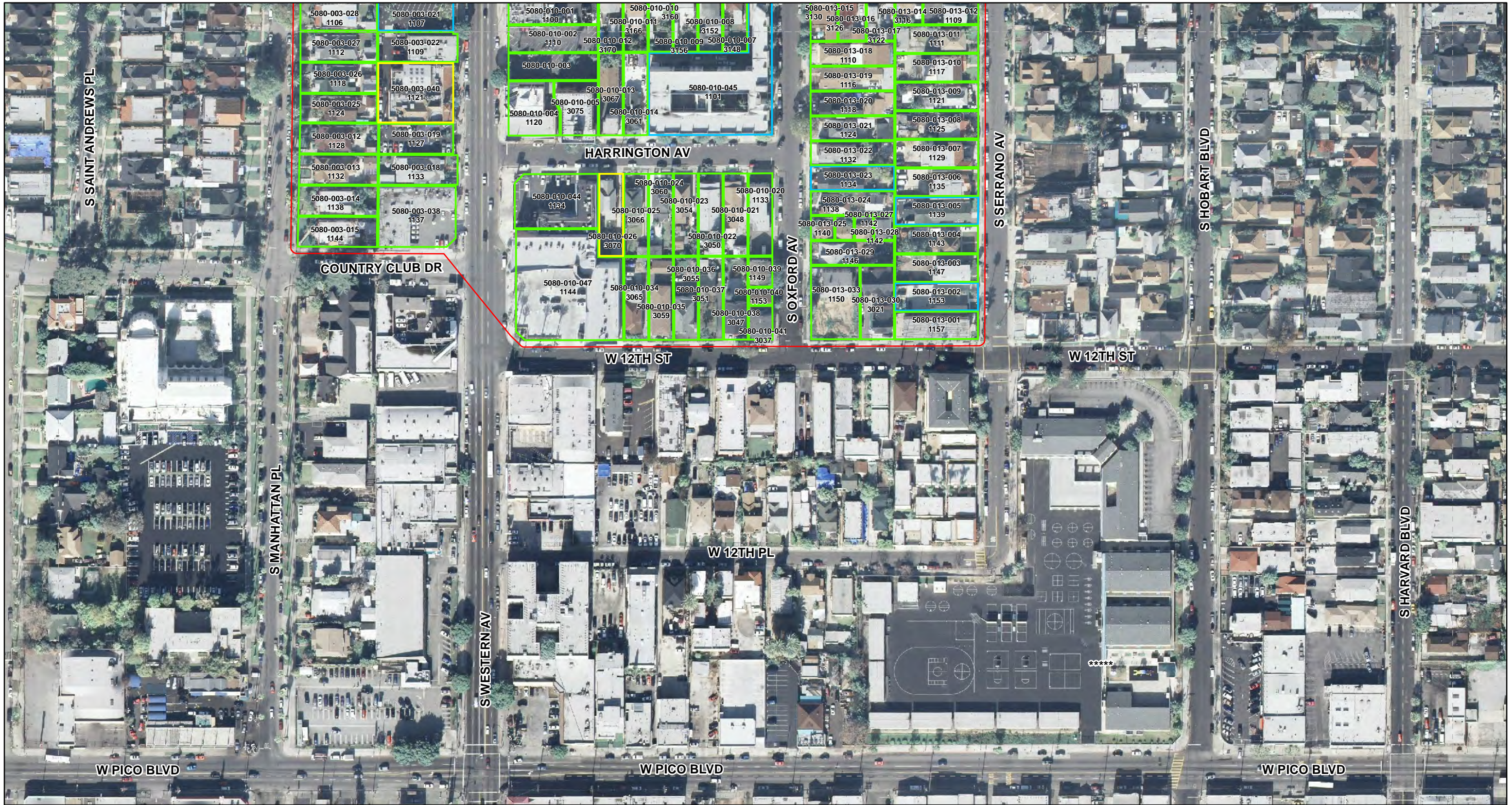
ATTACHMENT A

Wilshire Center - Koreatown Page 33 of 34

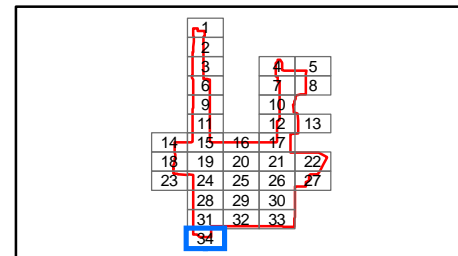
CRA Historic Resources Survey
Detailed Survey Results Map

SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)

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- Surveyed, Appears Eligible
- Previously Listed/Eligible
- Not Eligible
- Not Surveyed



ATTACHMENT B – INVENTORY OF SURVEYED RESOURCES BY THEME

Identified Resources by Theme

APN	Address	Dir	Street	Property Type	Architect	Builder	Architectural Style	Constructed	Theme	Status Code
5502008020	3518	W	3RD ST	Single Family Residence	Unknown	A.W. WILDING	Mediterranean Revival	1923	Apartment Streetcar Suburbs, 1906-1945	6Z
5502008005	3333	W	4TH ST	Multi-family Residential	BRYANT, LELAND A.	Herman Balsam	Renaissance Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3CS
5093018010	3530	W	7TH ST	Multi-family Residential	Milton J Black	MJ Gabrielson	Streamline Moderne	1935	Apartment Streetcar Suburbs, 1906-1945	3S
5094009033	3198	W	7TH ST	Multi-family Residential	Unknown	Unknown	Tudor Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3S
5502032008	620	S	ARDMORE AVE	Multi-family Residential	Walker and Eisen	Unknown	Renaissance Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3CS
5094003003	758	S	ARDMORE AVE	Multi-family Residential	E Leo Callahan	O G Arnold	Renaissance Revival	1930	Apartment Streetcar Suburbs, 1906-1945	3S
5093023026	901	S	ARDMORE AVE	Multi-family Residential	W J Chandler	Sol Bration	Renaissance Revival	1928	Apartment Streetcar Suburbs, 1906-1945	3CS
5080030003	1015	N	ARDMORE AVE	Multi-family Residential	McKinley Plan Service	G R McGrimis	Mediterranean Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3CS
5502026012	624	S	BERENDO ST	Multi-family Residential	Hettie M Wallace and Eva Blanche Jones	Hettie M Wallace and Eva Blanche Jones	Renaissance Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5077024001	2900		FRANCIS AVE	Multi-family Residential	Edward E Young	F N Muehmore		1922	Apartment Streetcar Suburbs, 1906-1945	3CS
5504027005	621	S	GRAMERCY PL	Multi-family Residential	Louis Ladew	Unknown	Renaissance Revival	1929	Apartment Streetcar Suburbs, 1906-1945	3S
5504028013	634	S	GRAMERCY PL	Multi-family Residential	Unknown	Unknown	Chateaesque	1929	Apartment Streetcar Suburbs, 1906-1945	3CS
5503022015	512	S	HOBART BLVD	Multi-family Residential	A I Rouda	A I Rouda	Art Deco	1929	Apartment Streetcar Suburbs, 1906-1945	3S
5503022014	520	S	HOBART BLVD	Multi-family Residential	Bolch and Stanbery	Mrs. C F Powell (owner)	Chateaesque	1928	Apartment Streetcar Suburbs, 1906-1945	3S
5094002004	682		IROLO ST	Multi-family Residential	Milton M Friedman	Unknown	Chateaesque	1929	Apartment Streetcar Suburbs, 1906-1945	3S
5094021028	932		IROLO ST	Multi-family Residential	Arshur C Le Brum	Manuel S Blauk (owner)	Chateaesque	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5094021026	939		IROLO ST	Single Family Residence	John E Runsh	John Avon	Renaissance Revival	1923	Apartment Streetcar Suburbs, 1906-1945	3CS
5077029021	2848		JAMES M WOOD BLVD	Multi-family Residential	Unknown	Unknown	Art Deco	1930	Apartment Streetcar Suburbs, 1906-1945	3CS
5502020011	531	S	KENMORE AVE	Multi-family Residential	George H Eldredger	Commercial Constuction Co	Mediterranean Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3CS
5502020012	537	S	KENMORE AVE	Multi-family Residential	Louis Seldon	Triangle Finanle Building	Renaissance Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3CS
5502028004	630	S	KENMORE AVE	Multi-family Residential	Max Maltzman	Harry Feigenbaum and LA Rose (owners)	Italianate	1928	Apartment Streetcar Suburbs, 1906-1945	3CS
5093023010	901	S	KINGSLEY DR	Multi-family Residential	E B Rust	Barnett Shapiro	Renaissance Revival	1930	Apartment Streetcar Suburbs, 1906-1945	3CS
5077019011	2910		LEEWARD AVE	Multi-family Residential	Unknown	Edward F Otto	Renaissance Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3CS
5077019015	2940		LEEWARD AVE	Multi-family Residential	H J Ehauer	Lloyd and Casler (owner)	Mediterranean Revival	1919	Apartment Streetcar Suburbs, 1906-1945	3CS
5077016014	2975		LEEWARD AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5077017013	3071		LEEWARD AVE	Multi-family Residential	Unknown	Day Work	Mediterranean Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5502019004	520	S	MARIPOSA AVE	Multi-family Residential	Max Maltzman	LA Rose	Mediterranean Revival	1928	Apartment Streetcar Suburbs, 1906-1945	3S
5094018015	833	S	MARIPOSA AVE	Multi-family Residential	Unknown	Fred W Meckleuburg (owner)	Mediterranean Revival	1925	Apartment Streetcar Suburbs, 1906-1945	3CS
5076009011	1036		MENLO AVE	Multi-family Property	W. Douglas Lee	Unknown	Art Deco	1931	Apartment Streetcar Suburbs, 1906-1945	3CS
5502032003	627	S	NORMANDIE AVE	Multi-family Residential	Max Maltzman	Maurice Fugenbaum	Italianate	1929	Apartment Streetcar Suburbs, 1906-1945	3CS
5094004003	745	S	NORMANDIE AVE	Multi-family Residential	Unknown	Unknown	Art Deco	1930	Apartment Streetcar Suburbs, 1906-1945	3CS
5094019006	825	S	NORMANDIE AVE	Multi-family Residential	E L Taylor	FW Murphy (owner)	Tudor Revival	1917	Apartment Streetcar Suburbs, 1906-1945	3CS
5094019010	849	S	NORMANDIE AVE	Multi-family Residential	CW Powers (designer)	Unknown	Art Deco	1929	Apartment Streetcar Suburbs, 1906-1945	3S
5517005027	129	N	OXFORD AVE	Multi-family Residential	Unknown	J M Clock	Spanish Colonial Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5503019012	511	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1928	Apartment Streetcar Suburbs, 1906-1945	3CS
5503019012	511	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Art Deco	1928	Apartment Streetcar Suburbs, 1906-1945	3CS
5503020016	526	N	OXFORD AVE	Multi-family Residential	Lester D. Squiers	M Fergenbaum	Chateaesque	1930	Apartment Streetcar Suburbs, 1906-1945	3S
5080015003	960	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1923	Apartment Streetcar Suburbs, 1906-1945	3CS
5080024025	3316		SAN MARINO ST	Multi-family Residential	A H O'Brien	Cecil A Gale (owner)	Tudor Revival	1928	Apartment Streetcar Suburbs, 1906-1945	3CS
5080023014	3350		SAN MARINO ST	Multi-family Residential	Arthur Heineman	Herbet Heineman	Mediterranean Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3S
5080015051	3400		SAN MARINO ST (T)	Multi-family Residential	E G Boure	Lawruse Building Co	Renaissance Revival	1922	Apartment Streetcar Suburbs, 1906-1945	3S
5503021018	508	S	SERRANO AVE	Multi-family Residential	Max Maltzman	Anne Biulds	Chateaesque	1929	Apartment Streetcar Suburbs, 1906-1945	3CS
5503017016	540	S	ST ANDREWS PL	Multi-family Residential	Unknown	Ley Bros	Mediterranean Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3S
5503032008	614	S	ST ANDREWS PL	Multi-family Residential	E B Dust, Joe Chapman Assoc.	A. Markowitz	French Provincial Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3S
5503032009	620	S	ST ANDREWS PL	Multi-family Residential	Unknown	Unknown	Classical Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3CS
5501001015	338	N	VERMONT AVE	Multi-family Residential	W. Douglas Lee	W. Douglas Lee	Spanish Colonial Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3CS
5078010007	1037	S	VERMONT AVE	Multi-family Residential	James Murrey	H T Lucas	Mission Revival	1922	Apartment Streetcar Suburbs, 1906-1945	3CS
5078010007	1037	S	VERMONT AVE	Multi-family Residential	James Murrey	H T Lucas	Spanish Colonial Revival	1922	Apartment Streetcar Suburbs, 1906-1945	3CS
5080006008	1057	S	WESTERN AVE	Multi-family Residential	L Callahan and Sons	L A Rose	Renaissance Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3CS
5501007017	118	N	WESTMORELAND AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1926	Apartment Streetcar Suburbs, 1906-1945	3S
5501007016	124	N	WESTMORELAND AVE	Multi-family Residential	Theodore Starrek	Unknown	Renaissance Revival	1927	Apartment Streetcar Suburbs, 1906-1945	3S
5077018010	777	S	WESTMORELAND AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1924	Apartment Streetcar Suburbs, 1906-1945	3S
5501014010	3530		WHITE HOUSE PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1916	Apartment Streetcar Suburbs, 1906-1945	3B
5093016021	905	S	HARVARD BLVD	Single Family Residence	Unknown	Geo M Smith	Craftsman	1910	Arts and Crafts Movement, 1895-1918	3CS

Identified Resources by Theme

APN	Address	Dir	Street	Property Type	Architect	Builder	Architectural Style	Constructed	Theme	Status Code
5093023004	922	S	HARVARD BLVD	Single Family Residence	G R Smith	G R Smith	Craftsman	1908	Arts and Crafts Movement, 1895-1918	6Z
5503023002	551	S	KINGSLEY DR	Single Family Residence	Unknown	Unknown	Arts and Crafts	1911	Arts and Crafts Movement, 1895-1918	3S
5078017007	1029	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	1916	Arts and Crafts Movement, 1895-1918	3CS
5094026014	914	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Ridshaw and Bell	Arts and Crafts	1907	Arts and Crafts Movement, 1895-1918	3CS
5094026012	924	S	NEW HAMPSHIRE AVE	Single Family Residence	E M Tyler	William Myers	Craftsman	1908	Arts and Crafts Movement, 1895-1918	3CS
5094026011	928	S	NEW HAMPSHIRE AVE	Single Family Residence	Woods (owner)	Woods (owner)	Arts and Crafts	1908	Arts and Crafts Movement, 1895-1918	3CS
5078008003	947	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Unknown	Arts and Crafts	1909	Arts and Crafts Movement, 1895-1918	3S
5094021006	923	S	NORMANDIE AVE	Single Family Residence	Unknown	Unknown	Craftsman	1908	Arts and Crafts Movement, 1895-1918	3CS
5094022003	926	S	NORMANDIE AVE	Single Family Residence	Unknown	G Olsen	Arts and Crafts	1907	Arts and Crafts Movement, 1895-1918	3S
5094021007	927	S	NORMANDIE AVE	Single Family Residence	Tyler	Smith and Allen (owner)	Craftsman	1908	Arts and Crafts Movement, 1895-1918	3CS
5521027007	301	N	OXFORD AVE	Church	Unknown	Unknown	Craftsman	1911	Arts and Crafts Movement, 1895-1918	6Z
5093008010	808	S	WESTERN AVE	Garage	Unknown	Unknown	Art Deco	1931	Commercial Development and the Automobile, 1900-1945	3S
5502031015	3457		WILSHIRE BLVD	Store	Albert C. Martin	Errett Lobban Cord	Art Deco	1932	Commercial Development and the Automobile, 1900-1945	3CS
5077013015	3006		WILSHIRE BLVD	Store	Morgan, Walls and Clements	Unknown	Chateaesque	1931	Commercial Development and the Automobile, 1900-1945	3CS
5077011001	3100		WILSHIRE BLVD	Store	John Parkinson and B Parkinson	P J Walks Co	Chateaesque	1939	Commercial Development and the Automobile, 1900-1945	3CS
5502026021	3273		WILSHIRE BLVD	Store	Unknown	Unknown	Spanish Colonial Revival	1929	Commercial Development and the Automobile, 1900-1945	3S
5094008030	3278		WILSHIRE BLVD	Multi-family Residential	Aleck Curlett and Claud Beelman	Unknown	Renaissance Revival	1923	Commercial Development and the Automobile, 1900-1945	3S
5502029022	3355		WILSHIRE BLVD	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1923	Commercial Development and the Automobile, 1900-1945	3S
5093019001	3630		WILSHIRE BLVD	Store	Morgan, Walls and Clements	Unknown	Chateaesque	1930	Commercial Development and the Automobile, 1900-1945	3CS
5093005003	3832		WILSHIRE BLVD	Store	Unknown	Unknown	Chateaesque	1935	Commercial Development and the Automobile, 1900-1945	3CS
5503032011	3875		WILSHIRE BLVD	Office Building	Unknown	Unknown	Art Deco	1934	Commercial Development and the Automobile, 1900-1945	3CS
5518031006	133	S	VERMONT AVE	Store	G Cavaglieri	G Cavaglieri	Renaissance Revival	1921	Commercial Development Related to Street Railway Transportation, 1909-1934	3CS
5094024015	924	S	CATALINA ST	Single Family Residence	Unknown	HJ Bernard (owner)	Spanish Colonial Revival	1912	Early Revival of Colonial Styles: The Search for Identity, 1890s-1912	6Z
5078016003	1021		FEDORA ST	Single Family Residence	Unknown	Unknown	Queen Anne	1903	Early Revival of Colonial Styles: The Search for Identity, 1890s-1912	3CS
5078015007	1035	S	KENMORE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1906	Early Revival of Colonial Styles: The Search for Identity, 1890s-1912	3CS
5501008908	152	N	VERMONT AVE	School	Sumner P. Hunt	Unknown	Art Deco	1936	Education--Public and Private Schools, Colleges and Universities, 1913-1945	3S
5078018025	3014	W	OLYMPIC BLVD	Restaurant	Unknown	Unknown	Commercial Vernacular	1947	Ethnic/Cultural and Gender Diversity, 1965-1980	3CS
5078006018	974		DEWEY AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078006016	982		DEWEY AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1913	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078014008	1037		DEWEY AVE	Single Family Residence	Unknown	A E Ingleharte	Queen Anne	1905	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078013017	1040		DEWEY AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	Unknown	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078014012	1057		DEWEY AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	1890	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078016010	1053		FEDORA ST	Single Family Residence	Unknown	Unknown	Queen Anne	1907	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5080010026	3070		HARRINGTON AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1903	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078014019	1034	S	KENMORE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078003015	982	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1896	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078017006	1025	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5078009021	946	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1896	Late 19th/Early 20th Century Residential Architecture, 1885-1910	3CS
5501001025	3820		OAKWOOD AVE	Office Building	Unknown	Unknown	Modern	1963	Mid-Century Modern, 1946-1964	3CS
5077009026	621	S	WESTMORELAND AVE	Office Building	Richard J. Neutra	Unknown	Modern	1951	Mid-Century Modern, 1946-1964	3S
5502025019	3243		WILSHIRE BLVD	Office Building	W.A. Sarmiento	Unknown	Modern	1956	Mid-Century Modern, 1946-1964	3CS
5094007001	3348		WILSHIRE BLVD	Office Building	Welton Becket and Associates	Dot Let Del	International	1957	Mid-Century Modern, 1946-1964	3S
5094006015	3424		WILSHIRE BLVD	Office Building	Pereira and Luckman	McNeil Const Co	International	1958	Mid-Century Modern, 1946-1964	3CS
5502030014	3435		WILSHIRE BLVD	Office Building	Welton Becket & Associates	Unknown	Modern	1968	Mid-Century Modern, 1946-1964	3S
5094002011	3440		WILSHIRE BLVD	Office Building	Claude Beelman	Unknown	Modern	1952	Mid-Century Modern, 1946-1964	3S
5094001002	3540		WILSHIRE BLVD	Office Building	Victor Gruen, AIA	Unknown	International	1956	Mid-Century Modern, 1946-1964	3S
5093020001	3600		WILSHIRE BLVD	Office Building	Welton Becket & Associates	George A Fuller Company	International	1961	Mid-Century Modern, 1946-1964	3S
5503029024	3701		WILSHIRE BLVD	Office Building	Edward Durell Stone	Unknown	New Formalism	1970	Mid-Century Modern, 1946-1964	3S
5503029017	3731		WILSHIRE BLVD	Office Building	Edward Durrell Stone	Unknown	New Formalism	1970	Mid-Century Modern, 1946-1964	3S
5501012010	3441	W	2ND ST	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1923	Public and Private Recreation, 1913-1945	3B
5501012015	117		BIMINI PL	Multi-family Residential	JJ Frauenfolder	Unknown	Mediterranean Revival	1922	Public and Private Recreation, 1913-1945	3B
5501012014	127		BIMINI PL	Multi-family Residential	JJ Frauenfelder	Force Account	Mediterranean Revival	1922	Public and Private Recreation, 1913-1945	3B
5501014008	140		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1938	Public and Private Recreation, 1913-1945	3B
5501012012	155		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mission Revival	1913	Public and Private Recreation, 1913-1945	3B

Identified Resources by Theme

APN	Address	Dir	Street	Property Type	Architect	Builder	Architectural Style	Constructed	Theme	Status Code
5501012011	163		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1923	Public and Private Recreation, 1913-1945	3B
5077009012	3130	W	6TH ST	Office Building	M.T. Cantell	Unknown	Moderne	1939	Related Responses to the Modern Age, 1927-1945	3CS
5093018010	3530	W	7TH ST	Multi-family Residential	Milton J Black	MJ Gabrielson	Streamline Moderne	1935	Related Responses to the Modern Age, 1927-1945	3S
5093016007	3360	W	9TH ST	Multi-family Residential	Unknown	Leon West	Streamline Moderne	1938	Related Responses to the Modern Age, 1927-1945	3S
5077023024	2936	W	8TH ST	Church	Allison and Allison	Arthur Cairos	Richardsonian Romanesque	1927	Religion and Spirituality, 1913-1945	3S
5503032002	627	S	MANHATTAN PL	Church	Unknown	Unknown	Renaissance Revival	1938	Religion and Spirituality, 1913-1945	3S
5078002032	942	S	NORMANDIE AVE	Church	Unknown	Unknown	Spanish Colonial Revival	1932	Religion and Spirituality, 1913-1945	3S
5521027007	301	N	OXFORD AVE	Church	Unknown	Unknown	Craftsman	1911	Religion and Spirituality, 1913-1945	6Z
5504028001	3903		WILSHIRE BLVD	Church	Benjamin McDougall	Unknown	Gothic Revival	1926	Religion and Spirituality, 1913-1945	3S
5503026014	628	N	HARVARD BLVD	Church	Albert C. Martin and Associates	Unknown	Brutalism	1968	Religion and Spirituality, 1946-1964	3S
5501012012	155		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mission Revival	1913	Revival of Colonial Styles: The Search for Identity 1913-1945	3B
5517005013	151	N	OXFORD AVE	Single Family Residence	F M Tyler	Tyler and Co	Colonial Revival	1915	Revival of Colonial Styles: The Search for Identity 1913-1945	3CS
5078010007	1037	S	VERMONT AVE	Multi-family Residential	James Murrey	H T Lucas	Spanish Colonial Revival	1922	Revival of Colonial Styles: The Search for Identity 1913-1945	3CS
5078010007	1037	S	VERMONT AVE	Multi-family Residential	James Murrey	H T Lucas	Mission Revival	1922	Revival of Colonial Styles: The Search for Identity 1913-1945	3CS
5535017004	723	N	WESTERN AVE	Store	The Engstrum Co	C Luther Lowe	Spanish Colonial Revival	1925	Revival of Colonial Styles: The Search for Identity 1913-1945	3CS
5080003040	1121	S	WESTERN AVE	Restaurant	Daviston Construction Company	Daviston Construction Company	Spanish Colonial Revival	1920	Revival of Colonial Styles: The Search for Identity 1913-1945	3CS
5502026021	3273		WILSHIRE BLVD	Store	Unknown	Unknown	Spanish Colonial Revival	1929	Revival of Colonial Styles: The Search for Identity 1913-1945	3S
5504026014	538	S	WILTON PL	Single Family Residence	Unknown	Unknown	Colonial Revival	1919	Revival of Colonial Styles: The Search for Identity 1913-1945	3S
5094010001	701	S	NEW HAMPSHIRE AVE	Community Center	Unknown	Unknown	Renaissance Revival	1911	Social Clubs and Public Service Organizations, 1913-1945	3S
5503031006	607	S	WESTERN AVE	Store	Carl Jules Weyl	Unknown	Chateausque	1931	Social Clubs and Public Service Organizations, 1913-1945	3S
5092029024	3963	W	7TH ST	Single Family Residence	Unknown	Unknown	Spanish Colonial Revival	1930	Streetcar Suburbs, 1873-1928	3S
5094024015	924	S	CATALINA ST	Single Family Residence	Unknown	HJ Bernard (owner)	Spanish Colonial Revival	1912	Streetcar Suburbs, 1873-1928	6Z
5078006018	974		DEWEY AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Streetcar Suburbs, 1873-1928	3CS
5078006016	982		DEWEY AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1913	Streetcar Suburbs, 1873-1928	3CS
5078014008	1037		DEWEY AVE	Single Family Residence	Unknown	A E Ingleharte	Queen Anne	1905	Streetcar Suburbs, 1873-1928	3CS
5078013017	1040		DEWEY AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	Unknown	Streetcar Suburbs, 1873-1928	3CS
5078014012	1057		DEWEY AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	1890	Streetcar Suburbs, 1873-1928	3CS
5078016003	1021		FEDORA ST	Single Family Residence	Unknown	Unknown	Queen Anne	1903	Streetcar Suburbs, 1873-1928	3CS
5078016010	1053		FEDORA ST	Single Family Residence	Unknown	Unknown	Queen Anne	1907	Streetcar Suburbs, 1873-1928	3CS
5094016008	820		FEDORA ST (B)	Single Family Residence	Paul Needham	R O Young	Neoclassical	1916	Streetcar Suburbs, 1873-1928	3CS
5504026002	551	S	GRAMERCY PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1920	Streetcar Suburbs, 1873-1928	3S
5080010026	3070		HARRINGTON AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1903	Streetcar Suburbs, 1873-1928	3CS
5093016021	905	S	HARVARD BLVD	Single Family Residence	Unknown	Geo M Smith	Craftsman	1910	Streetcar Suburbs, 1873-1928	3CS
5093023004	922	S	HARVARD BLVD	Single Family Residence	G R Smith	G R Smith	Craftsman	1908	Streetcar Suburbs, 1873-1928	6Z
5078014019	1034	S	KENMORE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Streetcar Suburbs, 1873-1928	3CS
5078015007	1035	S	KENMORE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1906	Streetcar Suburbs, 1873-1928	3CS
5503023002	551	S	KINGSLEY DR	Single Family Residence	Unknown	Unknown	Arts and Crafts	1911	Streetcar Suburbs, 1873-1928	3S
5517002018	154	S	MANHATTAN PL	Multi-family Residential	R D Jones	Unknown	Mediterranean Revival	1922	Streetcar Suburbs, 1873-1928	3CS
5094018013	823	S	MARIPOSA AVE	Multi-family Residential	Unknown	Ley Bros	Mediterranean Revival	1923	Streetcar Suburbs, 1873-1928	3CS
5094022019	932	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Mediterranean Revival	1925	Streetcar Suburbs, 1873-1928	3CS
5078003015	982	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1896	Streetcar Suburbs, 1873-1928	3CS
5078017006	1025	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1902	Streetcar Suburbs, 1873-1928	3CS
5078017007	1029	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Wood-frame Vernacular	1916	Streetcar Suburbs, 1873-1928	3CS
5094026014	914	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Ridshaw and Bell	Arts and Crafts	1907	Streetcar Suburbs, 1873-1928	3CS
5094026012	924	S	NEW HAMPSHIRE AVE	Single Family Residence	E M Tyler	William Myers	Craftsman	1908	Streetcar Suburbs, 1873-1928	3CS
5094026011	928	S	NEW HAMPSHIRE AVE	Single Family Residence	Woods (owner)	Woods (owner)	Arts and Crafts	1908	Streetcar Suburbs, 1873-1928	3CS
5078009021	946	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Unknown	Queen Anne	1896	Streetcar Suburbs, 1873-1928	3CS
5078008003	947	S	NEW HAMPSHIRE AVE	Single Family Residence	Unknown	Unknown	Arts and Crafts	1909	Streetcar Suburbs, 1873-1928	3S
5094021006	923	S	NORMANDIE AVE	Single Family Residence	Unknown	Unknown	Craftsman	1908	Streetcar Suburbs, 1873-1928	3CS
5094022003	926	S	NORMANDIE AVE	Single Family Residence	Unknown	G Olsen	Arts and Crafts	1907	Streetcar Suburbs, 1873-1928	3S
5094021007	927	S	NORMANDIE AVE	Single Family Residence	Tyler	Smith and Allen (owner)	Craftsman	1908	Streetcar Suburbs, 1873-1928	3CS
5517005013	151	N	OXFORD AVE	Single Family Residence	F M Tyler	Tyler and Co	Colonial Revival	1915	Streetcar Suburbs, 1873-1928	3CS
5093011008	705	S	SERRANO AVE	Single Family Residence	Unknown	Unknown	Mediterranean Revival	1923	Streetcar Suburbs, 1873-1928	3CS
5093011007	715	S	SERRANO AVE	Single Family Residence	Unknown	J H Hillock	Mediterranean Revival	1916	Streetcar Suburbs, 1873-1928	3CS

Identified Resources by Theme

APN	Address	Dir	Street	Property Type	Architect	Builder	Architectural Style	Constructed	Theme	Status Code
5504026014	538	S	WILTON PL	Single Family Residence	Unknown	Unknown	Colonial Revival	1919	Streetcar Suburbs, 1873-1928	3S
5504027013	624	S	WILTON PL	Single Family Residence	Unknown	Unknown	Renaissance Revival	1915	Streetcar Suburbs, 1873-1928	3CS
5501012010	3441	W	2ND ST	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5502008020	3518	W	3RD ST	Single Family Residence	Unknown	A.W. WILDING	Mediterranean Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	6Z
5502008005	3333	W	4TH ST	Multi-family Residential	BRYANT, LELAND A.	Herman Balsam	Renaissance Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503015010	4157	W	5TH ST	Store	Unknown	Unknown	Renaissance Revival	1939	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503029021	3866	W	6TH ST	Store	Unknown	Unknown	Chateaesque	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503030001	3900	W	6TH ST	Store	Unknown	Unknown	Renaissance Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5092029024	3963	W	7TH ST	Single Family Residence	Unknown	Unknown	Spanish Colonial Revival	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5502032008	620	S	ARDMORE AVE	Multi-family Residential	Walker and Eisen	Unknown	Renaissance Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094003003	758	S	ARDMORE AVE	Multi-family Residential	E Leo Callahan	O G Arnold	Renaissance Revival	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5093023026	901	S	ARDMORE AVE	Multi-family Residential	W J Chandler	Sol Bration	Renaissance Revival	1928	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5080030003	1015	N	ARDMORE AVE	Multi-family Residential	McKinley Plan Service	G R McGrimis	Mediterranean Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502026012	624	S	BERENDO ST	Multi-family Residential	Hettie M Wallace and Eva Blanche Jones	Hettie M Wallace and Eva Blanche Jones	Renaissance Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5501009003	3684		BEVERLY BLVD	Medical Building	W.E. Chadwick	Jergesen and Dequine	Renaissance Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5501012015	117		BIMINI PL	Multi-family Residential	JJ Frauenfolder	Unknown	Mediterranean Revival	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5501012014	127		BIMINI PL	Multi-family Residential	JJ Frauenfelder	Force Account	Mediterranean Revival	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5501014008	140		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1938	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5501012011	163		BIMINI PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5094016008	820		FEDORA ST (B)	Single Family Residence	Paul Needham	R O Young	Neoclassical	1916	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5504026002	551	S	GRAMERCY PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1920	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5504027005	621	S	GRAMERCY PL	Multi-family Residential	Louis Ladew	Unknown	Renaissance Revival	1929	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5504028013	634	S	GRAMERCY PL	Multi-family Residential	Unknown	Unknown	Chateaesque	1929	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503022014	520	S	HOBART BLVD	Multi-family Residential	Bolch and Stanbery	Mrs. C F Powell (owner)	Chateaesque	1928	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5094002004	682		IROLO ST	Multi-family Residential	Milton M Friedman	Unknown	Chateaesque	1929	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5094021028	932		IROLO ST	Multi-family Residential	Arshur C Le Brum	Manuel S Blauk (owner)	Chateaesque	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094021026	939		IROLO ST	Single Family Residence	John E Runsh	John Avon	Renaissance Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502020011	531	S	KENMORE AVE	Multi-family Residential	George H Eldredger	Commercial Constuction Co	Mediterranean Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502020012	537	S	KENMORE AVE	Multi-family Residential	Louis Seldon	Triangle Finanle Building	Renaissance Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502028004	630	S	KENMORE AVE	Multi-family Residential	Max Maltzman	Harry Feigenbaum and LA Rose (owners)	Italianate	1928	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5093023010	901	S	KINGSLEY DR	Multi-family Residential	E B Rust	Barnett Shapiro	Renaissance Revival	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5077019011	2910		LEEWARD AVE	Multi-family Residential	Unknown	Edward F Otto	Renaissance Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5077019015	2940		LEEWARD AVE	Multi-family Residential	H J Ehauer	Lloyd and Casler (owner)	Mediterranean Revival	1919	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5077016014	2975		LEEWARD AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5077017013	3071		LEEWARD AVE	Multi-family Residential	Unknown	Day Work	Mediterranean Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5517002018	154	S	MANHATTAN PL	Multi-family Residential	R D Jones	Unknown	Mediterranean Revival	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5517004018	244	N	MANHATTAN PL	Bank	JOHN AND DONALD PARKINSON (FIRM)	Unknown	Mediterranean Revival	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502019004	520	S	MARIPOSA AVE	Multi-family Residential	Max Maltzman	LA Rose	Mediterranean Revival	1928	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5094018013	823	S	MARIPOSA AVE	Multi-family Residential	Unknown	Ley Bros	Mediterranean Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094018015	833	S	MARIPOSA AVE	Multi-family Residential	Unknown	Fred W Meckleuburg (owner)	Mediterranean Revival	1925	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094022019	932	S	MARIPOSA AVE	Single Family Residence	Unknown	Unknown	Mediterranean Revival	1925	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5502032003	627	S	NORMANDIE AVE	Multi-family Residential	Max Maltzman	Maurice Fugenbaum	Italianate	1929	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094019006	825	S	NORMANDIE AVE	Multi-family Residential	E L Taylor	FW Murphy (owner)	Tudor Revival	1917	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5517005027	129	N	OXFORD AVE	Multi-family Residential	Unknown	J M Clock	Spanish Colonial Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503020016	526	N	OXFORD AVE	Multi-family Residential	Lester D. Squiers	M Fergenbaum	Chateaesque	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5080015003	960	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5080024025	3316		SAN MARINO ST	Multi-family Residential	A H O'Brien	Cecil A Gale (owner)	Tudor Revival	1928	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5080023014	3350		SAN MARINO ST	Multi-family Residential	Arthur Heineman	Herbet Heineman	Mediterranean Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5080016008	3386		SAN MARINO ST	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5080015051	3400		SAN MARINO ST (T)	Multi-family Residential	E G Boure	Lawruse Building Co	Renaissance Revival	1922	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5503021018	508	S	SERRANO AVE	Multi-family Residential	Max Maltzman	Anne Bulds	Chateaesque	1929	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5093011008	705	S	SERRANO AVE	Single Family Residence	Unknown	Unknown	Mediterranean Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5093011007	715	S	SERRANO AVE	Single Family Residence	Unknown	J H Hillock	Mediterranean Revival	1916	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503017016	540	S	ST ANDREWS PL	Multi-family Residential	Unknown	Ley Bros	Mediterranean Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S

Identified Resources by Theme

APN	Address	Dir	Street	Property Type	Architect	Builder	Architectural Style	Constructed	Theme	Status Code
5503032008	614	S	ST ANDREWS PL	Multi-family Residential	E B Dust, Joe Chapman Assoc.	A. Markowitz	French Provincial Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5503032009	620	S	ST ANDREWS PL	Multi-family Residential	Unknown	Unknown	Classical Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5518031004	125	S	VERMONT AVE	Office Building	Wilson, Merrill and Wilson	A Cavaglieri	Beaux Arts	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5518031006	133	S	VERMONT AVE	Store	G Cavaglieri	G Cavaglieri	Renaissance Revival	1921	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5501001015	338	N	VERMONT AVE	Multi-family Residential	W. Douglas Lee	W. Douglas Lee	Spanish Colonial Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503031006	607	S	WESTERN AVE	Store	Carl Jules Weyl	Unknown	Chateauesque	1931	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5080006008	1057	S	WESTERN AVE	Multi-family Residential	L Callahan and Sons	L A Rose	Renaissance Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5501007017	118	N	WESTMORELAND AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1926	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5501007016	124	N	WESTMORELAND AVE	Multi-family Residential	Theodore Starrek	Unknown	Renaissance Revival	1927	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5077018010	777	S	WESTMORELAND AVE	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1924	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5501014010	3530		WHITE HOUSE PL	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1916	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3B
5077013015	3006		WILSHIRE BLVD	Store	Morgan, Walls and Clements	Unknown	Chateauesque	1931	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5077011001	3100		WILSHIRE BLVD	Store	John Parkinson and B Parkinson	P J Walks Co	Chateauesque	1939	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5094008030	3278		WILSHIRE BLVD	Multi-family Residential	Aleck Curlett and Claud Beelman	Unknown	Renaissance Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5502029022	3355		WILSHIRE BLVD	Multi-family Residential	Unknown	Unknown	Renaissance Revival	1923	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3S
5093019001	3630		WILSHIRE BLVD	Store	Morgan, Walls and Clements	Unknown	Chateauesque	1930	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5093005003	3832		WILSHIRE BLVD	Store	Unknown	Unknown	Chateauesque	1935	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5504027013	624	S	WILTON PL	Single Family Residence	Unknown	Unknown	Renaissance Revival	1915	The Architecture of Fantasy--Period Revival Styles, 1910-1940	3CS
5503022015	512	S	HOBART BLVD	Multi-family Residential	A I Rouda	A I Rouda	Art Deco	1929	Zig Zag Sophistication, 1920s	3S
5077029021	2848		JAMES M WOOD BLVD	Multi-family Residential	Unknown	Unknown	Art Deco	1930	Zig Zag Sophistication, 1920s	3CS
5076009011	1036		MENLO AVE	Multi-family Property	W. Douglas Lee	Unknown	Art Deco	1931	Zig Zag Sophistication, 1920s	3CS
5094004003	745	S	NORMANDIE AVE	Multi-family Residential	Unknown	Unknown	Art Deco	1930	Zig Zag Sophistication, 1920s	3CS
5094019010	849	S	NORMANDIE AVE	Multi-family Residential	CW Powers (designer)	Unknown	Art Deco	1929	Zig Zag Sophistication, 1920s	3S
5503019012	511	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Art Deco	1928	Zig Zag Sophistication, 1920s	3CS
5503019012	511	S	OXFORD AVE	Multi-family Residential	Unknown	Unknown	Mediterranean Revival	1928	Zig Zag Sophistication, 1920s	3CS
5501008908	152	N	VERMONT AVE	School	Sumner P. Hunt	Unknown	Art Deco	1936	Zig Zag Sophistication, 1920s	3S
5093008010	808	S	WESTERN AVE	Garage	Unknown	Unknown	Art Deco	1931	Zig Zag Sophistication, 1920s	3S
5501008026	201	N	WESTMORELAND AVE	Industrial	Webber and Nelson	Unknown	Art Deco	1935	Zig Zag Sophistication, 1920s	3CS
5502031015	3457		WILSHIRE BLVD	Store	Albert C. Martin	Errett Lobban Cord	Art Deco	1932	Zig Zag Sophistication, 1920s	3CS
5503032011	3875		WILSHIRE BLVD	Office Building	Unknown	Unknown	Art Deco	1934	Zig Zag Sophistication, 1920s	3CS

ATTACHMENT C – INVENTORY OF IDENTIFIED RESOURCES BY ADDRESS

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5501012010	3441	W	2ND ST	3B
5502008005	3333	W	4TH ST	3CS
5503015010	4157	W	5TH ST	3CS
5077006900	2820	W	6TH ST	1S
5077009012	3130	W	6TH ST	3CS
5502023019	3281	W	6TH ST	5S1
5502020016	3451	W	6TH ST	5S1
5502019019	3505	W	6TH ST	5S1
5503029021	3866	W	6TH ST	3CS
5503030001	3900	W	6TH ST	3S
5094007010	3191	W	7TH ST	1S
5094009033	3198	W	7TH ST	3S
5093018010	3530	W	7TH ST	3S
5092029024	3963	W	7TH ST	3S
5077023024	2936	W	8TH ST	3S
5094005012	3259	W	8TH ST	2D2
5094004001	3301	W	8TH ST	2D2
5093016007	3360	W	9TH ST	3S
5502032008	620	S	ARDMORE AVE	3CS
5094003003	758	S	ARDMORE AVE	3S
5093023026	901	S	ARDMORE AVE	3CS
5080030003	1015	N	ARDMORE AVE	3CS
5502026012	624	S	BERENDO ST	3CS
5501009003	3684		BEVERLY BLVD	3S
5501012015	117		BIMINI PL	3B
5501012014	127		BIMINI PL	3B
5501014008	140		BIMINI PL	3B
5501012012	155		BIMINI PL	3B
5501012011	163		BIMINI PL	3B
5078006018	974		DEWEY AVE	3CS
5078006016	982		DEWEY AVE	3CS
5078014008	1037		DEWEY AVE	3CS
5078013017	1040		DEWEY AVE	3CS
5078014012	1057		DEWEY AVE	3CS
5078016003	1021		FEDORA ST	3CS
5078016010	1053		FEDORA ST	3CS
5094016008	820		FEDORA ST (B)	3CS
5077024001	2900		FRANCIS AVE	3CS
5504026005	535	S	GRAMERCY PL	5S1
5504026002	551	S	GRAMERCY PL	3S
5504027005	621	S	GRAMERCY PL	3S
5504028013	634	S	GRAMERCY PL	3CS
5080010026	3070		HARRINGTON AVE	3CS

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5503026014	628	N	HARVARD BLVD	3S
5093016021	905	S	HARVARD BLVD	3CS
5503022015	512	S	HOBART BLVD	3S
5503022014	520	S	HOBART BLVD	3S
5093017031	808	S	HOBART BLVD	2D2
5093017003	814	S	HOBART BLVD	2D2
5093015010	839	S	HOBART BLVD	2D2
5093017009	840	S	HOBART BLVD	2D2
5093015001	845 1/2	S	HOBART BLVD	2D2
5093017010	848	S	HOBART BLVD	2D2
5093015002	853	S	HOBART BLVD	2D2
5093016052	900	S	HOBART BLVD	2D2
5093016008	907	S	HOBART BLVD	2D2
5093016015	908	S	HOBART BLVD	2D2
5093016009	913	S	HOBART BLVD	2D2
5093016010	919	S	HOBART BLVD	2D2
5093016017	920	S	HOBART BLVD	2D2
5093016011	925	S	HOBART BLVD	2D2
5093016012	931	S	HOBART BLVD	2D2
5093016013	937	S	HOBART BLVD	2D2
5093016019	938	S	HOBART BLVD	2D2
5094002004	682		IROLO ST	3S
5094021028	932		IROLO ST	3CS
5094021026	939		IROLO ST	3CS
5077029021	2848		JAMES M WOOD BLVD	3CS
5502020011	531	S	KENMORE AVE	3CS
5502020012	537	S	KENMORE AVE	3CS
5502028004	630	S	KENMORE AVE	3CS
5078014019	1034	S	KENMORE AVE	3CS
5078015007	1035	S	KENMORE AVE	3CS
5503023002	551	S	KINGSLEY DR	3S
5093023010	901	S	KINGSLEY DR	3CS
5077019011	2910		LEEWARD AVE	3CS
5077019015	2940		LEEWARD AVE	3CS
5077019015	2940		LEEWARD AVE	3CS
5077016014	2975		LEEWARD AVE	3CS
5077017013	3071		LEEWARD AVE	3CS
5517003014	138	N	MANHATTAN PL	5S1
5517002018	154	S	MANHATTAN PL	3CS
5517004018	244	N	MANHATTAN PL	3CS
5503032002	627	S	MANHATTAN PL	3S
5502019004	520	S	MARIPOSA AVE	3S
5094005001	701	S	MARIPOSA AVE	2D2

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5094006010	702	S	MARIPOSA AVE	2D2
5094005002	709	S	MARIPOSA AVE	2D2
5094006009	712	S	MARIPOSA AVE	2D2
5094006008	720	S	MARIPOSA AVE	2D2
5094006007	724	N	MARIPOSA AVE	2D2
5094005005	727	S	MARIPOSA AVE	2D2
5094006006	732	S	MARIPOSA AVE	2D2
5094006005	738	S	MARIPOSA AVE	2D2
5094005007	739	S	MARIPOSA AVE	2D2
5094006003	750	S	MARIPOSA AVE	2D2
5094005009	751	S	MARIPOSA AVE	2D2
5094006002	756	S	MARIPOSA AVE	2D2
5094005010	757	S	MARIPOSA AVE	2D2
5094018013	823	S	MARIPOSA AVE	3CS
5094018015	833	S	MARIPOSA AVE	3CS
5094018015	833	S	MARIPOSA AVE	3CS
5094022019	932	S	MARIPOSA AVE	3CS
5078003015	982	S	MARIPOSA AVE	3CS
5078017006	1025	S	MARIPOSA AVE	3CS
5078017007	1029	S	MARIPOSA AVE	3CS
5076009011	1036		MENLO AVE	3CS
5502009005	432	S	NEW HAMPSHIRE AVE	5S1
5094010001	701	S	NEW HAMPSHIRE AVE	3S
5094026014	914	S	NEW HAMPSHIRE AVE	3CS
5094026012	924	S	NEW HAMPSHIRE AVE	3CS
5094026011	928	S	NEW HAMPSHIRE AVE	3CS
5078009021	946	S	NEW HAMPSHIRE AVE	3CS
5078008003	947	S	NEW HAMPSHIRE AVE	3S
5502032003	627	S	NORMANDIE AVE	3CS
5502031001	634	S	NORMANDIE AVE	2S
5094005020	706	S	NORMANDIE AVE	2D2
5094004007	715	S	NORMANDIE AVE	2D2
5094005018	720	S	NORMANDIE AVE	2D2
5094004005	729	S	NORMANDIE AVE	2D2
5094005017	732	S	NORMANDIE AVE	2D2
5094004004	739	S	NORMANDIE AVE	2D2
5094004003	745	S	NORMANDIE AVE	3CS
5094005015	746	S	NORMANDIE AVE	2D2
5094005014	750	S	NORMANDIE AVE	2D2
5094004002	751	S	NORMANDIE AVE	2D2
5094005013	756	S	NORMANDIE AVE	2D2
5094019006	825	S	NORMANDIE AVE	3CS
5094019010	849	S	NORMANDIE AVE	3S

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5094021006	923	S	NORMANDIE AVE	3CS
5094022003	926	S	NORMANDIE AVE	3S
5094021007	927	S	NORMANDIE AVE	3CS
5078002032	942	S	NORMANDIE AVE	3S
5501001025	3820		OAKWOOD AVE	3CS
5078018025	3014	W	OLYMPIC BLVD	3CS
5517005027	129	N	OXFORD AVE	3CS
5517005013	151	N	OXFORD AVE	3CS
5503019012	511	S	OXFORD AVE	3CS
5503020016	526	N	OXFORD AVE	3S
5093010005	820	S	OXFORD AVE	2D2
5093010006	832	S	OXFORD AVE	2D2
5093010007	834	S	OXFORD AVE	2D2
5093008008	835	S	OXFORD AVE	2D2
5093010008	842	S	OXFORD AVE	2D2
5093010003	848	S	OXFORD AVE	2D2
5093008007	849	S	OXFORD AVE	2D2
5093010002	854	S	OXFORD AVE	2D2
5080015003	960	S	OXFORD AVE	3CS
5080024025	3316		SAN MARINO ST	3CS
5080023014	3350		SAN MARINO ST	3S
5080016008	3386		SAN MARINO ST	3S
5080015051	3400		SAN MARINO ST (T)	3S
5503013011	403	S	SERRANO AVE	1D
5503013012	409	S	SERRANO AVE	1D
5503013013	415	S	SERRANO AVE	1D
5503013014	421	S	SERRANO AVE	1D
5503013015	427	S	SERRANO AVE	1D
5503013018	445	S	SERRANO AVE	1D
5503013019	451	S	SERRANO AVE	1D
5503013020	457	S	SERRANO AVE	1D
5503021018	508	S	SERRANO AVE	3CS
5093011008	705	S	SERRANO AVE	3CS
5093011007	715	S	SERRANO AVE	3CS
5093015006	814	S	SERRANO AVE	2D2
5093015007	820	S	SERRANO AVE	2D2
5093010010	825	S	SERRANO AVE	2D2
5093015008	828	S	SERRANO AVE	2D2
5093015009	840	S	SERRANO AVE	2D2
5093010009	841	S	SERRANO AVE	2D2
5093015004	846	S	SERRANO AVE	2D2
5093015003	854	S	SERRANO AVE	2D2
5093016006	900	S	SERRANO AVE	2D2

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5093009010	909	S	SERRANO AVE	2D2
5093016004	912	S	SERRANO AVE	2D2
5093016029	918	S	SERRANO AVE	2D2
5093009011	921	S	SERRANO AVE	2D2
5093016002	924	S	SERRANO AVE	2D2
5093009012	929	S	SERRANO AVE	2D2
5093016001	930	S	SERRANO AVE	2D2
5093009013	939	S	SERRANO AVE	2D2
5093010028	855	S	SERRANO AVE (NO 51A)	2D2
5503017016	540	S	ST ANDREWS PL	3S
5503032008	614	S	ST ANDREWS PL	3S
5503032009	620	S	ST ANDREWS PL	3CS
5518031004	125	S	VERMONT AVE	3CS
5518031006	133	S	VERMONT AVE	3CS
5501008908	152	N	VERMONT AVE	3S
5501001015	338	N	VERMONT AVE	3CS
5078010007	1037	S	VERMONT AVE	3CS
5517006032	158	S	WESTERN AVE	5S1
5517001012	269	S	WESTERN AVE	5S1
5521014006	500	N	WESTERN AVE	5S1
5503031006	607	S	WESTERN AVE	3S
5535017004	723	N	WESTERN AVE	3CS
5093008010	808	S	WESTERN AVE	3S
5080006008	1057	S	WESTERN AVE	3CS
5080003040	1121	S	WESTERN AVE	3CS
5501007017	118	N	WESTMORELAND AVE	3S
5501007016	124	N	WESTMORELAND AVE	3S
5501008026	201	N	WESTMORELAND AVE	3CS
5077009026	621	S	WESTMORELAND AVE	3S
5077011020	675	S	WESTMORELAND AVE	1S
5077019017	760	S	WESTMORELAND AVE	2S2
5077018010	777	S	WESTMORELAND AVE	3S
5501014010	3530		WHITE HOUSE PL	3B
5077007028	2955		WILSHIRE BLVD	2D2
5077011022	3070		WILSHIRE BLVD	1S
5502031015	3457		WILSHIRE BLVD	3CS
5077013015	3006		WILSHIRE BLVD	3CS
5077011001	3100		WILSHIRE BLVD	3CS
5502025019	3243		WILSHIRE BLVD	3CS
5502026021	3273		WILSHIRE BLVD	3S
5094008030	3278		WILSHIRE BLVD	3S
5094007020	3300		WILSHIRE BLVD	5S1
5094007001	3348		WILSHIRE BLVD	3S

Identified Resources by Address

APN	Address	Direction	Street	Status Code
5502029022	3355		WILSHIRE BLVD	3S
5094006015	3424		WILSHIRE BLVD	3CS
5502030014	3435		WILSHIRE BLVD	3S
5094002011	3440		WILSHIRE BLVD	3S
5094001002	3540		WILSHIRE BLVD	3S
5093020001	3600		WILSHIRE BLVD	3S
5503027016	3605		WILSHIRE BLVD	1S
5093019001	3630		WILSHIRE BLVD	3CS
5503029024	3701		WILSHIRE BLVD	3S
5503029017	3731		WILSHIRE BLVD	3S
5093006030	3780		WILSHIRE BLVD	1S
5093005003	3832		WILSHIRE BLVD	3CS
5503032011	3875		WILSHIRE BLVD	3CS
5504028001	3903		WILSHIRE BLVD	3S
5094008018	3240		WILSHIRE BLVD (# 570)	5S1
5504026014	538	S	WILTON PL	3S
5504027013	624	S	WILTON PL	3CS

ATTACHMENT D – PROFESSIONAL QUALIFICATIONS

Education

- Ph.D., Art History, University of California, Los Angeles (UCLA), California, 2005 (Dissertation: Adolf Loos in Central European Culture; Advisor: Anthony Vidler)
- M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, Virginia, 1991 (Thesis: E.-E. Viollet-le-Duc's Organic Theory of Style; Advisor: Dora Wiebenson)
- Certificate in Historic Preservation, University of Virginia, Charlottesville, Virginia, 1991 (Advisor: Mario Di Valmarana)
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983 (Major: Medieval Art; Minor: 19th & 20th Century Architecture)

Professional Experience

- Director of Historic Resources/Principal Architectural Historian, PCR Services Corporation, Santa Monica, California, 2006-present
- Senior Architectural Historian, EDAW, Inc., Los Angeles California, 2004-2006
- Senior Architectural Historian, Parsons, Inc., Fairfax, Virginia, 1995-2004
- Architectural Historian, John Milner Associates, Alexandria, Virginia, 1992-1995
- Architectural Historian, Land and Community Associates, Charlottesville, Virginia, 1989-1992

Professional Affiliations

- Society of Architectural Historians
- California Preservation Foundation
- Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement
- National Trust Forum, Center for Leadership, National Trust for Historic Preservation
- Los Angeles Conservancy

Expertise

Dr. Wuellner has an extensive background in the art and architecture of the modern period, from the 18th century through the 20th century. She is a specialist in the interdisciplinary study of architecture, visual culture, urbanism and cultural landscape. Her expertise in applied architectural history, cultural resources management and historic preservation in America and Europe is demonstrated by the range and depth of her project experience and accomplishments. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History.

Dr. Wuellner's academic scholarship has been recognized by numerous fellowships and awards. Her doctoral dissertation, "Adolf Loos in Central European Culture" (UCLA 2005), presents her original interdisciplinary research on Modern architecture and culture in Central Europe. Loos's architectural legacy has been indelibly colored by later interpretations of his writings by the leaders of the Modern Movement during the 1920s and subsequently. Dr. Wuellner's dissertation reinterprets the work and influence of Loos for the first time within the early 1900s in the Czech Republic, Austria, and France. A founding father of Modern architecture, Loos is significant for his influence on the theory of functionalism and space, and his writings on Modern urban culture are widely recognized. His work was influential in the development of the International Style, and both Rudolf Schindler and Richard Neutra were students of Loos in Vienna before they settled in Los Angeles. Dr. Wuellner has conducted extensive research throughout Europe and the United States in architectural archives such as the Fondation Le Corbusier in Paris, the Graphische Sammlung Albertina, and the Arnold Schönberg Center in Vienna, the archives of the National Technical Museum and the National Literature Archive in Prague, the Getty Center in Los Angeles, and the National Archives and the Library of Congress in Washington, D.C. She worked with the National Heritage Office of the Czech Republic and the preservation authorities of the City of Prague to conduct research on the 1998-2000 restoration of the Villa Müller (1930), originally designed by Adolf Loos. She also conducted pre-dissertation research on the reconstruction of Prague Castle by Jože Plečnik (1921-35). One of the few architects of the Viennese Secession admired by Loos, Plečnik was selected by President Masaryk to renovate the former Hapsburg palace as the new national capitol of the democratic republic of Czechoslovakia. The topic of her Master's thesis (University of Virginia, 1991) was the rationalist theory of style and writings of Eugène-Emmanuel Viollet-le-Duc, father of historic preservation in France, whose organic philosophy of design was influential in the development of Gothic Revival, Art Nouveau and Modern architecture.

Experience

Historic Preservation and Cultural Resources Management: Dr. Wuellner has over 20 years of professional experience in the practice of applied architectural history, historic preservation and cultural resources management in California, the United States and abroad. She has over 14 years of experience as a principal investigator, project manager, and technical lead in history and architectural history for prominent international and regional architecture, engineering and planning firms.

Dr. Wuellner has extensive experience in the management, preservation and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local preservation ordinances. She has demonstrated expertise in the completion of a full spectrum of technical



investigations. She is experienced in preservation consultation and the assessment of projects for conformance with the Secretary of the Interior's Standards as well as local design guidelines and overlay zones. She has prepared preservation planning documents for the Department of Defense, the National Park Service and local governments, and has assisted clients with SHPO consultation, Programmatic Agreements and MOAs. Over the course of her career, Dr. Wuellner has surveyed thousands of properties and conducted extensive research to document and evaluate the significance of historical resources at the local, state and national levels. She has designed and implemented a variety of large-scale state-wide, county-wide, and city-wide surveys throughout the United States, as well as large-scale transportation, military, industrial, and urban surveys. She has conducted a wide variety of projects in California and metropolitan Los Angeles for state and local agencies and private clients. She has extensive experience in the evaluation of a great variety of building styles and types, as well as bridges, roads and scenic by-ways, Civil War sites, historic railroad resources, maritime resources, cultural landscapes and public art. Her responsibilities have included project management, technical supervision, quality control, peer review, mentoring, business development, public/client presentations, marketing, architectural surveys, archival research, analysis and interpretation, and report writing.

Professional Publications: Dr. Wuellner has authored a full spectrum of historical resources investigations, National Register of Historic Places nominations and California Register of Historical Resources evaluations. She has prepared technical reports and historical resources sections for incorporation into Environmental Assessments (EAs), Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs) and National Environmental Protection Act (NEPA) documents as well as a wide variety of stand-alone reports for surveys, assessments, bridge evaluations, impacts evaluations (CEQA), and effects evaluations (Section 106).

Dr. Wuellner is experienced in the preparation of mitigation recommendations to reduce impacts to historical resources, and has demonstrated experience in the preparation of Historic Structure Reports (HSRs); Historic Buildings Maintenance and Treatment Plans; Historic Preservation Management Plans; Historic American Building Surveys (HABS); Historic American Landscape Surveys (HALS); and Cultural Landscape Reports (CLRs).

Dr. Wuellner has successfully provided preservation consultation to assist clients in design development from concept phase through plan finalization to reduce impacts to individual historic resources as well as historic districts. Analyses have included character-defining features reports, opportunities and constraints analyses, preparation of design recommendations and guidelines, and plan reviews for conformance to the Secretary of the Interior's Standards and local design guidelines/overlay zones.

Her reports have been prepared for public clients such as the Los Angeles Community Redevelopment Agency; the City of Los Angeles, Department of Public Works; Bureau of Engineering; the Los Angeles Department of Recreation and Parks; the City of West Hollywood; the City of Santa Monica; the City of Anaheim; the City of Downey; the City of Long Beach; the City of Holtville; Caltrans; the United States Army Corps of Engineers; United States Naval Facilities Engineering Command Southwest; and the National Park Service.

Awards and Fellowships

Travel Fellowship in the History of Art, Samuel H. Kress Foundation, 1999-2000

Advancement to Candidacy Fund Fellowship, Department of Art History, UCLA, 1999-2000

Dissertation Year Fellowship, Graduate Fellowship Division, UCLA, 1998-1999

Edward A. Dickson History of Art Fellowship, Department of Art History, UCLA, 1997-1998

Pre-Dissertation Fellowship, Center for European and Russian Studies, UCLA, 1997

Edward A. Dickson History of Art Teaching Assistantship, Department of Art History, UCLA, 1996-1997

Pre-Dissertation Fellowship in East European Studies, American Council of Learned Societies, 1996

Grant-in-Aid, Center for European and Russian Studies, UCLA, 1996

Entering Graduate Fellowship, Dept. of Art History, UCLA, 1995-1996

American Society of Landscape Architects Merit Award, 1991



Architecture Summer School Scholarship, The Victorian Society in America, Philadelphia, 1985

School of Architecture Graduate Fellow, UVA, 1983-1985

Dupont Fellow, School of Architecture, UVA, 1983-1985

Thomas Jefferson Fellow, School of Architecture, UVA, 1983-1985

Governor's State Graduate Fellow, School of Architecture, UVA, 1983-1985

Oberlin College Scholarship, Oberlin College, 1980-1983

Large Scale Surveys

Intensive Historic Resources Survey, Wilshire/KoreaTown Redevelopment Area, Los Angeles, California (In Progress)

Role: Principal Investigator/Project Manager

Client: City of Los Angeles Community Redevelopment Agency

Comprehensive reconnaissance and intensive-level surveys of the Wilshire/KoreaTown Redevelopment Area. Conducted using the NPS Multiple Property Approach, in accordance with SurveyLA methods and technologies.

Intensive Historic Resources Survey, Normandie 5 Redevelopment Area, Los Angeles, California (In Progress)

Role: Principal Investigator/Project Manager

Client: City of Los Angeles Community Redevelopment Agency

Comprehensive reconnaissance and intensive-level survey of the Normandie 5 Redevelopment Area. Conducted using the NPS Multiple Property Approach, in accordance with SurveyLA methods and technologies.

Intensive Historic Resources Survey, Adelante Eastside Redevelopment Area, Los Angeles, California.

Role: Principal Investigator/Project Manager

Client: City of Los Angeles Community Redevelopment Agency

Comprehensive reconnaissance and intensive-level surveys of the Adelante-Eastside Redevelopment Area. Conducted using the NPS Multiple Property Approach, in accordance with SurveyLA methods and technologies.

Survey of Fine and Decorative Arts Aboard the HMS Queen Mary, Long Beach, California (In Progress)

Role: Principal Investigator/Project Manager

Client: City of Long Beach

Comprehensive survey of fine and decorative arts objects, hardware, furniture and built-ins aboard the RMS Queen Mary.

NRHP Eligibility Model for South Texas Ranches for the Proposed IH69 Trans Texas Corridor, Cameron, Willacy, Hidalgo, Brooks, Jim Wells, Kleberg, Kenedy, Nueces, and Duval counties, Texas

Role: Senior Historian

Client: Texas Department of Transportation

Large scale survey of nine counties in South Texas. Developed and tested a predictive model used to identify and evaluate the National Register eligibility of Spanish and Mexican Land Grant ranches.

Final Reconnaissance Level Historic Resources Survey of the San Fernando Road Corridor Redevelopment Project Area, Glendale, California

Role: Project Manager/Senior Architectural Historian

Client: Glendale Redevelopment Agency

The project was conducted to identify significant historical resources, as required by the FEIR for the San Fernando Road Corridor Redevelopment Project Area. This large-scale survey evaluated over 100 commercial, industrial and residential properties within a 750-acre area in the southwestern portion of the City of Glendale. As a result, a total of 15 properties were recommended eligible for the National Register of Historic Places.

Evaluation of the Built Environment, Iowa Army Ammunition Plant (IAAAP), Middletown, Iowa

Role: Project Manager/Senior Architectural Historian

Client: United States Army Material Command

The IAAAP contains over 1,200 buildings and structures and was the largest weapons assembly plant in the nation at its completion (1940-41). Also significant as the first Nuclear Weapons assembly plant, it continued in importance for research and assembly of long range missiles throughout the Cold War. Dr. Wuellner worked closely with SHPO and the facility's



environmental manager to address immediate and long-term needs to streamline Section 106 compliance, as a preliminary step toward the anticipated development of a Programmatic Agreement. She authored comprehensive pre military and military contexts for the entire facility, and prepared National Register evaluations for 76 building types in six active production lines, representative of over 400 buildings. Letter of commendation.

Native Stone Architecture Historic District, Camp Joseph T Robinson, North Little Rock, Pulaski County, Arkansas

Role: Project Manager/Senior Architectural Historian

Client: Arkansas Army National Guard

Dr. Wuellner directed intensive survey and in-depth research of 17 Rustic-style stone buildings and 113 structures throughout Camp Robinson. She analyzed and dated stone structures by type and workmanship, and evaluated their eligibility for the National Register. She defined district boundaries and authored the NRHP Registration Form. The district reflects regional vernacular stonework traditions and Arts and Crafts influence (WWI), and embodies the characteristics and ideals of the Rustic Style (Depression Era and WWII). Completed for compliance with Section 110 of the NHPA and Army Regulation 200-4, per the ARARNG ICRMP (Stevens, Wuellner and Babcock 2001). SHPO concurred.

Phase II Cultural Resources Investigation for the United States Route 58 Corridor Study (Clarksville Bypass), Mecklenburg County, Virginia

Role: Architectural Historian

Client: HBA/DeLeuw, Cather and Company

This intensive-level survey of over 100 properties was conducted within the APE for the United States Rt. 58 corridor study for compliance with Section 106 of the NHPA and NEPA. Six individual resources and a historic district were evaluated during the Phase II investigations. In addition, the National Register boundary of Prestwood was amended. The Clarksville Historic District was determined eligible for the National Register, and 11 individual properties were listed on the National Register. The report also included an effects assessment and mitigation recommendations for adverse effects. Letter of Commendation, Virginia Department of Historic Resources.

Historic Architectural Investigations for the Proposed Stadium, Washington, DC

Role: Architectural Historian

Client: Prepared for EDAW, Inc.

Large-scale survey for the evaluation of project effects on listed and eligible mixed use, late 19th to mid-20th century historic districts within the APE, East Capitol Hill, Washington, D.C. In addition, seven historic educational buildings were recommended eligible for the National Register as part of a multiple property district. Reviewed and accepted by National Capitol Region, NPS, and the District of Columbia.

Survey of Historic Resource, Hanover County, Virginia Phases I and II, Hanover, Virginia

Role: Architectural Historian

Client: Hanover County Planning Department

The county-wide survey was developed in accordance with NRHP guidelines for local surveys. Historic contexts were developed for 18 themes. During Phase I of the survey, the fieldwork was organized geographically in four sections. Phase II took a more topical approach prioritizing well-preserved antebellum properties, cemeteries, villages, archaeological sites, and resources threatened by development. Each property was evaluated for its significance to one or more of the historic themes, according to its ability to meet the criteria of the Virginia Landmarks Register and the National Register of Historic Places. The survey resulted in the documentation and evaluation of more than 950 resources. Approximately 155 properties were recommended eligible for the National Register individually, as part of a district, or as part of a multiple property nomination.

Survey of State-Owned Properties in Virginia

Role: Architectural Historian

Client: Department of Historic Resources

Funded in part by a grant from the National Park Service, United States Department of the Interior through the Virginia Department of Historic Resources. The purpose of the survey was to document all state-owned properties to determine which properties forty years old or older may be eligible for nomination to the Virginia Landmarks Register and the National Register of Historic Places. The survey was undertaken to reduce the uncertainties that had existed regarding the eligibility of state-owned properties for placement on the state and national registers. The major goal of the survey was to improve the level of protection of state-owned historical resources in Virginia through identification and evaluation. The survey was organized by department. Historic contexts were developed for each department (e.g., General Services Administration, the



Virginia Port Authority, and the Department of Transportation, etc.). The scope of work included the completion of state survey forms, mapping of historic resources, and documentary photography. The scope of work did not include archaeological resources.

CEQA Compliance and Historic Resource Assessments

Initial Study/Mitigated Negative Declaration (IS/MND) for the USC Student Union Project, Historic Resources Assessment and CEQA Impacts Analysis, Commons Building and the Norman Topping Student Activities Center (the Norman Topping Student Center)

Role: Principal Architectural Historian

Client: University of Southern California, Los Angeles

Historic resources assessment and CEQA impacts analysis of the Norman Topping Center (Student Union) and Commons Building. The project evaluated the potential eligibility of the Formalist Modern style Norman Topping Center and considered potential impacts to the Commons Building and surrounding context within the historic district. PCR conducted plan reviews and assessed the proposed project for conformance to the Secretary of the Interior's Standards.

Draft EIR/Final EIR for the West Los Angeles Community Plan Area, New Century Plan, Century City, Los Angeles Historic Resources Technical Report, Century City Shopping Center 10250 Santa Monica Boulevard, 1801 Avenue of the Stars, and 1930 Century Park West, Los Angeles, California Impacts Analysis and Historic Resources Sections

Role: Principal Architectural Historian

Client: Westfield Corporation

Historic resources assessment and CEQA Impacts Analysis of the Century City Shopping Center 10250 Santa Monica Boulevard, 1801 Avenue of the Stars, and 1930 Century Park West, Los Angeles, California. Prepared historic resources technical report as well as the cultural resources section of the EIR. As a result of the impacts analysis, it was found that the project would result in a significant impact on one potentially eligible resource, 1801 Avenue of the Stars, designed by Welton Becket.

Memoranda on the Significance of the Southwest Museum, and Southwest Museum Collection, Topical Responses to Comments, FEIR for the Autry National Center Museum Improvements Project, 4700 Western Heritage Way, Griffith Park, Los Angeles, California

Role: Principal Architectural Historian

Client: Autry National Center

Conducted independent research on the significance of the Southwest Museum and the Southwest Museum Collection. Provided peer review and prepared topical responses to comments for the FEIR for the Autry National Center Museum Improvements Project.

Draft Historic Resources Evaluation Report for the Santa Monica-Malibu Unified School District Measure BB Program

Role: Project Manager/Principal Architectural Historian

Client: Santa Monica-Malibu Unified School District

Comprehensive district-wide survey of school buildings and campuses in the Santa Monica-Malibu Unified School District. Conducted extensive architectural plan research in the District archives, prepared thematic historic context, and evaluated potentially eligible school buildings and campuses for eligibility as individual resources and as contributors to a potential thematic district.

Historic Resources Technical Report, and Environmental Impacts Analysis, 1136 West Sixth Street, 632 & 634 Lucas Avenue, and 625 South Bixel Street, Los Angeles, California. Los Angeles, California.

Role: Project Manager/Principal Architectural Historian

Client: Holland Partners Group, Ontario, California.

Intensive historic resources evaluation and CEQA impacts analysis for proposed redevelopment project on the site of the Nurses' Residence and Medical Office Building, Good Samaritan Hospital, Los Angeles. The proposed project would demolish the Nurses' Residence and adaptively reuse the Medical Office Building. PCR prepared a historic resources technical report and the cultural resources section of the EIR for the proposed project, and provided mitigation measures to reduce potential impacts to historical resources.



Historic Resources Assessment and Environmental Impacts Analysis, Steakhouse Restaurant, 590-612 S. Fair Oaks Avenue, Pasadena, California.

Role: Project Manager/Principal Architectural Historian.

Client: City of Pasadena, Pasadena, California, (In Progress).

The Steakhouse Restaurant retains original historic signs associated with this once popular local gathering place. Conducted historic resources investigations to evaluate the building and associated signs within the context of commercial development in Pasadena during the post-World War II era and the construction of nearby Route 66. Prepared the historic resources section of the EIR for the proposed project and provided mitigation recommendations to reduce potential impacts to the historic signs.

Historic Resources Assessment and Environmental Impacts Analysis, Hollywood Paladium, 6215 Sunset Boulevard, Hollywood, California. Los Angeles, California.

Role: Project Manager/Principal Architectural Historian.

Client: Newport Capital Investors, Newport Beach, California.

Conducted historic resources investigations and prepared the cultural resources section of EIR for the proposed project to adaptively reuse the Hollywood Paladium and redevelop the remainder of the site with new construction. Assessed potential direct and indirect impacts to the historic theater and other resources in the immediate vicinity, and provided mitigation recommendations to reduce potential impacts.

Historical Resources Sections for the Environmental Impact Report for the Laurel Place Senior Housing Project, City of West Hollywood, California

Role: Project Manager/Senior Architectural Historian

Client: City of West Hollywood, Community Development Department

Laurel Place is a Colonial Revival-style estate significant for its association with Hollywood movie-theater mogul Adolf Linick. Dr. Wuellner completed an historic landscape survey, archival research and oral histories, historic context, prepared a historic landscape site plan, and evaluated the cultural landscape. The project was completed in accordance with HALS Level-II standards. She evaluated the significance of project impacts on the historic buildings and landscape for the EIR, and assessed the senior housing project for conformance with the Secretary of the Interior's Standards. Letter of commendation, California Office of Historic Preservation.

Los Angeles Police Headquarters New Facility EIR, Los Angeles, California

Role: Senior Architectural Historian

Client: City of Los Angeles Client: City of Los Angeles, Department of Public Works, Bureau of Engineering

Surveyed and evaluated 19th and 20th century historical resources on several city blocks in the government complex in downtown Los Angeles, along N. Broadway, N. Spring, N. Main, and N. Los Angeles Avenue. The results of the survey were incorporated into a technical report and the cultural resources section of the EIR.

Hollenbeck Police Station EIR, Los Angeles, California

Role: Senior Architectural Historian

Client: City of Los Angeles, Bureau of Engineering

Prepared the cultural resources impacts evaluation for the Environmental Impact Report on the Hollenbeck Police Station, built in 1964. Developed preservation alternatives and recommended mitigation measures for reducing the level of impacts to historic resources.

Public Safety Facilities Management Plan EIR, Los Angeles, California

Role: Project Manager/Senior Architectural Historian

Client: City of Los Angeles, Department of Public Works

This intensive-level survey and evaluation was conducted for the preparation of a technical report and the cultural resources sections of the Public Safety Facilities Management Plan EIR (City of Los Angeles 2004) to comply with CEQA. The survey recommended 5 resources eligible for the CHRH and the LAHCM, including Parker Center, two works of Public Art, the Police Memorial, and the Tinker-Toy Parking Lot. Comprehensive mitigation measures were recommended to reduce significant impacts to Parker Center, including a HALS for the construction of the Metro Jail.



Historical Evaluation Report for the Downtown Bus Maintenance and Inspection Facility, Los Angeles, California

Role: Project Manager/Senior Architectural Historian

Client: City of Los Angeles, Department of Public Works, Bureau of Engineering

Historical resources evaluation of a mid-20th century industrial complex in connection with the proposed construction of a new bus maintenance and inspection facility. Conducted for compliance with CEQA. The industrial complex, originally built as a rag processing plant, was found ineligible for listing in the CRHR or as LACHM.

EIR/EIS First Street Bridge Over Los Angeles River Widening Project, Los Angeles County, California

Role: Project Manager/Senior Architectural Historian

Client: City of Los Angeles, Bureau of Engineering

Prepared cultural resources section of the EIR to assess impacts of a bridge widening project on 19th and 20th century residential, commercial and industrial buildings within the APE for the construction of a new light rail line over the historic First Street Viaduct in downtown Los Angeles.

Historic Resource Surveys

Archaeological and Historic Architectural Resources Evaluation for the Hansen Dam Phase II Ranger Station and Trail Improvements Project, San Fernando Valley, Los Angeles County, California

Client: City of Los Angeles, Department of Public Works, Bureau of Engineering

The Hansen Dam Recreation Area (1942-1960) is adjacent to Hansen Dam (1938-41), the world's largest earth-fill dam at the time of its completion. The area was ranch and agricultural land prior to construction of the Dam. EDAW conducted a Section 106 evaluation for the construction of a new ranger station and visitors' center, RV park and trail improvements in the recreation area. The Army Corps of Engineers was the lead agency. EDAW evaluated Hansen Dam Park (1952-1960) for National Register eligibility, and recommended mitigation measures for adverse effects to Hansen Dam Park, Hansen Dam, and the adjacent Callity Ranch Site. SHPO concurred.

Historic Properties Evaluation for the Lakewood Boulevard Improvement Project Phase 1C, City of Downey, County of Los Angeles, California

Role: Project Manager/Senior Architectural Historian

Client: City of Downey, Department of Public Works

The historic properties evaluation assessed the effects of proposed street improvements to historic properties along a segment of Lakewood Boulevard for compliance with Section 106 of the NHPA. The project included an intensive pedestrian survey along the Lakewood Boulevard corridor. Seven potentially eligible mid-20th century (1940s-1960s) commercial and residential properties and associated landscape features were recorded and evaluated. None of these properties were found eligible for listing in the National Register, and they needed no further consideration under Section 106.

Historical Resources Assessment of the Reform School for Juvenile Offenders (Fred C. Nelles School), Whittier, California

Role: Project Manager/Senior Architectural Historian

Client: Brookfield Homes, Inc.

The Fred C. Nelles Correctional Facility is a listed California State Landmark, and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently vacant and will be redeveloped as a residential area. The historic resources assessment report clarified the current regulatory status and assessed the potential for a historic district. The project included a feasibility study for the adaptive reuse of individually significant buildings, and mitigation recommendations to reduce the level of impacts.

Historic American Buildings Survey (HABS)/ Historic American Landscapes Survey (HALS) Recordation

HABS Recordation, Santa Monica Jail, Santa Monica City Hall, Santa Monica, California

Role: Principal Investigator/Principal Architectural Historian

Client: City of Santa Monica

The HABS recordation was completed as required mitigation for the adaptive-reuse of the Santa Monica Jail as a computer network center, per the recommendations provided in the Section 106 Effects Evaluation prepared by PCR.



HABS Recordation, Casting Building, California-2639-C, 500 Buena Vista Drive, Burbank, California

Role: Principal Investigator/Principal Architectural Historian

Client: Major Studio

The overall project involved Secretary of the Interior's Standards plan reviews and preservation design consultation for the construction of a two-story addition and the adaptive reuse of the Casting Building as a fitness center. The HABS recordation was completed per the recommendations provided in the CEQA impacts analysis prepared by PCR.

Gymnasium (Old Gymnasium), University of La Verne, La Verne, Los Angeles County, California Historic American Buildings Survey (HABS) Documentation

Role: Principal Investigator/Principal Architectural Historian

Client: Gonzalez/Goodale Architects and the University of La Verne

The HABS recordation was completed as required mitigation for the demolition of the Gymnasium for the construction of a new student center.

HABS Recordation, Summerville Beach House, 619 Sleepy Hallow Lane, Laguna Beach, California

Role: Principal Investigator/Principal Architectural Historian

Client: Vacation Bay Hotel Properties

The HABS recordation was completed as required mitigation for the demolition of the Summerville Beach House for the construction of a hotel, per the recommendations provided in the Historic Resources Assessment Report and CEQA Impacts Analysis prepared by PCR.

HABS Recordation Loeff Hippodrome Roof, 240 West Seaside Way, Long Beach, California

Role: Principal Investigator/Principal Architectural Historian

Client: Camden Development L.P.

The HABS recordation was completed as required mitigation for the salvage and demolition of the Loeff Hippodrome Roof which once covered the Loeff Carousel on the Pike in Long Beach.

HABS Recordation, Administration Building, Harvard-Westlake Middle School, 700 North Faring Road, Los Angeles, California

Role: Principal Investigator/Principal Architectural Historian

Client: Harvard-Westlake Middle School

The HABS recordation was completed as required mitigation for the demolition of the Administration Building. The HABS was prepared per the mitigation recommendations in the EIR prepared by PCR for the proposed project to update and enlarge the campus facilities.

Historic American Landscape Survey (HALS) Recordation for the Metro Jail Project, Los Angeles, California

Role: Project Manager/Senior Architectural Historian

Client: City of Los Angeles, Department of Public Works, Bureau of Engineering

The HALS was conducted as mitigation for the construction of the Metro Jail at Parker Center, the Los Angeles Police Headquarters. Designed by Welton Becket and Associates in 1955, Parker Center was determined eligible by Dr. Wuellner as part of a previous study. The International Style high-rise is surrounded by a Modern urban landscape designed by noted landscape architect, Ralph D. Cornell, FASLA. The HALS recordation documented the setting of Parker Center, which is a significant example of the collaboration between Becket and Cornell in downtown Los Angeles. This is the first or second HALS completed to date in California.

Naval Hospital, Portsmouth, Virginia, HABS Documentation HABS VA-1287

Role: Architectural Historian

Client: Atlantic Division, Naval Facilities Engineering Command, and Henningson, Durham and Richardson, Inc.

The HABS documentation recorded the hospital complex and 20 buildings in the historic district, including medical wards and quarters. The Archaic Greek Revival-style hospital was designed by John Haviland in 1827 1833 as the first Naval hospital in the United States. Haviland's design was based upon early hospitals by Benjamin Henry Latrobe. The project included HABS documentation of the historic hospital complex and associated district as well as a preservation plan for the historic landscape.



National Register of Historic Places Nominations

Zane Grey Pueblo, Avalon, Catalina Island, California.

Role: Principal Investigator/Principal Architectural Historian

Client: Private, Zane Grey Society Member.

The National Register Nomination evaluates the significance of the Zane Grey Pueblo, the vacation home of Zane Grey. Designed in the Pueblo Revival Style, the residence is currently used as a hotel. The property is being nominated under Criterion B for its significant association with western novelist and avid sports fisherman, Zane Grey.

Selwyn, Mechanicsville, Hanover County, Virginia

Role: Architectural Historian

Client: Private owner

This nomination was the result of the county-wide survey previously prepared for the Hanover County Planning Department, which evaluated Federal, Greek Revival, and 19th century Vernacular farmsteads and estates for listing in the Virginia Register and the NRHP. Later, the property owner of "Selwyn" commissioned the National Register Nomination Form.

Southwest Mountains Rural Historic District, Albemarle County, Virginia

Role: Architectural Historian

Client: Virginia Department of Historic Resources

This large-scale survey of the rural agricultural properties in the Southwest Mountains involved the identification and evaluation of a cultural landscape district and was one of the first districts of its type to be listed on the National Register.

Powhatan and Mount Ida Historic District, King George County, Virginia

Role: Architectural Historian

Client: Private owner

This rural agricultural district consisted of two Federal style residences, associated 19th century domestic and agricultural buildings, and the rural landscape.

Petersburg Courthouse Historic District, Petersburg, Virginia

Role: Architectural Historian

Client: City of Petersburg

Included the Petersburg Courthouse and the adjacent 19th century commercial district in downtown Petersburg.

Woodlawn Historic and Archeological District, King George County, Virginia

Role: Architectural Historian

Client: Private property owner

This Greek Revival-style tobacco plantation included the plantation house, outbuildings, agricultural buildings and structures and the associated agricultural landscape.

City Landmark Assessments and Cultural Landscape Reports (CLRs)

City Landmark Assessment Report, Palisades Park, 100-1500 Blocks (West Side) Ocean Avenue, Santa Monica, California

Role: Principal Investigator/Principal Architectural Historian

Client: City of Santa Monica

This landmark assessment report involved a comprehensive intensive-level survey of the landscape design elements, landscape plantings, commemorative monuments/memorials, structures and public art situated in Palisades Park. As a result of the survey Palisades Park was designated a local landmark.

President's Park Cultural Landscape Report, Washington, District of Columbia

Client: United States National Park Service

The CLR was prepared for the proposed improvement of President's Park, the White House, Washington, D.C. Dr. Wuellner conducted the historic landscape survey, intensive archival research, and prepared a site history and historic context. She analyzed and interpreted survey and research data, and evaluated the integrity and significance of contributing features for the development of a cultural landscape preservation plan.



Documentary Research/Data Recovery**Documentary Research for the Rehabilitation of the Thurmond Depot and the Installation of a Visitors Center, New River Gorge National River, West Virginia**

Role: Architectural Historian

Client: National Park Service, Eastern Applied Archaeology Center

The project was conducted for rehabilitation of the Thurmond Depot for a NPS visitor's center. The Thurmond Depot is listed on the National Register and borders the town of Thurmond, a National Register District. The APE contained the depot, the former railroad yard and the town's Main Street (buildings and ruins). This intensive-level documentation included the structural history of the project area, an inventory of the built environment and cultural landscape features, identification of potential archaeological sites, a historic context, evaluation of impacts, and mitigation recommendations. (Visit <http://www.nps.gov/neri/tvdc.htm> for more information.)

Archaeological Data Recovery Investigations at the Site of the Federal Bureau of Investigation Washington Metropolitan Field Office, Square 530, Washington, District of Columbia

Role: Architectural Historian

Client: General Services Administration, National Capital Region, and TAMS Consultants, Inc.

Historical research documented the development of the project area from the late 1820s through the 1960s. The historical overview also discussed the history of Square 530 within the context of the larger urban development of Washington, D.C. The Archaeological testing and data recovery addressed the characteristics of 19th-century occupation, consumer behavior and the expression of middle-class culture, and the spatial organization of the house lot.

Historic Preservation, Planning, and Policy**Exterior Finishes and Paint Analysis Report for Three Historic Buildings at Marine Corps Recruit Depot (MCRD) San Diego, California**

Role: Project Manager/Senior Architectural Historian

Client: Naval Facilities Engineering Command Southwest Division

The MCRD was designed by Bertram Goodhue as a show-case Marine base on the West Coast in 1917-1918 and constructed during the 1920s. This project is currently in progress to analyze the exterior finishes of three contributing buildings in the MCRD Historic District. The project will assist the Marine Corps in identifying the full chromochronologies of the exterior finishes for the purpose of selecting appropriate colors for restoring the historic appearance of these and similar buildings in the MCRD National Register historic district. During the field investigations a full palette of exterior finishes was discovered including weathered heavy timbers underneath later paint layers, the original stucco finish, and the chronology of paint colors.

Historic Buildings Maintenance Plan for the United States Army Garrison, Selfridge, Macomb County, Michigan

Role: Project Manager/Senior Architectural Historian

Client: Army Materiel Command (AMC) Installations and Services Authority

The United States Army Garrison was established as a WWI flight training facility, and was developed during the 1920s and 1930s in the Georgian Revival style. This large-scale survey included over 300 buildings and involved archival research and preparation of a comprehensive construction history of the built environment, integrity and condition assessments of historic buildings, detailed descriptions of historic appearance for building types (exterior and interior), and the preparation of a comprehensive historic buildings maintenance plan for each building type in three residential neighborhoods and an administrative district. The maintenance plan was prepared in accordance with the Secretary of the Interior's Standards and Army Regulation 200-4.

Integrated Cultural Resource Management Plan

Role: Project Manager/Senior Architectural Historian

Client: Arkansas Army National Guard, Military Department of the Army

Research, data-collection and preparation of an Integrated Cultural Resources Management Plan (ICRMP) for known cultural and historic resources on National Guard facilities throughout Arkansas. Identification of data gaps and recommendations for further work. Prepared for compliance with Section 110 of the NHPA and Army Regulation 200-4.



Historic Properties Maintenance Plan, Fort Jackson, South Carolina

Role: Project Manager/Senior Architectural Historian

Client: Department of the Army, Norfolk District, Corps of Engineers

Fort Jackson was one of the largest WWI and WWII Army personnel mobilization facilities in the United States. The facility-wide historic resources survey evaluated the eligibility of historic resources. The majority of the facility's WWII era buildings were ineligible under the Programmatic Agreement among the Advisory Council and the DOD for WWII era resources. A historic properties maintenance plan was prepared for over 20 individually eligible historic resources.

Historic Roads and Bridges

Finding of Effect and Adverse Effect for the Suisun Valley Road Bridge 23C0077 and Archaeological Site CA-SOL-61, Suisun Valley Road Bridge 23C0077 Replacement Project, Solano County, California

Role: Principal Architectural Historian

Client: EDAW, Inc./Solano County Department of Resource Management, Public Works

Historical Resources Evaluation Report for the Main Street Bridge Replacement Project Between Pujol Street and Front Street in the City of Temecula, Riverside County, California

Role: Principal Architectural Historian

Client: EDAW, Inc./ Caltrans District 8

Historic Property Survey Report (HPSR) for the La Cienega Boulevard Bridge (Bridge No 53C1220) Over Ballona Creek Seismic Retrofit Project, Los Angeles, California

Role: Project Manager/Senior Architectural Historian

Client: Earth Tech /Caltrans District 7

Section 106 significance evaluation and evaluation of effects in connection with the proposed seismic retrofit project for the 1932 Art Deco style La Cienega Boulevard Bridge over Ballona Creek. Included an intensive pedestrian survey, archival research and preparation of a Historic Property Survey Report, Bridge Evaluation Short Form, and Department of Parks and Recreation DPR 523 forms. The single-span girder bridge is listed as Category 5 in the Caltrans historic highway bridge inventory and was recommended ineligible for the CRHR.

Historic Resources Evaluation Report, Freeport Shores Pedestrian/Bicycle Trail Project, State Route 160/ Freeport Boulevard, Sacramento County, California

Role: Project Manager/Senior Architectural Historian

Client: Caltrans District 3

Cultural landscape survey, significance evaluation and effects assessment for a segment of the Victory Highway, a memorial highway dedicated in 1921 to commemorate WWI.

Transportation Projects

Historic Architectural Survey Report, La Paz Road and Bridge Widening Project and La Paz Road Widening Historic Properties Survey Report (HPSR), Mission Viejo, California

Role: Project Manager/Senior Architectural Historian

Client: City of Mission Viejo

Evaluation of effects for the proposed widening of La Paz Road and Bridge. The project involved the survey and evaluation of residential, commercial, educational and religious architecture. One resource was recommended eligible a Modern style church built in the early 1960s. The impacts assessment found no significant adverse change to historical resources.

Historic Structure Reports (HSRs)/Adaptive Reuse

Historic Structure Report, Anne Arundel County Courthouse, Annapolis, Maryland

Role: Architectural Historian

Client: Spillis Candela/Warnecke/Anne Arundel County Department of Public Works

Anne Arundel County Courthouse was constructed in 1821-24, and altered in 1892-94, 1923-25, and 1949-52. The report was prepared in accordance with recommendations made by the Maryland Historic Trust and the Annapolis Historic District Commission. It included a compilation of the building's physical history, description and evaluation of existing conditions, recommendations for the preservation and maintenance of the historic fabric, and recommendations for rehabilitation that are sympathetic to the integrity and significance of the Courthouse and its site, in accordance with the Secretary of the Interior's



Standards. Designed in 1994 by Spillis Candela & Partners, Inc., the 240,000 s.f. addition extends from the rear of the original building. The 19th century courthouse was preserved and still functions as the primary entrance to the new facility.

Tudor Hall, Pamplin Park Civil War Site, Petersburg, Virginia

Role: Architectural Historian

Client: Farmer Pucket Warner Architects, Charlottesville, Virginia and the Pamplin Park Civil War Site

Tudor Hall is an antebellum vernacular estate on the outskirts of Petersburg. Tudor hall served as the headquarters for Brigadier General Samuel McGowan of South Carolina during the winter of 1864-1865. The research and restoration work included the historical development of the house, the history of the Boisseau family, and the events related to the siege of Petersburg. The project was funded by the Pamplin Foundation for adaptive reuse of Tudor Hall as a Civil War house museum. <http://www.pamplinpark.org>.

Professional Publications

Intensive Historic Resources Survey, Wilshire/KoreaTown Redevelopment Area, Los Angeles, California. Prepared for Community Redevelopment Agency, Los Angeles, California, (In Progress).

Historic Resources Assessment and Environmental Impacts Analysis, Steakhouse Restaurant, 590-612 S. Fair Oaks Avenue, Pasadena, California. Prepared for City of Pasadena, Pasadena, California, (In Progress).

Historic Resources Technical Report and CEQA Impacts Analysis, Earl Carroll Theater (Nickelodeon) 6230 Sunset, Los Angeles, California. Prepared for Essex Property Trust, Irvine, California (In Progress).

Intensive Historic Resources Survey, Adelante Eastside Redevelopment Area, Los Angeles, California. Prepared for Community Redevelopment Agency, Los Angeles, California, 2008.

National Register Nomination for Zane Grey Pueblo, Avalon, Catalina Island, California. Prepared for private client member of the Zane Grey Society, Houston, Texas, 2008.

Historic Resources Assessment, 1228 North Flores Street, West Hollywood, California. Prepared for Private Property Owner, West Hollywood, California, 2008.

Structure of Merit Evaluation, Residential Property, 142 Hollister Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, 2008.

City Landmark Assessment Report, 301 Ocean Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, 2008.

Draft Historic Resources Evaluation Report for the Santa Monica-Malibu Unified School District Measure BB Program. Prepared for the Santa Monica-Malibu Unified School District, Santa Monica, California, September 2008.

City Landmark Assessment and Evaluation Report, The Keller Block, 1456-1460 3rd Street/227 Broadway, Santa Monica, California. Prepared for the City of Santa Monica, California, September 2008.

Historic Resources Assessment, The Rocket Bowl, 9171 De Soto Avenue, Chatsworth, California. Prepared for Select Real Estate Investments, Chatsworth, California, September 2008.

HABS Recordation, Santa Monica Jail, Santa Monica City Hall, Santa Monica, California. Prepared for the City of Santa Monica, California, September 2008.

Historic Resources Assessment and Environmental Impacts Analysis, 2001-2011 Main Street and 212 Bay Street, Santa Monica, California. Prepared for the City of Santa Monica, California, September 2008.

Results of the Architectural Evaluation of 519 North Helberta Avenue, Redondo Beach, California. Prepared for Private Property Owner, Redondo Beach, California, August 2008.

Initial Study for the Hyatt Place Hotel, Glendale, California, City of Los Angeles, Los Angeles, California. Prepared for Komar Investments, Newport Beach, California, August 2008.



Historic Resources Assessment, 2020 Glenneyre, Laguna Beach, California. Prepared for Private Property Owner, Laguna Beach, California, August 2008.

Historic Resources Memorandum for Potential Improvements, Golden Oak Ranch, Burbank, California. Prepared for Major Studio, Burbank, California, August 2008.

Memoranda on the Significance of the Southwest Museum, and Southwest Museum Collection, Topical Responses to Comments, FEIR for the Autry National Center Museum Improvements Project, 4700 Western Heritage Way, Griffith Park, Los Angeles, California. Prepared for the Autry National Center, Los Angeles, California, August 2008.

Historic Resources Technical Report, and Environmental Impacts Analysis, 1136 West Sixth Street, 632 & 634 Lucas Avenue, and 625 South Bixel Street, Los Angeles, California. Los Angeles, California. Prepared for Holland Partners Group, Ontario, California, July 2008.

Historic Resources Assessment and Environmental Impacts Analysis, Hollywood Paladium, 6215 Sunset Boulevard, Hollywood, California. Los Angeles, California. Prepared for Newport Capital Investors, Newport Beach, California, July 2008.

Historic Resources Assessment and Environmental Impacts Analysis, Great Park Specific Plan, Ontario, California. Prepared for Armada LLC, Newport Beach, California, July 2008.

Historic Resources Assessment and CEQA Impacts Analysis for the Rehabilitation of 154 Pearl Street, Laguna Beach, California. Prepared for Tresor Properties, Laguna Beach, California, July 2008.

Historic Resources Assessment and CEQA Impacts Analysis for Rehabilitation of the Wendt House, 229 Arch Street, Laguna Beach, California. Prepared for Tresor Properties, Laguna Beach, California, July 2008.

Finding of Effect and Adverse Effect for the Suisun Valley Road Bridge 23C0077 and Archaeological Site CA-SOL-61, Suisun Valley Road Bridge 23C0077 Replacement Project, Solano County, California. Prepared for EDAW, Inc., Sacramento, California, and the Solano County Department of Resource Management, Public Works, Fairfield, California, July 2008.

Historical Resources Evaluation Report for the Main Street Bridge Replacement Project Between Pujol Street and Front Street in the City of Temecula, Riverside County, California. Prepared for EDAW, Inc., San Diego, California, and Caltrans District 8, San Bernardino, California, July 2008.

Historic Resources Assessment Report, 6201 West Sunset Boulevard, Historic Resources Survey and Evaluation for Quonset Hut, Los Angeles, California. Los Angeles, California. Prepared for Newport Capital Investors, Newport Beach, California, June 2008.

Historic Resources CEQA Impacts Analysis and Secretary of the Interior's Standards Review for the Camera and Cutting Buildings, 500 South Buena Vista, Burbank, California. Prepared for a Major Studio, Burbank, California, May 2008.

Secretary of the Interior's Standards Plan Review for ADA Compliance for the Santa Monica City Hall, Santa Monica, California. Prepared for the City of Santa Monica, California, May 2008.

Section 106 Effects Evaluation, City of Santa Monica City Hall Historic Jail Adaptive Reuse Plan, Santa Monica, California. Prepared for the City of Santa Monica, California, May 2008.

City Landmark Assessment Report, 514 Palisades Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, April 2008.

Preliminary Historic Assessment, 1681 26th Street, Papermate, Santa Monica, California. Prepared for the City of Santa Monica, California, April 2008.

HABS Recordation, Summerville Beach House, 619 Sleepy Hallow Lane, Laguna Beach, California. Prepared for Vacation Bay Hotel Properties, March 2008.

Secretary of the Interior's Standards Compliance Review, 210 Santa Monica Boulevard, Mayfair Theater, Santa Monica, California. Prepared for the City of Santa Monica, California, March 2008.



Historic Resources Technical Report, Century City Shopping Center 10250 Santa Monica Boulevard, 1801 Avenue of the Stars, and 1930 Century Park West, Los Angeles, California. Impacts Analysis and Historic Resources Sections for the DEIR/FEIR for the West Los Angeles Community Plan Area, New Century Plan, Century City, Los Angeles. Prepared for Westfield Corporation, Los Angeles, California, March 2008.

Initial Study/Mitigated Negative Declaration Green Dot Public Schools, Animo Charter High School-Lennox, Historic Resources Assessment and Impacts Analysis for the Lennox-Bethany Baptist Church and Social Hall, 11044 South Freeman Avenue and 4141 West 111th Street, Community Lennox, Los Angeles County, California, March 2008.

Preliminary Historic Assessment, 2310 33rd Street, Santa Monica, California. Prepared for the City of Santa Monica, California, December 2007.

Historic Resources Assessment Report, The French Quarter, 7985 Santa Monica Boulevard, West Hollywood, Los Angeles, California. Prepared for Truman & Elliott, LLP, Los Angeles, California, December 2007.

Historic Resources Assessment and Environmental Impacts Analysis, 858-860 Third Street, Santa Monica, California. Prepared for City of Santa Monica, California, December 2007.

Character-Defining Features Survey, Lido Apartments and Hotel, 6500 Yucca Street, Hollywood, California. Prepared for Apollo Real Estate Advisors, Los Angeles, California, December 2007.

Initial Study/Mitigated Negative Declaration for the USC Student Union Project, Historic Resources Assessment and CEQA Impacts Analysis, Commons Building and the Norman Topping Student Activities Center (the Topping Student Center). Prepared for the University of Southern California, Los Angeles, December 2007.

Historic Resources Assessment, Commonwealth Savings & Loan Building, 5077 North Lankershim Boulevard, North Hollywood (Los Angeles), Los Angeles County, California. Prepared for Latham & Watkins LLP, North Hollywood (Los Angeles), California, November 2007.

City Landmark Assessment Report, 315 Palisades Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

City Landmark Assessment Report, Quonset Huts, 829 Broadway, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

Preliminary Historic Assessment, 1815-1833 Stanford Street, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

Preliminary Historic Assessment, 3030 Nebraska Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

Preliminary Historic Assessment: 3025 Olympic Boulevard, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

City Landmark Assessment Report, Ficus Trees, Fourth Street between Colorado Avenue and Wilshire Boulevard, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2007.

City Landmark Assessment Report, Ficus Trees, Second Street between Colorado Avenue and Wilshire Boulevard, California. Prepared for the City of Santa Monica, California, November 2007.

HABS Recordation, Casting Building, California-2639-C, 500 Buena Vista Drive, Burbank, California. Prepared for Major Studio, Burbank, November 2007.

Class 32 Exemption Environmental Assessment, 1444 11th Street, Santa Monica, California. Prepared for City of Santa Monica, California, November 2007.

Class 32 Exemption Environmental Assessment, 1443 14th Street, Santa Monica, California. Prepared for City of Santa Monica, California, November 2007.



Design Guidelines and Standards Review for 5900 Wilshire Boulevard Lobbies Remodel, Los Angeles, California. Prepared for The Ratkovich Company, Los Angeles, California, October 2007.

Relocation of the Minkin House 643 West 32nd Street to the vacant lot 921 West 30th Street, USC, Los Angeles, California. Prepared for USC, Los Angeles, California, October 2007.

Preliminary Historic Assessment, 417 Colorado Boulevard, 1554-1558 5th Street, and 1550 5th Street, Santa Monica, California. Prepared for the City of Santa Monica, California, October 2007.

Historic Resources Assessment and CEQA Impacts Analysis for the Final EAF/Initial Study/Mitigated Negative Declaration, One Santa Fe Mixed-Use Project, City of Los Angeles, California, October 2007.

Historic Resources Assessment and CEQA Impacts Analysis for the Initial Study/Mitigated Negative Declaration, Megatoys Project, Los Angeles, California. Prepared for Rabuild Commercial, Glendora, California, October 2007.

Review of New Construction in the Third Street Historic District, 2642 Second Street, Santa Monica, California. Prepared for the City of Santa Monica, California, September 2007.

Gymnasium (Old Gymnasium), University of La Verne, La Verne, Los Angeles County, California. HABS Documentation. Prepared for Gonzalez/Goodale Architects and the University of La Verne, August 2007.

City Landmark Assessment Report, Palisades Park, 100-1500 Blocks (West Side) Ocean Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, August 2007.

City Landmark Assessment and Evaluation Report, Multi-Family Property, 822 Euclid Street, Santa Monica, California. Prepared for the City of Santa Monica, California, August 2007.

City Landmark Assessment Report, 927-929 Lincoln Boulevard, Santa Monica, California.

Prepared for the City of Santa Monica, California, August 2007.

Preliminary Historic Assessment, 1554-1558 5th Street, Santa Monica, California. Prepared for the City of Santa Monica, California, August, 2007.

Historic Resources Assessment, 31742 South Coast Highway, Laguna Beach, California. Prepared for Lohrbach Associates, Newport Beach, California, July 2007.

City Landmark Assessment Report, Multi-Family Residence 130 San Vicente Boulevard Santa Monica, California. Prepared for the City of Santa Monica, California, June 2007.

City Landmark Assessment Report, 240 and 242 Long Beach Boulevard, 330, 338, 340, 344, 348 and 352 East Third Street, Long Beach, California. Prepared for the City of Long Beach, June 2007.

Focused EIR and Historic Resources Technical Report for 5958, 6000, 6004, 6008 and 6012 Carlton Way, Los Angeles, California. Prepared for Donovan Home Enterprises, Los Angeles, California, May 2007.

Secretary of the Interior's Standards Compliance Review, 2617 ½ Third Street, Santa Monica, California. Prepared for the City of Santa Monica, California, May 2007.

Structure of Merit Assessment Report, Single-Family Residence with Detached Building, 822 Euclid Street, Santa Monica, California. Prepared for the City of Santa Monica, California, May 2007.

Initial Study for Cherokee Las Palmas, Los Angeles, California. Prepared for Newport Capital Advisors, Newport Beach, California, May 2007.

Preliminary Historic Assessment, 402 20th Street, Santa Monica, California. Prepared for the City of Santa Monica, California, March 2007.

Cecil Gale Research Research Memorandum, Santa Monica, California. Prepared for the City of Santa Monica, California, March 2007.



Preliminary Historic Assessment, 1231-1235 Fourth Street, Santa Monica, California. Prepared for the City of Santa Monica, California, March 2007.

Preliminary Historic Assessment, 464 21ST Place, Santa Monica, California. Prepared for the City of Santa Monica, California, March 2007.

Historic Resources Technical Report, The Wilson Booster Station and the Craig Well Site, Pasadena, California. Prepared for City of Pasadena, California, February 2007.

Historic Resources Assessment Report, 5742-5766 Camerford and 714-724 El Centro Avenues, Hollywood, California. Prepared for Watt Genton Associates, Woodland Hills, California, January 2007.

HABS Recordation, Administration Building, Harvard-Westlake Middle School, Los Angeles, California. Prepared for Harvard-Westlake Middle School, Los Angeles, California, 2007.

NRHP Eligibility Model for South Texas Ranches for the Proposed IH69 Trans Texas Corridor, Cameron, Willacy, Hidalgo, Brooks, Jim Wells, Kleberg, Kenedy, Nueces, and Duval counties, Texas. Prepared for the Texas Department of Transportation, Austin, Texas, 2006.

Archival Research and Preliminary Historic Resources Assessment for the Daggett Property, San Bernardino County, California. Prepared for Latham & Watkins, LLP, Los Angeles, California. Archaeological Data Recovery Report for Archaeological Excavations in Blocks 124, 126, 135, 137, 146, and 147, for the Construction of PETCO Park, San Diego, California. Prepared for Centre City Development Corporation, San Diego, California, 2006.

City Landmark Assessment Report, Commercial Building, 312 Wilshire Boulevard, Santa Monica, California. Prepared for the City of Santa Monica, California, December 2006.

Preliminary Historic Assessment, 908 California, Santa Monica, California. Prepared for the City of Santa Monica, California, December 2006.

Preliminary Historic Assessment, 516 Colorado, Santa Monica, California. Prepared for the City of Santa Monica, California, November 2006.

Structure of Merit Assessment Report, Single-Family Residence with Detached Building, 136 Hart Avenue, Santa Monica, California. Prepared for the City of Santa Monica, California, October 2006.

HABS Recordation Loeff Hippodrome Roof HABS, 240 West Seaside Way, Long Beach, California. Prepared for Camden Development L.P., Irvine, California, October 2006.

Historic Resources Assessment Report, 133, 189 and 205 Racquet Club Road, Palm Springs, Riverside County, California. Prepared for Burnett Companies, Newport Beach, California, July 2006.

The History and Architecture of the Lake Alatoona Area: Cartersville, Bartow County and Canton, Cherokee County, Georgia. Prepared for EDAW, Inc., Atlanta, Georgia, June 2006.

City Landmark Assessment Report, Commercial Building, 1202 3rd Street Promenade, Santa Monica, California. Prepared for the City of Santa Monica, California, June 2006.

Historic Properties Evaluation for the Holt Park Improvement Project, City of Holtville, Imperial County, California. Prepared for the City of Holtville, California, June 2006.

Results of the Intensive Historical Resources Survey of the McCloud Mill Site, Siskiyou County, California. Prepared for Pacific Municipal Consultants, Mount Shasta, California, May 2006.

Exterior Finishes and Paint Analysis and Report for Three Historic Buildings at Marine Corps Recruit Depot San Diego, California. Prepared for the United States Navy, Naval Facilities Engineering Command Southwest, May 2006.

Fort Lewis Division Area Barracks, Meeting the Challenges of the Cold War Era, CD-ROM. Prepared for Department of the Army, Installation Management Agency, United States Army Garrison, Fort Lewis, Fort Lewis, Washington, April 2006.



Historic Resources Survey Report, Lincoln Place, Los Angeles, California. Prepared for AIMCO Venezia, LLC, Denver, Colorado, April 2006.

City Landmark and Structure of Merit Assessment Report, Duplex Residence 941-943 11th Street, Santa Monica, California. Prepared for the City of Santa Monica, California, January 2006.

Foley Timber and Lands Archaeological Study, Taylor, Jefferson, Madison, Lafayette and Dixie Counties, Florida. Prepared for Foley Timber and Lands, Perry, Florida, December 2005.

Historic American Landscape Survey (HALS) Recordation for the Metro Jail Project, Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, December 2005.

Historic Properties Evaluation for the Lakewood Boulevard Improvement Project Phase 1C, City of Downey, County of Los Angeles, California. Prepared for the City of Downey, Department of Public Works, August 2005.

Historical Evaluation Report for the Sierra Bonita Air Treatment Facility, Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, July 2005.

Historic Property Survey Report (HPSR) for the La Cienega Boulevard Bridge (Bridge No. 53C1220) Over Ballona Creek Seismic Retrofit Project. Prepared for Caltrans District 7, Los Angeles, California, and Earth Tech, San Diego, California, July 2005.

Historical Resources Evaluation, Beudry Preliminary Site Screening Analysis, Beudry I Building Parking Structure, Beudry I Long-Term Parking Options, Los Angeles, California. Prepared for the Los Angeles Unified School District, 2005.

Archeological and Historic Architectural Resources Evaluation for the Hansen Dam Phase II Ranger Station and Trail Improvement Project, San Fernando Valley, Los Angeles County, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, Los Angeles, California, June 2005.

Historical Resources Sections for the Los Angeles Police Headquarters New Facility, Environmental Impact Report (EIR), Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, Los Angeles, California, June 2005.

Historical Assessment and Technical Report for the Los Angeles Police Headquarters New Facility, Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, Los Angeles, California, June 2005.

Historical Resources Context for the Lake Wateree Site, Kershaw and Lancaster Counties, South Carolina. Prepared for Greenwood Development, Greenwood, South Carolina, May 2005.

Historical Evaluation Report for the Downtown Bus Maintenance and Inspection Facility, Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, April 2005.

Cultural, Historical and Architectural Overview and Context, Spa Resort Casino Site, Palm Springs, California. Prepared for the Agua Caliente Band of Cahuilla Indians, Palm Springs, California, April 2005.

Historical Resources Assessment of the Reform School for Juvenile Offenders (Fred C. Nelles School), 11850 E. Whittier Boulevard, City of Whittier, California. Prepared for Brookfield Homes Southland, Inc., Costa Mesa, California March 2005.

Historical Resources Sections for the Environmental Impact Report for the Laurel Place Senior Housing Project, City of West Hollywood, California. Prepared for the City of West Hollywood, Community Development Department, Los Angeles, California, January 2005.

Historical Resources Sections for the EIR, Hollenbeck Police Station Replacement Project. Boyle Heights, Los Angeles. Prepared for the City of Los Angeles, Bureau of Engineering, Los Angeles, California, December 2004.

Historic Landscape Context and Integrity Evaluation, 1343 Laurel Avenue, West Hollywood, California. Prepared for City of West Hollywood, Community Development Department, Los Angeles, California, November 2004.



Historical Resources Sections for the Environmental Impact Report for the Proposed Public Safety Facilities Master Plan, Los Angeles, California. Prepared for City of Los Angeles, Department of Public Works, Bureau of Engineering, Los Angeles, California. November 2004.

Historical Assessment and Technical Report for the Proposed Public Safety Facilities Master Plan, Los Angeles, California. Prepared for the City of Los Angeles, Department of Public Works, Bureau of Engineering, Los Angeles, California. October 2004.

Historic Property Evaluation of the Built Environment, Iowa Army Ammunition Plant, Middletown, Des Moines County, Iowa. Prepared for Army Materiel Command (AMC), Installations and Services Activity, Rock Island, Illinois, June 2004.

Historic Resources Evaluation Report, Freeport Shores Pedestrian/Bicycle Trail Project, State Route 160/Freeport Boulevard, Sacramento County, California. Prepared for Caltrans District 3, Sacramento County, California, April 2004.

EIR/EIS First Street Bridge Over Los Angeles River Widening Project, Los Angeles County, California. Prepared for City of Los Angeles, Bureau of Engineering, Los Angeles, California, November 2003.

Historic Architectural Survey Report, La Paz Road and Bridge Widening Project, Mission Viejo, California, and La Paz Road Widening Historic Properties Survey Report (HPSR). Prepared for the City of Mission Viejo, California, November 2003.

National Register of Historic Places Registration Form, Discontiguous Native Stone Architecture Historic District, Camp Joseph T. Robinson, North Little Rock, Pulaski County, Arkansas. Prepared for the Arkansas Army National Guard, Military Department of Arkansas, January 2003.

Historic Buildings Maintenance Plan for the United States Army Garrison, Selfridge, Macomb County Michigan. Prepared for Army Materiel Command (AMC) Installations and Services Authority, Rock Island Arsenal, Illinois, January 2003. Letter of Commendation.

Assessment of Potential Effects to Cultural Resources, Market Street Renovation Project, City of Wilmington, Delaware. Prepared for Pennoni Associates, Inc., Wilmington, Delaware, 2002.

"Attachment 6.3-Selected Maryland Inventory of Historic Properties and Determination of Eligibility Forms for Cold War Resources," in Andrews Air Force Base Preliminary Draft Integrated Cultural Resources Management Plan. Prepared for the Air Force Center for Environmental Excellence, Brooks AFB, Texas, August 2002.

Historic Structures Survey of the McCoy United States Army Reserve Center and the Orlando Aviation Support Facility, United States Army Reserve Facilities, Orlando, Florida. Prepared for 81st Regional Support Command Headquarters, Birmingham, Alabama, December 2002.

Arkansas Army National Guard Integrated Cultural Resource Management Plan (ARANG ICRMP). Prepared for the Military Department of Arkansas, April 2001.

An Historic Architectural Survey of Three Churches on Euclid Avenue, Cleveland, Ohio. Prepared for Gray & Pape, Inc., Cincinnati, Ohio, and the Cleveland Transit Authority, 2001.

Historic and Cultural Resources Evaluation for the San Luis Obispo Parking and Downtown Access Plan Environmental Impact Report. Prepared for the City of San Luis Obispo, California, 1998.

Final Reconnaissance-Level Historic Resources Survey of the San Fernando Road Corridor Redevelopment Project Area. Prepared for The Glendale Redevelopment Agency, Glendale, California, November 1996.

Historic Properties Maintenance Plan, Fort Jackson, South Carolina. Prepared for the Department of the Army, Norfolk District, Corps of Engineers, 1995.

Historic Structure Survey, Tudor Hall, Pamplin Park Civil War Site, Petersburg, Virginia. Prepared for Farmer Puckett Warner Architects, Charlottesville, Virginia and the Pamplin Park Civil War Site, Petersburg, Virginia, 1995. Now the Pamplin Park Civil War Site house museum.

President's Park Cultural Landscape Report, Washington, District of Columbia. Prepared for United States National Park Service, and EDAW, Inc., Alexandria, Virginia, 1994-1995.



Phase II Archaeological Evaluations of Nine Sites in the Proposed Hunting Run Reservoir Area, Spotsylvania County, Virginia. Prepared for Hayes, Seay, Mattern & Mattern, Inc., Virginia Beach, Virginia, 1995.

Phase Ib Archaeological Investigations and Phase I Historic Architectural Investigations of the Hunting Run Reservoir and Motts Run Water Filtration Plant, Spotsylvania County, Virginia. Prepared for Hayes, Seay, Mattern & Mattern, Inc., Virginia Beach, Virginia, 1994.

Phase II Cultural Resources Investigation for the United States Route 58 Corridor Study (Clarksville Bypass), Mecklenburg County, Virginia. Prepared for HBA/DeLeuw, Cather and Company, Virginia, 1994. Clarksville Historic District determined eligible for the National Register, eleven individual properties listed on the National Register. Letter of Commendation, Virginia Department of Historic Resources.

Cultural Resources Assessment of Station A and Station B of the Warrenton Training Center, Warrenton, Virginia. Prepared for CH2M Hill, Reston, Virginia, 1994.

Phase I Historic Architectural Survey for the Marine Corps Base Manpower Center, Quantico Marine Corps Base, Quantico, Virginia. Prepared for TAMS Consultants, Inc., Arlington, Virginia, 1994.

Phase II Architectural Evaluation Report, United States Route 58 Corridor Study, Boydton to South Hill, Virginia. Prepared for HBA/DeLeuw, Cather and Company of Virginia, Fairfax, Virginia, and the Virginia Department of Transportation, Richmond, Virginia, 1994.

Architectural Assessment, Green Hill, Haymarket, Virginia. Prepared for H/P Companies, Fairfax, Virginia, 1994.

Historic Structure Report, Anne Arundel County Courthouse, Annapolis, Maryland. Prepared for Spillis Candela/Warnecke, Washington, D.C., 1993.

Phase I and Phase II Archaeological and Historical Investigations, Station Square Project, Cumberland, Maryland. Prepared for the Maryland State Highway Administration, Baltimore, Maryland, 1993. Maryland State Highway Administration Archaeological Report 62.

Historic Architectural Investigations for the Proposed Stadium, Washington, D.C. Prepared for EDAW, Inc., Alexandria, Virginia, 1993.

Phase Ib Archeological Survey and Phase II Historic Architectural Survey for the United States Route 29 City of Danville, Dan River Bridge Study. Prepared for Wiley & Wilson, Richmond, Virginia, and the Virginia Department of Transportation, 1993.

Pike County S.R. 1017 Mill Rift Bridge Replacements, Westfall Township, Phase I Archeological Survey and Historic Resources Investigation. Report prepared for the Pennsylvania Department of Transportation, Engineering District 4-0, Dunmore, Pennsylvania, 1993.

Lackawanna County S.R. 1033, Section 270, Eighth Avenue Bridge Replacement, City of Carbondale, Phase I Archaeological Survey and Historic Resources Investigation. Prepared for the Pennsylvania Department of Transportation, Engineering District 4-0, Dunmore, Pennsylvania, 1993.

Luzerne County S.R. 0239, Section 371, Huntington Mills Bridge Replacement, Huntington Township, Phase I Archaeological Survey and Historic Resources Investigation. Prepared for the Pennsylvania Department of Transportation, Engineering District 4-0, Dunmore, Pennsylvania, 1993.

Phase I/Ia Cultural Resources Survey, West Virginia Route 9, Berkeley and Jefferson Counties, West Virginia. Prepared for Parsons Brinckerhoff Quade & Douglass, Inc., Baltimore, Maryland and the West Virginia Department of Transportation, Charleston, West Virginia, 1993.

Phase II Archaeological Evaluation, Woodfolk Cemetery (44AB418), United States Route 29 Corridor Study, Charlottesville and Albemarle County, Virginia. Report prepared for Sverdrup Corporation, Falls Church, Virginia, and the Virginia Department of Transportation, Richmond, Virginia, 1993.

Phase Ia Historical and Archaeological Survey for the I-95/I-395/I-495 Interchange Improvement, Springfield, Fairfax County, Virginia. Prepared for Howard Needles Tammen & Bergendoff, Alexandria, Virginia, 1993.



Phase IA Archaeological and Cultural Resources Survey, United States Navy, Bellvue Housing, Washington, D.C. Prepared for TAMS Consultants, Inc., Arlington, Virginia, and Engineering Field Activity-Chesapeake, Naval Facilities Engineering Command, Washington Navy Yard, Washington, D.C., 1993.

Summary Report, Archaeological Investigations: Background Research, Federal Bureau of Investigation, Washington Metropolitan Field Office, Washington, D.C. Prepared for the General Services Administration, National Capital Region, Washington, D.C. and TAMS Consultants, Inc., Arlington, Virginia, 1993.

Phase II Archaeological Testing of the Loretto Branch Site (18SO147), University of Maryland and Eastern Shore Access Road, Alternate 6/6A Modified, Somerset County, Maryland. Prepared for the Maryland Department of Transportation, Baltimore, Maryland, 1993.

Luzerne County S.R. 2006 Main Street Bridge Replacement, Duryea Borough, Phase I Archaeological Survey and Historic Resources Investigation. Prepared for the Pennsylvania Department of Transportation, Engineering District 4-0, Dunmore, Pennsylvania, 1992.

Addendum Phase I Historic Architectural Investigations and Phase I Archaeological Investigations, United States Route 29 Corridor Study, Charlottesville and Albemarle County, Virginia. Prepared for Sverdrup Corporation, Fairfax, Virginia, and the Virginia Department of Transportation, Richmond, Virginia, 1992.

Phase I Cultural Resources Investigation for the United States Route 58 Widening Study Between Boydton and South Hill, Mecklenburg County, Virginia. Prepared for HBA/DeLeuw Cather & Co. of Virginia, Fairfax, Virginia, and the Virginia Department of Transportation, Richmond, Virginia, 1992.

Documentary Research for the Rehabilitation of the Thurmond Depot and the Installation of a Visitors Center, New River Gorge National River, West Virginia. Prepared for the National Park Service, Eastern Applied Archaeology Center, Silver Spring, Maryland, 1992.

Phase IA Archaeological Survey and Phase I Historic Architectural Survey for the United States Rt. 29 City of Danville Dan River Bridge Study. Prepared for Wiley and Wilson, Richmond, Virginia, and the Virginia Department of Transportation, 1992.

Phase Ia Archaeological Overview and Phase II Historic Architectural Significance Evaluation for the Four Mile Run Bus Garage, Arlington County, Virginia. Prepared for Parsons Brinckerhoff/TEMA, Alexandria, Virginia, and the Washington Metropolitan Area Transit Authority, Washington, D.C., 1992.

Survey of Historic Resources, Hanover County, Virginia, Phases I and II. Prepared for the Hanover County Planning Department, Hanover County, Virginia, 1992. County-wide survey. Remnants of Late 19th- and Early 20th-century Proffit, Virginia. Prepared for the Proffit Neighborhood Association, Proffit, Virginia, 1991. On file, Fine Arts Library, University of Virginia.

Naval Hospital, Portsmouth, Virginia, Historic American Buildings Survey (HABS) Documentation. Prepared for Henningson, Durham and Richardson, Inc., and the Atlantic Division, Naval Facilities Engineering Command, 1991.

Survey of State Owned Properties in Virginia, 1989-1991. Prepared for the Virginia Department of Historic Resources, Richmond, Virginia. American Society of Landscape Architects Merit Award, 1991.

Academic Publications

Karel Teige's, *Modern Architecture in Czechoslovakia*, Los Angeles, The J. Paul Getty Trust, 1999. Special editorial consultant for the English edition.

Documentary Research for the Rehabilitation of the Thurmond Depot and Southside Site Development, New River Gorge, National River, West Virginia. Denver, United States Department of the Interior, National Park Service, 1996.

"Argentine Architect J ulian Garc a N  nez, 1875-1944," Artistic Representations of Latin American Diversity: Sources and Collections, Seminar on the Acquisition of Latin American Library Materials 34 (May 31-June 5, 1989), *Proceedings of the Seminar on the Acquisition of Latin American Library Materials XXXIV* (1993): 53-91.



"A Computer Search on Latin American Architecture: Results and Implications," *Artistic Representations of Latin American Diversity: Sources and Collections*, Seminar on the Acquisition of Latin American Library Materials 34 (May 31-June 5, 1989), *Proceedings of the Seminar on the Acquisition of Latin American Library Materials XXXIV* (1993): 92-96.

"Beauty, Utility and Fitness: Cass Gilbert in Oberlin," *Allen Memorial Art Museum Bulletin* 41(1), (1984): 35-42.

Exhibitions

"Shifting Cultural Landscapes: Urban Memory and Identity in Bosnia," Art History Department, UCLA, May-September 1996.

"Ohio Costumes: 1833-1983," Allen Memorial Art Museum, Oberlin College, 16 January - 16 March 1983.

"Building Utopia: Oberlin Architecture 1833-1983," Allen Memorial Art Museum, Oberlin College, 29 November 1982 – 16 January 1983.

Symposium Organization and Coordination

Co-Chair, National Symposium, "Images and Spaces of Transformation: Festival, Spectacle and Ritual in Visual Culture," 32nd Annual Graduate Student Symposium, Art History Dept., UCLA, May 11, 1997.

Assistant Coordinator, International Symposium, "Artistic Representation of Latin American Diversity: Sources and Collections," *Seminar on the Acquisition of Latin American Library Materials (SALALM) XXXIV*, UVA, May 31-June 5, 1989, Charlottesville, Virginia.

Lectures and Symposia

Cultural Memory, Restoration and Adaptive Reuse of Two Historic Laguna Beach Houses," presented at the California Preservation Foundation Workshop on the Secretary of the Interior's Standards, Ventura, California, August 15, 2008.

Documenting the Southern California Landscape: Agriculture, Recreation and the Modern Metropolis," presented at the Society of American Archaeology meeting in Austin, Texas, August 2006.

Identity and History in Preservation Planning: Pier 70, San Francisco, California" EDAW Intern Program, San Francisco, California, June 9, 2005.

The Emergence of Cultural Space in Early 20th Century Central European Architecture," Los Angeles Institute of Architectural Design, Los Angeles, California, April 11, 2005.

The Concept of Beauty in Architectural Theory." Department of Art History, UCLA, February 15, 2005.

Current Controversies in Preserving Modern Architecture: The Battle to Save Richard Neutra's Cyclorama at Gettysburg." College of Architecture, University of Kentucky, April 6, 1999.

Symposium Co-Chair, "Images and Space of Transformation: Festival, Spectacle and Ritual in Visual Culture," 32nd Annual Graduate Student Symposium, Department of Art History, UCLA, May 11, 1997.

Cosmological & Mythological Symbolism in the Architecture of Jože Plečnik," *Works in Progress Lecture Series*, Department of Art History, UCLA, December 5, 1996.

Restoration of Prague Castle 1921-35," *Plečnik Symposium*, Prague College of Studies in Art and Architecture, Prague Castle, Czech Republic, August 30, 1996.

Teaching Experience

2005, Instructor, Historic Preservation Design Studio, EDAW Summer Intern Program. The 2005 Program focused on Pier 70, a 65-acre site on the Southern Waterfront, home to the San Francisco Drydock ship repair yard and a rich collection of historic industrial resources that once housed a thriving maritime center.

2005, Visiting Lecturer, Theory and Methodology, Department of Art History, UCLA.



1996-1997, Teaching Associate, Department of Art History, UCLA. Ancient Art; Renaissance and Baroque Art; Modern Art.

1994-present, Mentor, Mentored historians and archaeologists in the hands-on practice of architectural history and cultural resources management.

1984-1985, Teaching Assistant, School of Architecture, University of Virginia (UVA). Survey of Western Architecture; Survey of American Architecture; 18th century French Architecture (upper level); lecturer on Gothic architecture.

Service

Buildings and Grounds Committee, Lakeland Academy, Rockwall, TX. Prepared a feasibility study and land-use plan for a new K-12 Montessori school of 500 students on a 70-acre property located in Hunt County, TX, 2004.

President, Staff Association, UVA Library, 1987-1988.

Graduate Representative, Architectural History Department, School of Architecture, UVA, 1984-1985.

Undergraduate Representative, Art History Department, Oberlin College, 1982-1983.



Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Architecture, Southern California Institute of Architecture, Los Angeles, California, 2003
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- Santa Monica Conservancy
- American Farmland Trust

Expertise

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on Central and Southern California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceeds those of the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Architecture.

Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. Most recently He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

HABS: Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians. As an employee of HABS, Mr. Wilson initially worked documenting a colonial governor's rural retreat just outside Philadelphia, Pennsylvania, and then over several years worked in Natchitoches, Louisiana, documenting rural housing patterns and types, and producing an urban history on the development of the town's commercial district.

Mr. Wilson worked at Historic Resources Group (HRG) in Los Angeles prior to joining PCR. At HRG, he conducted surveys of the contributing "puestos" to the El Pueblo de Los Angeles Historic Monument, and surveys for specific plans in Placentia, Santa Ana, and Whittier. Mr. Wilson produced historic preservation design drawings and conducted design review for multiple historic properties including the Marion Davies Estate at 415 PCH, the Frank Lloyd Wright-designed Ennis-Brown House, the Lopez Adobe, Orchard Gables, and the Hughes Industrial Historic District. Also at HRG Mr. Wilson created a CEQA technical report, a Federal Tax Credit for Historic Preservation application, and design monitoring and review for the Fox Riverside Theatre, an HSR for the National Landmark Harada House, and Federal Tax Credits for the Lompoc Theatre.

Santa Monica: Mr. Wilson has served as a primary author, under the direction of Margarita Wuellner, for numerous reports for the City of Santa Monica as part of the on-call contract with the City. Mr. Wilson

has conducted historical and cultural resource surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. He helped produce the National Register Nomination and design consulting for Santa Anita Park, Conducted Section 106 Review for the City of Los Angeles, He also produced a Federal Tax Credit for Historic Preservation application for the



Lompoc Theatre, and many other preservation and cultural resource management documents related to historic

Awards and Fellowships

Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

Large Scale Surveys

Intensive Historic Resources Survey, Wilshire/Koreatown Redevelopment Area, Los Angeles, California (In Progress)

Client: City of Los Angeles Community Redevelopment Agency

Mr. Wilson co-authored a comprehensive, intensive-level survey for the Wilshire Center/Koreatown Redevelopment Area, which involved the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The survey applies the methodology developed for SurveyLA.

Intensive Historic Resources Survey, Adelante Eastside Redevelopment Area, Los Angeles, California.

Client: Community Redevelopment Agency

Mr. Wilson co-authored a comprehensive, intensive-level survey for the Adelante Eastside Redevelopment Area in the Boyle Heights neighborhood of East Los Angeles, which involved the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The survey was the first survey to apply the methodology developed for SurveyLA.

CEQA Compliance and Historic Resource Assessments

EIR Technical Report for the Lido Hotel, Hollywood, California

Client Johnson/Fain Architects

Mr. Wilson co-authored the historic resources section of the document; determined if the adaptive Re-use of the Lido Hotel caused any direct or indirect impacts to historic resources on the site.

Historic Resources Assessment of the French Quarter Restaurant, West Hollywood, California

Client: Truman and Elliot LLP

Mr. Wilson served as primary author of report determining whether the French Quarter Restaurant building was an historic resource eligible for listing under federal, state, or local listing.

Historic Resources Assessment of 31742 South Coast Highway, Laguna Beach, California

Client: Lohrbach Architects

Mr. Wilson served as primary author of report determining whether a former market building was an historic resource eligible for listing under federal, state, or local listing.

MND of the proposed site for the Animo Leadership Charter High School, Lennox, Los Angeles, California

Client: Pacific Charter School Development

Mr. Wilson served as primary author of the historic resources section of the document and determined if the new charter school project caused any direct or indirect impacts to historic resources on the site.

MND Technical Report for Fox Riverside Theatre, Riverside, California

Client: City of Riverside

Mr. Wilson served as primary author of the historic resources section of the MND determining any direct or indirect impacts caused by the rehabilitation of the historic Fox Theatre in Riverside.

Preliminary Assessments for Landmark Eligibility and Landmark Application Review for the City of Santa Monica Landmarks Commission, Santa Monica, California

Client: City of Santa Monica

Mr. Wilson served as primary and co-author providing ongoing assessments to potential historic resources for the City of Santa Monica Landmarks Commission.

Historic American Buildings Survey (HABS)/ (Historic American Landscapes Survey (HALS) Recordation

Historic American Buildings Survey of Front Street Natchitoches, Louisiana

Client: Historic American Buildings Survey



Mr. Wilson served as primary author of a survey of Front Street in Downtown Natchitoches, Louisiana along the Red River. He produced short-form HABS reports documenting the findings.

Historic American Buildings Survey of Three Plantations, Natchitoches, Louisiana

Client: Historic American Buildings Survey

Mr. Wilson served as primary author of a HABS report, and measured drawings for three plantation dwellings in Natchitoches.

Historic American Buildings Survey of Graeme Park, Horsham, Pennsylvania

Client: Historic American Buildings Survey

Mr. Wilson served as primary author of a HABS report, and measured drawings for a colonial governor's dwellings in Horsham.

Historic American Buildings Survey of the Cane River Plantation Landscape, Louisiana

Client: Historic American Buildings Survey

Mr. Wilson served as primary author of a survey of the plantation landscape and architecture of the Cane River community south of the town of Natchitoches, Louisiana. He produced HABS short-form reports documenting the findings.

Historic American Buildings Survey of the Santa Monica Jail, Santa Monica, California

Client: City of Santa Monica

Mr. Wilson served as primary author of HABS documentation for the Santa Monica Jail. He produced HABS photographs and HABS history for the historic jail.

Historic American Buildings Survey of the Casting Building at Disney Studios, Burbank, California

Client: Disney Corporation

Mr. Wilson served as primary author of HABS documentation for the Casting Building at Disney Studios. He produced HABS photographs and HABS history for the building.

Historic Preservation, Planning, and Policy

Rehabilitation Plan for the East Puestos at El Pueblo De Los Angeles Historic Monument, Olvera Street, Los Angeles, California

Client: Steven Fader Architects

Mr. Wilson served as primary author of a character-defining feature and rehabilitation-plan study of the East Puestos at Olvera Street.

Urban Planning

Placentia Specific Plan

Client: Moule and Polyzoides

Mr. Wilson served as primary author of a survey of historic and cultural resources within the specific plan boundaries. He surveyed the primary Commercial Strips and Adjacent Industrial District in Downtown Placentia, California.

Santa Ana Specific Plan

Client: Moule and Polyzoides

Mr. Wilson served as primary author of a survey of historic and cultural resources within the specific plan boundaries. He surveyed the primary Commercial Strips in Downtown, Santa Ana, California.

Whittier Specific Plan

Client: Moule and Polyzoides

Mr. Wilson served as contributing author of a survey of historic and cultural resources within the specific plan boundaries. He surveyed a section of Downtown Whittier, California.



Design Review

Design Review for the City of San Monica Landmarks Commission, Santa Monica, California

Client: City of Santa Monica

Mr. Wilson served as primary and co-author to provide ongoing design guidance for the City of Santa Monica Landmarks Commission for the rehabilitation and/or addition to historic properties and for new buildings in designated historic districts. Recent projects in the 3rd Street Historic District include 2617 3rd Street, 2642 2nd Street, and 2646 2nd Street.

Federal Tax Credits

Riverside Fox Theatre, Federal Tax Credit, Riverside, California

Client: City of Riverside

Mr. Wilson served as primary author for the Federal Tax Credit for the Fox Riverside Theatre

Lompoc Theatre, Federal Tax Credit, Lompoc, California

Client: The Lompoc Housing and Community Development Corporation

Mr. Wilson served as primary author for the Federal Tax Credit for the Lompoc Theatre.

Mills Act

Mills Act Application for the Skinner House, Silverlake, Los Angeles, California

Client: Jane Wiedlin

Mr. Wilson served as primary author for the Mills Act Application for the Skinner House (LAHCM 856). The Mills Act process for the Skinner House included performing on-site inspections to review existing conditions and to assess how one could apply the Secretary of the Interior's Standards to the specific conditions of the residence. An exemption to the valuation limits set forth in the Mills Act ordinance was requested and accepted by the City.

Los Angeles Historic Cultural Monument (LAHCM)

Los Angeles Historic Cultural Monument Application for the Skinner House, Silverlake, Los Angeles, California

Client: Jane Wiedlin

Mr. Wilson served as primary author for the Los Angeles Historic Cultural Monument Application for the Skinner House (LAHCM 856).

Historic Structures Reports

Harada House National Historic Landmark HSR, Riverside, California

Client: Riverside Metropolitan Museum

Mr. Wilson served as primary author for the Historic Structures Report for the Harada House National Historic Landmark in Riverside California. The HSR included the documentation of the residence's character-defining features and a plan for the preservation of the residence.

Doheny Mansion HSR, Los Angeles, California

Client: Mount St. Mary's College

Mr. Wilson served as a contributing author for the Historic Structures Report for the Doheny Mansion in Los Angeles, California. The HSR included the documentation of the residence's character-defining features and a plan for the preservation of the residence.

Section 106 Reports

Section 106 Report for the Jail Section of the Santa Monica City Hall, Santa Monica, California

Client: City of Santa Monica

Mr. Wilson served as primary author for the Section 106 report for the adaptive reuse of the historic Santa Monica jail. The project called for major alterations in order to turn a jail into offices. Although some character-defining features were removed for the adaptive reuse of the jail, the new design plans were carefully analyzed to make sure all new additions and alterations were compatible to the original design principles of the jail.



Education

- M.L.A., Landscape Architecture, University of Colorado, Denver, Colorado, 2006
- Certificate in Historic Preservation, University of Colorado, Denver, Colorado, 2006
- Graduate Study, Urbanism/Landscape Architecture, Technical University of Delft, The Netherlands, Fall 2005
- B.A., Anthropology, Bryn Mawr College, Bryn Mawr, Pennsylvania, 1993

Professional Experience

- Associate Architectural Historian, PCR Services Corporation, Santa Monica, California, May 2008-present
- US/ICOMOS International Exchange Program, Turath Heritage Management Consultants, Al-Houson, Jordan, May 2007-September 2007
- Project Coordinator, Colorado Center for Preservation Research/Colorado Center for Community Development, University of Colorado, Denver, Colorado, 2005 - 2007
- Associate Urban Planner, Clarion Associates, Denver, Colorado, 2001-2005
- Researcher, Colorado Historical Foundation, Denver, Colorado, 2000-2001

Professional Affiliations

- Los Angeles Conservancy
- California Preservation Foundation
- U. S. National Committee of the International Council on Monuments and Sites (US/ICOMOS), Historic Gardens and Cultural Landscapes Committee

Expertise

Marlise Fratinardo has over eight years of professional and academic experience in the practice of historic preservation, urban planning and applied architectural history in the United States and abroad. Her areas of interest include cultural landscapes, preservation economics, urban redevelopment, parks, streetscapes, and infrastructure. Ms. Fratinardo has authored and contributed to numerous historical resources projects including historic resources assessments, architectural surveys, property nominations, and CEQA/NEPA documentation. She has received several awards for her work including the Colorado Historical Society's Stephen H. Hart Award for Public History, Douglas Walter Architects' Historic Preservation Scholarship, and the American Society of Landscape Architects, Colorado Chapter Certificate of Honor. Ms. Fratinardo's qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Historic Preservation Planning.

Ms. Fratinardo is currently assisting with the Historic Resources Survey and Inventory of the Wilshire Center/Koreatown Recovery Redevelopment Area and is involved with CEQA compliance projects in Pasadena, Hollywood and the City of Los Angeles.

Experience

Documentation and Research: Ms. Fratinardo has extensive experience in the documentation of historic properties. She has conducted research to evaluate the significance of historic resources and identify character-defining features of a diverse range of building types and landscapes. This information enabled projects to move forward as conservation easements, local histories, interpretive signage and walking tours, rehabilitation grants, and National Register nominations.

Historic Preservation Planning: Ms. Fratinardo's professional background includes numerous projects aimed at the protection and revitalization of historic areas. Prior to joining PCR, Ms. Fratinardo worked as an urban planner for Clarion Associates in Denver, Colorado where she gained experience in drafting historic preservation ordinances and design standards. She has participated in unified development code projects and growth management plans that addressed community character and local identity for municipalities throughout the United States. As a designer, she has developed site plans and interpretive signage.

Project Management and Community Outreach: Ms. Fratinardo has advised numerous municipalities and volunteer-led community groups on the process of integrating historic preservation goals into planning efforts. Her duties have included envisioning long-range goals, managing program grants, producing outreach materials, and conducting presentations to community volunteers.

Preservation Economics and Policy: Ms. Fratinardo has prepared two comprehensive statewide studies on the economic benefits of historic preservation on behalf of the Colorado Historical Society and the Michigan Historic Preservation Network. For both projects, she conducted an extensive and detailed examination of historic preservation planning incentive programs that included an analysis of state and federal rehabilitation tax credits, statewide grant programs and local incentives as well as the effects of historic district designation on property values.

California Environmental Quality Act (CEQA): Ms. Fratinardo has demonstrated experience in CEQA documentation, particularly in developing historical resources sections, technical reports, and mitigation recommendations to reduce impacts to historical resources.



Awards and Fellowships

US/ICOMOS International Exchange Program, Al-Houson, Jordan, 2007

American Society of Landscape Architects, Colorado Chapter, Certificate of Honor, 2007

Association of Preservation Technology International, Annual Conference Student Scholarship, 2006

University of Colorado at Denver, Department of Landscape Architecture, Culture and Landscape Award, 2005

University of Colorado at Denver, Department of Landscape Architecture, Writing Award, 2005

Douglas Walter Architects' Historic Preservation Scholarship, 2005

Garden Club of America Scholarship, Illinois Chapter, 2005

Colorado Historical Society, Stephen H. Hart Award for Public History, 2003

Historic Resources Surveys

Wilshire Center/Koreatown Redevelopment Area Historic Resources Survey, Los Angeles, California (In Progress)

Client: City of Los Angeles Community Redevelopment Agency

Ms. Fratinardo utilized tablet PCs to collect survey data, participated in establishing eligibility requirements for each property type and conducted integrity and significance evaluations.

Survey of Fine and Decorative Arts Aboard the RMS Queen Mary, Long Beach, California (In Progress)

Client: City of Long Beach

Comprehensive survey of fine and decorative arts objects, hardware, furniture and built-ins.

California Environmental Quality Act (CEQA)

Cinco Puntos/Cesar Chavez Roundabout Historic Resources Assessment and CEQA Impacts Analysis, Los Angeles, California (In Progress)

Client: City of Los Angeles

Ms. Fratinardo evaluated neighboring properties for their potential eligibility as historical resources and provided an impacts analysis. She completed State of California Department of Parks and Recreation Primary Record Forms.

Trabuco Station No. 18 Initial Study, Orange County, California (In Progress)

Client: Orange County Fire Authority

Ms. Fratinardo prepared an initial study on behalf of a fire station in rural Trabuco Canyon. Evaluated properties included a Civilian Conservation Corps era building and an adobe fire station.

16 E. California Historic Resources Assessment and CEQA Impacts Analysis, Pasadena, California (In Progress)

Client: City of Pasadena

Conducted historic resources investigations to evaluate the building and associated signs within the context of commercial development in Pasadena during the post-World War II era and the construction of nearby Route 66. Prepared the historic resources section of the EIR for the proposed project and provided mitigation recommendations to reduce potential impacts to the historic signage.

The Wendt House, Laguna Beach, California

Client: Tresor Properties

Ms. Fratinardo conducted a Historic Resources Assessment (HRA) and CEQA Impacts Analysis for the Wendt House, located at 229 Arch Street in Laguna Beach, California. The property, currently included in the City of Laguna Beach Historic Inventory List with a category E (Exceptional) classification, was found to be potentially eligible as an historical resource under Criterion 1 and Criterion 2 of the California Register of Historical Resources. Ms. Fratinardo conducted a character-defining features analysis and provided preservation design consultation for the restoration of the Wendt House as a single-family residence, which included the incorporation of historic landscape features into the project design. The final report presented the results of the HRA and impacts analysis and provided mitigation measures to reduce potential impacts to the historic property. Mitigation measures included preparation of a relocation plan, additional design consultation, final plan review and construction monitoring.



Great Park Specific Plan Technical Report, Ontario, California

Client: City of Ontario

Ms. Fratinardo evaluated several dairy properties for their potential eligibility as historical resources, which were compiled into an EIR technical report. In addition, she developed preservation alternatives and recommended mitigation measures for reducing the level of impacts to historic resources in compliance with CEQA. She completed State of California Department of Parks and Recreation Primary Record Forms.

Wilshire-Gayley Initial Study, Los Angeles, California

Client: Indivest Incorporated

Ms. Fratinardo prepared an initial study on behalf of a hotel project in downtown Westwood.

Hollywood Palladium Historic Resources Assessment and CEQA Impacts Analysis, Los Angeles, California

Client: Newport Capital Investors

Ms. Fratinardo evaluated neighboring properties for their potential eligibility as historical resources and provided an impacts analysis.

Landmark Assessment and Evaluation

Main Street Bridge City Landmark Assessment and Evaluation Report, Santa Monica, California

Client: City of Santa Monica

Significance evaluation for a 1925 reinforced concrete arch open spandrel bridge spanning the Santa Monica Freeway. The bridge was recommended eligible as a local landmark.

Documentary Research

Buford School, Buford, Rio Blanco County, Colorado

Client: White River Community Club

This project involved preparing a Colorado Register of Historic Properties nomination for the Buford School in Colorado's rural Rio Blanco County. With Colorado Register listing, the property became eligible for participation in a competitive statewide rehabilitation grant program. With the support of numerous community volunteers, Ms. Fratinardo wrote a successful grant application (\$200,000) to the Colorado Historical Fund in order to support the rehabilitation of the property, a former one-room schoolhouse that has operated as a community center since 1961.

Interpretive Signage and Logo Development, Woodland Park, Colorado

Client: Ute Pass Historical Society

Ms. Fratinardo researched ten outdoor interpretive areas in Woodland Park, developed interpretive text for each area, designed interpretive signage and created a new logo and letterhead for the Ute Pass Historical Society.

Palisade Park Documentation Project, Palisade, Colorado

Client: City of Palisade

The project documented the little-known history of Palisade Park, from its 1930s origins as a Civilian Conservation Corps unit through its decades of use as a seasonal camp for migrant workers employed by the area's peach industry. Ms. Fratinardo prepared the project report, which included the collection of oral histories from area residents. The report was used to support the efforts of a pilot local heritage tourism program.

Huerfano County Courthouse, Huerfano County, Colorado

Client: Dale F. Zinn & Associates

Ms. Fratinardo conducted historical research that documented the construction of the property, identified a likely quarry location for the building's unique stone façade, and located the few surviving works by the building's architect.

Historic Preservation Planning and Policy

Al-Deir Cultural Properties Project, Amman, Jordan

Client: US/ICOMOS Exchange Program; Turath Heritage Management Consultants

As a participant in the US/ICOMOS Exchange Program, Ms. Fratinardo worked in partnership with Turath Heritage Management Consultants in Amman, Jordan and local community members to develop a historic preservation plan for a locally significant historic building. Ms. Fratinardo prepared grant applications, developed a feasibility analysis and project marketing materials, and met with stakeholders and potential funders.



Hayden Ranch Site Plan, Documentation and Conservation Easement, Leadville, Colorado

Client: Colorado Preservation Inc.; Colorado Mountain College

The sensitive redevelopment of an historic ranch property, abandoned for two decades, was the goal of a public-private partnership to integrate the property's existing buildings with a new educational facility. Ms. Fratinardo co-authored a site plan that included the preservation and rehabilitation of the ranch as well as classrooms, workshops and outbuildings to support a well-established historic preservation trade school program. After the conclusion of the planning phase, she documented the property's character-defining features including both buildings and cultural landscape elements, evaluated the property for its overall integrity and significance, participated in community presentations and public workshops and co-authored a conservation easement for the ranch in accordance with guidelines in a newly-adopted regional open space master plan.

Drafting Effective Historic Preservation Ordinances: A Manual for California's Local Governments

Client: Office of Historic Preservation, California Department of Parks and Recreation

Ms. Fratinardo conducted extensive legal research on the topic of historic preservation ordinances in California, compiled a matrix of the wide range of regulatory approaches used by over 50 California communities and participated in drafting the document.

City of Santa Fe Historic Preservation Ordinance Revisions, Santa Fe, New Mexico

Client: City of Santa Fe

Ms. Fratinardo participated in reorganizing and streamlining the local historic preservation ordinance.

Colorado's Scenic Byways Study, various cities, Colorado

Client: Colorado Department of Transportation; Center for Community Development, University of Colorado

The Colorado's Scenic Byways Study, a statewide joint effort of the Colorado Department of Transportation and the Colorado Center for Community Development, was intended to assist some of Colorado's most remote communities situated along the state's vast network of Scenic Byways. The project provided these communities with the raw data needed to begin the process of collectively envisioning heritage tourism-based marketing strategies along Byway corridors. While employed by the Colorado Center for Community Development, Ms. Fratinardo created the budget, hired staff, and served as project manager for the project's initial phase, which involved the scheduling and coordination of graduate student workers who, over a three-month period, administered a survey instrument to 2,500 travelers along Scenic Byways at 50 locations throughout the state.

Preservation Economics

The Economic Benefits of Historic Preservation in Michigan, Lansing, Michigan

Client: Michigan Historic Preservation Network

This study examined the statewide impact of historic preservation activities and involved an extensive examination of historic preservation planning incentive programs, which included the utilization of state and federal rehabilitation tax credits. The project analyzed heritage tourism efforts and the effects of local historic district designation on property values. Ms. Fratinardo served as the study's primary researcher and author. www.mhpn.org

The Economic Benefits of Historic Preservation in Colorado, Denver, Colorado

Client: Colorado Historical Foundation

This multiyear effort developed a methodology to document the statewide impact of historic preservation activities in Colorado. The project examined historic preservation incentive programs that included the utilization of state and federal rehabilitation tax credits, rural preservation initiatives, heritage tourism efforts, and the effects of local historic district designation on property values. Ms. Fratinardo served as primary researcher and co-author, designed research databases, and coordinated the graphic design team that produced the final product.

Urban Planning

Nature-Friendly Communities: Habitat Protection and Land Use Planning, Chris Duerksen and Cara Snyder, Washington, District of Columbia: Island Press

Ms. Fratinardo, in collaboration with colleagues at Clarion Associates, contributed to this project, which outlined the nation's most successful local habitat protection efforts and established a set of benchmarks for evaluating community biodiversity programs. Ms. Fratinardo wrote two case studies for the book: Teton County and Powell County, Wyoming.



Annual Population Growth Study, Aurora, Colorado

Client: City of Aurora

Ms. Fratinardo estimated the annual population growth of Aurora, Colorado. The estimate was then used to determine allocations for various municipal budgeting purposes.

Delta County Recreation Feasibility Study, Delta, Colorado

Client: Delta County

Ms. Fratinardo interviewed staff and stakeholders in eight rural communities regarding their current needs and future planning efforts for recreational facilities. This information was compiled into a report that addressed the current level of investment for recreational facilities in Delta County and explored options for creating a county-wide recreational agency.

Municipality of Anchorage, Title 21 Rewrite, Anchorage, Alaska

Client: Municipality of Anchorage

The goal of the Title 21 Rewrite project was to codify the community vision previously outlined in the Anchorage 2020 Comprehensive Plan. Ms. Fratinardo participated in community meetings, interviewed stakeholders, drafted text on night-sky protection, snow removal and greenbelt provisions, and researched environmental protection measures in international Northern communities.

Town of Oro Valley Zoning Code Reorganization, Oro Valley, Arizona

Client: Town of Oro Valley

Ms. Fratinardo reorganized the existing zoning code to facilitate a future code rewrite project.

Town of Cary Unified Development Ordinance, Cary, North Carolina

Client: Town of Cary

The project involved the implementation of planning and growth management goals adopted in the Town's Growth Management Plan and emphasized public participation along with clarification of development review procedures. Ms. Fratinardo drafted text for various provisions, conducted research, and streamlined the current code.

Wake County Comprehensive Growth Management Strategy, Wake County, North Carolina

Client: Wake County

Ms. Fratinardo drafted text regarding the impacts of rapid growth on the County's school districts. The project's innovative approach involved a 42-member task force, consisting of representatives from county staff, the school districts, and each of the county's twelve municipalities. The planning process focused on growth concerns in seven areas: community character; cost of growth; water/sewer, schools; transportation; open space and land development standards.

City of Henderson Comprehensive Zoning Code Revisions, Henderson, Nevada

Client: City of Henderson

Influenced by the growth of nearby Las Vegas, Henderson is one of the fastest growing areas in the West. Ms. Fratinardo participated in the development of text that included the implementation of a town center concept as envisioned in the comprehensive plan, design standards, landscaping provisions, and revamping of the development review process.

Professional Publications

The Economic Benefits of Historic Preservation in Colorado. Prepared for the Colorado Historical Foundation, Denver, Colorado, 2005 update.

The Economic Benefits of Historic Preservation in Michigan. Prepared for the Michigan Historic Preservation Network, Lansing, Michigan, 2003.

Investing in Michigan's Future: The Economic Benefit of Michigan's Historic Preservation State Tax Credit. Prepared for the Michigan Historic Preservation Network, Lansing, Michigan, 2003.

The Economic Benefits of Historic Preservation in Colorado. Prepared for the Colorado Historical Foundation, Denver, Colorado, 2002.



Academic Publications

"Death and Life: Urban Regeneration in Denver, Colorado," Atlantis Technical University of Delft, Netherlands 17(1), (2006): 39 - 43.

Exhibitions

Participant, Juried Art Exhibition, "Im(possible) Design: An Exploration into the Imaginative Perspective of Landscape Architecture," Double Daughters Salotto, Denver, Colorado, May 2005.

Symposium Organization and Coordination

"Preservation Technology Partnership for Colorado: University of Colorado, Colorado Mountain College, and Colorado State University," University of Colorado at Denver, February 5, 2007.

Ms. Fratinardo coordinated this symposium, which convened a diverse range of representatives from Colorado's historic preservation community. The goal was to explore multi-disciplinary professional and academic perspectives on the "state of historic preservation" in Colorado.

Short Courses and Continuing Education

"Third International Symposium: Cultural Landscapes: Cultural Towns," New Harmony Artists' Guild/American Planning Association, New Harmony, Indiana, September 7 - 9, 2007.

"Core Regional Course on Conservation of Heritage Sites in the Arab Region," International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM), Amman, Jordan, July 5 - 12, 2007.

"In-Situ Evaluation of Historic Wood and Masonry Structures" National Science Foundation/International Union of Laboratories and Experts in Construction Materials, Systems, and Structures (RILEM), Institute of Theoretical and Applied Mechanics, Prague, Czech Republic, July 11 - 15, 2006.

Lectures

"Design with Culture" University of Colorado, Boulder, Colorado April 1, 2007.

"Tuin Nationaal" University of Colorado, Denver, Colorado October 25, 2006.

"Necessary Gardening" University of Colorado, Denver, Colorado October 17, 2006.

Service

Co-author, "Transient Landscapes: A New Vision for Vacant Parcels in Denver's Urban Core," Proposal to the City and County of Denver, Department of Community Planning and Development, Denver, Colorado, March 2007.

Preservation Technology Partnership Visioning Committee, University of Colorado, Denver, Colorado, Spring 2007.

Student Liaison, College of Architecture and Planning Lecture Series, University of Colorado, Denver, Colorado, August 2004 - August 2005.



Education

- M.S., Historic Preservation, Conservation Emphasis, Columbia University, New York, New York, 2008
- B.S., Interior Architecture, University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

Professional Affiliations

- American Society of Interior Designers
- National Trust for Historic Preservation
- Association for Preservation Technology
- Los Angeles Conservancy
- Santa Monica Conservancy

Professional Experience

- Intern, Historic Resources Group, Los Angeles California, Summer 2007

Expertise

Amanda Kainer has over seven years of professional and academic experience in the practice of historic preservation and architectural history throughout the United States. Ms. Kainer's qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Historic Preservation Planning. She has a wide-ranging knowledge of 19th and 20th century American Architecture and Interior Design. Ms. Kainer has advanced skills in researching and documenting residential interior design, and analyzing preservation easements. She also specialized in conservation with knowledge of analytical methods, and materials such as stone, metal, mortar, bricks and finishes.

Experience

Historic Preservation Documentation and Research: Ms. Kainer has conducted extensive archival research, field observation, and recordation for numerous historic documentation projects. She provided database management for the Wilshire Center/Koreatown Historic Resources Survey (2008) and served as the Survey Team Leader for the survey of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Ms. Kainer is currently assisting with the management of the survey database and research for the Normandie 5 Survey in Los Angeles. She has completed character-defining features reports, and assistance with investment tax credit applications and Historic American Building Survey (HABS) documentation.

She has completed character-defining features reports, and assistance with investment tax credit applications and Historic American Building Survey (HABS) documentation. She has contributed to Historic Resource Assessments for two private residential properties in Laguna Beach and Redondo Beach, and a bowling alley in Chatsworth, California. In addition, she has contributed to Landmark Assessment Reports for two commercial buildings and a moderne hospital office building in Santa Monica. Ms. Kainer has prepared Conditions Assessments and provided recommendations for two projects in New York including the East and West Parlors of the Van Cortlandt House Museum in the Bronx, and the Orange County and Government Center in Goshen, New York.

Ms. Kainer has also contributed to character-defining features reports for All Saints Church and Polytechnic Elementary School in Pasadena, California.



Awards and Fellowships

Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Large Scale Surveys

Intensive Historic Resources Survey, Normandie 5 Redevelopment Area, Los Angeles, California (In Progress)

Client: City of Los Angeles Community Redevelopment Agency

Ms. Kainer assisted with contextual and property research, prepared architectural descriptions, and completed inventory database input.

Intensive Historic Resources Survey, Wilshire/KoreaTown Redevelopment Area, Los Angeles, California (In Progress)

Client: City of Los Angeles Community Redevelopment Agency

Comprehensive reconnaissance and intensive-level surveys of the Wilshire/KoreaTown Redevelopment Area. Conducted using the NPS Multiple Property Approach, in accordance with SurveyLA methods and technologies. Ms. Kainer provided utilized tablet PCs to collect survey data, assisted with contextual and property research, prepared architectural descriptions, and completed inventory database input.

Intensive Historic Resources Survey, Adelante Eastside Redevelopment Area, Los Angeles, California.

Client: Community Redevelopment Agency, City of Los Angeles

Ms. Kainer assisted with survey compilation and inventory database input.

Inventory of Fine Art and Decorative Art on the Royal Mail Ship Queen Mary, Long Beach, California

Client: City of Long Beach

Comprehensive survey of fine and decorative arts objects, hardware, furniture and built-ins aboard the RMS Queen Mary. Ms. Kainer co-authored and contributed to the research, survey methodology, database design and final report.

CEQA Compliance and Historic Resource Assessments

Historic Resources Assessment, The Rocket Bowl, Bowling Alley, 9171 De Soto Avenue, Chatsworth, California

Client: Selective Real Estate Investments

Ms. Kainer contributed to the Historic Resources Assessment for the Rocket Bowl, a Googie style bowling alley completed in 1963, which involved a site survey, historic research, writing and photography.

Historic Resources Assessment, Craftsman Cottage, Redondo Beach, California

Client: Private Property Owner, Redondo Beach, California

Ms. Kainer contributed to an architectural evaluation of a single-family residence located in Redondo Beach. The house, constructed by Dr. F.J. White in 1913, is a moderate example of the Craftsman Bungalow architectural style. Ms. Kainer participated in compiling historic research that included a review of past survey reports, building permits, assessor's records, historic maps and city directories. In addition, she co-authored assessment report and compiled photographs.

Historic Resources Assessment and CEQA Impacts Analysis, Beach Cottage, Laguna Beach, California

Client: Polster & Associates

Ms. Kainer prepared a Historic Resources Assessment Report and CEQA Impacts Analysis for a single-family residence located in Laguna Beach. She contributed to the architectural evaluation that involved an intensive pedestrian site survey of the subject property and the surrounding neighborhood, including digital photography, review of the previous Laguna Beach citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. She also coauthored the final assessment report.

Historic Resources Assessment, Eclectic Beach Cottage, Laguna Beach, California

Client: Gregg Abel Design

Ms. Kainer prepared a Historic Resources Assessment Report for a single-family residence located in Laguna Beach. She contributed to the architectural evaluation that involved an intensive pedestrian site survey of the subject property and the surrounding neighborhood, including digital photography, review of the previous Laguna Beach citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. She also coauthored the final assessment report.



Historic Resources Assessment and CEQA Impacts Analysis, Steakhouse Restaurant, 590-612 S. Fair Oaks Avenue, Pasadena, California

Client: City of Pasadena

Ms. Kainer participated in the historical research of a 1960's steakhouse restaurant.

Historic American Buildings Survey (HABS)/ (Historic American Landscapes Survey (HALS) Recordation

HABS Level II Recordation, Schoenberg Institute, University of Southern California, 3443 Watt Way, Los Angeles, California (In Progress)

Client: University of Southern California

Ms. Kainer provided assistance with the historical research.

HABS Level II Recordation, Santa Monica City Jail, Santa Monica City Hall, Santa Monica, California

Client: City of Santa Monica

The HABS documentation recorded the City of Santa Monica Historic Jail located in the north wing of the Santa Monica City Hall that was constructed from 1938-1939. Ms. Kainer provided assistance with the text and the organization of the photographs and plans.

City Landmark Assessments and Cultural Landscape Reports (CLRs)

City Landmark Assessment and Evaluation Report, Shagri-La Hotel, 1301 Ocean Avenue, Santa Monica, California

Client: City of Santa Monica

As co-author for the project, Ms. Kainer contributed to the assessment and evaluation report for the Shangri-La Hotel, a Streamline Moderne hotel constructed in 1939, that involved an intensive pedestrian site survey of the Streamline Moderne subject property and the surrounding commercial district, including digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. In addition, she co-authored assessment report and compiled photographs.

City Landmark Assessment and Evaluation Report, Santa Monica Doctor's Building, 2125 Arizona Avenue, Santa Monica, California

Client: City of Santa Monica

As co-author for the project, Ms. Kainer contributed to the assessment and evaluation report for the Santa Monica Doctor's Building, a Streamline Moderne doctor's office constructed in 1952, that involved an intensive pedestrian site survey of the Streamline Moderne subject property and the surrounding commercial district, including digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. In addition, she co-authored assessment report and compiled photographs.

City Landmark Assessment and Evaluation Report, Bay Builders Exchange, 1503-1509 4th Street, Santa Monica, California

Client: City of Santa Monica

As co-author for the project, Ms. Kainer contributed to the assessment and evaluation report that involved an intensive pedestrian site survey of the subject property and the surrounding commercial district, including digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. In addition, she co-authored assessment report and compiled photographs.

City Landmark Assessment and Evaluation Report, The Keller Block, 1456-1460 3rd Street/227 Broadway, Santa Monica, California

Client: City of Santa Monica

As co-author for the project, Ms. Kainer contributed to the assessment and evaluation report for the Keller Block, a Romanesque Revival commercial building construction in 1893. The report involved an intensive pedestrian site survey of the subject property and the surrounding commercial district, including digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. In addition, she co-authored assessment report and compiled photographs. The Keller Block is now a City of Santa Monica landmark.



Structure of Merit Evaluations

Structure of Merit Evaluation, Residential Property, 142 Hollister Avenue, Santa Monica, California

Client: The City of Santa Monica

Ms. Kainer contributed to the Structure of Merit Evaluation for a single-family residence located in Santa Monica. She participated in the architectural evaluation, which involved an intensive pedestrian site survey of the subject property and the surrounding neighborhood and included digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building. The residential property is now a City of Santa Monica Structure of Merit.

Structure of Merit Evaluation, Residential Property, 3018 3rd Street, Santa Monica, California

Client: The City of Santa Monica

Ms. Kainer contributed to the Structure of Merit Evaluation for a single-family residence located in Santa Monica. She participated in the architectural evaluation, which involved an intensive pedestrian site survey of the subject property and the surrounding neighborhood and included digital photography, review of the previous Santa Monica citywide survey forms, and additional architectural and historical research sufficient to evaluate the building.

Character-Defining Features and Spaces Reports

Character-Defining Features and Spaces Report, Polytechnic School, Pasadena, California

Client: HMC Architects

Ms. Kainer wrote a character-defining features and spaces report and a brief history of the property. Polytechnic School was established in 1907 and is currently undergoing a rehabilitation and addition. The report involved site visits, archival research, photography, and writing.

Character-Defining Features and Spaces Report, All Saints Church, Pasadena, California

Client: Richard Meier & Partners, Architects

Ms. Kainer prepared a character-defining features and spaces report including a brief history of the property for All Saints Church. The church constructed in 1923 is currently undergoing a rehabilitation and addition. The report involved site visits, archival research, photography, and writing.

Academic Coursework

Thesis, Preservation Easements: A Legal Mechanism for Protecting Modern Residential Interior Architecture, New York, New York, Spring 2007-Fall 2008

Ms. Kainer's thesis explored whether a preservation easement effectively preserved the architectural and historical values of a modern residential interior. Three case studies added depth to the broad overview and provided an opportunity to discuss the development of individual interiors, the character-defining features and spaces, the preservation easement restrictions and any subsequent rehabilitation.

Conservation Workshop, Assessment and Recommendations for the East and West Parlors of the Van Cortlandt House Museum, Bronx, New York, Fall 2007

Client: the Historic House Trust and the National Society of Colonial Dames in the State of New York

Ms. Kainer prepared a short history, conditions assessment, analysis of molding profiles and finishes and conservation recommendations for the East and West Parlors of the Van Cortlandt House, constructed from 1748-1800.

Conservation Workshop, Conservation Assessment and Recommendations for the Interior and Exterior Windows of the Orange County Government Center, Goshen, New York, Fall 2007

Client: Orange County

Ms. Kainer prepared a short history, conditions assessment, analysis of finishes and conservation recommendations for the windows of the Orange County Government Center, completed in 1962 by Paul Rudolph.



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Professional Experience

FREELANCE WRITER

Contribute to *LA Weekly* "Squid Ink" food blog. Write "Gold Standard" dining newsletter for the *LA Weekly*. Contribute to TheFoodSection.com and other websites.

PCR SERVICES CORPORATION

Santa Monica, California

March 2008 - Present

Consultant

Member of consultant team surveying Koreatown area structures for the Community Redevelopment Agency of Los Angeles. Research and write historic context statements. Conduct in-depth fieldwork and analysis of built environment.

HISTORIC RESOURCES GROUP

Hollywood, California

October 2006 – February 2008

June 2003 – September 2006

June 2002 – June 2003

January 2001 – May 2002

Consultant

Preservation Planner

Associate Preservation Planner

Intern

Conducted research and performed analysis of historic and cultural resources. Wrote landmark nominations of individual properties at the federal and city level. Researched, wrote and produced Historic Structure Reports, including fieldwork and on-site observation, database management, coordinating subcontractors, and producing deliverables.

CENTER FOR THE STUDY OF POLITICAL GRAPHICS

Los Angeles, California

April 1999 – December 2000

Administrator

Managed operations of non-profit poster archive and exhibitor. Assisted Executive Director with administration of organization. Maintained all financial accounts. Coordinated travel of exhibitions and execution of contracts. Assisted with preparation of grant applications. Coordinated fundraisers and exhibition-related events.

A & M RECORDS/POLYGRAM MUSIC GROUP

New York, New York

June 1996 – May 1998

Publicity and Sales Assistant

Assisted directors of sales and publicity departments at major record label. Wrote and edited press releases. Coordinated mass mailings of promotional product. Scheduled artists' press interviews. Managed advertising budgets.

Education

2002	Master of Arts, Urban Planning; University of California, Los Angeles
1996	Bachelor of Arts, Art History and American Studies; Wesleyan University, Middletown, Connecticut
1995	Study Abroad Program; Temple University, Rome, Italy
1992 – 1993	Vassar College, Poughkeepsie, New York

Volunteer Activities

LACER Afterschool Programs (Literacy Arts Culture Education Recreation), Hollywood, California

2002 – 2007 President, Vice-President and Member, Board of Directors; Co-Chair, Annual Fundraiser Committee

National Conference for Community and Justice, Los Angeles, California

1999 – 2003 Volunteer participant, Human Relations Awareness Program and Youth Leadership Program

Honors:

Department Fellow, Department of Urban Planning
University of California, Los Angeles, 2001 – 2002
Thesis with High Honors
Wesleyan University, May 1996

ATTACHMENT E – DPR FORMS

SEE VOLUME II.

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