

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) 500 - 600 South Anderson St. Industrial District

P1. Other Identifier: 500-600 S. Anderson St. Industrial District

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 500 - 600 South Anderson St. Industrial City Los Angeles Zip 90023

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Situated at 1600 East 6th Street, 601 South Clarence Street, and along the 500-600 blocks of South Anderson Street in the west portion of Boyle Heights near the Los Angeles River is a grouping of 11 one-, two- and three-story industrial buildings representing various architectural styles that were erected between 1916 and 1947. Architecturally distinctive contributors are representative examples of the utilitarian industrial and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the first half of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources that appear eligible for listing in the National Register through survey evaluation under Criteria A and C (with each contributor given a 3D CHRC Status Code). In addition, each of the identified resources is eligible for local listing or designation as a contributor to a City of Los Angeles Historic Preservation Overlay Zone under similar criteria (5D2 CHRC Status Code).

There are four non-contributing properties situated within the district's boundaries which lack sufficient physical integrity to be included as contributors, or have dates of construction that fall outside the district's 1916-1947 period of significance.

P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

Lkg NW. Sept 2007

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1916-1947, Tzx Asr. & Bldg. Pmt.

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi, PCR Services Corpora

PCR Services Corporation

233 Wilshire Blvd., Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 2/1/2008

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

- Attachments:
- NONE
 - Continuation Sheet
 - District Record
 - Rock Art Record
 - Location Map
 - Building, Structure, and Object Record
 - Linear Feature Record
 - Artifact Record
 - Sketch Map
 - Archaeological Record
 - Milling Station Record
 - Photograph Record
 - Other: (List)

DISTRICT RECORD

Page 2 of 5

NRHP Status Code: 3S, 3CS, 5S2

Resource Name or # (Assigned by recorder) 500 Anderson St. Industrial District

D1. Historic Name: None

D2. Common Name: 500-600 Anderson St. Industrial District

D3 Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The 500-600 S. Anderson St. Industrial District consists of 11 parcels containing one-, two-, and three-story industrial buildings constructed between the years 1916 and 1947. Several architectural styles are represented within the grouping including utilitarian industrial, Moderne, and Late Moderne. All of the contributing properties are located between East 5th Street on the north and Jesse Street on the south, west of South Clarence Street, and east of South Mission Road. These buildings were constructed to accommodate the strong demand for industrial space arising from the continued economic growth of the Los Angeles region in the first half of the 20th century. In particular, the presence of the Union Pacific Railroad's main line located just west of the grouping with the railroad's spur tracks having once led to the rear loading docks of each property was a key incentive for locating in the area when the buildings were originally constructed.

(Continued on Page 3).

D4 Boundary Description: (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the 500-600 S. Anderson St. Industrial District are the east parcel lines of the properties with address numbers 516, 520, 608, 620 South Anderson Street and 601 South Clarence Street, the south parcel line of 631 South Anderson Street, and the west parcel lines of 571 South Anderson Street and 1600 East 6th Street.

D5 Boundary Justification:

The district's boundaries were selected because they contain the greatest concentration and continuity of associated historical resources that are united architecturally by type, exhibit moderate to high levels of physical integrity, and were built during the district's 1916-1947 period of significance. Although buildings located within the district's boundaries may fall within the period of significance they are considered to be non-contributors if they fail to meet the threshold of integrity.

(Continued on Page 3).

D6. Significance: Theme Industrial Development

Area Boyle Heights

Period of Significance: 1916-1947

Applicable Criteria A, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The potential 500-600 South Anderson Street Industrial District is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1910s. This was a time when the Union Pacific Railroad was removing many of its facilities near the Los Angeles River and laying new streets and spur tracks in order to improve the area for industrial development. In particular, the years 1916-1947 represent the period when the area's most representative and/or notable extant buildings – significant for their architectural quality, physical integrity, and historic associations – were erected. Architecturally distinctive contributors are representative examples of the utilitarian industrial style and those influenced by the Moderne architectural style.

The district's period of significance falls primarily within Modern Times, 1913-1945 (as defined by Survey LA) and covers the context of Industrial Growth (1913-1945) with the themes of Transportation - Railroad Competition Allows Greater Movement of Materials and Products; Heavy and Light Industrial Development; Industrial Buildings and Complexes into the Modern Era; and Industrialists. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources that represent one of the most concentrated industrial districts in the Western United States that made an enormous contribution to the economic development of the City of Los Angeles and the entire region. As a result, the district appears eligible for listing in the National Register under Criteria A and C, in the California Register under Criteria 1 and 3, and also for local designation under similar criteria.

(Continued on Page 3).

D7. References (Give full citations including the names and addresses of any informants, where possible.):

(See page 4)

D8. Evaluator: Peter Moruzzi, PCR Services Corporation

Date:

2/1/2008

Affiliation and Address: PCR Services Corporation

233 Wilshire Blvd., Suite 130

Santa Monica, CA 90401

CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) 500 - 600 Anderson St. Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

D3 Detailed Description (Continued)

District Contributors:

1600 East 6th Street
516 South Anderson Street
571 South Anderson Street
600 South Anderson Street
607 South Anderson Street
608 South Anderson Street
611 South Anderson Street
613 South Anderson Street
622 South Anderson Street
631 South Anderson Street
601 South Clarence Street

District Non-Contributors:

520 South Anderson Street
601 South Anderson Street
618 South Anderson Street
621 South Anderson Street

D5 Boundary Justification (Continued)

While good examples of buildings meeting district criteria may be found outside of the district's boundaries, they are typically isolated examples that would be ineligible for inclusion in the district due to being surrounded by a substantial number of non-contributors.

D6 Significance (Continued)

Following the establishment of Boyle Heights in the mid-1870s as Los Angeles' first suburb, the flat lands adjacent to the Los Angeles River on the east side became the location of an industrial district that would eventually extend south to the city limits at Vernon and then continue east to Indiana Street south of Olympic Boulevard. Starting in the 1920s, another industrial district was established in the Boyle Heights area that paralleled Valley Boulevard/Alhambra Avenue as it headed east. With the subdivision of the 270-acre Hostetter Industrial District south of Olympic Boulevard in the 1920s, the final large tract of unimproved land in Boyle Heights was available for industrial development, which, by 1950, was essentially complete. Making this industrial development possible was the extensive network of Union Pacific and Southern Pacific railroad tracks and spur lines that served Boyle Heights, allowing for easy delivery of raw materials and transportation of finished goods.

Architecturally, Boyle Heights' industrial areas contain properties ranging from straightforward utilitarian buildings (concrete, brick, or corrugated steel) to Spanish Colonial Revival, Art Deco, Streamline Moderne, and Modern edifices – reflecting the popular commercial and residential architectural styles of the day. These designs were applied to building types such as warehouses, manufacturing facilities, office/factories, distribution centers, among others.

With the decline of the railroads after World War II, the rise of long haul trucking for freight transportation, global economic changes, and other factors, the use of the area's industrial resources has evolved over the years. Yet the fact that Boyle Heights' industrial areas have been able to survive relatively intact and adapt to new uses is remarkable in comparison with many abandoned industrial districts in other parts of the United States. Although the area has seen a variety of enterprises come and go, it remains an active and viable industrial zone in metropolitan Los Angeles.

By the mid-1920s the value of land along the Los Angeles River had so greatly increased that new roads and extensions of existing roads completed by the Union Pacific included the continuation of South Mission Road to Stephenson Avenue; the continuation of East 3rd, 5th, and 6th Streets to South Mission Road; the renaming of South Rio Street as South Anderson Street as it was extended to East 7th Street; the creation of Boyd and Artemus Streets; and the erection of the soaring Whittier Boulevard viaduct that crossed the area just north of Stephenson Avenue. As noted, a major incentive for attracting businesses to this industrial district was Union Pacific's spur tracks that were interlaced amongst all of the area's

CONTINUATION SHEET

Page 4 of 5

Resource Name or # (Assigned by recorder) 500 - 600 Anderson St. Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

streets and paralleling the rear sides of its newly subdivided parcels providing easy access to a national rail freight transportation network.

With all of this available industrial land (including the huge vacated parcel where the Patten & Davies Lumber Company had previously been located and numerous unimproved parcels near East 7th Street) dozens of industrial buildings quickly sprouted in the district. Among these were the mammoth Los Angeles Furniture Mart at 2155 East 7th Street (now used for light manufacturing), the expansive Grace Brothers Brewery complex with buildings on both sides of South Rio Street (651-685 and 658-678), the John W. Koehl Company (door and sash manufacturing, 652-664 South Myers Street), Philip Senegram & Company (baled rag producers at 611-625 South Anderson Street, extant), a sugar warehouse (571 South Anderson Street, extant), Market Wholesale Warehouse Grocery Company (1600 East 6th Street, extant), Western Transportation Company (East 5th Street between South Anderson & South Mission Road), West Coast Bags Inc. (1427 East 4th Street, extant), Link Belt Company (361-369 South Anderson Street), Warren Bailey Company (roofing materials, 350 South Anderson Street, extant), and the Graybar Electric Company (226 South Anderson Street, extant). Other businesses included a paper company, window shade and linoleum warehouse, egg candling and butter cutting packing and cold storage, industrial chemicals manufacturing, creamer products distributing, and pipe manufacturing, among others.

Of particular note, the large two-story building located at 516 South Anderson Street that was erected in 1917 as a locomotive repair facility within the district's boundaries still retains the arrowhead logo of the "Salt Lake Route" on its east elevation. In addition, this appears to be perhaps the sole remaining example of its type in Boyle Heights.

Each of the potential district's 11 contributing industrial buildings exhibits from moderate to excellent levels of physical integrity. More specifically, alterations to some of the contributing buildings within the district's boundaries do not appear to have compromised the overall physical or historical integrity of the potential district, which remains relatively high.

Other than the Los Angeles and Salt Lake Railroad, owners of the former locomotive repair building located at 516 South Anderson Street, current research did not identify any original property owners of historical importance represented among district contributors. Similarly, building permits reveal that none of the contributing properties appeared to be the work of a notable architect, engineer or contractor.

Finally, were this potential district to be nominated for official designation, a more in-depth investigation of the individuals and firms associated with each of the properties would be warranted.

References (Continued)

References:

City of Los Angeles Building and Safety Department. *Building Permits*.

Deverell, William and Tom Sitton. *Metropolis in the Making: Los Angeles in the 1920s*. Berkeley: University of California Press, 2001.

Gebhard, David and Robert Winter. *Architecture in Los Angeles*. Salt Lake City, Utah: Gibbs Smith Books, 2003.

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

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

Historic Resources Group for the Los Angeles Conservancy. *Historic Context Statement: The Northeast Los Angeles Subregional Planning Area of the City of Los Angeles*. Revised, July 9, 1990.

Koyl, George S., ed. *American Architects Directory: 1956*. New York: R.R. Bowker Company, 1955.

Los Angeles County Tax Assessor's information.

Los Angeles Public Library. On-line Database: California Index. www.lapl.org

Los Angeles Times. "Council Plans Overhead Span," November 4, 1923, p. V21.

Los Angeles Times. "East Side Industries," November 11, 1923, p. V17.

CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) 500 - 600 Anderson St. Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

Los Angeles Times. "Railroads Are Active in Development of Industrial Los Angeles," September 7, 1924, p. D10.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington DC: U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1997.

Sanborn Fire Insurance Maps, City of Los Angeles.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1999.

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder)

Cesar Chavez Business District

P1. Other Identifier: Cesar Chavez Business District

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ avez Business District City Los Angeles Zip 90033

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

The Cesar Chavez Business District is situated in the Boyle Heights district of the City of Los Angeles. The district, which runs between Cummings Street and Mott Street along Cesar Chavez Avenue, includes 90 parcels. Each of the 90 parcels was designated a City of Los Angeles Historic Cultural Monument as contributors to the Brooklyn Avenue Neighborhood Corridor in 1994. The commercial district was originally known as Brooklyn Avenue, named after Brooklyn, New York. The original subdividers imagined that Boyle Heights might grow into a small city adjacent to Downtown Los Angeles much like Brooklyn and Manhattan in New York. Despite its close proximity to Downtown Los Angeles, Boyle Heights never grew to the size of Brooklyn. However, it was one of Los Angeles's early suburbs and an important neighborhood in the history of real estate development in the City of Los Angeles. Although Boyle Heights was subdivided between the 1870s and 1900, it remained largely rural until World War I. Beginning after World War I and continuing into the 1920s, most of the lots along the Cesar Chavez Avenue district were improved. Substantial infill development continued between the 1930s and World War II. The Cesar Chavez commercial corridor contains a significant concentration of existing buildings from its early development.

P3b. Resource Attributes: (List attributes and codes)

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



P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

P7. Owner Address:

P8. Recorded by:

(Name, affiliation, and address)

Jon Wilson

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 3/4/2008

P10. Survey Type: (Describe)

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

- Attachments: NONE Continuation Sheet District Record Rock Art Record
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record
 Other: (List)

DISTRICT RECORD

Page 2 of 5

NRHP Status Code: 5S1

Resource Name or # (Assigned by recorder) Cesar Chavez Business District

D1. Historic Name:

D2. Common Name:

D3 Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Cesar Chavez Business District consists of 32 commercial buildings located along Cesar Chavez Avenue. Constructed between 1906 and 1939. The contributing commercial buildings are mostly brick with minimal decorative brickwork or glazed brick ornamentation. There are four early twentieth-century commercial buildings, four Renaissance Revival buildings, thirteen single-story 1920s brick commercial buildings, nine 2-story 1920s residential and commercial buildings, and two 1930s commercial buildings in the Cesar Chavez Avenue Business District. The existing contributing buildings were constructed to accommodate the commercial needs of the Boyle Heights neighborhood as it developed during the first half of the twentieth century.

D4 Boundary Description: (Describe limits of district and attach map showing boundary and district elements.):

The Cesar Chavez Business District includes eligible properties along Cesar Chavez Avenue, between Mott Street on the east and Cummings Street on the west.

D5 Boundary Justification:

The district's boundaries were selected because they contain the greatest concentration and continuity of resources associated with the history of Cesar Chavez Business District that are united architecturally by type, exhibit moderate to high levels of physical integrity, and were built during the district's 1906-1939 period of significance. Although buildings located within the district's boundaries may fall within the period of significance they are considered to be non-contributors if they fail to meet the threshold of integrity.

D6. Significance: Theme See Below

Area

Period of Significance: 1906-1939

Applicable Criteria

(Discuss district's importance in terms of its historical

context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Cesar Chavez Business District is significant for its association with the following property types:

Commercial Development in Railroad, Horsecar and Streetcar Suburbs: Boyle Heights, 1887-1912

Commercial buildings within the survey area dating from 1873-1912 are significant for their association with the earliest Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. They represent the impact of transportation technology on the growth patterns of Los Angeles. Also, they are the oldest extant commercial buildings in the survey area.

The streetcar connected Boyle Heights to downtown Los Angeles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential. The Cummings Block (Boyle Hotel) located on the corner of 1st Street and Boyle Street served as the commercial center of the Boyle Heights subdivision in the 1880s.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

D8. Evaluator: Jon Wilson

Date:

3/4/2008

Affiliation and Address: PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

CONTINUATION SHEET

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Resource Name or # (Assigned by recorder) Cesar Chavez Business District

Recorded by Jon Wilson

Date 3/4/2008 Continuation Update

B10 Significance (Continued)

Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1906 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.

D3 Detailed Description (Continued)

District Contributors:

2315 E Cesar Chavez Avenue
2215 E Cesar Chavez Avenue
310 N Chicago Street
2137 E Cesar Chavez Avenue
2209 E Cesar Chavez Avenue
2101 E Cesar Chavez Avenue
2107 E Cesar Chavez Avenue
2031 E Cesar Chavez Avenue
2501 E Cesar Chavez Avenue
2421 E Cesar Chavez Avenue
2455 E Cesar Chavez Avenue
2459 E Cesar Chavez Avenue
2600 E Cesar Chavez Avenue
2612 E Cesar Chavez Avenue
2626 E Cesar Chavez Avenue
2706 E Cesar Chavez Avenue
2724 E Cesar Chavez Avenue
2024 E Cesar Chavez Avenue
2018 E Cesar Chavez Avenue
2006 E Cesar Chavez Avenue
2138 E Cesar Chavez Avenue
2120 E Cesar Chavez Avenue
2116 E Cesar Chavez Avenue
2104 E Cesar Chavez Avenue
2100 E Cesar Chavez Avenue
2228 E Cesar Chavez Avenue
2226 E Cesar Chavez Avenue
2222 E Cesar Chavez Avenue
2202 E Cesar Chavez Avenue
2218 E Cesar Chavez Avenue
2330 E Cesar Chavez Avenue
2306 E Cesar Chavez Avenue

D6 Significance (Continued)

Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights

Properties connected to the Jewish residents of Boyle Heights are significant for their association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.

During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being

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Resource Name or # (Assigned by recorder) Cesar Chavez Business District

Recorded by Jon Wilson

Date 3/4/2008 Continuation Update

employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.

There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.

Commercial, Institutional and Religious Buildings Associated with Mexican-American Culture in Boyle Heights

Properties connected to the Mexican-American residents of Boyle Heights from 1913-1945 are significant for their association with Mexican-American history in Los Angeles. Commercial spaces in Boyle Heights that were once or are still used by Mexican-Americans served as sites of Mexican-American identity and culture. Furthermore, cultural sites including Candelas Guitar shop continue to represent the history of Mexican-Americans in Boyle Heights.

Mexican-Americans have resided in Boyle Heights consistently, beginning in the 1880s. The Mexican Americans who lived in early 20th century Boyle Heights were both Californians whose families had lived in California before the state became part of the United States, and later immigrants from Mexico. It appears that some of the early Mexican-American residents of Boyle Heights were displaced from "Sonoratown," which was the area around the pueblo in downtown, when the area was being re-developed. Mexican Americans tended to live not in any one specific neighborhood of Boyle Heights.

There is one extant commercial building along Cesar Chavez Avenue that was historically connected to Mexican-American culture in Boyle Heights. It retains enough historical significance and architectural integrity to convey its importance as a historic resource. The Candelas Guitar shop located at 2724 Cesar Chavez Avenue is the headquarters for the Candelas Guitars, an exceptional-quality classical and Flamenco Guitar manufacturer. The Candelas family came to Boyle Heights from Mexico in 1944.

Multi-family Rental Properties, Live/Work Properties/Business Commercial Properties

Commercial, mixed-use, and multi-family residential properties located within the survey area dating from 1913-1945 are significant for their association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. They represent the impact of transportation technology on the growth patterns of Los Angeles. Also, they are the oldest extant commercial buildings in the survey area.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.

Social Clubs and Public Service Organizations

Meeting houses, halls, lodges, and clubhouses within the survey area dating from 1913-1945 are significant for their association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. They are important representative centers of the social, leisure, and political activity in Boyle Heights.

Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story mixed-use Co-Operative Consumers League

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Resource Name or # (Assigned by recorder) Cesar Chavez Business District

Recorded by Jon Wilson

Date 3/4/2008 Continuation Update

building designed by Gregory R. Evans, located at 2706 Cesar Chavez Avenue; the two-story Rosen Block and Lodge constructed for owner John Rosen, located at 2330 Cesar Chavez Avenue; the two-story Hollenbeck Masonic Hall Lodge constructed in 1922 and designed by architects A. W. Rangel and John C. Smith and built by May and Grimwood contractors, located at 2124 1st Street; and the two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath), which was a ceremonial bath used as a cleaning ritual before marriage.

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder)

Hostetter Industrial District

P1. Other Identifier: Hostetter Industrial District

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ etter Industrial District City Los Angeles Zip 90023

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

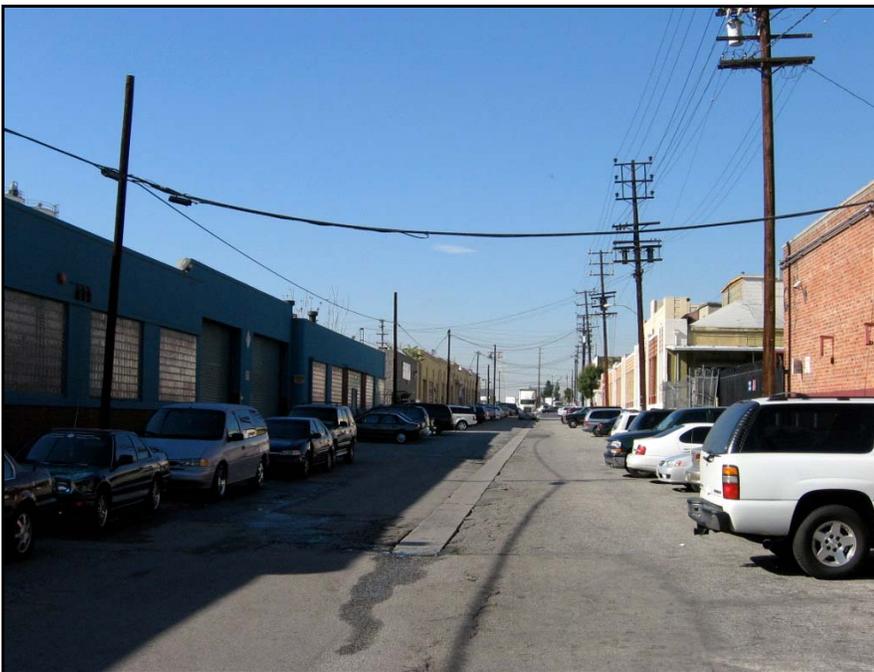
P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Situated along the 2700-3100 blocks of East 11th and East 12th Streets, and 1500 South Evergreen Avenue in the southwest portion of Boyle Heights near the Los Angeles River is a grouping of 19 primarily one-story industrial buildings representing various architectural styles that were erected between 1931 and 1946.

Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources that appear eligible for listing in the National Register through survey evaluation under Criteria A and C (with each contributor given a 3D CHRC Status Code). In addition, each of the identified resources is eligible for local listing or designation as a contributor to a City of Los Angeles Historic Preservation Overlay Zone under similar criteria (5D2 CHRC Status Code). (Continued on Page 3).

P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

Lkg W, Sept 2007

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1931-1946, Tax Asr. & Bldg Pmt.

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi, PCR Services Corpora

PCR Services Corporation

233 Wilshire Blvd., Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 2/1/2008

P10. Survey Type: (Describe)

Intensive Level Survey

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

None

Attachments: NONE Continuation Sheet District Record Rock Art Record
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record
 Other: (List)

DISTRICT RECORD

Page 2 of 8

NRHP Status Code: 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) *Hostetter Industrial District*

D1. Historic Name: *Hostetter Industrial District*

D2. Common Name: *Hostetter Industrial District*

D3 Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Hostetter Industrial District consists of 19 parcels containing primarily one-story industrial buildings constructed between the years 1931 and 1946. A variety of architectural styles are represented within the grouping including utilitarian industrial, Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne. All of the contributing properties are located between South Soto Street on the west, East Olympic Boulevard on the north, Grande Vista Avenue on the east, and East Pico Boulevard on the south. These buildings were constructed to accommodate the strong demand for industrial space arising from the continued economic growth of the Los Angeles region in the middle decades of the 20th century. In particular, the presence of the Union Pacific Railroad's main line located west and south of the grouping with the railroad's spur tracks leading to the rear loading docks of each property was a key incentive for locating in the area. Additionally, the large parcel sizes available when the area was being marketed in the late 1920s and 1930s as the Hostetter Industrial District offered companies a unique opportunity to erect voluminous manufacturing and warehouse buildings near downtown Los Angeles.

(Continued on page 3)

D4 Boundary Description: (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the Hostetter Industrial District are the east parcel lines of the properties with address numbers 2702, 3001, 3039, 3045, 3055, 3071, and 3101 East 12th Street, 2744, 2800, 2810, 2816, 2840, 2852, 2856, 2900, 2905, 2911, 2923, 2933, 2939, and 3001 East 11th Street; the west parcel lines of 2702 and 2736 East 12th Street; the east parcel lines of 3101 East 12th Street and 1500 South Evergreen Avenue; and the south parcel lines of 2736, 2820, 2828, and 2930 East 12th Street, and 1500 South Evergreen Avenue.

D5 Boundary Justification:

The district's boundaries were selected because they contain the greatest concentration and continuity of associated historical resources that are united architecturally by type, exhibit moderate to high levels of physical integrity, and were built during the district's 1931-1946 period of significance. Although buildings located within the district's boundaries may fall within the period of significance they are considered to be non-contributors if they fail to meet the threshold of integrity.

(Continued on Page 3).

D6. Significance: Theme *Industrial Development*

Area *Southwest Boyle Heights*

Period of Significance: *1931-1946*

Applicable Criteria *A, C*

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The potential Hostetter Industrial District is closely tied to the strong demand for industrial space arising from the economic growth of the Los Angeles region starting in the 1920s. In particular, the years 1931-1946 represent the period when the area's most representative and/or notable extant buildings - significant for their architectural quality, physical integrity, and historic associations - were erected. Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles.

The district's period of significance falls primarily within Modern Times, 1913-1945 (as defined by Survey LA) and covers the context of Industrial Growth (1913-1945) with the themes of Transportation - Railroad Competition Allows Greater Movement of Materials and Products; Heavy and Light Industrial Development; Industrial Buildings and Complexes into the Modern Era; and Industrialists. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources that represent one of the most concentrated industrial districts in the Western United States that made an enormous contribution to the economic development of the City of Los Angeles and the entire region. As a result, the district appears eligible for listing in the National Register under Criteria A and C, in the California Register under Criteria 1 and 3, and also for local designation under similar criteria.

(Continued on Page 3).

D7. References (Give full citations including the names and addresses of any informants, where possible.):

(Continued on Page 7).

D8. Evaluator: *Peter Moruzzi, PCR Services Corporation*

Date:

2/1/2008

Affiliation and Address: *PCR Services Corporation*

233 Wilshire Blvd., Suite 130

Santa Monica, CA 90401

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Resource Name or # (Assigned by recorder) *Hostetter Industrial District*

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

P3 Description (Continued)

All of the contributing properties are located between South Soto Street on the west, East Olympic Boulevard on the north, Grande Vista Avenue on the east, and East Pico Boulevard on the south. The Union Pacific Railroad's main line is located south of the grouping parallel to East Pico Boulevard with the railroad's spur tracks having once led to the rear loading docks of each property.

There are 12 non-contributing properties situated within the district's boundaries that lack sufficient physical integrity to be included as contributors, or have dates of construction that fall outside the district's 1931-1946 period of significance.

D3 Detailed Description (Continued)

District Contributors:

*2744 East 11th Street
2800 East 11th Street
2810 East 11th Street
2816 East 11th Street
2856 East 11th Street
2900 East 11th Street
2905 East 11th Street
2946 East 11th Street
3001 East 11th Street
2707 East 12th Street
2736 East 12th Street
2801 East 12th Street
2828 East 12th Street
2945 East 12th Street
3001 East 12th Street
3039 East 12th Street
3071 East 12th Street
3101 East 12th Street
1500 South Evergreen Street*

District Non-Contributors:

*2834 East 11th Street
2840 East 11th Street
2852 East 11th Street
2911 East 11th Street
2923 East 11th Street
2933 East 11th Street
2939 East 11th Street
2715 East 12th Street
2820 East 12th Street
2930 East 12th Street
3045 East 12th Street
3055 East 12th Street*

D5 Boundary Justification (Continued)

While good examples of buildings meeting district criteria may be found outside of the district's boundaries, they are typically isolated examples that would be ineligible for inclusion in the district due to being surrounded by a substantial number of non-contributors.

D6 Significance (Continued)

Following the establishment of Boyle Heights in the mid-1870s as Los Angeles' first suburb, the flat lands adjacent to the Los Angeles River on the east side became the location of an industrial district that would eventually extend south to the city limits at Vernon and then continue east to Indiana Street south of Olympic Boulevard. Starting in the 1920s, another industrial district was established in the Boyle Heights area that paralleled Valley Boulevard/Alhambra Avenue as it headed

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Resource Name or # (Assigned by recorder) Hostetter Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

east. With the subdivision of the 270-acre Hostetter Industrial District south of Olympic Boulevard in the 1920s, the final large tract of unimproved land in Boyle Heights was available for industrial development, which, by 1950, was essentially complete. Making this industrial development possible was the extensive network of Union Pacific and Southern Pacific railroad tracks and spur lines that served Boyle Heights, allowing for easy delivery of raw materials and transportation of finished goods.

Architecturally, Boyle Heights' industrial areas contain properties ranging from straightforward utilitarian buildings (concrete, brick, or corrugated steel) to Spanish Colonial Revival, Art Deco, Streamline Moderne, and Modern edifices - reflecting the popular commercial and residential architectural styles of the day. These designs were applied to building types such as warehouses, manufacturing facilities, office/factories, distribution centers, among others.

With the decline of the railroads after World War II, the rise of long haul trucking for freight transportation, global economic changes, and other factors, the use of the area's industrial resources has evolved over the years. Yet the fact that Boyle Heights' industrial areas have been able to survive relatively intact and adapt to new uses is remarkable in comparison with many abandoned industrial districts in other parts of the United States. Although the area has seen a variety of enterprises come and go, it remains an active and viable industrial zone in metropolitan Los Angeles.

Prior to the mid-1920s, Sanborn maps and other sources depict an enormous swath of unimproved land south of Hollenbeck Avenue east of the 9th Street (Olympic Boulevard) Viaduct to approximately Lorena Street. This was the site of the 370-acre Hostetter Tract upon which the large Hostetter Industrial District would appear south of East Olympic Boulevard starting in 1927, and, north of Olympic, the 72-acre Wyvernwood residential park would be built in 1938.

Los Angeles Times articles from the 1910s and 1920s report that David Herbert Hostetter (1860-1924) was the second-generation proprietor of Hostetter & Company of Pittsburgh, Pennsylvania. Founded in 1853, the company produced Hostetter's Stomach Bitters, one of America's most popular patent medicines of the 19th and early 20th centuries. Hostetter, who began wintering in Pasadena around 1900, built a large residence for himself and his family on a prominent site along Pasadena's exclusive Orange Grove Avenue in 1903. For the next 20 years, Hostetter accumulated substantial land holdings in the Boyle Heights area.

The largest of Hostetter's Boyle Heights properties was the huge parcel of land located in the southern portion of the district known as the Hostetter Tract. Following Hostetter's death in 1924, his estate immediately advertised the availability of developable land in a newly subdivided tract christened the Hostetter Industrial District that would be "one of the great industrial and residential construction projects of the West" that was "surprisingly close in...only 25 average city blocks from 9th and Broadway." [Endnote 1] Advertisements boasted that the property was "the actual gateway to all the vast industrial district of the East Side, and the 'Hub of East Los Angeles.'" [Endnote 2]

One of the first important businesses to establish itself in the new Hostetter Industrial District was the Sears Roebuck Company in 1927. To be built upon its newly purchased 8½-acre site would be a joint mail-order house and retail store of immense proportions and impressive height. Sears' 12-story Art Deco style building, when completed in 1928, became a beacon for industrial businesses seeking East Side locations that led to the rapid improvement of the Hostetter Industrial District's subdivided parcels despite the dawning of the Great Depression. In emphasizing the significance of the Hostetter Industrial District as an industrial location, a 1931 Los Angeles Times article announcing the construction of the Crown Willamette Paper Company's west coast factory stated "...the Hostetter district was chosen as the location for the new plant because of its convenience for distribution to the citrus and deciduous growers and its easy accessibility to the downtown wholesale district." [Endnote 3] The article also pointed out that the building would be "...of car floor height for the most convenient service by a private Union Pacific spur track." [Endnote 4]

Initially, the Frank Meline Company was put in charge of promoting, selling, and developing the district's parcels, but, by 1928, that task had been passed to the Austin Securities Company of Los Angeles. The Austin Company's advertisements bragged that the Hostetter Industrial District was the "most modern industrial area in the Southwest...with extensive new improvements [including] heavy duty streets, spur tracks, sewers, storm drains, and all utilities," concluding "The Hostetter Industrial District is the closest-in unrestricted industrial area in Los Angeles." [Endnote 5] Building permits and newspaper articles of the period also show that the Austin Company was responsible for designing and constructing most of the industrial buildings erected in the district, including Liquid Carbonic Corporation, the Dry Ice Corporation of America, the Gillespie Furniture Company plant, the Crown Willamette Paper Company, and the United States Envelope Company. Prior to taking on the development of the Hostetter district, the Austin Company had already designed and built factory buildings in other industrial areas such as the nearby Union Pacific industrial tract where they had constructed the enormous Cadwallader-Gibson Lumber Company's new door manufacturing facility in 1925.

By 1928, Sanborn maps depict only the then-completed first phase of the Sears Roebuck facility; no other buildings of note within the Hostetter Industrial District had yet been built. However, building permits and other sources confirm that

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Resource Name or # (Assigned by recorder) Hostetter Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

between 1928 and the years leading up to World War II virtually all of the Hostetter Industrial District's parcels were improved with factories, warehouses, and freight yards. As a result, today (2008) the area largely reflects this period of development.

By 1950, Sanborn maps show the following businesses located within the district all of which remain extant:

- An ice cream manufacturer (2914-2922 East Olympic Boulevard)
- Standard Coffee Company (2340 East Olympic Boulevard)
- Consolidated Paint Company (3100 East Olympic Boulevard)
- California Rotogravure Company (printing, 2801 East 11th Street)
- A medical laboratory (2857 East 11th Street)
- Creamery Supplies & Service (2905 East 11th Street)
- Leathercraft Furniture Manufacturing (3045 East 11th Street)
- Air Conditioning & Refrigerator Equipment Manufacturing (2730 East 11th Street)
- Nesbitt Fruit Products, Inc. (2946 East 11th Street)
- Sprinkler Supply Manufacturing (2715 East 12th Street)
- Mueller Company (plumbing supplies manufacturing, 2801 East 12th Street)
- Crown Willamette Paper Company (2845-2945 East 12th Street)
- Bottle cap manufacturing (3101 East 12th Street)
- United States Envelope Company (2828-2856 East 12th Street)
- Montgomery Ward & Company warehouse (3000-3152 East 12th Street) with loading docks on East Pico Boulevard
- Kern Food Products (tomato catsup, 2821-2849 East Pico Boulevard)
- Gillespie Furniture Company (3011-3057 East Pico Boulevard)
- Numerous warehouses and freight yards

In the years between 1928 and 1950, according to Sanborn maps, the industrial areas just outside of the Hostetter Industrial District between the Los Angeles River and the City of Vernon contained a variety of industrial businesses, including stockyards (a major industry in adjacent Vernon), the Standard Brick Company, Musto-Keenan Company (marble and tile finishers), the Kennedy Minerals Company (crushed rock), the Los Angeles Paper Box factory, and the Sherwin Williams Paint Company plant and warehouse. Oil-related businesses were also located in this area such as the Empire Oil & Supply Company (later the East-West Refining Company) and the Peerless Gasoline Company. After 1928, along the newly established East Washington Boulevard corridor south of East Pico Boulevard that was plowed through mostly vacant parcels, a cotton warehouse, a mill supply warehouse, the Paul G. Wagner Company's metal fabrication plant, the huge Harbor Box & Lumber Company, a scrap storage and shipping facility, and the U.S. Spring & Bumper Company were constructed.

In terms of architectural styles, there is a direct correlation between the popular commercial and residential styles of the day and the styles applied to industrial buildings in Boyle Heights. For instance, many of the factories and warehouses erected in the Hostetter Industrial District were designed with distinctive facades reflecting the Art Deco, Streamline Moderne, or Moderne architectural styles. By choosing stylistic distinctiveness over a merely utilitarian approach, these companies were signifying the importance that they placed in the rapidly growing Southern California market. Indeed, a review of Los Angeles Times articles of the period announcing new Hostetter Industrial District buildings reflected such thinking.

Examples of architectural styles represented in the Hostetter Industrial District are as follows:

Utilitarian Industrial (Concrete):

- 1500 Evergreen Avenue (Montgomery Ward Warehouse)
- 3039 East 12th Street

Utilitarian Industrial (Brick Masonry):

- 3039 East 12th Street

Spanish Colonial/Mediterranean Revival:

- 2945 East 12th Street (Crown Willamette Paper Company)

Art Deco:

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Resource Name or # (Assigned by recorder) Hostetter Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

- 2900 East 11th Street

Streamline Moderne/Moderne:

- 2905 East 11th Street
- 2946 East 11th Street (Nesbit Fruit Products, Inc.) Nautical Moderne
- 2828 East 12th Street (United States Envelope Company)
- 3001 East 12th Street

Among the numerous industrial buildings erected in the Hostetter Industrial District several examples continue to stand out for their architectural quality and high level of physical integrity. Perhaps the most prominent of such buildings is Sears' mail order/retail facility with its 12-story tower. Situated on the western edge of the emerging Hostetter Industrial District, the Sears building served for many years as a beacon for drawing retail customers from downtown Los Angeles on the opposite side of the river. Instead of erecting a more utilitarian building for its first west coast facility, Sears chose the of-the-moment architectural style most closely associated with New York City's soaring skyscrapers of the late 1920s – the Art Deco. With the prominent Chicago architectural firm of George C. Nimmons & Company as the building's designer, Sears' choice of Art Deco for its Boyle Heights plant was a conscious statement of modernity that would influence the high quality of design of buildings erected in the Hostetter Industrial District in the coming years. Its presence also signified corporate America's embrace of the southwest portion of Boyle Heights as a prestigious new location for factories and warehouses that would be erected from the late 1920s through the 1930s.

Another excellent example is the Spanish Colonial Revival style Crown Willamette Paper Company factory with its highly ornate Churrigueresque-influenced corner office portion located at 2945 East 12th Street. When announced in 1931, a Los Angeles Times piece specifically noted that the building's "main entrance will be of an attractive Spanish design. Both street frontages will be of buff-colored face brick, while a common brick of the same color will be used in other walls to maintain the light color scheme." [Endnote 6] This high level of architectural quality was seen in many other industrial buildings constructed in the tract, particularly those engineered and built by The Austin Company of California (see below).

One of the most renowned local architects who designed an industrial building in the Hostetter Industrial District was the master of the Nautical Moderne architectural style, Robert V. Derrah. Derrah, who designed three designated landmarks in the City of Los Angeles – the Coca Cola Bottling plant (1334 South Central Avenue; 1936-37) the Crossroads of the World (6671 Sunset Boulevard; 1936), and one of the Southern Counties Gas Company buildings (820 South Flower Street; 1939-40) – was the architect of record for the Nesbit Fruit Products factory/warehouse at 2946 East 11th Street designed in the same style in 1938.

The Austin Company and the Hostetter Industrial District:

In late February 1921, W.J. Austin, head of the Austin Company of Cleveland, Ohio – one of America's largest construction firms specializing in industrial plants – met with reporters following the completion of a 10-day swing through Los Angeles. Austin was in the city to oversee the transfer of his company's west coast headquarters from San Francisco to Los Angeles on account of the Southern California City's "remarkable industrial expansion." [Endnote 7] One month earlier, the Austin Company's Pacific Coast manager, John Harnish, told the Los Angeles Times "that there are more industrial buildings at present being planned and in immediate prospect in Southern California, than in all the rest of the western territory combined; among them being not less than twenty local factory units on which the Austin Company is actively figuring for the contract, while there are fully 100 tentative building propositions awaiting the stabilizing of contracts to invite plans and construction estimates. With this preponderance of factory construction in Los Angeles and its immediately contiguous districts, this city is the logical location for the company." [Endnote 8] A few months later, the L.A. Times spoke with Harnish again, summarizing his comments regarding the region's industrial advantages: "Greater efficiency of labor in Los Angeles is the leading factor behind the fact that industrial building is cheaper here than at any other point in the country. Brick in the wall here costs only 60 percent of the average cost throughout the country, says Mr. Harnish, and it is entirely within the truth to say that the average saving in building costs here is not less than 20 percent." [Endnote 9]

The Austin Company, as a national engineering and construction firm committed exclusively to the erection of large industrial buildings and manufacturing plants, had built its reputation upon the development of "a standardized system of factory construction embracing steel, concrete and brick, with special emphasis on lighting, hygiene, and efficiency for minimizing costs and perfecting products." [Endnote 10] This standardized approach was marketed by the company as the "Austin Method" in advertisements for its services. [Endnote 11] Ads boasted, "It costs no more to build the highest type of industrial or commercial building evolved through years of experience. The Austin Company of California offers a complete engineering and building service embodying the most modern ideas and conforming architecturally and otherwise to local requirements, and above all fully meeting the owner's needs." [Endnote 12]

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Resource Name or # (Assigned by recorder) *Hostetter Industrial District*

Recorded by Peter Moruzzi, PCR Services Corporation

Date 2/1/2008 Continuation Update

As a result of its stellar reputation in the field, the Austin Company of California (the name of the company's west coast operation) was commissioned to design and construct dozens of warehouses and factories throughout the Los Angeles region during the 1920s and 1930s, including in Boyle Heights. [Endnote 13] In particular, as noted above, the company took over the development of the Hostetter Industrial District from the Frank Meline Company in 1928 and, as building permits show, was the engineer/contractor for the majority of factories and warehouses erected in the tract prior to World War II. Far from erecting purely utilitarian industrial buildings, the Austin Company of California employed engineers and designers who produced buildings that reflected the latest stylistic trends. Within the Hostetter Industrial District, examples of attractive, high quality factory buildings designed and built by the company included Spanish Colonial Revival (Crown Willamette Paper Company at 2945 East 12th Street, architect Hugo Eckert), Streamline Moderne (2905 East 11th Street, 3071 East 12th Street by engineer R.E. Ward), and Moderne (2801 East 12th Street by architect R.E. Ward, United States Envelope Company at 2828 East 12th Street).

In 1925, the firm announced the formation of the Austin Securities Company, which was to be the financial arm of the Austin Company of California "with the special object in view of assisting production by permitting builders of new factories to concentrate their capital on equipment and payrolls while paying for the factories from earnings over a period of years." [Endnote 14] Under the slogan "Build a Modern Plant and Pay Like Rent," the securities arm of the company offered its financial services in the Hostetter Industrial District through the most difficult years of the Great Depression helping to make possible the continued economic growth of the Los Angeles region.

Each of the potential district's 19 contributing industrial buildings exhibits from moderate to excellent levels of physical integrity. More specifically, alterations to some of the contributing buildings within the district's boundaries do not appear to have compromised the overall physical or historical integrity of the potential district, which remains relatively high.

Were this potential district to be nominated for official designation, a more in-depth investigation of the individuals and firms associated with each of the properties would be warranted.

References (Continued)

Endnotes:

1. *Los Angeles Times*, "Display Ad 105 – No Title," May 11, 1924. p.D4.
2. *Ibid.*
3. *Los Angeles Times*, "New Paper Plant Planned: Crown Willamette Company to Start Construction on \$300,000 Factory This Week," July 28, 1931. pp.A1-A2.
4. *Ibid.*
5. *Los Angeles Times*, "Display Ad 23 – No Title," April 27, 1930. p.18.
6. *Los Angeles Times*, "New Paper Plant Planned: Crown Willamette Company to Start Construction on \$300,000 Factory This Week," July 28, 1931. pp.A1-A2.
7. *Los Angeles Times*, "Austin Company Head Tells Why: Factory Builder Moves Headquarters to This City," February 27, 1921. p.V4.
8. *Los Angeles Times*, "Finds Los Angeles Best For Factory Building," January 23, 1921. p.V1.
9. *Los Angeles Times*, "Industrial Buildings In Big Lead," July 17, 1921. p.V5.
10. *Los Angeles Times*, "Austin Company Head Tells Why: Factory Builder Moves Headquarters to This City," February 27, 1921. p.V4.
11. *Los Angeles Times*, "Display Ad 47 – No Title," January 1, 1924. p.28.
12. *Ibid.*
13. *Los Angeles Times* articles of the period note that the Austin Company was responsible for numerous industrial buildings in the Santa Fe corridor just east of downtown Los Angeles, along Central Avenue, and on East 60th Street in the Goodyear Park tract near the border of Commerce south of downtown.

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Resource Name or # (Assigned by recorder)

Hostetter Industrial District

Recorded by Peter Moruzzi, PCR Services Corporation

Date

2/1/2008



Continuation



Update

14. *Los Angeles Times*, "Financiers to Aid Factories," July 5, 1925. p.G6.

References:

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Los Angeles Times. "Austin Company Head Tells Why," February 27, 1921, p. V4.

Los Angeles Times. "Industrial Buildings In Big Lead," July 17, 1921, p. V5.

Los Angeles Times. "Austin Invests In Los Angeles," June 10, 1923, p. V9.

Los Angeles Times. "Display Ad 47 – The Austin Method: It Costs No More," January 1, 1924, p. 28.

Los Angeles Times. "Display Ad 105 – Coming! Industrial Residential Center," May 11, 1924, p. G1.

Los Angeles Times. "Financiers to Aid Factories," July 5, 1925, p. G6.

Los Angeles Times. "Los Angeles Firms Clinch Trade With Philippines," July 26, 1925, p. V17.

Los Angeles Times. "Sears Roebuck Company Coming to Los Angeles," December 5, 1926, p. 2.

Los Angeles Times. "Display Ad 109 – The Frank Meline Co. Announces the Opening of the Great Hostetter Industrial Tract," January 9, 1927, p. E7.

Los Angeles Times. "Many Buying In Factory Tract," January 23, 1927, p. E11.

Los Angeles Times. "Company Rents Terminal Unit," July 17, 1927, p. E9.

Los Angeles Times. "Display Ad 23 – Hostetter Industrial District" April 27, 1930, p. 18.

Los Angeles Times. "Early Completion of Manufacturing Plants Scheduled," April 27, 1930, p. D4.

Los Angeles Times. "New Paper Plant Planned," July 28, 1931, p. A1.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington DC: U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1997.

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Resource Name or #

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Hostetter Industrial District

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Date

2/1/2008



Continuation



Update

Sanborn Fire Insurance Maps, City of Los Angeles.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1999.

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder)

LA County-USC Medical Center District

P1. Other Identifier: LA County-USC Medical Center District

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: Medical Center District City Los Angeles Zip 90033

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

1441 Eastlake Avenue -Zip: 90089; & 1739 Griffin Avenue - Zip: 90031

Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This district is situated in the northern portion of the Boyle Heights district of the City of Los Angeles are three large parcels containing buildings historically associated with the Los Angeles County Hospital since its arrival on Mission Road in 1878. These parcels are the L.A. County Hospital property with the general address of 1200 North State Street, the buildings formerly associated with the College of Osteopathic Physicians and Surgeons at 1739 Griffin Avenue, and the Boyle Heights campus of the USC School of Medicine at 1441 Eastlake Avenue. Together these parcels contain a significant concentration of buildings erected between 1906 and 1961 that were designed in a variety of architectural styles by prominent architects that incorporated up-to-date concepts in hospital and medical school design and were built to meet the expanding needs of the rapidly growing City of Los Angeles.

P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



P5b Description of Photo:

(View, date, accession #)

Lkg NE, Sept 2007

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1909-1961, Tax Assessor

P7. Owner Address:

Various

P8. Recorded by:

(Name, affiliation, and address)

Peter Moruzzi

PCR Services Corporation

233 Wilshire Blvd., Suite 130

Santa Monica, CA 90401

P9. Date Recorded: 2/1/2008

P10. Survey Type: (Describe)

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

None

- Attachments:
- NONE
 - Continuation Sheet
 - District Record
 - Rock Art Record
 - Location Map
 - Building, Structure, and Object Record
 - Linear Feature Record
 - Artifact Record
 - Sketch Map
 - Archaeological Record
 - Milling Station Record
 - Photograph Record
 - Other: (List)

DISTRICT RECORD

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NRHP Status Code: 2S2, 3S, 3CS, 5S3

Resource Name or # (Assigned by recorder) LA County-USC Medical Center District

D1. Historic Name: None

D2. Common Name: LA County-USC Medical Center District

D3 Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The LA County-USC Medical Center District consists of 10 primarily multi-story institutional buildings scattered among three large parcels constructed between the years 1909 and 1961, representing such architectural styles as utilitarian, Mission Revival, Spanish Colonial Revival, Italian Renaissance Revival/Baroque, Art Deco, Late Moderne, and Modern. These buildings were constructed to accommodate the strong demand for medical care and medical teaching facilities arising from the continued population growth of the Los Angeles region in the first six decades of the 20th century.

(Continued on page 3)

D4 Boundary Description: (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the LA County-USC Medical Center District follow the parcel boundaries of the three contributing properties with the addresses 1200 North State Street, 1739 Griffin Avenue, and 1441 Eastlake Avenue.

D5 Boundary Justification:

The district's boundaries were selected because they contain the greatest concentration and continuity of resources associated with the history of the Los Angeles County Hospital and the USC School of Medicine that are united architecturally by type, exhibit moderate to high levels of physical integrity, and were built during the district's 1909-1961 period of significance. Although buildings located within the district's boundaries may fall within the period of significance they are considered to be non-contributors if they fail to meet the threshold of integrity.

D6. Significance: Theme Growth of L.A. County Hospital

Area LA County-USC Medical Center in Boyle Heights

Period of Significance: 1901-1961

Applicable Criteria A, C

(Discuss district's importance in terms of its historical

context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The potential LA County-USC Medical Center District is closely tied to the increasing demand for medical care arising from the continued population growth of Los Angeles County in the 20th century. In particular, the years 1909-1961 represent the period when the hospital area's most notable extant buildings – significant for their architectural quality, physical integrity, and historic associations – located on each of the three parcels were erected. Together these parcels contain a significant concentration of buildings erected between 1906 and 1961 that were designed in a variety of architectural styles by prominent architects that incorporated up-to-date concepts in hospital and medical school design and were built to meet the expanding needs of the rapidly growing City of Los Angeles.

The district's period of significance falls within most of the major periods of Los Angeles' history (as defined by Survey LA): Cosmopolitan Contender (1850-1912), Modern Times (1913-1945), and Suburban Metropolis (1946-1964). The applicable context is Government and Private Institutional Development with the theme of Public and Private Health & Medicine. Also applicable is the Social Institutions and Movements sub-context with the theme of Education - Public and Private Schools, Colleges and Universities.

(Continued on Page 3).

D7. References (Give full citations including the names and addresses of any informants, where possible.):

(Continued on Page 7).

D8. Evaluator: Peter Moruzzi

Date:

2/1/2008

Affiliation and Address: PCR Services Corporation

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D3 Detailed Description (Continued)

District Contributors:

Los Angeles County-USC Medical Center

Tax assessor address: 1200 North State Street

1100 North Mission Road (Included in DPR form for 1200 North State Street)

1104 North Mission Road (Included in DPR form for 1200 North State Street)

1240 North Mission Road (Included in DPR form for 1200 North State Street)

1200 North State Street (Included in DPR form for 1200 North State Street)

Former College of Osteopathic Physicians and Surgeons

Tax assessor address: 1739 Griffin Avenue

1711 Griffin Avenue (Included in DPR form for 1739 Griffin Avenue)

1721 Griffin Avenue (Included in DPR form for 1739 Griffin Avenue)

1739 Griffin Avenue (Included in DPR form for 1739 Griffin Avenue)

University of Southern California School of Medicine

Tax assessor address: 1441 Eastlake Avenue (Included in DPR form for 1441 Eastlake Avenue.)

2025 Zonal Avenue (Included in DPR form for 1441 Eastlake Avenue.)

1333 San Pablo Street (Included in DPR form for 1441 Eastlake Avenue.)

While all of the district's significant contributing properties are identified in this document, there are a number of non-contributing properties scattered throughout each of the three large parcels that were difficult to access during the current survey process that are not individually identified here (such as parking structures, utility buildings, and recent construction). Because these non-contributing buildings lack sufficient physical integrity or architectural merit, or have dates of construction that fall outside the district's 1909-1961 period of significance, they are not considered contributors to the historic district. Were this potential district to be nominated for official designation, it is recommended that a more thorough tally of non-contributors be conducted.

D6 Significance (Continued)

Under National Register Criteria A and C, four of the buildings located at 1200 North State Street have been identified as contributors to a contiguous district determined eligible for the National Register by consensus through the Section 106 process and are listed in the California Register (2D2 CHRC Status Code). These are the former Administration Building (1104 N. Mission Road), former Gatehouse (1100 N. Mission Road), the former Service Building (now Pharmacy Building), and the Acute Hospital Building. In addition, the former Osteopathic Hospital (1240 N. Mission Road) appears eligible as a contributor to the National Register district under the same criteria (3D CHRC Status Code).

Due to the expansion of the district's boundaries during the current survey process, five buildings appear eligible as contributors to the National Register district under Criteria A and C (3D CHRC Status Code): the three buildings located at the former College of Osteopathic Physicians and Surgeons (1711 Griffin Avenue, 1721 Griffin Avenue, and 1739 Griffin Avenue), and the two buildings located at the University of Southern California School of Medicine (2025 Zonal Avenue and 1333 San Pablo Street).

Further, each of the identified resources is eligible for local listing or designation as a contributor to a local historic district (5D2 CHRC Status Code).

Boyle Heights and the Los Angeles County Hospital:

In 1878, Los Angeles County accepted a large parcel bequeathed by Dr. John Strother Griffin located on the east side of Mission Road and began constructing the first wooden buildings of what would become the enormous L.A. County Hospital complex in Boyle Heights. By the late 1910s, the Los Angeles County Hospital had replaced its original wooden buildings with a large grouping of multi-story brick buildings situated along Mission Road between Griffin Avenue (now Zonal Avenue) on the north and Marengo Street on the south. In addition, the County had by this time purchased all of the land

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extending east from the rear of the original John Griffin parcel to State Street (which included the vacation of Wood Avenue between Griffin and Marengo). For the next half century, Los Angeles County continued to buy hundreds of improved properties west of San Pablo and Soto streets north of Marengo, demolishing the existing dwellings as it expanded its hospital, garage, juvenile hall, road department, flood control, purchasing and stores, and materials testing laboratory facilities in the area.

Sanborn maps reveal that the construction of the enormous General Hospital building (1928-1933) had required the purchase and razing of large numbers of modest residences situated east of State Street to Britannia Street. The maps also show that virtually all of the parcels between Zonal Avenue and Alcazar Street still contained dwellings, including all of the properties purchased by the University of Southern California in the late 1940s that would soon be demolished to make way for the new campus of USC's School of Medicine campus.

In 1921, the College of Osteopathic Physicians and Surgeons physically moved its original three-story building, located at Mission Road and Daly Street, five blocks north to its newly purchased campus on Griffin Avenue. It became the first of a large grouping of buildings associated with the Osteopathic College that would be erected on six acres of land between Sichel Street and Griffin Avenue on the west side of Mission Road across from the County Hospital complex. All of these buildings would be absorbed into the Los Angeles County-USC Medical Center complex in 1968.

History of the Los Angeles County Hospital:

Portions of this section were paraphrased and adapted from The History of the Los Angeles County Hospital (1878-1968) and the Los Angeles County-University of Southern California Medical Center (1968-1978), by Helen Eastman Martin, M.D. published in 1979.

The first Los Angeles County Hospital opened in 1858 in a rented adobe house under the auspices of the Daughters of Charity. At the time, the City of Los Angeles was a small frontier community and, as a result, the medical care offered to the indigent sick was not up to the standards of the metropolitan cities of the east coast. Two years later, in 1860, the hospital moved to a brick building on Naud Street near North Main Street where it remained until 1878 when the first County-owned hospital was erected on the grounds of a large parcel deeded to the city by Dr. John Strother Griffin, the County Hospital's first physician. Located on Mission Road, the site remains the home of the western portion of the current hospital complex.

Between 1878 and 1897, there was a steady influx of people into Southern California resulting from the completion of the railroads and the lure of the climate, particularly to "health seekers." The increased population brought about a corresponding increase in patients at the County Hospital, and a few wards were added to the existing one- and two-story wooden structures. However, the hospital was hampered in its development during part of this period because of an economic depression. Population continued to increase even after the surge of "health seekers" had slowed. Between 1897 and 1912, all of the old, ramshackle, wooden buildings were replaced by a group of brick buildings. In 1904, two medical buildings, a contagious disease building, and a power building were completed. In 1907, a contract was let for a brick morgue, a new nurses' home, and a kitchen building. Two years later, in 1909, the architectural firm of Hudson and Munsell were commissioned to design an administration building (now the L.A. County Coroner's Office Administration Building).

In the following few years a six-story surgical building and a building housing the hospital's psychopathic wards were completed as was a building to house leprosy patients. In 1911, a gatekeeper's lodge on Mission Road was erected; however, period photographs depict a smaller Mission Revival style building that does not resemble the current gatehouse (now the Cares Thrift Store), which appears to have been erected in the 1920s. All of the above buildings, except for the Administration Building and gatehouse, have since been demolished. Additional land for hospital expansion was purchased in 1915 that extended east of Wood Avenue to State Street between Griffin Avenue and Marengo. The five-story Service Building located to the rear (east) of the Administration Building was erected in 1917 of concrete and brick masonry construction and originally contained dining rooms and kitchens for convalescent patients and hospital employees [Endnote 2].

The hospital complex, which had seemed spacious in the 1910s, again became overcrowded by the 1920s, as Los Angeles continued to grow rapidly. The growth resulted from the development of oil wells, the expansion of the movie industry, real estate speculation, and many new settlers following World War I. Patients had to be housed in long corridors connecting some buildings or in makeshift wards. As the number of yearly admissions at the Los Angeles County Hospital continued to rise, a decision was made in 1923 to construct one large hospital at the current site versus up to four smaller hospitals scattered across the County. In the spring of 1924, the Allied Architects Association was selected to design the new Acute Hospital of which the key principals were Edwin Bergstrom, Myron Hunt, William Richards, Pierpont Davis, and Sumner P. Hunt. Via condemnation, four blocks of land was purchased on the hill to the east of the proposed hospital

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location, from State Street to Britannia Street, between Marengo Street and Griffin Avenue (now Zonal Avenue). The new hospital, originally planned to cost about \$5,000,000, would actually cost nearly \$13,000,000 when completed in 1933, partly resulting from the necessity of more patient beds as the population continued to boom. It was with this purchase of large parcels of land east of the hospital's original complex that the character of the existing campus emerged.

In planning the new hospital, a committee of the Allied Architects surveyed hospitals throughout the east coast where they met with leading architects and hospital administrators regarding the latest developments in hospital design and construction. Based on their research, the Allied Architects settled on one large hospital vertically arranged with numerous entrances for different types of personnel (visitors, patients, ambulances, physicians, nurses, etc.) with outpatient services stacked vertically on the various floors. As the plans progressed, however, it became clear that more than 1,500 beds would be needed as the County's population continued to explode during the 1920s. As a result, the building's height was increased from 12 to 20 stories with a capacity of 1,726 beds and 144 bassinets (for newborn babies); in an emergency, with use of all available space, the bed capacity could be increased to 3,600 beds. In addition, over \$1,000,000 was spent preparing the hillside site for the new hospital that would, when completed, support a building that towered over Boyle Heights.

The new hospital's architectural style was described at the time as "the step-back modern monumental" style, its architectural effect being secured by mass and surface texture following the theory that strength constitutes beauty. Today, the hospital's style is generally referred to as Art Deco. In addition, the hillside site and the many entrances needed dictated the hospital's plan. Its construction consisted of a steel frame skeleton covered with a reinforced concrete shell. The building's striking façade and main lobby area were decorated by noted artists and sculptors. S. Cartaino Scarpitta created the sculptures at the hospital's entrance and Hugo Ballin, the noted muralist who had decorated many public and private buildings in Los Angeles, painted the murals in the foyer. Due to the nature of the bond issued to finance the hospital and the dispersal of tax funds over a six-year period, the beginning of construction was delayed until 1929. Finally, in December 1933 the hospital admitted its first patients. In 1972, a massive utilitarian elevator tower was constructed on the hospital's south elevation.

Major improvements in medical care at the hospital occurred between 1909 and 1933, resulting from the appointment of several physicians to supervise patient care as well as to train the interns at the hospital. The emergence of training residencies, starting in a few departments in 1922 and becoming fully established in most departments by 1933, was due to the realization by the interns that they needed more training as the trend towards specialization in various medical fields intensified.

Despite its new 20-story building, the period 1933-1945 was a difficult one for the hospital as the Great Depression led to constant staffing issues and unresolved economic problems. Specifically, needed personnel were not hired, essential equipment was not obtained, and salaries were cut for all hospital employees. The resulting poor patient care led to criticism by newspapers, the public, and Grand Juries. In 1938, the Los Angeles County Board of Supervisors decided that the medical schools should supervise medical care at the hospital under the direction of the medical director. In order to solve the problem of the medical schools' constant financial struggles, the County finally contracted with the schools in 1953 to pay them for the services of their professional staffs. The granting of funds by the County made it possible for both the USC Medical School and the College of Medical Evangelists to employ more staff.

Due to the deteriorated condition of the old psychopathic wards, in 1947, the Board of Supervisors approved \$2,500,000 for the construction of a new Psychiatric Hospital building (since demolished) to be erected facing Marengo Street. The architectural firm of Paul R. Williams and Adrian Wilson was selected to design the new building, which was redesigned several times as bed capacity increased. The building was completed in 1951. Following a severe polio epidemic in Los Angeles County in 1948-1949, a new 400 bed Communicable Disease Building to face Marengo Street was commissioned (since demolished). It, too, would be designed by the architectural team of Williams and Wilson and cost \$4,500,000 to construct. However, due to various delays and an increase in estimated costs, the hospital was redesigned to house 220 beds instead of the original 400. It was not until 1955 that the building was completed and ready to accept patients.

In 1952, the County again retained architects Williams and Wilson, this time to design a new Osteopathic Hospital (that would become the Women's Hospital in 1968, later renamed the Women's and Children's Hospital). To be situated near the corner of Mission Road and Zonal Avenue just north of the old Administration Building, the Osteopathic Hospital's plans were revised in 1953 with additional beds for a total estimated cost of \$9,000,000. Robert E. McKee, Inc. was selected as the building's contractor in 1955. The building's cornerstone was laid in 1956, dedicated in 1958, and opened on May 8, 1959. The 10-story, 500-bed hospital was constructed of textured reinforced concrete with a floor area of 375,000 square feet. It should be noted that Williams and Wilson's design for the Osteopathic Hospital was approved in 1953 as depicted in the Los Angeles Times, but by the time it finally opened in 1959, its distinctive Late Moderne architectural style was no longer in vogue [Endnote 3]. The California College of Medicine took over the building in 1962, remaining in the facility until 1968, when the building became part of the Los Angeles County-USC Medical Center and its function changed to its

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current use as the Women's and Children's Hospital.

Growth at the hospital from 1956-1978 occurred at a rapid pace with many new buildings constructed that had long been needed including the above-noted Osteopathic Hospital (1959, now Women's and Children's Hospital); Muir Hall and Nurses' Dormitory (1962, demolished); Outpatient Building (1962, extant. Arthur Froelich, Douglas Honnold, and John Rex, architects); Intern-Resident Dormitory (1965, extant. Arthur Froelich, architect); General Laboratories Building (1967, extant. Fellows and Associates, architects); Hospital Administration Building (1972, now Financial Services Building. Robert Kliegman, architect); Chief Medical Examiner-Coroner's Building (1972, extant. Robert Kliegman, architect); Cancer Research Building (1977, extant. William Schinderman, architect). Service units and buildings which were added included: Telephone Building (1959)/ Central Refrigeration Plant (1964); Boiler Plant (1964); and Parking Buildings and Areas (1960-1975).

Medical Schools Associated with the Los Angeles County Hospital:

There were five separate medical schools associated with the Los Angeles County Hospital from 1885-1968: the USC Medical Schools – the College of Medicine, 1885-1909, the College of Physicians and Surgeons of the Medical Department, 1909-1919, and the USC School of Medicine, 1928 - present; the College of Physicians and Surgeons of Los Angeles, 1904-1909; the Los Angeles Medical Department of the University of California, undergraduate division, 1909-1914; the College of Medical Evangelists (CME) at Loma Linda, 1913-1965; and the California College of Medicine (CCM, formerly the College of Osteopathic Physicians and Surgeons), 1962-1968. The presence of medical schools improved medical care at the County Hospital because the faculty taught students and attended at the hospital. Unfortunately, due to financial struggles and a lack of full-time faculty, most of the medical schools associated with the County Hospital from 1885-1919 closed because of a lack of funds or poor ratings.

From the early 1920s until 1962 only the USC School of Medicine and CME used County Hospital as a teaching hospital; from 1962-1968, the California College of Medicine became the third college to utilize the County Hospital in the 1960s. As noted above, in 1938 the County decided that the medical schools should supervise medical care at the hospital under the direction of the medical director. In 1953, the County contracted with the USC Medical School and the College of Medical Evangelists to pay them for the services of their professional staffs. After 1962, the County also contracted with CCM for its services.

The College of Medical Evangelists, which had been affiliated with the County Hospital since 1913, withdrew from the County Hospital in 1965 when the school moved to its new medical center at Loma Linda, California becoming Loma Linda University Medical School.

Since 1921, the College of Osteopathic Physicians and Surgeons had been located on six acres of land between Sichel Street and Griffin Avenue on the west side of Mission Road across from the County Hospital complex. Having moved its original building onto the site in 1921, the Osteopathic College continued to construct buildings on its property through the 1950s. It appears that the relocated building, which may have been designed circa 1920, is currently located at 1739 Griffin Avenue (North Hall, now Building 50). The campus' other main buildings include Tower Hall erected circa 1925 at 1711 Griffin Avenue and a laboratory building with classrooms at 1721 Griffin Avenue (now the Mark Taper Foundation Family Advocacy Center) designed by architect Louis L. Dorr in 1937. The Osteopathic College became the California College of Medicine (CCM) in 1961 and, in 1962, took over the County's Osteopathic Hospital on the east side of Mission Road. After becoming affiliated with the University of California in the mid-1960s, CCM left Los Angeles, moving to the Irvine campus of the University of California in 1968. Following CCM's departure from its Griffin Avenue campus, the County leased the college buildings until 1974, when the County purchased the buildings and property from the Regents of the University of California.

In 1968, the Los Angeles County General Hospital became the Los Angeles County-University of Southern California Medical Center, recognizing the fact that now all of the facilities of the USC School of Medicine were available to the hospital.

University of Southern California School of Medicine:

In the late 1940s, the University of Southern California's School of Medicine purchased approximately 10 acres of improved land located on the north side of the large County Hospital building with street frontage on Zonal and Eastlake avenues, and San Pablo and Biggy Streets (with the north-south Norfolk Street bisecting the property). The basic science divisions of the medical school were moved to this location from the main campus of the University of Southern California in the early 1950s.

One of the first buildings erected at the school's new site was a five-story Late Moderne-style Medical Research Building

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(2025 Zonal Avenue) completed in 1952 for heart and cancer research [Endnote 4]. It was designed by Raimond Johnson, a USC staff architect, and Albert C. Martin & Associates with the Louis C. Dunn Company serving as general contractor. A large addition to the east side of the building – designed in a complementary style with deep cantilevered eaves on every floor – was completed some time in the mid-1950s. Following a major fundraising campaign, the construction of a basic science building was announced in 1955 that would consolidate all medical teaching on the new campus [Endnote 5]. As part of this campaign, USC hired the Los Angeles-based architectural firm of Flewelling & Moody to prepare the master plan for the 10-acre campus.

In 1961, two key elements of the plan – the Seeley Wintersmith Mudd Memorial Laboratory of the Medical Sciences and the attached Paul S. McKibben Hall Building – were dedicated on the east side of the campus (1333 San Pablo Street) [Endnote 6]. Essentially one building with two distinct functions designed by Flewelling & Moody in the Corporate Modern Style, the six-story Mudd Memorial Laboratory wing is of reinforced concrete construction with glass curtain walls facing north and south; McKibben Hall is a three-story wing of similar design with its primary curtain wall facing east. In succeeding years the build-out of the campus continued with the construction of buildings on the west side of the campus towards Biggy Street. During the 1970s, the location became the site of a postgraduate teaching center, the Norris Medical Library, the Doheny Eye Institute, and the School of Pharmacy.

Each of the district's 10 contributing buildings exhibits from moderate to excellent levels of physical integrity. More specifically, alterations to some of the contributing buildings within the district's boundaries do not appear to have compromised the overall physical or historical integrity of the potential district, which remains relatively high.

References (Continued)

Endnotes:

1. Los Angeles Times, "Yes, Sir..Osteopathy ..Did..It," September 27, 1921. p117.
2. Los Angeles Times, "New County Institution to Surpass New York's Great Bellevue in Size," January 21, 1917. p111.
3. Los Angeles Times, "Large Hospital Plans Advance Toward Finish," January 24, 1954. pE1.
4. Los Angeles Times, "New \$1,072,000 Medical Building Is Completed," October 5, 1952. pF1.
5. Los Angeles Times, "Fund for SC's Medical Unit Hits \$942,721," December 7, 1955. pA7.
6. Los Angeles Times, "Two Buildings Dedicated at SC Medical School," May 25, 1961. pB1.

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Los Angeles Times. "Article 4 – Polio Hospital," November 3, 1949, p. A3.

Los Angeles Times. "Osteopathic School Dedicates Clinic," December 3, 1951, p. A1.

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Los Angeles Times. "Large Hospital Plans Advance Toward Finish," January 24, 1954, p. E1.

Los Angeles Times. "SC Medical Research Structure Completed," May 15, 1955, p. E8.

Los Angeles Times. "Fund for SC's Medical Unit Hits \$942,721," December 7, 1955, p. A7.

Los Angeles Times. "Two Buildings Dedicated at SC Medical School," May 25, 1961, p. B1.

Los Angeles Times. "\$3 Million USC Medical Center Facility Ready for Fall Classes," September 10, 1961, p. M23.

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